

MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

FEBRUARY 20, 2024

The Special Meeting of the Ames City Council was called to order by Mayor John Haila at 6:00 p.m. on the 20th day of February 2024, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Gloria Betcher, Bronwyn Beatty-Hansen, Tim Gartin, Rachel Junck, and Anita Rollins. *Ex officio* Member Jeff Clark was absent. Council Member Amber Corrieri was brought in telephonically.

REQUEST FROM AMES MAIN STREET FOR WAIVER OF ENFORCEMENT OF 4-HOUR PARKING LIMIT: Mayor Haila asked if the City Council had any questions for staff. There were no questions.

Moved by Betcher, seconded by Junck to adopt RESOLUTION NO. 24-088 approving the request for waiver of enforcement of 4-hour parking limit in Lots X,Y, and Z for Main Street Iowa Workshop on March 5 and 6 as submitted.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON FITCH FAMILY INDOOR AQUATIC CENTER BID PACKAGE 03-3 PRECAST CONCRETE & STRUCTURAL STEEL: Parks and Recreation Director Keith Abraham presented the Council Action Form. He recapped by noting the City went out for bids in November and awarded thirteen bid packages on January 23, 2024. There was one bid for precast concrete and structural steel that was rejected per the recommendation of Story Construction Company. The project was rebid on February 15th and four bids were received. Core Construction Services was the low bid. Director Abraham stated although the current low bid was \$288,000 higher than what was received previously, it was important that a contract be awarded so the project can move forward. Staff recommended accepting the Precast Concrete and Structural Steel base bid of \$2,710,00 and Alternative 1, to include walking area and multipurpose room. The total cost of construction was now projected at \$18,901,146.

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

Director Abraham stated he would bring additional items to the City Council on February 27, 2024, including rooftop solar, benches in the multipurpose room, tiles lines in the lap pool, painting and cost estimates for further direction from the City Council.

Moved by Betcher, seconded by Beatty-Hansen, to accept report of bids.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Rollins, seconded by Junck to adopt RESOLUTION NO. 24-089 approving final plans and specifications and awarding contract to Core Construction Services LLC of Des Moines, Iowa for both the base bid and Alternative 1 in the amount of \$2,710,000.

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

WORKSHOP REGARDING 2024-2029 CDBG/HOME FIVE YEAR CONSOLIDATED PLAN: Housing Coordinator Vanessa Baker-Latimer presented the 2024-2029 Community Development Block Program (CDBG)/HOME Five-Year Consolidated Plan Public Forum Session alongside Nora Ladjahasan and Amy Logan from Iowa State University. The current Consolidated Plan was approved in 2019 and is required to be updated every five years. The new Consolidated Plan will address goals and priorities for 2024-2029, explained Coordinator Baker-Latimer, and public input is a critical component of the preparation. Staff provided an overview of the CDBG and HOME programs, as well as Community Data Analysis.

Council Member Gartin asked if the findings have been compared to other city surveys or nationally. Coordinator Baker-Latimer noted the information has not been compared but will be as the process progresses.

Council Member Gartin asked for clarification regarding the student component in the research, as it is important that the challenges are understood for low income non-students as well as students. Ms. Logan shared that the total number of households in Ames is 25,140 and of that 58% are renters and 42% homeowners. Students were included in the data analysis provided by Federal Department of Housing and Urban Development (HUD) and could impact the analysis. The data also identified the housing cost burden as a major factor in housing problems in Ames. There was discussion around census tract that was presented from HUD. Coordinator Baker-Latimer concluded by noting that the data presented was the data HUD was expecting to be included in the Consolidated Plan.

Mayor Haila asked for clarification on what the specific outcome Coordinator Baker- Latimer was looking for from the small group discussion and time limit for break out session. Housing Coordinator Baker-Latimer suggested two groups where City Council members would assist with facilitating the groups in generating a list of goal and priorities.

Council Member Betcher asked about the emails received regarding using funds for retrofits. Coordinator Baker-Latimer said goals and priorities need to be determined first and then staff would come back with a list of projects to consider.

Council Member Gartin wanted to be clear that the estimated money the City might receive will not solve the climate action crisis, so City Council needs to be very targeted with priorities. Council Member Gartin said the City Council needs to be realistic in what it is stewarding and the impact it will have.

Staff and the City Council members facilitated an interactive discussion with the public that was in attendance. Group discussions lasted approximately 30 minutes. At the conclusion of the small group breakout, Coordinator Baker-Latimer covered the tentative timeline of next steps. She

recapped that the workshop focused on the goals and priorities for the new Five-year plan. Following the workshop, staff will prepare draft goals and priorities for City Council approval. At a future public forum, staff will seek public input regarding specific projects for the Annual Action Plan 2024-2025 addressing the Goals and Priorities of the Consolidated Plan once the City has been notified of its FY 2024 CDBG and HOME funding allocations.

DISPOSITION OF COMMUNICATION TO COUNCIL: Mayor Haila noted that there were two items to consider. The first item was a request from Sheri Alcott, Ames resident regarding the placement of the utility drop off box. Council Member Gartin stated the utility box has not been there for very long so it should remain there for the time being.

Moved by Gartin, seconded by Betcher, to respond to Ms. Alcott and leave the utility box at its current location.

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

A letter from Jeff Witt, Vice President Ames Golden K Kiwanis Club, regarding the paper recycling program Kiwanis has run since 2012 at 803 E. Lincoln Way, Ames, Iowa was considered next.

Moved by Betcher, seconded by Beatty-Hansen, to request a memo from staff.

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

City Manager Steve Schainker confirmed the trailer referenced by Mr. Witt can stay as is until a decision has been made.

COUNCIL COMMENTS: Council Member Gartin promoted the City’s Parks and Recreation spring fitness guide and spoke highly of the fantastic programs for every age and fitness level.

Council Member Betcher asked about the need for additional Boards and Commissions members. The Mayor indicated there are some vacancies remaining. Council Member Betcher encouraged the public to consider participating in Boards and Commissions.

ADJOURNMENT: Moved by Betcher; seconded by Rollins, to adjourn the meeting at 8:16 p.m.

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

Renee Hall, City Clerk

John A. Haila, Mayor