

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

MARCH 26, 2024

CALL TO ORDER: The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee meeting was called to order by Ames Mayor and voting member John Haila at 6:00 p.m. on the 26th day of March, 2024. Other voting members present were: Bronwyn Beatty-Hansen, City of Ames; Gloria Betcher, City of Ames; Amber Corrieri, City of Ames; Tim Gartin, City of Ames; Anita Rollins, City of Ames; and Bill Zinnel, Boone County Board of Supervisors.

DRAFT FY 2025 TRANSPORTATION PLANNING WORK PROGRAM: Transportation Planner Kyle Thompson reviewed the FY 2025 Transportation Planning Work Program, noting that the annual program outlines the planning activities and efforts to be undertaken in the upcoming fiscal year as well as designate the budget for those activities. He reviewed the federal and state funding sources that are allocated to the AAMPO before discussing the next steps after approval of the draft, which included a Public Comment period that will be open until April 30, 2024, and a Public Input session on April 1, 2024.

Committee Member Betcher highlighted Safe Streets for All (SS4A) and inquired about how that program fit into the planning process. Planner Thompson noted that each planning activity is broken into different work elements in the program and the SS4A Safety Action Plan falls under Long Range Transportation Planning. He discussed the different funding elements that supported the SS4A and noted that dollars would be reimbursed for SS4A with the rest of the activities.

Moved by Beatty-Hansen, seconded by Corrieri, to approve the Draft FY 2025 Transportation Planning Work Program: setting May 28, 2024, as date of Public Hearing.
Vote on Motion: 7-0. Motion declared carried unanimously.

Iowa State University Student Government Vice President Quinn Margrett joined the meeting at 6:03 p.m. on behalf of Jeff Clark, Transit Board.

HEARING ON FINAL FFY 2025-2029 PASSENGER TRANSPORTATION PLAN: Transportation Planner Thompson noted that minor changes had been made to the draft since it was last presented to the Committee. He highlighted that the Story County Transportation Collaboration and the Iowa Department of Transportation (IDOT) provided comments that were addressed in the final version of the document that was being presented to the Committee. He concluded by noting that there were no Public Comments received on the draft.

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

Moved by Rollins, seconded by Betcher, to adopt RESOLUTION NO. 24-161 approving the Final FFY 2025-2029 Passenger Transportation Plan.
Vote on Motion: 8-0. Resolution declared adopted unanimously, signed by the Chair, and hereby

made a portion of these minutes.

COMMITTEE COMMENTS: None.

ADJOURNMENT: Moved by Betcher, seconded by Rollins, to adjourn at 6:05 p.m.
Vote on Motion: 8-0. Motion declared carried unanimously.

REGULAR MEETING OF THE AMES CITY COUNCIL

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:10 p.m. on the 26th 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, and Anita Rollins. Iowa State University Student Government Vice President Quinn Margrett was also present on behalf of *ex officio* Jeff Clark. Council Member Rachel Junck was absent.

PRESENTATION ON STORY COUNTY COMMUNITY FOUNDATION: Story County Community Foundation Executive Director Karin Sevde and Director of Donor Relations and Development Daryle Vegge provided the presentation and discussed the impact of the foundation on the community. They detailed nonprofit resources and grant opportunities available before reviewing the Charitable Giving Funds supported by the Foundation. Story County Residents were encouraged to stop by the Foundation office at 515 Grand Avenue, Suite 202, for more information and to be connected with financial resources.

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

2. Motion approving payment of claims
3. Motion approving Summary of Minutes of Regular City Council Meeting on March 12, 2024
4. Motion approving Report of Change Orders for period March 1-15, 2024
5. Motion approving Ownership Updates for Class E Retail Alcohol License - Wal-Mart Store #749, 3105 Grand Avenue
6. Motion approving new 5-Day (April 16 - April 20, 2024) Special Class C Retail Alcohol License - Apres Bar Co., 2321 North Loop Drive
7. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Dangerous Curves, (111 5th Street), Class C Retail Alcohol License
 - b. Cornbred BBQ, (526 Main Street Suite 106), Class C Retail Alcohol License with Outdoor Service and Catering Privilege
 - c. Brick City Grill, (2640 Stange Road), Class C Retail Alcohol License with Outdoor Service
8. Motion approving revisions to City's Street Banner Policy adding 20 new poles at 2 banners per pole on Airport Road between University Boulevard and Riverside Drive
9. RESOLUTION NO. 24-136 approving accession of a sculpture for Neighborhood

Sculpture Program

10. Appointment Criteria for Boards and Commissions:
 - a. Motion Directing City Attorney to Draft Ordinance
 11. RESOLUTION NO. 24-137 approving appointments to Property Maintenance Appeals Board and Zoning Board of Adjustment
 12. RESOLUTION NO. 24-138 approving and adopting Supplement No. 2024-2 to the Municipal Code
 13. RESOLUTION NO. 24-139 setting date of public hearing for April 9, 2024 for the sale of Mary Greeley Medical Center property at 2310 E. 13th Street to Hunziker Construction Services, Inc. for \$470,000
 14. RESOLUTION NO. 24-140 extending the approval of the Major Site Development Plan for Apartment Buildings Located at 913 & 915 Duff Avenue
 15. RESOLUTION NO. 24-141 approving contract renewal to Ames Trenching & Excavating, of Ames, Iowa, for Emergency Utility Repair and Other Services Contract
 16. RESOLUTION NO. 24-142 awarding contract to Trivista Companies of Altoona, Iowa, for the purchase of four tandem axle truck chassis for Public Works snowplow dump trucks
 17. RESOLUTION NO. 24-143 approving preliminary plans and specifications for Installation of Geothermal Wells for Multi-Family Housing units on Lot 27, in Baker Subdivision, setting April 17, 2024 as due date for bids, and setting April 23, 2024 as date of public hearing and award of contract
 18. RESOLUTION NO. 24-144 approving Change Order No. 2 in the amount of \$60,000 to Flowserve Corporation, Chicago, Illinois, for Unit 7 Boiler Feedwater Pump No. 2 Inspection and Repair Project
 19. RESOLUTION NO. 24-145 approving Change Order No. 4 in the amount of \$60,946.04 to LinnCo, Inc., of Sartell, Minnesota, for Old Water Plant Demolition
 20. RESOLUTION NO. 24-146 approving contract and bond for 2021/22 Storm Water Erosion Control (Bloomington Waterway Channel and Bank Stabilization) and 2021/22 Stormwater Quality Improvements with Con-Struct, Inc., of Ames, Iowa
 21. RESOLUTION NO. 24-147 approving contract and bond for 2023/24 Campustown Public Improvements with Con-Struct, Inc., of Ames, Iowa
 22. RESOLUTION NO. 24-148 approving contract and bond for 2023/24 Collector Street Pavement Improvements with Con-Struct, Inc., of Ames, Iowa
 23. RESOLUTION NO. 24-149 approving contract and bond for 2023/24 Pavement Restoration - Slurry Seal Program with Fort Dodge Asphalt Company of Fort Dodge, Iowa
 24. RESOLUTION NO. 24-150 approving contract and bond for Roof Replacement at the Power Plant with Central States Roofing of Ames, Iowa
- Roll Call Vote: 5-0. 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.

Jeff Witt, Vice President of Ames Golden K Kiwanis, shared the contributions made to the Ames community through the funds raised at the paper recycling station located off of East Lincoln Way in Ames. He noted the site issues identified by City staff and discussed the financial

obstacle the facing philanthropic organization. He encouraged the City Council to support the continued operation of the site as Kiwanis members worked with City staff to bring the site into compliance.

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

GEOTHERMAL EASEMENT AGREEMENTS FOR BAKER SUBDIVISION: Director of Electric Services Donald Kom was available for questions from the City Council members. Council Member Gartin noted that he would be abstaining from the vote due to conflict of interest but requested clarification on how the easement agreements would impact the future sale of lots in the subdivision. Director Kom noted that the agreements only affected Habitat for Humanity, the owner of Lots 1-8, and the future owner of Lot 27, which is designed for multi-family affordable housing and is being developed by Creekside Townhomes LLLP (Hatch Development Group).

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

Moved by Corrieri, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 24-151 Approving Geothermal Easement Agreements for Baker Subdivision.

Roll Call Vote: 4-0-1, Gartin abstaining due to conflict of interest. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

COMBUSTION TURBINE FUEL OIL PIPE INSTALLATION PROJECT: Director Kom stated that at the March 12, 2024, City Council meeting, the Electric Services Department presented the Combustion Turbine Fuel Oil Pipe Installation project to the City Council for approval. Following the acceptance of the project, staff realized that the contractor did not incur all costs authorized and did not invoice the City for those entire amounts. He concluded that the Department was now requesting that the City Council move to reconsider the acceptance of the project to approve the balancing change order and accept completion of the project in the corrected amount.

Moved by Betcher, seconded by Rollins, to reconsider March 12, 2024, action of the City Council to accept project as completed by Modern Companies, Inc. of Cedar Rapids, Iowa, in the amount of \$472,756.43.

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

Moved by Betcher, seconded by Rollins, to adopt RESOLUTION NO. 24-152 approving balancing Change Order No. 3, a deduction in the amount of (\$13,701.37).

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

Moved by Betcher, seconded by Rollins, to adopt RESOLUTION NO. 24-153 accepting Combustion Turbine Fuel Oil Pipe Installation project as completed by Modern Companies Inc., of Cedar Rapids, Iowa, in the amount of \$459,054.06.

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

TEXT AMENDMENTS FOR HOUSING DEVELOPMENT AND SUBDIVISION STANDARDS, AND GENERAL ZONING STANDARDS FLEXIBILITY: Planning and Housing Director Kelly Diekmann shared that staff addressed various issues related to development regulations in the Staff Report presented to the City Council. The first section of the report discussed the Ames Economic Development Commission (AEDC) Short-Term Housing Task Force requests related to the Conservation Ordinance, which applies to the North part of Ames, specifically in the Ada Hayden Watershed. The second half of the report focused on the Zoning Ordinance and elements of flexibility that the City Council had requested staff investigate.

Director Diekmann detailed the intent of the Conservation Ordinance, emphasizing the goal to reduce the impacts of development on the landscape. This goal was implemented through key features of the Ordinance that do not apply to standard subdivisions:

- 25% Open Space set aside
- Design for interconnected conservation areas
- 80% of lots must abut Open Space
- Minimize mass grading to preserve existing landforms and natural resources
- Interconnected trail and path systems; option of eliminating sidewalks for one side of the road
- Use of swales and conservation areas for stormwater quality treatment measures

Two developments were built under the Conservation Ordinance since its adoption in 2010: Quarry Estates and Hayden's Ridge. Director Diekmann clarified that these subdivisions were both built on the east side of Hyde Avenue, while two significant development sites still remain on the west side of the road. Auburn Trail and Hayden's Preserve, explained Director Diekmann, have the potential to accommodate 800 new homes.

Director Diekmann explained that a focus of the Short-Term Housing Task Force was to explore immediately developable lands already in the City rather than looking for growth areas. Thus, the Short-Term Housing Task Force requested consideration for the following changes to the Conservation Ordinance Standards:

- Buffer around stormwater conveyance or wetlands rather than 80% of lots abutting open space.
- Protect historical or jurisdictional wetlands instead of all wetlands and poorly graded areas.
- Remove "usable" component of open space requirements; focus on protecting, rather than both protecting and creating a usable space.
- Reduce the 25% open space requirement to 10%; which can be accomplished while still protecting Ada Hayden.
- Eliminate curb, gutter roads, and embrace a rural cross section utilizing roadside areas to convey/treat stormwater.
- Change outlook on mass grading when there are no natural features to enhance or protect because the land being developed is flat farm ground.

- Subdivision design: allow staff flexibility of street block lengths and allowing cul-de-sacs; this allows irregular pieces of land to be more efficiently developed.

City staff recommended a comprehensive assessment of the impact of changes to the Conservation Ordinance standards as requested by the Short-Term Housing Task Force, except for changes to the curb and gutter requirements. Director Diekmann explained that the curb and gutter system provides operational and safety barriers, while the use of ditches changes road design and function for the City and abutting property owners. Thus, staff does not recommend this approach for urban density development.

Director Diekmann added that should the City Council support the assessment of changes, staff would request public engagement with the environmental interests and stakeholders that have been involved in the Ada Hayden Watershed. With these considerations in mind, staff would approach public engagement as a two-part effort with the development partners and community. He emphasized that through the process of evaluating changes, the goal of staff is to uphold the intent and purpose of the Conservation Ordinance even if there are not quantitative set asides.

Director Diekmann concluded by noting that State legislative changes that would increase flows and volumes of stormwater from development sites had been adopted. He noted that the impact of those changes would be separate or in addition to the Conservation Ordinance changes being requested. Despite the State legislative changes, staff believes that it is worthwhile to assess the Conservation Ordinance standards, with the emphasis that water quality protection is still the priority. The State legislation impacts the City's authority to regulate stormwater to a higher level than authorized by the State, which also impacts the Post Construction Requirements that apply Citywide, explained Director Diekmann. Thus, the impacts of the adopted legislation would be addressed fully with the final recommendation from staff concerning this matter.

Council Member Betcher noted that the Conservation Ordinance standards were developed using what were considered best management practices in 2010 and asked if the Ordinance had been evaluated since its adoption. Director Diekmann shared that the Iowa Stormwater Manual, which sets current best practices is an ever-progressing document. He noted that because of this, there is not a static principle to apply to the Conservation Ordinance that applies. Municipal Engineer Tracy Peterson detailed the concepts of stormwater management practices that went into developing the Conservation Ordinance. Council Member Gartin noted the complexity of the matter at hand, especially considering the newly adopted State Legislature. He inquired whether hiring a consultant would help supplement the evaluation of the impact of the requested changes. Municipal Engineer Peterson replied in the affirmative, detailing the areas where a consultant could assist staff in the numeric assessment of the impact. Council Member Gartin also inquired about longitudinal data available for the impact of the developments that were approved with the standards of the Conservation Ordinance. Municipal Engineer Peterson noted that such data could be incorporated into the comprehensive review of this issue. Council Member Betcher wondered if there was a benefit to waiting to see the implications of the new State legislation in relation to the current Conservation Ordinance before considering changes. Municipal Engineer Peterson replied in the negative, noting that engineers in the field have predictive analysis of the impact already available. Council Member Beatty-Hansen wondered about the application of the Conservation Ordinance to other areas of Ames. Director Diekmann noted the flexibility to do

so, highlighting that it is the decision of the City Council to expand the affected area.

The Public Input regarding the Conservation Ordinance was opened by Mayor Haila.

Dr. Jim Pease, President of the Friends of Ada Hayden, discussed the importance of the Conservation Ordinance and urged the City Council to protect the water source at Ada Hayden. He elaborated on the seemingly small changes and the cumulative effect that could be seen in the long term as a result. He highlighted that the City has done well in protecting the watersheds in Ames thus far and he fears that eroding away the intent of the Ordinance to allow for development would erode the land.

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

Mayor Haila asked if the Conservation Ordinance would supersede the newly adopted State legislation. Municipal Engineer Peterson noted the possibility of that; however, she stated that staff would have to closely review the language of the bill to be certain. Mayor Haila wondered what the impact would be if there is not a provision included in the bill that would allow the Conservation Ordinance to supersede. Municipal Engineer Peterson noted that calculations had been made to a theoretical site to help engineers understand the impact. These calculations showed less detention and increased rates and volumes of runoff. However, these calculations had not yet been applied to the Ada Hayden Watershed and were still under review by staff. Council Member Gartin discussed options to exercise protections within the Ada Hayden Watershed on City-owned property. Municipal Engineer Peterson noted that a consultant could help staff in a comprehensive evaluation of the available options.

Moved by Gartin, seconded by Beatty-Hansen, to request staff develop a plan for hiring a consultant to assist in the evaluation of the merits of changes to the Conservation Ordinance.

The City Council engaged with staff in discussion on the scope of the services that could be provided by a consultant. Assistant City Manager Brian Phillips stated that staff would develop a scope and timeline for the process, along with a description of the services that the consultant would provide, to present to the City Council at a future meeting. After further discussion of the request from the Short-Term Housing Task Force, the City Council agreed with the recommendation from staff to assess the impact of the following changes to the Conservation Ordinance standards:

- Buffer around stormwater conveyance or wetlands rather than 80% of lots abutting open space.
- Protect historical or jurisdictional wetlands instead of all wetlands and poorly graded areas.
- Remove “usable” component of open space requirements; focus on protecting, rather than both protecting and creating a usable space.
- Reduce the 25% open space requirement to 10%; which can be accomplished while still protecting Ada Hayden.
- Change outlook on mass grading when there are no natural features to enhance or protect

because the land being developed is flat farm ground.

- Subdivision design: allow staff flexibility of street block lengths and allowing cul-de-sacs; this allows irregular pieces of land to be more efficiently developed.

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

Director Diekmann then discussed the second half of the staff report pertaining to zoning and development flexibility. He highlighted that zoning and development standards are generally established at the local level to respond to community interests and expectations related to land use compatibility, mitigation of environmental effects, protection of personal property and property improvements, function and adequacy of facilities for safety and convenience. He furthered that there is latitude to define and establish specific standards that accomplish the objectives of the community within the purpose of zoning.

City staff provided an in-depth review of permitting requirements and what local discretion could be applied to zoning standards and permitting at the November 14, 2023, City Council Meeting. The City Council directed staff to proceed with evaluating an allowance for a 20% deviation from quantitative/numeric standards to allow for flexibility needed to address minor development impediments or alternative design interests as well as a broader update of the Zoning Ordinance to address issues that apply not only to commercial zones but also to residential and other areas of the City. Director Diekmann detailed the feedback received by the development interests. With the feedback received, staff concluded that that the 20% allowance would provide some minor benefits to projects but would have to be specifically tailored development standards where 20% reductions do not defeat the purpose of the standard or create inappropriate results. Additionally, Director Diekmann shared staff's support of a comprehensive Zoning Ordinance update, highlighting that the project was estimated to take 12 to 18 months and would have to be prioritized in the Planning and Housing workplan that was set to be presented to the City Council at its April 23, 2024, meeting.

Council Member Rollins referenced the Zoning Ordinance update and inquired about if the update will be worth the time investment in the long term by creating efficiencies. Director Diekmann replied in the affirmative, noting that the update would streamline work for staff and remove ambiguity. He also noted that there are several significant Zoning Ordinance updates needed to implement Ames Plan 2040 that would be incorporated into the project.

Mayor Haila opened and closed the Public Input regarding the zoning and development standards flexibility when no one came forward to speak.

Moved by Gartin, seconded by Corrieri, to grant staff the 20% flexibility allowance as requested.

Director Diekmann noted that language regarding this issue would be drafted and presented to the Planning and Zoning Commission for a recommendation before returning to the City Council with a final ordinance prepared for adoption.

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

Moved by Betcher, seconded by Corrieri, to request staff include a Zoning Ordinance update as part of the Planning and Housing work plan for future consideration.

Director Diekmann detailed what this process would entail and the tentative timeline in which staff would be able to accomplish the goals outlined.

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

Director Diekmann concluded with the final request from the Short-Term Housing Task Force that discussed the City's Planned Unit Development (PUD) design standard relation to front doors and garages. He shared that there is flexibility that staff can evaluate to still meet the intent of the standard while making the Ordinance more usable for small lot homes.

Moved by Gartin, seconded by Corrieri, to direct staff to initiate a change to the PUD overlay for front door orientation.

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

DEVELOPMENT AGREEMENT FOR A LOW-INCOME HOUSING TAX CREDIT (LIHTC) APPLICATION FOR MULTI-FAMILY HOUSING DEVELOPMENT WITHIN BAKER SUBDIVISION: Housing Coordinator Vanessa Baker-Latimer reviewed that on February 28, 2023, the City Council selected the Hatch Development Group to partner on a Low-Income Housing Tax Credit (LIHTC) application for low-income multi-family rental housing on Lot 27 in Baker Subdivision. Within that agreement, the City committed to provide \$1.8 million of its HOME Entitlement funding, not including administration, towards the cost of construction of the multi-family units. On July 1, 2023, the City was notified that its LIHTC application was awarded.

The application was awarded to construct 38 multi-family units on Lot 27 in the Baker Subdivision. Coordinator Baker-Latimer reviewed other financial commitments for the project and presented the updated cost estimate of the project. Over the last eight months, City staff has been working with the developer to finalize the site plan, geothermal design, number of low-income bedroom unit distributions and other City code and LIHTC award requirements. She highlighted that the final review has resulted in requests to amend the agreement. Coordinator Baker-Latimer discussed the major highlights of the amendment, concluding that approval of the amendment is the final step in proceeding with the development of Lot 27 in the Baker Subdivision.

Council Member Gartin inquired about the number of dedicated Section 8 housing units. Coordinator Baker-Latimer noted that there would be a 10% set-aside, equaling four units. Council Member Gartin questioned the administration of those units to ensure compliance, and asked who the responsible party would be. Coordinator Baker-Latimer stated that the developer has hired a management company that would complete the eligibility requirements and highlighted the role of City staff to disseminate that information to Section 8 holders.

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

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 24-154 approving amendment to the Option Agreement for the sale of Lot 27 to Townhomes At Creekside, LLP (Affiliated with Hatch Development Group) in conjunction with a Development Agreement for a Low-Income Housing Tax Credit (LIHTC) application for Multi-Family Housing Development within Baker Subdivision.

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

UPDATE ON PARKS AND RECREATION PROJECT PLAN: Parks and Recreation Director Keith Abraham provided a high-level overview of the 52 projects currently underway for the Department. These important activities included playground maintenance, sidewalk and path maintenance, tree trimming and removals, minor structural repairs to shelters and restrooms, and spring/fall weatherizing. He discussed the facility improvements that were priorities of the department to continue operating recreational activities.

Council Member Rollins wondered if 52 projects were representative of a typical year for the Department and asked if the staff and resources required were available to complete assigned tasks. Director Abraham noted that 52 projects was abnormal for the Department, as many of the projects still awaiting completion had been delayed for various reasons. He noted vacancies on staff that are creating unique challenges in completing the daily work and highlighted that leadership staff had delegated projects management staff as a professional development opportunity. Council Member Betcher checked in on the status of the art installation in Franklin Park, which was not noted on the update. Director Abraham had no update on the installation but noted that he would be touching base with the artist in the next couple of weeks.

Council Member Gartin asked about the timing for the Ontario Park Master Plan. Director Abraham provided an overview of scope of services provided by the consultant and the plan for public input sessions that would impact the development of the site plan. Council Member Gartin discussed the importance of engaging the public in the process and wondered about providing site tours so residents could learn about the area in a meaningful way. Director Abraham noted that the Parks and Recreation Commission had the opportunity to complete a site tour and staff could up a similar opportunity for the City Council and members of the public as part of the Master Plan process.

AMES/ISU ICE ARENA RADIANT HEATING REPLACEMENT PROJECT: Director Abraham shared that staff discovered that the spectator seating radiant heating was malfunctioning earlier this year. This system is a critical feature of the Ice Arena which provides heat for the spectator seating area and the lobby area, explained Director Abraham. He noted that the system was installed in 2001 and had a life expectancy of 15 years, which has been exceeded.

The 2022/23 Ames/ISU Ice Arena program approved in the 2022-2027 Capital Improvements Plan contained \$75,000 for the installation of a women's locker room. Director Abraham noted that it is still important to accomplish the women's locker room project; however, it is not critical to the basic operation of the facility. He shared that staff is requesting the allocation of \$75,000 programmed for the women's locker room project to replace the radiant heating.

Council Member Gartin expressed concerns related to the delay of the women's locker room project and discussed other options for funding the radiant heating replacement. Director Abraham shared the short-term solutions to dedicating space for the women's locker room. He also highlighted findings of the Americans with Disabilities Act (ADA) Audit that is a key motivator for staff to explore different plans for the location of the women's locker room to better serve patrons. He noted that delaying the project would allow for staff to further review the audit and make the best recommendation for the locker room while still moving forward with other needed improvements in the facility.

Moved by Rollins, seconded by Corrieri, to adopt RESOLUTION NO. 24-155 directing staff to reallocate \$75,000 of Ice Arena CIP funding from the Women's Locker Room Project to the Radiant Heating Replacement Project.

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

HEARING ON MAJOR SITE DEVELOPMENT PLAN FOR 3216 TRIPP STREET (CREEKSIDE TOWNHOMES): Planner Justin Moore reviewed the Major Site Development Plan. He highlighted that the proposed project is consistent with the City's RFP for affordable housing development and the Residential (RM) Zoning with a PUD Master Plan. The proposed deviations support a high-quality living environment for the residents and are consistent with the PUD principles for orienting housing to public streets with compatible architectural design and layout for parking and open space.

Council Member Rollins asked if the proposed project had been presented to the neighborhood with an update of changes to the plan. Planner Moore replied in the affirmative and noted for Council Member Betcher that the increase to two parking spots per unit did not yield concerns from the neighboring residents. Council Member Gartin shared concerns over the sizing and location of the proposed playground. Planner Moore shared that the playground was intended to be a pocket playground with an open gathering space, but did not have further details on any specifics.

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

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 24-156 approving Major Site Development Plan.

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

HEARING ON MAJOR SITE DEVELOPMENT PLAN FOR 210 SOUTH 5TH STREET (BOYS & GIRLS CLUB OF AMES): Planner Moore explained that an addition was being proposed to the Boys and Girls Club of Ames to accommodate more activities and programs. He furthered that the proposal requires a Major Site Development Plan due to the proposed expansion of the parking lot into the Environmentally Sensitive Overlay which contains the regulatory Floodway of Ioway Creek. As part of the proposed development of a parking lot in the Floodway, an Environmental Assessment Report must be completed to ensure that no adverse impacts occur to previously identified environmentally sensitive or wetland areas and

that if such areas are impacted, proper mitigation and care is taken to restore elsewhere. An Environmental Assessment Report has been completed and reviewed by staff, and there are no adverse impacts or specific concerns. Council Member Gartin asked if the flood mitigation project to the west of the site changes the evaluation on the floodway in relation to the proposed addition. Planner Moore explained that the project does not impact the Environmental Assessment for the proposed addition, highlighting that the building addition and existing building will be floodproofed with a certified reinforced floodproof wall.

The Public Hearing was opened by Mayor Haila.

Judge Johnson, Development Director of the Boys and Girls Club of Story County, shared the facility improvements planned and the program expansion expected in order to better support the youth of Ames and Story County. He noted that the project was privately fundraised with support from the City. He concluded by noting the excitement of Boys and Girls Club staff for this project, highlighting the anticipated completion date of roughly 12 months.

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

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 24-157 approving Major Site Development Plan.

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 INTELLIGENT TRANSPORTATION SYSTEM PROGRAM (PHASE 3): Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

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

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

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 24-158 approving final plans and specifications and awarding contract to Van Maanen Electric, Inc., of Newton, Iowa, in the amount of \$1,817,416.71.

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

HEARING ON PROPOSAL TO ENTER INTO AN ESSENTIAL CORPORATE PURPOSE GENERAL OBLIGATION LOAN AGREEMENT TO BORROW MONEY THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED \$2,000,000: Finance Director Corey Goodenow stated that the FY 2024/25 budget included Capital Improvement Projects funded by General Obligation Debt and also included General Obligation Issuance for the Fitch Family Indoor Aquatic Center that was authorized in 2021. He noted that staff is requesting consideration of a resolution authorizing the remaining \$2,000,000 to support the improvements to Ada Hayden and the Airport as well as the Intelligent Transportation System project.

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

Moved by Rollins, seconded by Corrieri, to adopt RESOLUTION NO. 24-159 taking additional action on proposal to enter into a General Obligation Loan Agreements, combining Loan Agreements, and providing for the levy of taxes to pay General Obligation Purpose Bonds, Series 2024A.

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

PRESENTATION ON FY 2024/25 SANITARY SEWER RATE INCREASE: Director of Water and Pollution Control John Dunn detailed the proposed sewer rate increase for FY 2024/25, before reviewing the national and state trends. He emphasized that for water rates, Ames is at the 22nd percentile based on 2023 rates for Cities with population >10,000 with lime softening, 600 cubic feet per month and for sewer rates, in the 19th percentile, based on 2023 rates for Cities with populations >10,000, 600 cubic feet per month. He then discussed the forces driving drinking water capital expenses, including increased regulator requirements, infrastructure renewal and replacement, and increase in routine equipment and commodity process.

The Water Fund Rate Model with no adjustments was reviewed before Director Dunn discussed the approach to rates, which encompassed meeting debt coverage requirements, meeting operating reserve target, and smaller percentage increases on a more frequent basis. He then dove into detail regarding the Water Fund Rate Model as proposed and engaged the City Council members in thorough discussion regarding the capital need.

Director Dunn then focused on the cost realized by the customer, reviewing a sample bill with the proposed increases highlighted. He noted that the recommendation from staff is to approve on first reading an ordinance to increase sewer rates by 7% effective for bills mailed on or after July 1, 2024, at the meeting on April 9, 2024, with second and third reading to follow on April 23, 2024, and May 14, 2024, respectively.

CENTRAL IOWA PRIORITY CLIMATE ACTION PLAN IMPLEMENTATION FUNDING: Assistant City Manager Pa Goldbeck shared that in August 2023, Polk County accepted a planning grant from the U.S. Environmental Protection Agency's (EPA) Climate Pollution Reduction Grant (CPRG), committing to work with surrounding geographical areas in a climate action planning process for central Iowans. Due to the interconnectedness of the region, Story County and the City of Ames was invited to join the central Iowa's CPRG planning efforts. The extensive engagement process revealed that the most common and action-ready opportunity across the regional partners lies within the residential energy space through weatherization programs which are presently underfunded or inaccessible.

With this knowledge, the Sustainability Team submitted Central Iowa's Priority Climate Action Plan (PCAP) to the US EPA Region 7 on March 1, 2024, explained Assistant City Manager Goldbeck. She highlighted that the submission of the PCAP enables Central Iowa communities to be eligible to apply for the EPA Phase II CPRG Implementation Grant that has a deadline of April 1, 2024.

Mayor Haila inquired about the administration of the grant should it be awarded. Assistant City Manager Goldbeck noted that there were still unknowns in the administration process; however, the goal is to serve more than 1,600 low-income household within the region over the five-year grant expenditure period, enabling the homeowners to reduce their energy consumption. One way this would be implemented is through the support of a workforce development effort for energy efficient contractors and energy auditors. She noted that there are 400 households in Ames that seek assistance through utilities programs, which gives staff an idea of the needs present in the community.

Moved by Beatty-Hansen, seconded by Betcher, to adopt RESOLUTION NO. 24-160 authorizing the Mayor to sign a Letter of Support to Polk County, Iowa for the Central Iowa Priority Climate Action Plan Implementation funding through Phase II of the US Environmental Protection Agency Carbon Pollution Reduction Grant in the amount of \$49,999,999.

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

THIRD READING AND ADOPTION OF ORDINANCE NO. 4523 AMENDING CHAPTER 28 SECTION 28.106 OF AMES MUNICIPAL CODE REGARDING COMMERCIAL ELECTRIC VEHICLE CHARGING RATE: Moved by Betcher, seconded by Rollins, to adopt on third reading ORDINANCE NO. 4523 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.

THIRD READING AND ADOPTION OF ORDINANCE NO. 4524 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 adopt on third reading ORDINANCE NO. 4524 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: 5-0. Motion declared carried unanimously.

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila noted that there were eight items to consider. The first item was from Joyce Matters regarding a request for yard waste removal exemption.

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

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

The Play Ames Final Report submitted by Dr. Alenka Poplin, ISU Community and Regional Planning Department, was the second item for consideration. Mayor Haila noted that it was for information only.

The third and seventh items regarded increased train noise near Ames High School. Assistant City Manager Phillips noted that he would ensure the memo from staff was communicated to the

author of the original request.

An inquiry from Phil Bohnenkamp regarding garbage collection zone plan was the fourth item to consider.

Moved by Gartin, seconded by Corrieri, to request that staff respond with a status update.
Vote on Motion: 5-0. Motion declared carried unanimously.

The fifth item was from Michael T. Scott of SB&A Architects concerning an Amendment to the Downtown Service Center Zoning Ordinance.

Moved by Betcher, seconded by Rollins, to request a memo from staff.
Vote on Motion: 5-0. Motion declared carried unanimously.

A memo from Chief of Police Geoff Huff regarding special penalties for game day parking and special events was the sixth item.

Moved by Beatty-Hansen, seconded by Corrieri, to place the item on a future agenda.
Vote on Motion: 5-0. Motion declared carried unanimously.

The final item was from Director Diekmann concerning a request for accommodation for the Kiwanis paper recycling trailer at 803 & 919 E Lincoln Way.

Moved by Gartin, seconded by Rollins, to place the item on a future agenda.
Vote on Motion: 5-0. Motion declared carried unanimously.

REPORT OF GOVERNING BODY: Council Member Rollins shared that she attached the Ames Convention and Visitors Bureau (ACVB) meeting with Council Member Junck. She detailed the dollars awarded in community grants and Mayor Haila requested a report on what those dollars were used for following ACVB meeting. Council Member Betcher noted her involvement in working on the bid to host the International Town and Gown Conference in Ames in 2027. She stated that she would provide updates as those become available.

Council Member Betcher noted that the Ames Economic Development Commission (AEDC) did not meet in the month of March and Mayor Haila shared the same for the Story County Emergency Management Agency (SCEMA).

Council Member Beatty-Hansen shared that the Ames Transit Agency Board of Trustees approved a grant application the facility expansion project, which would increase inside storage, add electric charging, expand the administration and maintenance facilities, and improve the fire suppression system.

COUNCIL COMMENTS: Iowa State University Student Government Vice President Quinn Margrett shared that Student Government representatives would be in touch about the placement of a new *ex officio* as elections had recently been completed.

Council Member Rollins shared congratulations to Vice President Margrett for his election to office.

Council Member Gartin acknowledged the success of the Iowa State University athletic teams.

Council Member Betcher discussed her meeting with the Safe Streets for All team during her attendance at the National League of Cities conference. She thanked City staff for making that meeting possible.

ADJOURNMENT: Moved by Betcher, seconded by Corrieri, to adjourn the meeting at 8:45 p.m.

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

Carly M. Watson, Deputy City Clerk

John A. Haila, Mayor

Renee Hall, City Clerk