

SUMMARY OF 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.

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 presented the FFY 2025-2029 Passenger Transportation Plan, highlighting the changes that had been made since the draft was presented to the Committee.

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.

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 and 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.

GEOHERMAL EASEMENT AGREEMENTS FOR BAKER SUBDIVISION: Director of Electric Services Donald Kom engaged with questions from the City Council regarding the easement agreements.

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 reviewed the project completion and balancing change order.

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 presented the Staff Report and engaged in questions from the City Council alongside Municipal Engineer Tracy Peterson.

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.

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

After a robust discussion, 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%; this 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.

The City Council also engaged in conversations regarding State legislative changes that would impact the City's authority to regulate stormwater to a higher level than authorized by the State. Municipal Engineer Peterson highlighted the opportunity to hire a consultant for further analysis.

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

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.

Director Diekmann concluded the presentation of the Staff Report with the review of zoning and development standards flexibility.

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

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 presented the amendment to the Option Agreement.

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 the update.

AMES/ISU ICE ARENA RADIANT HEATING REPLACEMENT PROJECT: Director Abraham presented the Council Action Form (CAF).

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.

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 presented the Major Site Development Plan and discussed staff's analysis of the floodway.

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.

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 presented the CAF.

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 presentation on the proposed sewer rate increase for FY 2024/25.

CENTRAL IOWA PRIORITY CLIMATE ACTION PLAN IMPLEMENTATION FUNDING: Assistant City Manager Pa Goldbeck reviewed the CAF.

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 penalty 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: The Mayor and City Council Members provided highlights from their attendance at various board and commission meetings.

COUNCIL COMMENTS: The Mayor and City Council Members reported on various events

attended, upcoming meetings, community events, and items of interest.

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

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