

**MINUTES OF THE REGULAR MEETING OF THE AMES AREA
METROPOLITAN PLANNING ORGANIZATION (AAMPO) TRANSPORTATION
POLICY COMMITTEE AND REGULAR MEETING OF THE AMES CITY
COUNCIL**

AMES, IOWA

FEBRUARY 13, 2024

The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee meeting was called to order by Ames Mayor and voting member John Haila at 5:00 p.m. on the 13th day of February, 2024. Other voting members present were: Bronwyn Beatty-Hansen, City of Ames, Amber Corrieri, City of Ames, Tim Gartin, City of Ames; Rachel Junck, City of Ames; Anita Rollins, City of Ames; Linda Murken, Story County Board of Supervisors, Mayor John Popp, City of Gilbert, and Bill Zinnel, Boone County Board of Supervisors.

FFY 2025-2029 PASSENGER TRANSPORTATION PLAN (PTP): Transportation Planner Kyle Thompson and Transit Planner Shari Atwood presented the Committee Action Form. Planner Atwood explained that the Metropolitan Planning Organization (MPO) addresses the PTP development process through the Story County Transportation Collaboration Committee (SCTCC). Any funding addressing the needs of the elderly or those with disabilities must be identified in the PTP; however, other projects are addressed as well. She noted that the PTP must be updated every five years and is due by May 1, 2024. Planner Atwood detailed the priorities identified by the SCTCC as the Dial-A-Ride service which provides CyRide’s Americans with Disabilities Act (ADA) compliant services, Dial-A-Ride buses purchased by CyRide, bus shelter improvements, accessibility technology and preventative maintenance. The PTP consisted of five sections, stated Planner Atwood. These included Introduction and Process, Inventory and Process Discussion, Coordination Issues, Priorities and Strategies, and Funding.

Planner Atwood outlined the next steps in the process once the Draft FFY 2025-2029 PTP was approved. A 30-day Public Comment period would begin and be open through March 14, 2024, and the final PTP would be brought back before the Committee on March 26, 2024. She stated that the PTP was exclusively for CyRide and applicable programs. Planner Atwood also highlighted how working with a variety of human service agencies and organizations through the PTP development process allowed CyRide to secure additional funding through federal discretionary grants by the partners providing letters of support for the grant application. These grants have allowed CyRide to add widescale improvements to enhance the service for residents.

Moved by Murken, seconded by Popp, to approve Draft FFY 2025-2029 Passenger Transportation Plan and setting March 26, 2024, as the date of public hearing.

Vote on Motion: 9-0. Motion declared carried unanimously.

POLICY COMMITTEE COMMENTS: None.

ADJOURNMENT: Moved by Rollins, seconded by Zinnel, to adjourn at 5:09 p.m.
Vote on Motion: 9-0. Motion declared carried unanimously.

FY 2023/24 BUDGET WRAP-UP

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 5:15 p.m. on the 14th day of February 2023, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Gloria Betcher, Bronwyn Beatty-Hansen, Amber Corrieri, Tim Gartin, Rachel Junck, and Anita Rollins.

COUNCIL BUDGET PRESENTATIONS:

Public Art: Assistant City Manager Brian Phillips noted the Public Art component of the budget contains two separate programs, including the Public Art Commission (PAC). Historically, the budget request was \$46,000 and Assistant City Manager Phillips shared the request was the same this year. He explained the funds are used for the Ames Annual Outdoor Sculpture Exhibition, Art in the Parks, and Neighborhood Sculpture program.

Additionally, PAC requested that \$150,000 be allocated from the General Fund for an signature art piece in the Steven L. Schainker Plaza. Council Member Betcher inquired why the City Council was being asked to fund the full request for the signature art piece when PAC maintains a healthy fund. Assistant City Manager Phillips explained that PAC lets the carryover fund build to facilitate larger programs, and highlighted pending projects that PAC has committed funds to. He also clarified for Council Member Gartin that PAC was helping to fund the demolition of the 16 historic pillars in Downtown.

Arts Funding (COTA): Assistant City Manager Phillips noted that the Commission on the Arts (COTA) sponsors performing arts activities in the community. He discussed the allocated funding, and a request from COTA to allocate funds from the General Fund to reimburse a grant recipient that did not draw down allocated funds the previous year.

Assistant City Manager Phillips explained that there was a miscommunication with the agency, that was awarded funds that were not drawn down. Due to this miscommunication, the funds were returned to the General Fund balance. With the City Council's permission, COTA would request these funds be dispersed to the agency as it was a substantial amount in the scale of the agency. City Manager Schainker noted that historically the City Council has been flexible in the past. Assistant City Manager Phillips stated that COTA had worked with the agency to clarify what was needed in the future for funds to be dispersed and do not anticipate future issues.

Council Member Betcher questioned changes in funding levels and what caused those changes. Assistant City Manager Phillips noted that there were four new agencies that received funding. COTA Commission Member Nancy Gebhart stated that COTA examined cash reserves and the availability of other funds when making allocations and examined the amount of art produced by each agency.

Human Services Analysis of Social Services Evaluation Team (ASSET): Interim Staff Liaison Deb Schildroth, along with ASSET volunteer Becky Harker, and Assistant City Manager Pa Goldbeck, presented on the ASSET budget and provided a brief history of the program. Liaison Schildroth reviewed the original allocation, and shared that after the review process, ASSET requested a base amount for Human Service Agency funding, and to set aside an additional reserve in unallocated funding from Emergency Shelter Services, Housing Services Coordination, and undesignated for mental health needs.

Liaison Schildroth noted that ASSET is a collaborative process including many partners that brings almost \$5,000,000 to the process to fund Human Services programs. She stated that this process is unique to the Ames community, and that the volunteers and funders participate in a very comprehensive program that holds agencies awarded funds accountable to outcomes. The program is able to fund over 100 services across 32 different agencies.

Liaison Schildroth highlighted key aspects of the report, such as The Red Cross requesting funding for disaster relief response, which ASSET funded as it aligns with the priorities of the community. She noted that The Salvation Army had requested funding for two new services: vehicle maintenance repair and emergency shelter. The vehicle maintenance repair program had been successful and served an additional goal of helping individuals meet their own transportation needs. Through their emergency shelter services The Salvation Army utilized local hotels, where the organization worked with hotel management to meet these needs based on historical information. Individuals awarded this service may stay for up to 30 days, which allows recipients to work on a long-term housing plan. Liaison Schildroth explained that The Salvation Army also works to connect individuals with available social services. She noted that The Salvation Army have been given approval to hire case management staff, which would expand that service.

Regarding emergency shelter, Liaison Schildroth detailed what funding was available currently and stated that ASSET would be further evaluating with The Salvation Army what the need would be for the next fiscal year. She stated that there would be a request coming back to the City Council once more details were available.

Liaison Schildroth noted that the ASSET volunteers were recommending not to fund The Bridge Home this fiscal year. As a solution was not offered with the agency's request for emergency shelter, volunteers determined those funds should be handled the same as the previous year and set aside. She noted that the other requests for funding from The Bridge Home had other funding sources available, and the units of service did not match the increase in requests for funding. She outlined education that ASSET had provided to the organization previously that led the volunteers to determine the need to look to other options in the community.

Mayor Haila extended his gratitude to Liaison Schildroth for her work with ASSET and for volunteering her time, stating that her service has been invaluable. He thanked Ms. Harker for her work as well, noting that ASSET faces the heaviest workload of the Boards and Commissions.

Outside Funding Requests: Assistant City Manager Phillips stated that Outside Funding Requests are those that do not fit within the funding process for other programs. He reviewed the funding allocation for each request and highlighted the request from the Ames Economic

Development Commission (AEDC) as well as changes to how Parking Waiver Reimbursements would be funded. Funding from the Hotel/Motel Tax fund would be used to fund both of these requests, as that money is intended for economic development uses. For Parking Waiver Reimbursement, Assistant City Manager Phillips stated that funds would be transferred as events took place that requested that funding. Staff's recommendation was to allocate \$10,000 for this purpose, which would cover all anticipated events and additional unexpected requests. He stated that the AEDC request remained the same as previous years.

Other Requests: As no other requests were identified, Mayor Haila proceeded to Public Input.

PUBLIC INPUT ON CAPITAL IMPROVEMENTS PLAN (CIP) AND BUDGET:
Mayor Haila opened the Public Input.

Jennifer Hubbs, Ames Resident, shared her support for allocating funds to a new Animal Shelter and explained how overcrowded conditions do not allow for education and community activities to take place. She also detailed how the trailer intended to add space was also at occupancy.

Sheryl Ripke, Ames Resident, stated that as a volunteer at the Animal Shelter she sees the need for a new facility and asked the City Council to prioritize this project in the budget. She detailed how the cramped conditions make it difficult to clean and run the shelter effectively. Ms. Ripke also commended staff for the quality of care and dedication staff provide in challenging conditions.

Ed Goedeken, 917 Ridgewood Avenue, Ames, shared his support as an Animal Shelter volunteer for a new facility as well. He detailed how all available space is being utilized, and there is no place to socialize dogs.

Mayor Haila closed the Public Input when no one else came forward to speak.

Ex officio Jeff Clark entered the meeting at 6:00 p.m.

City Manager Schainker stated that the CIP does not include five significant projects, one of which is the new Animal Shelter. He stated that in the current Fiscal Year (FY) there was \$100,000 in funding to hire a consulting company to develop a conceptual layout and detail costs of the project. Those results will be brought back to the City Council explained City Manager Schainker and further action could be pursued at that time. He detailed the steps that would need to be addressed before a proposal could be brought back to the City Council, and highlighted strategies to help reduce the overall costs of the project, which included naming rights to donors. One aspect to consider was that the new Animal Shelter would likely be finance with General Obligation (GO) Bonds, which affect the City's debt service, so it will be important to strategically issue the bonds for each project so that it is not detrimental to tax rates.

Mayor Haila added that the State legislature altered the ability of cities to issue a GO Bond, which slowed the process. He cautioned that breaking ground would not take place until 2026 and noted that the City Council understands the need and shares the community's frustration with the speed of the necessary process. Mayor Haila thanked the staff and volunteers for all their work at the Animal Shelter. Council Member Betcher clarified that there was funding allocated for repairs to

help bridge the gap in the meantime. She echoed Mayor Haila in giving thanks to the volunteers. City Manager Schainker added that the air conditioning would be fixed, and additional needed equipment provided to help address immediate needs.

FINAL COUNCIL DECISIONS:

Amendments to 2024-2029 CIP: Moved by Betcher, seconded by Beatty-Hansen, to approve the 2024-2029 Capital Improvements Plan (CIP).

Roll Call Vote on Motion: 6-0. Motion declared carried unanimously.

Amendments to FY 2023/24 Adjusted Budget:

Moved by Beatty-Hansen, seconded by Betcher, to add \$7,600 in Local Sales Tax funds to allow KHOI to be reimbursed for FY 2022/23 funding which was never drawn down.

Roll Call Vote on Motion: 6-0. Motion declared carried unanimously.

Adjusted Budget for FY 2024/25, as amended:

Moved by Betcher, seconded by Corrieri, to approve the Adjusted Budget for FY 2024/25, as amended, including interfund transfers.

Roll Call Vote on Motion: 6-0. Motion declared carried unanimously.

Amendments to proposed FY 2024/25 Budget: Moved by Beatty-Hansen, seconded by Rollins, to award COTA funds in the amount of \$240,931.

Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Betcher, seconded by Rollins, to award ASSET funds in the amount of \$1,780,999, and set aside an additional \$143,579 in unallocated funding from Emergency Shelter Services in the amount of \$117,322, Housing Services Coordination in the amount of \$6,000, and undesignated for mental health needs in the amount of \$20,257.

Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Rollins, seconded by Beatty-Hansen, to award PAC funds in the amount of \$46,000.

Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Betcher, seconded by Rollins, to award Outside Funding Requests in the amount of \$309,035.

Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Betcher, seconded by Beatty-Hansen, to award AEDC Outside Funding request through the Hotel/Motel Tax for Workforce Development in the amount of \$15,000.

Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Rollins, seconded by Betcher, to award Parking Waiver Reimbursements through the Hotel/Motel Tax fund in the amount of \$10,000.

Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Betcher, seconded by Corrieri, to reduce one vacant Full Time Equivalent (FTE) Police Officer position for Police and Animal Control to 84.05 FTEs.

Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Beatty-Hansen, seconded by Betcher, to direct the City Manager to develop a voluntary test program for staff with electric bikes.

Council Member Beatty-Hansen expressed her desire to see a voluntary test program for staff utilizing electric bikes as a greener form of transportation. Council Member Gartin questioned if this had been done before and stated his deferential position to staff's recommendation. City Manager Schainker stated that more information was needed, and staff would address this request out of the existing budget. If contingency funds were needed, then staff would come back to the City Council with a proposal. He furthered that it would be in keeping with the wellness and sustainability measures of the City.

Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Betcher, seconded by Rollins, to approve the Adjusted Budget for FY 2024/25, as amended, including interfund transfers.

Roll Call Vote: 6-0. Motion declared carried unanimously.

Director Goodenow outlined of the Budget/CIP calendar and noted that any changes made to the budget after April 9, 2024, would only be able to be a reduction. He also explained the State regulations that require the Public Hearing for the property tax levy. Mayor Haila added that the State also required the County Auditor to send a letter to every taxpayer detailing the maximum amount their taxes will be, based on examples of a home worth \$100,000. He encouraged the community to call, email, and offer input.

Moved by Betcher, seconded by Junck, to set April 9, 2024, as date of final public hearing to adopt a property tax levy for FY 2024/25.

Roll Call Vote: 6-0. Motion declared carried unanimously.

The FY 2024/25 Budget Wrap-Up meeting recessed at 6:26 p.m. and the Regular Meeting of the Ames City Council reconvened at 6:29 p.m.

REGULAR MEETING OF THE AMES CITY COUNCIL

CONSENT AGENDA: Mayor Haila noted that the City Council was working from an amended agenda on Item No. 23.

Moved by Betcher, seconded by Junck, to approve the consent agenda.

1. Motion approving payment of claims
2. Motion approving Summary of Minutes of Special Meeting on January 16, 2024, and Regular Meeting on January 23, 2024
3. Motion approving Report of Change Orders for period January 16-31, 2024
4. Motion approving Civil Service Candidates
5. Motion approving Ownership Update for Special Class C Retail Alcohol License - Clouds, 119 Stanton Avenue
6. Motion approving new Special Class C Retail Alcohol License - Perkins #1025, 325 South

Duff Avenue

7. Motion approving new 5-Day (March 14 - March 18, 2024) Special Class C Retail Alcohol License
- Lucky Wife Wine Slushies, 2601 East 13th Street, Room B
8. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Wal-Mart Supercenter 4256, (534 South Duff Ave), Class E Retail Alcohol License
 - b. Buffalo Wild Wings, (400 South Duff Avenue), Class C Liquor License with Outdoor Service
 - c. Noir LLC (405 Kellogg), Class C Liquor License with Outdoor Service
9. RESOLUTION NO. 24-052 setting date of public hearing for February 27, 2024, for the sale of Mary Greeley Medical Center property at 2310 East 13th Street, Ames, Iowa to Hunziker & Associates
10. RESOLUTION NO. 24-053 approving amendment to the Ames Area Metropolitan Planning Organization 28E Agreement
11. RESOLUTION NO. 24-054 approving the agreement extension with ISU Community and Regional Planning Class regarding Community Engagement
12. RESOLUTION NO. 24-055 approving amendment to the RISE grant agreement for Iowa State University Research Park Phase III roadway improvements.
13. RESOLUTION NO. 24-056 approving amendment to the Ames - MidAmerican Energy Joint Pricing Zone Agreement
14. RESOLUTION NO. 24-057 approving Change Order No. 1 with Tri-City Electric Company for Electrical Maintenance Services Contract for the Power Plant in the amount of \$65,000.
15. RESOLUTION NO. 24-058 approving a Sole Source Procurement of Ultraviolet Lamps for Ames Water Pollution Control Facility from Trojan Technologies in the amount of \$54,888
16. RESOLUTION NO. 24-059 approving modification to FY 2023/24 Childserve ASSET contract
17. RESOLUTION NO. 24-060 approving Iowa State University Research Park, Phase III, Sixth Addition, Integrated Site Plan Subdivision Major Final Plat
18. RESOLUTION NO. 24-061 waiving formal bidding requirements and awarding a contract to Eaton Corporation, of Chicago, Illinois, for the purchase of Combustion Turbine #1 Motor Control Center buckets in the amount of \$149,732.28
19. RESOLUTION NO. 24-062 approving preliminary plans and specifications for the 2021/22 Stormwater Detention/Retention Maintenance Program - (Northridge Heights Pond) project, setting March 6, 2024, as the bid due date and March 12, 2024, as the date of Public Hearing
20. RESOLUTION NO. 24-063 approving preliminary plans and specifications for the 2023/24 Arterial Street Pavement Improvements (Airport Rd - University Blvd to S. Riverside Dr) project, setting March 6, 2024, as the bid due date and March 12, 2024, as the date of Public Hearing
21. RESOLUTION NO. 24-064 approving the plans and specifications for the 2023/24 Concrete Street Pavement Improvements Program, setting March 6, 2024, as the bid due date and March 12, 2024, as the date of Public Hearing
22. RESOLUTION NO. 24-065 approving the plans and specifications for 2023/24

Intelligent Transportation System Program (Phase 3), setting March 19, 2024, as the bid due date through the Iowa DOT and March 26, 2024, as the date of Public Hearing

23. Fitch Family Indoor Aquatic Center
 - a. RESOLUTION NO. 24-066 approving contract and bond for bid package 03-1 Building Concrete Work with All Star Concrete, LLC of Johnston, IA
 - b. RESOLUTION NO. 24-067 approving contract and bond for bid package 04-1 Unit Masonry Work with Forrest & Associate of Des Moines, IA
 - c. RESOLUTION NO. 24-068 approving contract and bond for bid package 06-1 General Carpentry Work with Lansink Construction, Inc. of Johnston, IA
 - d. RESOLUTION NO. 24-069 approving contract and bond for bid package 07-3 Membrane Roofing & Sheet Metal Flashing Work with Central States Roofing of Ames, IA
 - e. RESOLUTION NO. 24-070 approving contract and bond for bid package 08-1 Entrance, Storefront, Curtainwall & Glazing Work with Orning Glass Company of Ames, IA
 - f. RESOLUTION NO. 24-071 approving contract and bond for bid package 09-1 Gypsum Board Assembly, Acoustical Ceiling, Paint & Coating Work with Hilsabeck Schacht of West Des Moines, IA
 - g. RESOLUTION NO. 24-072 approving contract and bond for bid package 13-1 Swimming Pool Work with Sande Construction & Supply Co. of Humboldt, IA
 - h. RESOLUTION NO. 24-073 approving contract and bond for bid package 21-1 Fire Suppression System Work with Midwest Automatic Fire Sprinkler Company of Des Moines, IA
 - i. RESOLUTION NO. 24-074 approving contract and bond for bid package 22-1 Plumbing & HVAC Work with Brockway Mechanical & Roofing Co., Inc. of Des Moines, IA
 - j. RESOLUTION NO. 24-075 approving contract and bond for bid package 26-1 Electrical, Communications, Electronic Safety & Security Work with Van Maanen Electric, Inc., of Newton, IA
 - k. RESOLUTION NO. 24-076 approving contract and bond for bid package 31-1 Demolition & Earthwork with Con-Struct, Inc. of Ames, IA
 - l. RESOLUTION NO. 24-077 approving contract and bond for bid package 32-1 Paving & Sidewalk Work with Lakeside Contractors LLC of Ames, IA
 - m. RESOLUTION NO. 24-078 approving contract and bond for bid package 33-1 Site Utility Work with Iowa Pipe & Grading, LLC of Ames, IA
24. RESOLUTION NO. 24-079 approving contract and bond for 2022/23 CyRide Route Pavement Improvements (Lincoln Way) with Con-Struct, Inc., of Ames, IA
25. RESOLUTION NO. 24-080 approving contract and bond for 2023/24 Asphalt Pavement Improvements Program #1 with Manatt's, Inc., of Ames, IA
26. RESOLUTION NO. 24-081 approving contract and bond for 2023/24 Asphalt Pavement Improvements Program #2 with Con-Struct, Inc., of Ames, IA
27. RESOLUTION NO. 24-082 approving contract and bond for 2023/24 Seal Coat Street Pavement Improvements with Manatt's, Inc., of Ames, IA
28. RESOLUTION NO. 24-083 approving contract and bond for CyRide Security System Upgrade Phase II with Commonwealth Electric of the Midwest, of Des Moines,

IA

29. RESOLUTION NO. 24-084 approving contract and bond for HVAC Replacement at the Power Plant with Mechanical Comfort, Inc., of Ames, Iowa
30. Sanitary Sewer Rehabilitation - (US HWY 69)
 - a. RESOLUTION NO. 24-085 approving Change Order No. 3, the balancing change order, a deduction in the amount of \$148,716.01.
 - b. RESOLUTION NO. 24-086 accepting the Sanitary Sewer Rehabilitation - (US HWY 69) project as completed by Jet Drain Services LLC, of Ames, Iowa in the amount of \$1,249,017.99.

Roll Call Vote: 6-0. Motions/Resolutions declared carried/adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

PUBLIC FORUM: Mayor Haila opened the Public Forum.

Eliana Robinson, 123 7th Street, stated her support for having policy change and zoning reform, to make housing more available and equitable. She also stated that density in Ames should be considered with the Climate Action Plan (CAP).

Mayor Haila closed the Public Forum when no one else came forward to speak.

ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR) FOR FISCAL YEAR ENDED JUNE 30, 2023: Accounting and Reporting Manager Kara Nady and Director Goodenow presented the Council Action Form (CAF) and answered questions from the City Council. Manager Nady stated that Eide Bailey, LLP, completed the audit. Due to process improvements and staff experience, the audit was completed three months earlier than the previous review. She explained that the City's net position is the difference between its assets and liabilities. Net position increased for both government activities and business activities, due to both CIP project carryover and capital asset purchases. Director Goodenow noted that this was a positive change, and that fund balance increases occurred for electric, sewer, water, and transit accounts. With scheduled CIP activities, the health of those funds is important.

Manager Nady also highlighted that the General Fund increased, which is a good indicator of financial health and stability of the City. She noted that there were no significant deficiencies identified in the ACFR, but material audit adjustments were made. These included adjustments to the Schedule of Expenditures and underbilling of utility revenue due to a billing error, which was subsequently recorded in the FY 2023/24. Given the timing of identifying the error, the revenue should have been recorded in FY 2022/23.

Manager Nady detailed the additional corrective actions that staff put in place to prevent errors in the future. Director Goodenow stated that staff evaluated process and procedures and that this was an opportunity for growth. Manager Nady explained that Eide Bailey, LLP has multiple locations, and all audits are reviewed by a separate auditor in a different state. This allows for multiple sets of fresh eyes to view the documents. Director Goodenow stated that the City has a three-year contract with Eide Bailey, LLP, with annual renewals which benefits the City by guaranteeing the same price each year. Mayor Haila expressed pride in the integrity of City employees, and to be able to report that he was not aware of any wrongdoing. He stated that the State Auditor's Office

was also complimentary of the improvements implemented by staff, and he wanted the public to know what a great impression of the City people outside the City had.

Mayor Haila opened and closed the Public Input when no one came forward to speak.

Moved by Gartin, seconded by Junck, to adopt RESOLUTION NO. 24-087 approving the Annual Comprehensive Financial Report for Fiscal Year Ended June 30, 2023.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON ASH POND CLOSURE AND RDF ASH POND CONSTRUCTION: Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Rollins, seconded by Junck, to accept the report of bids and direct staff to delay award. Vote on Motion: 6-0. Motion declared unanimously.

HEARING ON REZONING WITH MASTER PLAN OF 102 & 116 HYLAND AVENUE FROM RESIDENTIAL HIGH DENSITY (RH) TO NEIGHBORHOOD COMMERCIAL (NC) WITH THE O-(UIW) WEST UNIVERSITY IMPACT DISTRICT: Director Kelley Diekmann presented the CAF. He stated that the property owner would like to continue their vehicle repair business but understands that may not be the long-term desire for the City. To pursue the site improvements the property owner would like to make the City Council directed the owner to apply for the NC zoning with a Master Plan. Director Diekmann stated this zoning change does not allow for unbridled use but does allow for improvements. The owner would be required to make frontage improvements with parking expansion to the north, among other requirements included in the Master Plan. He stated that this was a compromise that satisfied both parties and complied with zoning standards.

Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Gartin, seconded by Betcher, to approve the request to rezone .39 acres at 102 & 116 Hyland Avenue from "RH" (Residential High Density) with the O-UIW (University West Impact Overlay) to (Neighborhood Commercial) District with the O-UIW (University West Impact Overlay) and with a Master Plan subject to the condition that a Rezoning Agreement for the Master Plan is reviewed and approved by City Council no later than the Third Reading of the rezoning.

Vote on Motion: 6-0. Motion declared unanimously.

HEARING ON REZONING OF 210 SOUTH 5TH STREET FROM AGRICULTURAL (A) TO HIGHWAY ORIENTED COMMERCIAL (HOC) WITH AN ENVIRONMENTALLY SENSITIVE OVERLAY: Director Diekmann presented the CAF. He stated that the proposed rezoning to Highway-Oriented Commercial (HOC) is intended to better reflect the existing use and to facilitate an expansion of the Boys & Girls Club. Director Diekmann explained that staff is taking a flexible approach to the transition between zones in Plan 2040 and this rezoning makes sense in this circumstance. He elaborated that the floodway overlay will be retained in addition to an environmentally sensitive overlay in the south portion

of the property. Director Diekmann noted that a Major Site Plan would come back to the City Council to address changes to the parking lot. He stated that there were additional flood proofings that would have to be done to the building as the expansion was completed, as the current building does not meet current requirements.

Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Junck, seconded by Gartin, to approve the request to rezone 3.22 acres of the property at 210 South 5th Street from “A” (Agricultural) with the O-E (Environmentally Sensitive Overlay) to “HOC” (Highway-Oriented Commercial) District with the O-E (Environmentally Sensitive Overlay).

Vote on Motion: 6-0. Motion declared unanimously.

SECOND READING ON PREAPPROVAL OF INDUSTRIAL TAX ABATEMENT FOR A R&D BUILDING AT 300 SOUTH BELL AVENUE: Moved by Betcher, seconded by Rollins, to pass on Second reading an ordinance on Preapproval of Industrial Tax Abatement for a R&D Building at 300 South Bell Avenue.

Roll Call Vote: 5-0-1, Junck abstaining. Motion declared carried unanimously.

DISPOSITIONS OF COMMUNICATIONS TO COUNCIL: Mayor Haila noted that there were five items for the City Council to consider. An email from Jeremy Thede, Ames Resident, regarding slow-pitch softball field conditions was the first item to be discussed. Mayor Haila stated that staff had responded and are working with the resident to address this concern, so no further action from the City Council was necessary.

City Manager Steve Schainker sent an email with a recommendation to increase the Ames Human Relations Commission Membership.

Moved by Betcher, seconded by Corrieri, to have the City Attorney draft an ordinance raising the Ames Human Relations Commission membership to seven.

Vote on Motion: 6-0. Motion declared carried unanimously.

A request for a parking time limit waiver from Crystal Davis on behalf of Ames Main Street was the next item to be evaluated.

Moved by Junck, seconded by Beatty-Hansen, to deny the request.

Discussion between staff and the City Council focused how the request was handled in the past. Council Member Gartin stated his preference to act in consistency with previous action taken by the City Council. Staff did not recall the circumstances around the previous request and stated that the historical action could be investigated.

Motion withdrawn.

Moved by Betcher, seconded by Rollins, to request that staff review what has been done in the past and bring a memo back to the City Council at the next meeting.

Vote on Motion: 6-0. Motion declared carried unanimously.

Director Diekmann submitted reports on Changes to Comprehensive Plan Land Use Designation

and Rezoning for Properties in the Iowa State University Research Park on University Boulevard and addressing a request for a Zoning Text Amendment within Iowa State Research Park Hub area to Allow for Mixed-Use Residential Development.

Moved by Betcher, seconded by Beatty-Hansen, to place both items on a future agenda.

COUNCIL COMMENTS: *Ex-officio* Clark stated that midterms were in full swing and that he would be bringing details about a joint meeting with Iowa State Student Government to the City Council soon.

Council Member Rollins thanked staff for facilitating the budget process.

Council Member Gartin expressed pride in Iowa State football alum Brock Purdy's performance and his gratitude of how Mr. Purdy was an excellent ambassador for Iowa State and Ames.

Council Member Betcher extended her congratulations to Iowa State men and women's basketball teams for their success.

ADJOURNMENT: Moved by Beatty-Hansen, seconded by Corrieri, to adjourn at 7:14 p.m.
Vote on Motion: 6-0. Motion declared carried unanimously.

Grace Bandstra, Deputy City Clerk

John A. Haila, Mayor

Renee Hall, City Clerk