

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

FEBRUARY 27, 2024

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 5:59 p.m. on the 27th day of February, 2024, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Amber Corrieri, Tim Gartin, Rachel Junck, and Anita Rollins. *Ex officio* Jeff Clark was also present. Council Member Gloria Betcher joined the meeting electronically.

Mayor Haila announced that Mary Greeley Medical Center (MGMC) had requested to pull Item No. 29, Hearing on the Sale of Mary Greeley Medical Center Property at 2310 East 13th Street, Ames, Iowa, to Hunziker & Associates, which will be brought back for City Council consideration at a later date. He also noted that the proposed rezoning for the property located at 1621 Wilson Avenue, Ames, Iowa, was not included on the current agenda. He provided an overview of the process for rezonings and invited those in attendance regarding that issue to speak at Public Forum with the understanding that the members of the City Council had not yet received any information on the project proposal.

CONSENT AGENDA: Moved by Corrieri, seconded by Rollins, to approve the consent agenda.

1. Motion approving payment of claims
2. Motion approving Summary of Minutes of Special Meetings on February 2, 6, 7, and 8, 2024, and Regular Meeting on February 13, 2024
3. Motion approving Report of Change Orders for period February 1-15, 2024
4. Motion approving Civil Service Candidates
5. Motion approving new license for Class E Retail Alcohol License - SipN'Smoke, 4518 Mortensen Road
6. Motion approving new 5-Day (March 21 - March 25, 2024) Special Class C Retail Alcohol License - Farmhouse Catering, L.C., 2321 North Loop Drive, Pending Dramshop Review
7. Motion approving new Class C Retail Alcohol License with Outdoor Service - Outlaws, 2522 Chamberlain Street
8. Motion approving Ownership Updates for Class E Retail Alcohol License - Kwik Spirits #530, 204 South Duff Avenue
9. Motion approving Ownership Updates for Class E Retail Alcohol License - Kwik Star #1158, 1910 Isaac Newton Drive
10. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. BN'C Fieldhouse, (206 Welch Avenue), Class C Retail Alcohol License with Outdoor Service
 - b. Coldwater Golf Links, (1400 S. Grand Avenue), Class C Retail Alcohol License with Outdoor Service
 - c. Kum & Go # 1113, (2801 E 13th St), Class E Retail Alcohol License
 - d. Kum & Go # 227, (2108 Isaac Newton Dr), Class E Retail Alcohol License
 - e. Elks Lodge, (522 Douglas), Class F Retail Alcohol License with Outdoor Service
 - f. Homewood Golf Course, (401 E 20th St), Class C Retail Alcohol License with Outdoor Service

- g. The Spice Thai Cuisine, (402 Main Street), Special Class C Retail Alcohol License
 - h. Casey's General Store #2905, (3612 Stange Road), Class E Retail Alcohol License
 - i. Pizza Pit Extreme, (207 Welch Ave.), Special Class C Retail Alcohol License
 - j. Sams Club #6568, (305 Airport Rd), Class E Retail Alcohol License
 - k. West Towne Pub, 4518 Mortensen Road, Suite 101, Class C Liquor License with Catering Privilege and Outdoor Service
11. RESOLUTION NO. 24-090 approving requests from Fitness Sports Ames' Turkey Trot on November 28, 2024 for partial road closures on 5th Street from Burnett Avenue to Clark Avenue, Clark Avenue from 5th Street to Main Street, Main Street from Clark Avenue to 6th Street, 6th Street from Northwestern Avenue to Brookside Park, Ridgewood Avenue from 13th Street to 6th Street, and Burnett Avenue from Main Street to 5th Street
 12. RESOLUTION NO. 24-091 setting March 26, 2024, as the date of public hearing and notice of intent to issue \$2,000,000 essential corporate purpose general obligation bonds, and associated tax levy for debt service
 13. RESOLUTION NO. 24-092 approving Purchase Agreement with the Iowa Natural Heritage Foundation for the acquisition of 42.35 acres, more or less, as described in the purchase agreement, for Land Acquisition for Drinking Water Source Protection
 14. RESOLUTION NO. 24-093 approving the 28E Agreement between the City of Ames, Story County and Iowa Department of Agriculture and Land Stewardship for the Dotson Wetland Project
 15. RESOLUTION NO. 24-094 approving contract and bond, subject to receipt, for Fitch Family Indoor Aquatic Center Bid Package 03-3 Precast Concrete & Structural Steel with Core Construction Services LLC of Des Moines, Iowa
 16. RESOLUTION NO. 24-095 awarding contract for Switchgear Routine Maintenance Services to Tri-City Electric Company of Iowa of Davenport, Iowa in the amount of \$65,325
 17. RESOLUTION NO. 24-096 accepting the 2021/22 Accessibility Enhancement Program project as completed by Caliber Concrete, of Adair, Iowa in the amount of \$161,749.81
 18. RESOLUTION NO. 24-097 approving Electric Utility Easements on State of Iowa property in order to provide normal and backup service to CY-Town as well as other ISU electric load in the vicinity. The easement shall be conditioned upon the approval by the State Board of Regents
 19. RESOLUTION NO. 24-098 approving release of contract and lien for property located at 1426 Stafford Avenue in connection with the City's Phase IV Mortgage Buy-down Affordable Housing Program

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.

Kim McDermott, 1612 Wilson Avenue, Ames, shared her concerns of the proposed rezoning and repurposing of the property located at 1621 Wilson Avenue for a multi-unit apartment building. She highlighted the need for more single-family homes in Ames and requested the City Council's assistance to incentivize owner-occupied housing.

Lori Fawcett, 1515 Wilson Avenue, Ames, addressed several concerns with the proposed rezoning of the property located at 1621 Wilson Avenue. She cited City Council proceedings

from 2021 that supported single-family homes on the property.

Ralph Goebel, 1518 Wilson Avenue, Ames, expressed his opposition to the proposed rezoning at 1621 Wilson Avenue. He noted that the property that was sold in 2017 was currently being used for commercial operations while still being zoned S-GA Government/Airport District. He shared disappointment with the property tax breaks the property owner received under this zoning designation and requested action from the City Council.

Jeanne Wiebke, 1812 Wilson Avenue, Ames, stated her concerns with the proposed rezoning of the property at 1621 Wilson Avenue, particularly with the proposed design of the development. She also shared opposition to proposed methods for organized garbage collection in the City.

Tom V., 604 16th Street, Ames, shared his observation of a sinkhole on 16th Street and concern for the safety of residents in the area.

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

SHORT TERM HOUSING TASK FORCE: Planning and Housing Director Kelly Diekmann noted that the City Council reviewed a request from the Ames Economic Development Commission (AEDC) Short Term Housing Task Force to address housing impediments and needs of the community at its December 12, 2023, meeting, which addressed a broad range of issues. He furthered that of those highlighted issues, staff was bringing forward information regarding Tax Abatement and was asking the City Council whether there was a desire to establish a program to incentivize development. Director Diekmann added that the recommendation from staff was as follows: a 5-year sliding scale property tax abatement plan prioritizing single-family detached and attached housing with a two-year window from time of approval of development to initiate construction of housing in order to be eligible for the incentive. He also identified potential eligibility criteria related to other Council goals that could be applied to projects as recommended by staff such as specific price points of housing, housing types, green building requirements, minimum number of housing units required to be built, and ownership vs. rental.

The members of the City Council engaged in a comprehensive discussion of the potential program elements, each engaging with staff for clarification on questions and sharing their opinions on incentive options. Director Diekmann then reviewed the goals of Ames Plan 2040 and discussed production needs in owner-occupied housing as well as the rental housing gap. The City Council members shared agreement that the overall goal of the incentive program was to increase the amount of housing available and diversify the housing stock.

The Public Input was opened by Mayor Haila.

Ralph Goebel, 1518 Wilson Avenue, Ames, made inquiries about the application of the program, definitions of new development, and the incentive cap for rental properties, particularly multi-unit properties.

Kurt Friedrich, 100 6th Street, Ames, expressed excitement for the potential property tax

abatement program and thanked members of the City Council for addressing housing challenges. He encouraged the City Council to make the incentives bold to meet the needs of both buyers and renters. He discussed the supply deficiency in the housing market and reviewed incentive strategies to motivate the community's work force to live in Ames.

Lori Fawcett, 1515 Wilson Avenue, Ames, shared concerns about the incentive cap and provided examples of homes in her neighborhood that could potentially be affected.

Chuck Winkleblack, Hunziker Companies, 150 South 16th Street, Ames, noted that Ames is a thriving and growing community with a lack of housing at all price points for both owner-occupied and rental housing. He discussed reasons why a meaningful solution was needed and shared support for a robust incentive program. He also reviewed the building statistics over the last several years, highlighting the magnitude of the housing shortage.

Luke Jensen, 2519 Chamberlain Street, Ames, reviewed the challenges in the current housing market and discussed the need for an impactful tax abatement program to incentivize development for owner-occupied homes and rental units.

The Public Input was closed by Mayor Haila when no one else came forward to speak.

Director Diekmann addressed the questions that were posed during the Public Input and reviewed the stages and time frame for development. He highlighted the current developments that would have the opportunity to take advantage of the pilot tax abatement program and discussed the potential to amend the program after preliminary decisions were made.

Moved by Gartin, seconded by Junck, to establish the Residential Property Tax Abatement program for the housing type of ownership only.

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

Moved by Beatty-Hansen, seconded by Junck, to engage the pilot Residential Property Tax Abatement program through 2027.

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

Moved by Beatty-Hansen, seconded by Corrieri, to establish the Residential Property Tax Abatement program as City-wide should it be supported by the findings of staff.

Vote on Motion: 5-1. Voting Aye: Beatty-Hansen, Corrieri, Gartin, Junk, Rollins. Voting Nay: Betcher. Motion carried.

Moved by Junck, seconded by Rollins, to use the five-year sliding scale (100%, 80%, 60%, 40%, 20%) for the abatement schedule and percent abated.

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

Moved by Gartin, seconded by Beatty-Hansen, for the abatement to apply to the first \$500,000 of assessed value.

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

Moved by Beatty-Hansen, seconded Betcher, to direct staff to add a provision to the Residential Property Tax Abatement program to prohibit the teardown of an existing building to rebuild.

Vote on Motion: 5-1. Voting Aye: Beatty-Hansen, Betcher, Gartin, Junk, Rollins. Voting Nay: Corrieri. Motion carried.

Moved by Junck, seconded by Betcher, to request that staff return with a proposal on a separate abatement schedule, with its own performance criteria, for construction that supports the City's Climate Action Goals.

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

2024 RESIDENT SATISFACTION SURVEY: Public Relations (PR) Officer Susan Gwiasda presented the questions regarding current issues/policies to be added to the 2024 Resident Satisfaction Survey for consideration and feedback. She emphasized that though there is space reserved for additional questions, there is no obligation to add to the survey. She provided an overview of the changes made to the survey in 2023 before turning it over to the City Council for final decisions.

Moved by Beatty-Hansen, seconded by Corrieri, to remove the questions regarding Fare-Free CyRide that were added in 2023 as a special topic.

Vote on Motion: 5-1. Voting Aye: Beatty-Hansen, Betcher, Corrieri, Gartin, Junk. Voting Nay: Rollins. Motion carried.

Moved by Gartin, seconded by Betcher, to retain the questions regarding sorting garbage and organized trash collection that were added in 2023 as a special topic.

Vote on Motion: 3-3. Voting Aye: Betcher, Gartin, Rollins. Voting Nay: Beatty-Hansen, Corrieri, Junck. Motion failed.

Moved by Beatty-Hansen, seconded by Corrieri, to remove the questions regarding "Your Health" and "Sense of Community" from the 2024 survey.

Council Member Gartin discussed the value in benchmarking longitudinal data and stated that removing the question would forgo valuable insights into the needs of the community. Council Member Betcher agreed, noting that the data may be important to the work of the City's Diversity, Equity, and Inclusion Coordinator.

Vote on Motion: 2-4. Voting Aye: Beatty-Hansen, Corrieri. Voting Nay: Betcher, Gartin, Junck, Rollins. Motion failed.

Moved by Betcher, seconded by Corrieri, to forgo adding questions to measure basic support of the following projects that would require financing through a bond referendum: New Ames Animal Shelter, Relocation of Fire Station No. 2, New Fire Station No. 4, New Indoor Recreation Center, and New Park on Ontario Street.

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

The City Council members engaged in conversation with PR Officer Gwiasda to discuss changes that would provide clarity to the survey taker while also creating meaningful data points for staff.

PR Officer Gwiasda confirmed that she would address the desired changes prior to distribution of the survey.

The Regular Meeting of the City Council recessed at 7:58 p.m. and reconvened at 8:04 p.m.

2024 URBAN REVITALIZATION TAX ABATEMENT REQUESTS: Director Diekmann reviewed that the City Council established Urban Revitalization Areas (URAs) which allow for the granting of tax exemption for the increased valuation of a property for projects that meet the criteria of each URA's Urban Revitalization Plan. He noted that the City received two requests for property tax exemptions in two different URAs on the increase in valuations based on the 2024 assessments, which included the Kappa Kappa Gamma Sorority located at 120 Lynn Avenue and the building located at 330 5th Street. He concluded that staff finds the requests for the completed projects substantially conform to criteria of their respective Urban Revitalization Plans and is recommending approval of the requests.

Moved by Beatty-Hansen, seconded by Corrieri, to approve Alternative 1: approve the requests for tax exemptions as outlined in Attachment 1 by finding that they meet the criteria of their respective Urban Revitalization Areas and forward the findings to the City Assessor.

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

COMPREHENSIVE PLAN LAND USE DESIGNATION CHANGE AND REZONING TO RESIDENTIAL FOR PROPERTIES IN THE IOWA STATE UNIVERSITY RESEARCH PARK (ISURP): Director Diekmann highlighted that the Iowa State Research Park (ISURP) had requested that the land use designation and subsequent rezoning for two parcels in the Research Park be amended to allow for residential uses. He noted that the properties are addressed as 3200 and 3300 University Boulevard; 3200 University Boulevard was described as a wooded flag lot that extends west towards the Story County Tedesco Environmental Learning Corridor and 3300 University Boulevard was described as having extensive frontage along University Boulevard and bordering the Tedesco facility along its eastern edge. Director Diekmann furthered that the current zoning for the Research Park was the industrial base zone of Research Park Innovation Zoning District (RI), which does not allow for residential uses of apartments for household living. He then outlined the three Options identified by staff, highlighting that approval of Option 2 was supported by staff and endorsed by the applicant.

Mayor Haila opened the Public Input.

Rick Sanders, Iowa State University Research Park, 1805 Collaboration Place, Ames, discussed the vision of ISURP and the goal to create an area where working professionals could live, work, and play. He reviewed the challenges ISURP staff have encountered in identifying industrial users that would be suitable for the small lot sizes of 3200 and 3300 University Boulevard and discussed conservation concerns as both sites border the Tedesco facility. He concluded sharing his support of Option 2 as presented by City staff.

Dr. Jim Pease, 3840 Stagecoach Road, noted his support as Chair of the Story County Conservation Board of Option 2 as outlined by City staff. He outlined concerns related to

conservation as it related to the Tedesco facility that neighbors the parcels proposed for rezoning and shared hope that City, County, and ISURP staff could find collaborative ways to protect the corridor and meet the conservation challenges of the area.

Linda Murken, Story County Board of Supervisors, 900 6th Street, Nevada, reviewed the need for housing of all kinds in Story County and stated support for Option 2 as outlined by City staff. She asked that, should the request be approved, City, County, and ISURP staff utilize coordination and communication to protect the Tedesco facility and engage stakeholders in the design process.

Lora Larrance, 3319 University Boulevard, Ames, shared her encouragement from hearing so many speak about protecting the Tedesco facility. She also noted a number of concerns regarding the proposal, especially in the areas of building design, density of housing, traffic flow, and trash. She suggested that ownership of the proposed residential units be considered rather than rental units.

Dan Fox, 3311 University Boulevard, Ames, observed that the proposed residential units do not support the goals of Ames Plan 2040. He encouraged the City Council to stick with the long-term vision established for Ames. He also discussed concerns related to the building design and trash.

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

Moved by Gartin, seconded by Corrieri, to approve Option 2: Initiate a Land Use Amendment for either 3300, 3200, or both properties to RN-3 as a minor amendment and require a concurrent review of a rezoning to FS-RL or FS-RM with a PUD Overlay request for consideration of more detail site design and compatibility requirements as a part of the process.

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

ZONING TEXT AMENDMENT TO ALLOW MIXED USE RESIDENTIAL DEVELOPMENT WITHIN THE ISURP: Director Diekmann shared that ISURP had requested that the residential use of household living for apartments be added to the types of allowed uses within the Research Park (RI) Innovation District Zoning District. He noted that the intent was to facilitate mixed-use development of housing above commercial within the current Hub area along Collaboration Way. Director Diekmann emphasized that the request was separate from the Ames Plan 2040 Land Use Amendment request for stand-alone residential for properties located at 3200 and 3300 University Boulevard.

Director Diekmann then highlighted the current zoning before reviewing the two options identified by staff. In response to an inquiry from the City Council, Director Diekmann discussed how the developer plans to deliver commercial space in the Hub area as originally intended along with adding housing, so there would be no loss of commercial opportunities. The members of the City Council engaged in robust discussion about the implications of the request.

The Public Input was opened by Mayor Haila.

Rick Sanders, ISURP, 1805 Collaboration Place, Ames, shared that certain developments within ISURP are not financially tenable if residential dwellings do not exist and encouraged the City Council to accept the request to allow mixed-use residential development. He also elaborated on future expansion of the ISURP that would support the need for residential development.

The Public Input was closed by Mayor Haila when no one else came forward to speak.

Moved by Gartin, seconded by Corrieri, to approve Option 1: Initiate a Text Amendment to allow Mixed-Use Residential Development within the Hub Area of the Iowa State Research Park.

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

CHLORINATION EQUIPMENT FOR FURMAN AQUATIC CENTER: Parks and Recreation Director Keith Abraham was available for questions from the City Council.

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

Moved by Gartin, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 24-099 approving a lease agreement with Carrico Aquatic Resources, Inc., of Oelwein, Iowa, regarding Chlorination Equipment for the Furman Aquatic Center in the amount of \$23,312.

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

MINI-PITCH COURT(S) AT LLOYD KURTZ PARK: Recreation Superintendent Courtney Kort noted that staff explored locations throughout the park system to install a Mini-Pitch. Lloyd Kurtz Park, located at Bloomington Road and Hyde Avenue, has been chosen as the location for mini-pitch for a variety of reasons including: accessibility, green space, amenities through the community, visibility, location out of the flood plain, and availability of off-street parking. She then reviewed the costs and funding as well as the timeline for one mini-pitch versus two.

In response to an inquiry from Council Member Gartin, Superintendent Kort discussed the park amenities and mini-pitch components, and Director Abraham discussed fundraising options. Council Member Corrieri noted the original concept of the mini-pitch and shared her support of installing one mini-pitch with the intent to reevaluate in the future to determine if there was demand for a second mini-pitch.

The Public Input was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Corrieri, seconded by Junck, to approve Alternative 1:

- a) Direct staff to install one mini-pitch court at Lloyd Kurtz Park dedicated for futsal (soccer)
- b) Reallocate project savings from Inis Grove Stair Project and Furman Aquatic Center Pool Basin Painting Project so the City can fully fund one pitch
- c) RESOLUTION NO. 24-101 to approve the agreement with Stonebrook Community Church

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

FITCH FAMILY INDOOR AQUATIC CENTER: Director Abraham and Construction Manager Troy Turner of Story Construction highlighted a routine aspect of the project delivery system is for the Construction Manager to provide some overall project support that is necessary for successful execution and completion of the project. Mr. Turner elaborated that this support is typically for nonpermanent components of the project that are difficult to assign to Bid Package Contractor. He furthered that Story Construction chose not to add mark-up or profit to these costs, and the actual cost will be invoiced to the City.

Council Member Betcher left the meeting at 9:45 p.m.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 24-100 approving Change Order #1, pursuant to Article 11.6.1.1 of the standard form of agreement between the Owner and Story Construction, for Construction Management Services in the amount not to exceed \$978,886.

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

Director Abraham presented the proposed additions to the project for City Council consideration which included: Solar Panels on the Natatorium Roof, Tile Lap Pool Lane Lines, Bench Seating with Storage Cubbies in Multipurpose Room, Donor Wall, and an increase to the Furniture, Fixtures, and Equipment line item. He discussed the estimated costs and available funds for each item.

Moved by Junck, seconded by Beatty-Hansen, to direct staff to move forward with the additional items identified in the staff report.

Vote on Motion: 5-0. Motion declared carried unanimously.

HEARING ON AMENDMENTS TO AMES MUNICIPAL CODE CHAPTER 29 (ZONING ORDINANCE) TO ALLOW TWO-FAMILY (DUPLEX) DWELLINGS IN SINGLE FAMILY AND OTHER RESIDENTIAL ZONING DISTRICTS: Planner Eloise Sahlstrom reviewed the background of the item before presenting a summary of changes to Chapter 29. She highlighted that existing duplexes are not subject to the new standards for additions or changes. She then discussed the standards for duplexes which included: permitted locations, parking and driveways, design and orientation, entrances, windows and transparency, and block face elevation and neighborhood compatibility. Planner Sahlstrom concluded that legislation at the State level has been proposed that may impact the changes to Chapter 29, which would be addressed at the time of adoption of the ordinance.

Council Member Gartin asked about the legality of requiring a shared wall agreement. Planner Sahlstrom noted that such an agreement would not be applicable in this instance; however, the issue could be bookmarked by staff for future discussion.

The Public Hearing was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Rollins, seconded by Beatty-Hansen, to pass on first reading an ordinance amending

Ames *Municipal Code* Chapter 29 to allow two-family (duplex) dwellings in single family and other residential zoning districts.

Roll Call Vote: 5-0. Motion declared carried unanimously.

HEARING ON THE SALE OF MARY GREELEY MEDICAL CENTER PROPERTY AT 2310 EAST 13TH STREET, AMES, IOWA TO HUNZIKER & ASSOCIATES: Mayor Haila again noted that the aforementioned item had been pulled from the agenda by MGMC and would return for City Council consideration at a later date.

HEARING ON 2023/24 PAVEMENT RESTORATION – SLURRY SEAL PROGRAM: Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Beatty-Hansen, seconded by Junck, to accept the report of bids.

Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Rollins, seconded by Corrieri, to adopt RESOLUTION NO. 24-103 approving final plans and specifications and awarding contract to Fort Dodge Asphalt Company, of Fort Dodge, Iowa in the amount of \$186,693.

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

HEARING ON 2023/24 CAMPUSTOWN PUBLIC IMPROVEMENTS – (WELCH AVENUE AND CHAMBERLAIN PLACE) PROJECT: The Public Hearing was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Beatty-Hansen, seconded by Rollins, to accept the report of bids.

Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Junck, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 24-104 approving final plans and specifications and awarding contract to Con-Struct Inc., of Ames, Iowa, in the amount of \$1,696,747 for base bid.

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

Moved by Rollins, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 24-105 approving Change Order No. 1, removing bid item No. 8.05 Painted Symbols and Legends, Inclusive Crossing in the amount of \$185,000.

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

Moved by Beatty-Hansen, seconded by Junck, to direct Public Works staff to complete the Inclusive Crossing.

Vote on Motion: 5-0. Motion declared carried unanimously.

HEARING ON 2023/24 COLLECTOR STREET PAVEMENT IMPROVEMENTS – (6TH STREET) PROJECT: Mayor Haila opened and closed the Public Hearing when no one came

forward to speak.

Moved by Corrieri, seconded by Beatty-Hansen, to accept the report of bids.

Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Rollins, seconded by Junck, to adopt RESOLUTION NO. 24-106 approving final plans and specifications and awarding contract to Con-Struct Inc., of Ames, Iowa, in the amount of \$1,003,926.

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

HEARING ON ROOF REPLACEMENT AT THE POWER PLANT: The Public Hearing was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Beatty-Hansen, seconded by Rollins, to accept the report of bids.

Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Rollins, seconded by Gartin, to adopt RESOLUTION NO. 24-107 approving final plans and specifications and awarding a contract to Central States Roofing of Ames, Iowa, in the amount of \$1,591,000.

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

HEARING ON 2021/22 STORMWATER EROSION CONTROL (BLOOMINGTON WATERWAY): Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Rollins, seconded by Corrieri, to accept the report of bids.

Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Gartin, seconded by Rollins, to adopt RESOLUTION NO. 24-108 approving final plans and specifications and awarding contract to Con-Struct, Inc., Ames, Iowa, in the amount of \$206,340, including base bid alternate.

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

FIRST PASSAGE OF ORDINANCE AMENDING CHAPTER 28 SECTION 28.106 OF AMES MUNICIPAL CODE REGARDING COMMERCIAL ELECTRIC VEHICLE CHARGING RATE: The Public Hearing was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Gartin, seconded by Corrieri, to pass on first reading an ordinance amending Chapter 28 Section 28.106 of Ames *Municipal Code* regarding Commercial Electric Vehicle Charging Rate.

Roll Call Vote: 5-0. Motion declared carried unanimously.

FIRST PASSAGE OF ORDINANCE AMENDING CHAPTER 14 OF AMES MUNICIPAL CODE INCREASING THE NUMBER OF AMES HUMAN RELATIONS COMMISSION MEMBERS FROM FIVE TO SEVEN (SECOND AND THIRD READINGS AND ADOPTION REQUESTED): Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Junck, seconded by Beatty-Hansen, to pass on first reading an ordinance amending Chapter 14 of Ames *Municipal Code* increasing the number of Ames Human Relations Commission members from five to seven.

Roll Call Vote: 5-0. Motion declared carried unanimously.

Moved by Beatty-Hansen, seconded by Rollins, to suspend the rules.

Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Beatty-Hansen, seconded by Rollins, to pass on second reading an ordinance amending Chapter 14 of Ames *Municipal Code* increasing the number of Ames Human Relations Commission members from five to seven.

Roll Call Vote: 5-0. Motion declared carried unanimously.

Moved by Beatty-Hansen, seconded by Junck, to pass on third reading and adopt ORDINANCE NO. 4520 amending Chapter 14 of Ames *Municipal Code* increasing the number of Ames Human Relations Commission members from five to seven.

Roll Call Vote: 5-0. Motion declared carried unanimously.

SECOND PASSAGE OF ORDINANCE REZONING 210 SOUTH 5TH STREET FROM AGRICULTURAL (A) TO HIGHWAY ORIENTED COMMERCIAL (HOC) WITH AN ENVIRONMENTALLY SENSITIVE OVERLAY: Moved by Gartin, seconded by Beatty-Hansen, to pass on second reading an ordinance rezoning 210 South 5th Street from Agricultural (A) to Highway Oriented Commercial (HOC) with an Environmentally Sensitive Overlay.

Roll Call Vote: 5-0. Motion declared carried unanimously.

SECOND PASSAGE OF ORDINANCE REZONING WITH MASTER PLAN OF 102 & 116 HYLAND AVENUE RESIDENTIAL HIGH DENSITY (RH) TO NEIGHBORHOOD COMMERCIAL (NC) WITH THE O-(UIW) WEST UNIVERSITY IMPACT DISTRICT:

Moved by Rollins, seconded by Beatty-Hansen, to pass on second reading an ordinance 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.

Roll Call Vote: 5-0. Motion declared carried unanimously.

THIRD READING AND ADOPTION OF ORDINANCE NO. 4519 ON PREAPPROVAL OF INDUSTRIAL TAX ABATEMENT FOR A R&D BUILDING AT 300 SOUTH BELL AVENUE: Moved by Corrieri, seconded by Rollins, to pass on third reading and adopt ORDINANCE NO. 4519 on Preapproval of Industrial Tax Abatement for a R&D Building at 300 South Bell Avenue.

Roll Call Vote: 4-0-1, Junck abstaining due to conflict of interest. Motion declared carried unanimously.

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila noted there was one item for consideration from Greg Ogilvie containing feedback for the Sidewalk Safety Program that was for information only.

COUNCIL COMMENTS: Council Member Rollins expressed interest in learning more about the programs and services provided by agencies funded by the City.

Moved by Rollins, seconded by Junck, to request a summary report from agencies funded through the Commission on the Arts (COTA) and Outside Funding Requests brought to the City Council to better understand how those dollars are being used.

Vote on Motion: 5-0. Motion declared carried unanimously.

Council Member Gartin highlighted the water main break near the intersection of Main Street and South Duff Avenue. He noted the collaboration between affected Main Street businesses and extended a thank you to City staff for their efforts and timely response.

ADJOURNMENT: Moved by Corrieri, seconded by Junck, to adjourn the meeting at 10:24 p.m.

Carly M. Watson, Deputy City Clerk

John A. Haila, Mayor

Renee Hall, City Clerk