

# MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

APRIL 9, 2024

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:00 p.m. on the 9<sup>th</sup> day of April 2024, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Tim Gartin, Rachel Junck, and Anita Rollins. Council Member Amber Corrieri was absent. *Ex officio* Jeff Clark was also absent.

**PROCLAMATION FOR "NATIONAL LIBRARY WEEK," APRIL 7-13, 2024:** Mayor Haila presented the proclamation to Director of Library Services Sheila Schofer. She accepted the proclamation on behalf of the staff and Ames Public Library Board of Trustees. She encouraged all residents to visit the library.

**PROCLAMATION FOR "FAIR HOUSING MONTH," APRIL 2024:** Mayor Haila presented the proclamation to Housing Coordinator Vanessa Baker-Latimer and she highlighted events taking place to celebrate Fair Housing Month. Coordinator Baker-Latimer shared that Thursday, April 11, 2024, from 1:00 to 2:00 p.m. the City was partnering with the Department of Housing and Urban Development (HUD) as well as the Central Iowa Board of Realtors to host an "Opening Ceremony" for Fair Housing Month. She also thanked the public and private partners that work to provide fair and affordable housing in the community. Julie Sleeper, State Director of HUD shared her excitement over the commitment Ames had to fair housing. Beth Skulzacek of the Central Iowa Realtor Board shared that fair housing was at the core of the Central Iowa Realtor Board and that she looked forward to meeting that commitment and serving alongside the community partners. Wayne Clinton, Chair of the Ames Human Relations Commission, shared his thanks to the City and partner entities for all the work being done within the community. He also encouraged residents to come to the Opening Ceremony for Fair Housing Month. Mayor Haila extended his gratitude towards the partnerships the City has that allow the necessary work to have fair housing to happen.

**CONSENT AGENDA:** Moved by Betcher, seconded by Beatty-Hansen, to approve the consent agenda.

3. Motion approving payment of claims
4. Motion approving Summary of Minutes of Regular City Council Meeting on March 26, 2024
5. Motion approving Report of Change Orders for period March 16-31, 2024
6. Motion approving Civil Service Candidates
7. Motion approving new 5-day (April 13 - April 17, 2024), Special Class C Retail Alcohol License - Mucky Duck Pub, (1400 South 4th Street)
8. Motion approving new Class C Retail Alcohol License - El Jefe Mexican Cuisine, 524 Lincoln Way, Pending Favorable DIA Inspection
9. Motion approving new Class C Retail Alcohol License - Wasabi Somerset, 2707 Kent Avenue, Pending Favorable DIA Inspection
10. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:

- a. Cyclone Experience Network, (1705 Center Drive-Hilton Coliseum), Class C Retail Alcohol License with Catering Privilege and Outdoor Service, Pending Dramshop Review
  - b. Perfect Games, (1320 Dickinson Avenue), Class C Retail Alcohol License with Catering Privilege and Outdoor Service
  - c. Provisions Lot F, (2400 North Loop Drive), Class C Retail Alcohol License with Catering Privilege and Outdoor Service
  - d. Hy-Vee Fast and Fresh #2, (636 Lincoln Way), Class E Retail Alcohol License
  - e. Cinemark Movie 12, (1317 Buckeye Avenue), Class C Retail Alcohol License
11. RESOLUTION NO. 24-180 approving exception to Section 22.32(c)(2)(v) to allow alcohol service in Sidewalk Café at Della Viti, 323 Main Street, Suite 102
  12. RESOLUTION NO. 24-162 approving request from Good Neighbor Emergency Assistance to close Clark Avenue between 6th and 7th Street from 1:00 p.m. - 8:00 p.m. on Sunday, May 19, 2024 for the Annual Street Party Celebration
  13. Utility Easements for Creekside Townhomes with the Baker Subdivision at 3216 Tripp Street
    - a. RESOLUTION NO. 24-163 approving Easement Reservation (Storm Water Drainage)
    - b. RESOLUTION NO. 24-164 approving Easement Reservation (Public Utilities Lot 27)
  14. RESOLUTION NO. 24-165 approving the Cash Rent Farm Lease Agreement with Donald Uthe to farm 20.05 acres in the future park at 5658 Ontario Street
  15. Request for Greek Week Olympics, Saturday, April 13, 2024, with April 14, 2024, as rain date
    - a. Motion approving blanket Temporary Obstruction Permit for the closed area
    - b. RESOLUTION NO. 24-166 approving the closure of Ash Avenue, Lynn Avenue, Sunset Drive, Gray Avenue, Greeley Street, and Pearson Avenue from 7:00 a.m. to 5:00 p.m. on April 13, 2024
  16. RESOLUTION NO. 24-167 Setting April 23, 2024, as the date of public hearing to consider adoption of Fiscal Year 2023/24 Adjusted Budget and Fiscal Year 2024/25 Budget
  17. RESOLUTION NO. 24-168 awarding contract to Terracon Consultants, Inc. for Construction Materials Testing and Inspection Services for the Fitch Family Indoor Aquatic Center Project in the amount of \$89,338
  18. RESOLUTION NO. 24-169 awarding contract to Automatic Systems Company of Ames, Iowa for Water Plant SCADA, Networking, Access Control, And Surveillance Updates
  19. RESOLUTION NO. 24-170 approving Change Order #1 with Tri-City Electric Company for the Switchgear Routine Maintenance Services
  20. RESOLUTION NO. 24-171 approving contract and bond for the 2021/22 Stormwater Detention/Retention Maintenance Program (Northridge Heights Pond) with Tallgrass Land Stewardship Company of Waukee, Iowa
  21. RESOLUTION NO. 24-172 approving contract and bond for the 2023/24 Arterial Street Pavement Improvements with All Star Concrete, LLC, of Johnston, Iowa
  22. RESOLUTION NO. 24-173 approving contract and bond for the 2023/24 Concrete Pavement Improvements - Prairie View with Con-Struct, Inc., of Ames, Iowa
  23. RESOLUTION NO. 24-174 approving contract and bond for the 2023/24 Intelligent Transportation System (Phase 3) with Van Maanen Electric, Inc., of Newton, Iowa
  24. RESOLUTION NO. 24-175 approving contract and bond for the Ash Pond Closure and RDF Ash Pond Construction with JB Holland Construction, Inc., of Decorah, 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.

Richard Deyo, 505 8<sup>th</sup> Street #102, Ames, expressed his desire to perform in the Senior Variety Show.

Linda Arends, Ames Resident, shared her interest in programs available to assist homeowners with needed maintenance and repairs.

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

**STAFF REPORT ON SIDEWALK SAFETY PROGRAM:** Operations Manager Justin Clausen and Director of Public Works John Joiner presented the Staff Report. Operations Manager Clausen reviewed the current complaint-driven process and narrowly focused repair options. He also elaborated on the proposed revised standards and additional repair options staff were suggesting.

At the January 23, 2024, City Council meeting City Council had requested public input before taking further action. Operations Manager Clausen stated that staff had created a survey with the option to take it online or on paper at the Library. Of the 486 responses that were received, 98% of respondents identified themselves as residents.

Operations Manager Clausen stated that with the Public Input in mind, staff recommended 12-15 miles per year as the goal for a proactive sidewalk examination program. He shared the communities with proactive programs claimed to not have large numbers of complaints and clarified that anonymous reporting would still be available. Potential subsidy options were explored by staff, with three main options: income-based, grant based, and cost-sharing. Operations Manager Clausen reviewed the possible characteristics of each program and how peer communities treated each option. He shared that staff projected a cost of \$282,500 to cover the costs of the deficits that were found in the previous year, if the City Council wished to pursue a City-funded repair approach. He shared that key considerations when evaluating this number were that these costs were from sidewalks in newer areas and that the expanded repair methods, if approved, would lower those costs. For income-based, grant based, and cost-sharing options, the applicant would be responsible for finding the contractor, coordinating the work, and then would be reimbursed from the City. Under a fully City-funded option, those tasks would be done by the City. Operations Manager Clausen urged City Council to consider how funding options would impact the budget and ability to reconstruct and maintain the street transportation network.

Other considerations for subsidy options that had been identified by staff were a limit of subsidy funds to owner-occupied residential properties, subsidies would only apply to sidewalk panels with marked defects, and potentially allowing a property to wait until funding is available through subsidy options. However, staff wanted to thoroughly investigate the liability implications of that option before offering it to the community. Operations Manager Clausen requested direction for staff on defect standards, investigation type, and subsidies.

Mayor Haila opened the Public Input.

Ria Keinert, 619 8<sup>th</sup> Street, Ames, shared her desire to see a proactive system put in place to help older parts of the community.

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

The City Council and City staff engaged in conversation and determined that action on the subsidy options would be handled separately from adoption of the proposed standards.

Moved by Beatty-Hansen, seconded by Rollins, to adopt the new sidewalk standards proposed by staff.

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

Council Member Rollins inquired if there was a possibility to have an inspection system that incorporated a proactive as well as complaint-based process. Operations Manager Clausen clarified that even with a proactive system, the City would still receive complaints, which will be handled the same as the current system. He shared that staff currently have 405 complaints, which equates to more than a year of backlog, to investigate. Therefore, a proactive approach could not be pursued until potentially the next fall. Council Member Betcher asked if the proactive approach would come back to the City Council for prioritization. Operations Manager Clausen stated that was possible, however staff would prefer flexibility in the administration of the system as Capital Improvement Projects may impact the schedule as well as other needs that may surface. Council Member Gartin expressed his appreciation of the research-based approach the City takes to street repair, and shared his belief that there should be consistency in how streets and sidewalks are maintained. Operations Manager Clausen stated that for streets and shared use paths inventories exist to help guide decisions, which does not exist for sidewalks yet. He agreed that similar methodology could be utilized by staff to address sidewalk safety and noted the possibility of homeowners utilizing contractors working on City projects in the same area to drive down costs.

Moved by Gartin, seconded by Rollins, to request staff develop a proactive inspection program.

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

Mayor Haila noted that staff had also requested direction regarding subsidy programs. Council Members discussed their priorities for beginning a subsidy program.

Moved by Beatty-Hansen, seconded by Rollins, to direct staff to develop a system for an income-based subsidy program.

Council Member Betcher questioned if Community Development Block Grant (CDBG) funds would be eligible to utilize in a potential subsidy program. Director Joiner clarified that when staff referred to “grant-based” subsidies, the intention was first-come, first-serve. Income-based subsidies would still be a grant to the resident receiving assistance. Council Member Gartin expressed his desire to be supportive of the proposed subsidy and questioned where the funding would come from. City Manager Schainker outlined possible avenues, stating that income-based subsidies would be able to leverage federal funds through CDBG funds for infrastructure.

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

The City Council expressed its desire to move forward with additional repair options.

Moved by Gartin, seconded by Betcher, to approve alternate repairs of joint filling, additional grinding, leveling, and partial panel repair as detailed in the January 24, 2024, Staff Report.

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

Council Member Gartin expressed his concern over the sharp increase in complaints, and Council Member Beatty-Hansen shared her belief that the increase was motivated by an individual attempting to highlight the shortfalls of the complaint policy. She also expressed her hope that the proactive approach would address that spike. Council Member Gartin inquired if the program utilized by staff to receive complaints had the technical capability to require that complaints be anonymous to the public but known to staff. Operations Manager Clausen stated that when staff last checked with the provider, it was not possible, but staff could inquire again. Director Joiner stated that staff could request that capability from the provider again and shared that the City Attorney had determined that staff were allowed to keep reporter's information from the public information list. Operations Manager Clausen shared that staff could explore the ability to hide sidewalk complaints from the public feed.

Moved by Gartin to request staff inquire with the vendor to explore if complaints may be anonymous to the public but known to staff.

Motion failed due to lack of a second.

**REQUEST FOR ACCOMMODATION FOR KIWANIS TRAILER AT 803 & 919 E.**

**LINCOLN WAY:** Planner Benjamin Campbell recalled the history of the item and presented the Council Action Form (CAF). He highlighted that the code violations that pertained to the Kiwanis recycling trailer operated by Kiwanis were related to the gravel on the lot and the trailer being parked across the property line. Planner Campbell stated that the properties in question were zoned as General Industrial (GI), where all new parking must be asphalt or concrete. The recommendation from staff to not change setback requirements was shared, due to the need to maintain the universal standard across the City. There had been feasible locations identified, but no agreement had been reached between Kiwanis and the property owners on either of the adjacent properties to move the trailer fully onto one property with the necessary 12-foot setback from the property line. Paving the lot was cost prohibitive to Kiwanis, which led to their request for an exception process. Planner Campbell discussed how exception processes were outlined in the *Municipal Code* and would necessitate a text amendment to the Zoning Ordinance. In response to inquiries from the City Council, Director of Planning and Housing Kelly Diekmann clarified that the trailer could not be moved fully onto the property at 803 East Lincoln Way without disrupting the flow of business there. Conversations with the owners of 919 East Lincoln Way had not reached a resolution either.

Mayor Haila opened the Public Input.

Jeff Witt, 2101 Polk Drive, Ames, shared his support for finding middle ground to help the trailer be in compliance with City standards while maintaining the function of recycling and using those funds in the community. Mr. Witt stated that the recycling initiative also served to help meet the City's Climate Action Plan (CAP). He provided an update on conversations the Kiwanis engaged

in with various property owners to potentially resolve the issue. Mr. Witt reiterated that it was not possible to move the trailer onto the 803 East Lincoln Way, property without disrupting the businesses' activities. He stated that The Overflow, 919 East Lincoln Way was receptive to the trailer continuing to be operational but had conditions which would be difficult for the Kiwanis organization to meet. These logistical challenges led to the Kiwanis pursuing an exception process as the organization had not been able to identify a location for relocation. Mr. Witt requested that Kiwanis be grandfathered in on an exception process, otherwise the operation would need to shut down.

Council Member Betcher questioned if The Overflow would have the same conditions if the trailer were to stay at its present location. Mr. Witt responded that if the trailer were to stay at its present location there would be no conditions from The Overflow. He also stated that, as The Overflow opened its new location, the organization was hesitant to adjust their logistics. In response to Council Member Gartin's inquiry of locations Kiwanis had considered moving to Mr. Witt listed City Departments that Kiwanis had been in contact with to discuss relocation of the trailer but shared that Kiwanis had not reached out to private entities yet. He also discussed the additional element of Kiwanis not owning the properties in question and the potential impact that would have on an exception process.

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

Director Diekmann clarified that the property owner would have to sign the application to authorize the process, but the Kiwanis organization would be able to do the work on the application. He stated that the process for outdoor storage exception to setbacks and improvement requirements did not currently exist; however there was a process in place for exceptions that it could be added to. Mayor Haila asked for input on potential unintended consequences the exception may cause. Director Diekmann explained that the exception would be a permit where each application is judged on its individual merit by the Zoning Board of Adjustment without deleting or altering standards for GI.

Moved by Gartin, seconded by Beatty-Hansen, to direct staff to develop an exception process as detailed by Planning and Housing Director Kelly Diekmann for Article 15.

Council Member Betcher shared her concern that The Overflow was not being represented directly in these discussions and her desire to not put pressure on the organization. Director Diekmann stated that The Overflow would be able to object and that no *Municipal Code* enforcement would happen while the permit was being designed. He furthered that the City Council could defer action until The Overflow resolved their site violations and estimated that process would take several months.

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

**PLATS OF SURVEY FOR RURAL BOUNDARY LINE ADJUSTMENTS WITHIN BOONE COUNTY:** Planner Campbell stated that the properties being considered were in Boone County in the Ames Urban Fringe Area. He furthered that policies in Ames Plan 2040 support land divisions for breaking off an existing farmstead and creating parcels of at least 35 acres. Ames

Plan 2040 also seeks to preserve agricultural land and to limit development for commercial or residential purposes. Planner Campbell noted that initially the property owner indicated that agricultural use Zoning restriction on the property would be suitable, but was now requesting to be able to build a house on one of the parcels. He shared support of staff for Alternative One.

Director Diekmann clarified that there were two parcels that staff was requesting approval for, one to the north of 220<sup>th</sup> Street and one to the south. The main issue, stated Director Diekmann, was Parcel C to the north and if there would be a no build limit on the property. Planner Campbell clarified that the property owners would be able to build one home on Parcel C in accordance with Boone County Zoning. Director Diekmann stated that in accordance with Ames Plan 2040, this request was not an issue as it was in Urban Reserve and not the Urban Reserve designation.

Mayor Haila opened the Public Input.

Dan Sansgaard, 2247 220<sup>th</sup> Street, Ames, stated his family was requesting four acres of the property for their son to build a home on that would be separate from the agricultural designation.

Director Diekmann stated that request would be a separate platting process and discussion. After discussion with staff and the City Council, it was determined the request from the property owner did not match the request initiated originally with staff that was on the agenda for discussion.

Mayor Haila asked the applicant if they would like to table the discussion to allow for more clarity. Mr. Sansgaard responded in the affirmative.

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

Moved by Betcher, seconded by Rollins, to table the item until the applicant requests it be placed on a future agenda.

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

**PROPOSED 2024-29 CONSOLIDATED PLAN FIVE YEAR GOALS AND 2024-25 ANNUAL ACTION PLAN PROJECTS FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME PROGRAMS:** Housing Coordinator Baker-Latimer reviewed the history of the development of the plan, highlighting the workshop done with the City Council and various Public Input opportunities. She shared that the biggest goal for CDBG funds was to create more affordable housing, as well as reduce the rent and cost burden for residents. The plan included elements to address low-and-moderate income households and non-low-and-moderate income households. Public, non-profit, and private partnerships were all necessary to achieve the goals outlined, stated Coordinator Baker-Latimer. These considerations led to the development of the goals and priorities for the draft 2024-2029 Five-year Consolidated Plan:

1. To create and expand sustainable, affordable housing for low and moderate-income households through the following outcomes:
  - Increase the supply of single-family and multi-family housing in the Neighborhood Revitalization Strategy Area (NRSA) and Citywide;

- Reduce the cost burden for low-income households to access or maintain rental housing and/or homeownership in the NRSA and citywide;
  - Strengthen neighborhoods by implementing housing programs and services, including acquiring, demolishing, and rehabilitating housing units that support homeowners, homebuyers, and renters in obtaining and remaining in affordable housing;
  - Strengthen neighborhoods by implementing programs that increase or improve public facilities, infrastructure, and services in low and moderate-income census tracts.
2. To create and expand sustainable, affordable housing for non-low-and moderate-income households through the following outcomes:
- Integrate affordable and market-rate residential developments;
  - Remove blight and deteriorated housing to reuse into new housing;
  - Support and address code enforcement of deteriorated housing;
  - Remove blight and deteriorated housing in floodplains and other hazardous areas.

Council Member Beatty-Hansen inquired if CDBG funds would be able to be utilized to help fund subsidies for the Sidewalk Safety Program. Coordinator Baker-Latimer replied in the affirmative, noting that the program could be covered under public infrastructure improvements. She noted that funds had been used in that manner before for public improvements like handicap accessible sidewalks and more. Census tracts and income would be utilized to determine eligibility. In response to Council Member Betcher, Coordinator Baker-Latimer affirmed that funds used for sidewalks may allow for more flexibility on shovel-ready projects to help meet timeliness deadlines. She noted that adding “and individual households” to the goals would allow for greater flexibility to administer the program.

Moved by Beatty-Hansen, seconded by Rollins, to add “and individual households” after “Strengthen neighborhoods by implementing programs that increase or improve public facilities, infrastructure, and services in low and moderate-income census tracts.”

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

Next, Coordinator Baker-Latimer reviewed the process of planning for the upcoming budget year, which included conducting Public Input opportunities to gain feedback on potential projects for the 2024-25 CDBG/HOME Annual Action Plan. On March 19<sup>th</sup> and 20<sup>th</sup>, 2024, staff hosted public forms to gain input regarding potential projects for the 2024-2025 CDBG/HOME Annual Action Plan, which would need to be submitted with the 2024-2029 Five-Year Consolidated Plan. Public feedback consisted of the following areas:

- Need for Assistance with Deposits (Rent and Utilities)
- Single-family housing Rehabilitation Assistance (including solar power and new energy-efficient appliances)
- Homebuyer Assistance (Down payment)
- Mitigation Assistance (damage and repair)
- Tenant/Landlord Education
- Rehabilitation Assistance for Non-Profits
- Expanded Program Marketing (outreach to Iowa State University (ISU) student population, i.e. social media)



She stated that the 2024-25 Annual Action Plan utilized the current 2023-24 allocation amounts, as the updated allocations had not been announced. Funding was separated into the following budget categories:

- CDBG: Deposit and First Month's Rental Assistance
- CDBG: Homebuyer Assistance Program (Down payment/Closing Costs/Education)
- CDBG: Single-Family Housing Rehabilitation Program
- HOME: Tenant Based Rental Assistance
- HOME: New Single-Family Home Construction
- Administration: CDBG
- Administration: HOME

City Manager Schainker stated that a line item for a new budget category to encapsulate the subsidies for the Sidewalk Safety Program would need to be added before the plan was submitted. He noted that the funds could be moved to other categories if unspent but could not be retroactively added. City Manager Schainker proposed adjusting the funding amounts for the Homebuyer Assistance Program and Single-Family Housing Rehabilitation Program to create a line item for CDBG Public Improvement Infrastructure Program. Coordinator Baker-Latimer stated that funding from program income would be available as well and reiterated that the numbers shown were based on the previous year's allocation amounts. She expressed her endorsement of the addition of the line item, based on the expenditures of the previous years and stated that there were still funds being rolled over from previous years. City Manager Schainker stated there was flexibility in the usage of the funds, but the funds could not be utilized for sidewalk repair subsidies if the item was not added to the Action Plan.

Moved by Gartin, seconded by Betcher, to add a line item for CDBG Public Improvement Infrastructure Program in the amount of \$97,596.

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

Mayor Haila opened the Public Input.

Lauris Olson, Buchanan Drive, Ames, requested clarity on the proposed goals and encouraged the City Council to spend the funds wisely. She shared her support for action to provide housing for those who do not have access to housing.

Siri Larson, Ames Resident, requested assistance with adding sewer lines to her property to subdivide it.

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

Moved by Gartin, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 24-178 approving draft goals for the 2024-29 proposed Five-Year Consolidated Plan as amended.

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 Beatty-Hansen, to adopt RESOLUTION NO. 24-181 approving the draft Annual Action Plan Projects, as amended,

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

The City Council meeting recessed at 8:18 p.m. and reconvened at 8:25 p.m.

**HEARING ON CITY-WIDE URBAN REVITALIZATION AREA (URA) DESIGNATION AND PLAN:** Director Diekmann presented the history of the item. He shared that key elements of the proposed plan were that the maximum value that can be abated is \$500,000 and the new construction must be started by December 31, 2027, and completed by the end of 2028. Any improvements or completed construction after that date would not be eligible for the program. He stated that as this was for a pilot program, staff wanted to be able to evaluate the short-term impact. Council Member Betcher inquired about the status of a sustainability incentive program. Director Diekmann stated that staff was in conversations with multiple departments to see what was able to be administered, which would be a separate abatement. He also explained that the decision to make the program city-wide was made for clarity with developers and to reduce the need to create new plans as new areas were identified for development.

Director Diekmann furthered that for existing neighborhoods, a developer must have a vacant lot at the date of approval of the Plan to be eligible to build a new home and receive abatement. The intent was to stop the teardown of the existing housing stock; however, a duplex or multi-plex could be demolished and the lot used for a single-family home under the Plan. Director Diekmann stated this was originally intended to be geared towards ownership housing, which was no longer the main concern of staff, and that if the City Council desired, could be rewritten to incentivize blight elimination. He stated that any criteria could be amended at any time.

Mayor Haila opened the Public Hearing.

Justin Dodge, Hunziker Companies, 105 South 16<sup>th</sup> Street, Ames, shared his excitement with the proposed URA and the tax abatement it would allow. He shared his optimism that this program would motivate clients to build and open existing homes. Mr. Dodge encouraged the City Council to adopt the URA and Plan and shared plans by Hunziker to design a net zero ready home.

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

Director Diekmann shared his support of waiving the three necessary readings and adopting the ordinance to get the program started and to provide a clear start date of when the program began. City Attorney Mark Lambert clarified for the City Council that the Iowa Open Meetings Law allowed for all three readings of the ordinance, as the item was listed on the agenda although it was not formatted in the standard manner. The City Council discussed options to address passing the ordinance.

Moved by Betcher, to approve Alternative 1.  
Motion withdrawn.

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 24-179 certifying Conformity to *Iowa Code* 404 and approve the URA Plan.

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 Gartin, to approve on first reading an Ordinance for the City-wide Designation of the URA.

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

Moved by Gartin to waive the rules and proceed with a second and third reading of the Ordinance. Motion failed due to lack of a second.

**HEARING ON SALE OF MARY GREELEY MEDICAL CENTER PROPERTY AT 2310 E 13TH STREET:** Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Beatty-Hansen, seconded by Rollins, to adopt RESOLUTION NO. 24-102 approving sale of property at 2310 E 13th to Hunziker Construction Services, Inc. in the amount of \$470,000. Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**FIRST READING OF ORDINANCE AMENDING CHAPTER 28 OF THE *MUNICIPAL CODE* SECTION 28.304(3) TO INCREASE SANITARY SEWER RATES BY 7% FOR BILLS DUE ON OR AFTER JULY 1, 2024:** Moved by Betcher, seconded by Rollins, to pass on first reading an ordinance amending Chapter 28 of the *Municipal Code* Section 28.304(3) to increase sanitary sewer rates by 7% for bills due on or after July 1, 2024. Roll Call Vote: 5-0. Motion declared carried unanimously.

**FIRST READING OF AN ORDINANCE AMENDING CHAPTER 2 OF THE *MUNICIPAL CODE*, SECTION 2.10, FOR THE PURPOSE OF AMENDING APPOINTMENTS TO ADMINISTRATIVE AGENCIES, BOARDS AND COMMISSIONS:** Moved by Betcher, seconded by Beatty-Hansen, to pass on first reading an Ordinance Amending Chapter 2, of the *Municipal Code* Section 2.10, for the purpose of amending appointments to administrative agencies, boards and commissions. Roll Call Vote: 5-0. Motion declared carried unanimously.

**DISPOSITION OF COMMUNICATIONS TO COUNCIL:** Mayor Haila noted that there were three items for consideration. The first was a request from Lorriane Fawcett for alternate parking on Wilson Avenue.

Moved by Betcher, seconded by Rollins, to request a memo from staff.

Vote on Motion: 3-2. Voting Aye: Betcher, Junck, Rollins. Voting Nay: Beatty-Hansen, Gartin. Motion declared carried.

The next item was a memo from Building Official Sara Van Meeteren regarding a yard waste exemption request.

Moved by Betcher, seconded by Rollins, to direct staff to contact the applicant and let her know the findings of the Building Official.

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

A request from Brian Doscher for an expedited Zoning Adjustment for a rock-climbing gym was the final item considered.

Moved by Junck, seconded by Betcher, to ask staff to respond to the applicant and outline the process to apply for a Special Use Permit in an Industrial Zone.

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

**REPORT OF GOVERNING BODY:** Council Member Junck shared that the Ames Convention and Visitor’s Bureau (ACVB) had not met since the last City Council meeting, but was hosting its annual event Thursday, April 11, 2024, 5:00 to 7:00 p.m. at Prairie Moon. Council Member Rollins highlighted the Innovation Lunch Club hosted by ACVB taking place April 26, 2024, from 11:15 a.m. to 12:15 p.m.

Council Member Betcher shared that the Ames Economic Development Commission had not met since the last City Council meeting, and Council Member Beatty-Hansen shared the same for the Ames Transit Agency Board of Trustees. Mayor Haila noted that the Story County Emergency Management Agency would meet on Wednesday, April 17, 2024.

**COUNCIL COMMENTS:** Council Member Gartin shared his interest in participating in mobile tours of infrastructure projects in the Des Moines metro areas to understand best practices. Council Member Betcher questioned if tours would be considered an open meeting. City Attorney Mark Lambert stated that if City Council did not deliberate City matters, it would not be considered an open meeting and would be permissible.

Moved by Gartin, seconded by Betcher, to facilitate mobile tours of infrastructure projects in the Des Moines Metro Area to better understand best practices.

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

Council Member Gartin also expressed his pride in ISU athletics and Council Member Rollins extended her congratulations to the ISU Wrestling team for a great season.

Mayor Haila shared that Reimen Gardens’ Director Ed Lyon was retiring on Friday, April 12, 2024, and wished him the best.

**ADJOURNMENT:** Moved by Beatty-Hansen, seconded by Gartin, to adjourn at 8:59 p.m.

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



---

Grace Bandstra, Deputy City Clerk



---

John A. Haila, Mayor

A handwritten signature in black ink that reads "Renee Hall". The signature is written in a cursive style with a large initial "R" and "H".

---

Renee Hall, City Clerk