

**SUMMARY MINUTES OF THE REGULAR MEETING OF THE AMES CITY
COUNCIL**

AMES, IOWA

MARCH 12, 2024

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:00 p.m. on the 12th day of March 2024, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and Anita Rollins. *Ex officio* Jeff Clark was absent.

CONSENT AGENDA: Mayor Haila stated that staff had requested to pull Item No. 21 to bring back at a later date.

Moved by Corrieri, seconded by Betcher, to approve the consent agenda, less Item No. 21.

1. Motion approving payment of claims
2. Motion approving Summary of Minutes of Special Meeting on February 20, Regular Meeting on February 27, and Special Meeting on March 7, 2024
3. Motion approving Report of Change Orders for period February 15-29, 2024
4. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Kwik Spirits #530, (204 South Duff Avenue), Class C Retail Alcohol License
 - b. Wal-Mart Store #749, (3105 Grand Avenue), Class E Retail Alcohol License
 - c. Southgate Wine & Spirits, (110 Airport), Class E Retail Alcohol License
 - d. World Liquor & Tobacco + Vapors, (111 Duff Avenue), Class E Retail Alcohol License
5. Motion approving a Phase I Sub-award Agreement with the Iowa Department of Homeland Security for the Ames Well Field Generator Mitigation Project
6. Motion to approve the Ames Police Department's application for, and participation in, the 2025 Governor's Traffic Safety Bureau (GTSB) Enforcement Grant Program
7. Motion Directing Staff to Negotiate a Single Source Contract for the Purchase of Fire Apparatus with Sourcewell
8. RESOLUTION NO. 24-111 approving appointments to various Boards and Commissions
9. RESOLUTION NO. 24-112 Accepting Resource Recovery System 2023 Annual Report
10. RESOLUTION NO. 24-113 authorizing Public Art Commission to enter into agreements with artists for 2024/25 Ames Annual Outdoor Sculpture Exhibition selections
11. RESOLUTION NO. 24-114 approving equipment placement agreement with Iowa State University for ARA wireless broadband research project
12. RESOLUTION NO. 24-115 approving Professional Services Agreement with WHKS & Co., of Ames, Iowa for 2024/25 Arterial Street Pavement Improvements (Hyland Ave) in an amount not to exceed \$142,200
13. RESOLUTION NO. 24-116 approving the purchase of NoTraffic Video/Radar Detection Systems from General Traffic Controls of Spencer, Iowa, in an amount not to exceed \$233,412 as a single source provider
14. RESOLUTION NO. 24-117 awarding contract to Stivers Ford of Waukee, Iowa, as the acceptable low bidder for the purchase of two 2024 Ford F350 chassis in the amount of \$105,996
15. RESOLUTION NO. 24-118 awarding contract to Workspace, Inc. (Iowa Office Interiors),

of Ames, Iowa, in the amount of \$65,554.93 for New Office Furniture for Various City Departments

16. RESOLUTION NO. 24-119 awarding contract for Right of Way Tree Trimming and Removal Program for the Parks and Recreation Department to Ames Story Tree and Lawn of Ames, Iowa, in an amount not to exceed \$85,000 for FY 2024/25
17. RESOLUTION NO. 24-120 awarding contract to Life Fitness for new Community Center Weight Room strength equipment in the amount of \$65,232.62
18. RESOLUTION NO. 24-121 approving preliminary plans and specifications for 2023/24 Shared Use Path System Expansion, setting April 17, 2024, as the bid due date and April 23, 2024, as the date of Public Hearing
19. RESOLUTION NO. 24-122 approving Change Order No. 1 with Neumann Brothers Inc. for RDF Storage Bin Repair in the amount of \$180,028.59
20. RESOLUTION NO. 24-123 accepting the 2021/22 Shared Use Path System Expansion - Ioway Creek as completed by Caliber Concrete, LLC of Adair, Iowa in the amount of \$943,632.94
- ~~21. RESOLUTION NO. 24-124 accepting Cooling Tower Blowdown Spray Modification project as completed by Keller Excavating Inc., of Boone, Iowa, in the amount of \$354,894.20~~
22. RESOLUTION NO. 24-125 accepting Combustion Turbine Fuel Oil Pipe Installation project as completed by Modern Companies Inc., of Cedar Rapids, Iowa, in the amount of \$472,756.43
23. RESOLUTION NO. 24-126 accepting the contract with GTG Construction, LLC of Des Moines, Iowa, for the Infant Room Remodeling Project for ACPC in connection with CARES Round 2 (COVID-19) Funding as completed in the amount of \$96,445.46 and releasing the 5% retainage being held per the contract terms and conditions

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.

Richard Deyo, 505 8th Street #102, Ames, shared his concerns with his ability to distribute materials within City Council Chambers.

Grant Olsen, 3812 Ontario Street, Ames, spoke to concerns with a self-fulfilling prophecy of traffic model predictions, as well as highlighting the stormwater rebate programs and the impact roads have on stormwater practices.

Amani Diedrichs, 614 Billy Sunday Road, Ames, shared work that had been done by Ames High School Students to add native prairie grasses back into the public rights-of-way.

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

STAFF REPORT ON CYTOWN DEVELOPMENT: City Manager Steve Schainker and Assistant City Manager Brian Phillips presented the Staff Report and answered questions from the City Council.

Moved by Beatty-Hansen, seconded by Gartin, to direct staff to negotiate how Payment in Lieu of Taxes (PILOT) funds would be used in the event that any of the original four buildings are removed.

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

Moved by Betcher, seconded by Gartin, to direct staff to add “or the City Manager’s designee” to the language of the to the CYTown Advisory Committee.

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

Moved by Gartin to direct staff to explore the merits of an alternative dispute mediation process. Motion failed due to a lack of a second.

CITY COUNCIL VALUES, GOALS, AND TASKS FOR JANUARY 1, 2024 TO DECEMBER 31, 2025: City Manager Schainker presented the Council Action Form (CAF).

Moved by Betcher, seconded by Corrieri, to encourage the Transit Board to pursue going fare free for the current system.

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

Moved by Betcher, seconded by Rollins, to edit section A1.T1 to exclude “Continue for one more year with Community and Regional Planning class students exploring more ways to engage with residents (Play Ames approach)” and include “Implement, at least, one new technique for obtaining public feedback with special emphasis on engaging our under-represented residents.”

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

Moved by Beatty-Hansen, seconded by Betcher, to approve City Council Values, Goals, and Tasks for January 1, 2024, to December 31, 2025.

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

REQUESTS FROM AMES CHAMBER OF COMMERCE FOR AMES MAIN STREET FARMERS' MARKET: Assistant City Manager Phillips presented the CAF.

Moved by Betcher, seconded by Junck, to approve a blanket Temporary Obstruction Permit and blanket Vending License for Central Business District from 5:30 a.m. to 1:30 p.m.

Vote on Motion: 5-1, Gartin dissenting. Motion declared carried.

Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 24- 127 approving closure of 300 and 400 blocks of Main Street, Burnett Avenue from Main Street to the U.S. Bank drive-through, and Tom Evans Plaza from 5:30 a.m. to 1:30 p.m.

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

Moved by Betcher, seconded by Junck, to adopt RESOLUTION NO. 24-128 approving suspension of parking enforcement in CBD Lots X and Y from 6:30 a.m. to 1:00 p.m.

Roll Call Vote: 5-1, Gartin dissenting. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Rollins, seconded by Betcher, to adopt RESOLUTION NO. 24-129 approving usage of waiver of electrical fees and waiver of fee for blanket Vending License for the event from 5:30 a.m. to 1:30 p.m.

Roll Call Vote: 5-1, Gartin dissenting. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Beatty-Hansen, seconded by Rollins, to adopt RESOLUTION NO. 24-130 denying request to waive fees for parking meters and enforcing payment of fees on the 300 and 400 blocks of Main Street.

Roll Call Vote: 5-1, Gartin dissenting. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

ASH POND CLOSURE AND RDF ASH POND CONSTRUCTION: Assistant Director of Electric Services Curtis Spence presented the CAF.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 24-131 approving final plans and specifications and awarding a contract to JB Holland Construction, Inc., of Decorah, Iowa, in the amount of \$2,606,093.15 (inclusive of sales tax).

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

HEARING ON 2021/22 STORMWATER DETENTION/RETENTION MAINTENANCE PROGRAM - (NORTHRIDGE HEIGHTS POND): The Public Hearing was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Betcher, seconded by Gartin, to accept report of bids.

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

Moved by Betcher, seconded by Rollins, to adopt RESOLUTION NO. 24-132 approving final plans and specifications and awarding contract to Tallgrass Land Stewardship Co., of Waukee, Iowa, in the amount of \$111,600.

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

HEARING ON 2023/24 ARTERIAL STREET PAVEMENT IMPROVEMENTS (AIRPORT RD. - UNIVERSITY BLVD. TO S. RIVERSIDE DR.): The Public Hearing was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Betcher, seconded by Gartin, to accept report of bids.

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

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 24-133 approving final plans and specifications and awarding contract to All Star Concrete, LLC of Johnston, Iowa, in the amount of \$1,381,986.99.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby

made a portion of these Minutes.

HEARING ON 2023/24 CONCRETE STREET PAVEMENT IMPROVEMENTS PROGRAM: The Public Hearing was opened and closed by Mayor Haila when no one came forward to speak.

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

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 24-134 approving final plans and specifications and awarding contract to Con-Struct Inc, of Ames, Iowa, in the amount of \$1,015,443.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON THE ENVIRONMENTAL IMPACT DOCUMENT FOR THE NUTRIENT REDUCTION MODIFICATIONS PHASE I PROJECT AT THE WATER POLLUTION CONTROL FACILITY: The Public Hearing was opened and closed by Mayor Haila when no one came forward to speak.

Environmental Engineer Daria Dilparic presented the CAF.

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

Moved by Rollins, seconded by Junck, to direct Mayor Haila to sign the Environmental Information Document related to the Nutrient Reduction Modifications Phase I project at the Water Pollution Control Facility.
Vote on Motion: 6-0. Motion declared carried unanimously.

SECOND PASSAGE OF ORDINANCE AMENDING CHAPTER 28 SECTION 28.106 OF AMES MUNICIPAL CODE REGARDING COMMERCIAL ELECTRIC VEHICLE CHARGING RATE: Moved by Beatty-Hansen, seconded by Corrieri, to pass on second reading an ordinance amending Chapter 28 Section 28.106 of Ames *Municipal Code* regarding Commercial Electric Vehicle Charging Rate
Roll Call Vote: 6-0. Motion declared carried unanimously.

SECOND PASSAGE OF ORDINANCE TO AMES MUNICIPAL CODE CHAPTER 29 (ZONING ORDINANCE) TO ALLOW TWO-FAMILY (DUPLEX) DWELLINGS IN SINGLE FAMILY AND OTHER RESIDENTIAL ZONING DISTRICTS: Moved by Betcher, seconded by Beatty-Hansen, to pass on second reading an ordinance to Ames *Municipal Code* Chapter 29 (ZONING ORDINANCE) to allow Two-Family (DUPLEX) Dwellings in Single Family and Other Residential Zoning Districts.
Roll Call Vote: 6-0. Motion declared carried unanimously.

THIRD READING AND ADOPTION OF ORDINANCE NO. 4521 REZONING 210 SOUTH 5TH STREET FROM AGRICULTURAL (A) TO HIGHWAY ORIENTED

COMMERCIAL (HOC) WITH AN ENVIRONMENTALLY SENSITIVE OVERLAY: Moved by Betcher, seconded by Gartin, to pass on third reading and adopt ORDINANCE NO. 4521 rezoning 210 South 5th Street from Agricultural (A) to Highway Oriented Commercial (HOC) with an Environmentally Sensitive Overlay Rezoning.
Roll Call Vote: 6-0. Motion declared carried unanimously.

THIRD PASSAGE AND ADOPTION OF ORDINANCE NO. 4522 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: Moved by Corrieri, seconded by Rollins, to adopt RESOLUTION NO. 24-135 approving the Rezoning Agreement for 102 & 116 Hyland Avenue.
Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Betcher, seconded by Gartin, to pass on Third reading and adopt ORDINANCE NO. 4522 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: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

DISPOSITIONS OF COMMUNICATIONS TO COUNCIL: Mayor Haila stated the only item for consideration was a memo from himself regarding Board and Commission Appointment Criteria.

Moved by Gartin, seconded by Betcher, to place the item on a future agenda.
Vote on Motion: 6-0. Motion declared carried unanimously.

COUNCIL COMMENTS: The Mayor and Council Members reported on various meetings attended, upcoming meetings, community events, and items of interest.

Moved by Beatty-Hansen, to direct staff to reach out to the Ames High School sustainability group to let them know about the stormwater rebate program and see if there is interest in promoting it. Seconded by Rollins after Beatty-Hansen accepted Council Member Corrieri's friendly amendment to include The Community Academy.
Vote on Motion: 6-0. Motion declared carried unanimously.

REPORT OF GOVERNING BODY: Mayor Haila gave a brief overview of the purpose of sharing meetings attended by the City Council Members.

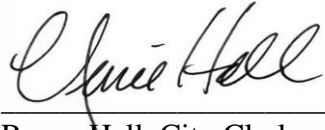
ADJOURNMENT: Moved by Beatty-Hansen, seconded by Betcher, to adjourn at 8:14 p.m.
Vote on Motion: 6-0. Motion declared carried unanimously.



Grace Bandstra, Deputy City Clerk



John A. Haila, Mayor

A handwritten signature in cursive script that reads "Renee Hall". The signature is written in black ink and is positioned above a horizontal line.

Renee Hall, City Clerk

Subject to change as finalized by the City Clerk. For a final official copy, contact the City Clerk's Office at 515-239-5105.