

**SUMMARY OF 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. She also thanked the public and private partners that work to provide fair and affordable housing in the community.

**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 and reviewed the history of the program.

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.

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

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.

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

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

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

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

Moved by Gartin, seconded by Betcher, to approve alternate repairs as detailed in the January 24, 2024, Staff Report.

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

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).

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. He provided an update on conversations the Kiwanis have had with various property owners to potentially resolve the issue.

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

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

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

**PLATS OF SURVEY FOR RURAL BOUNDARY LINE ADJUSTMENTS WITHIN BOONE COUNTY:** Director Diekmann and Planner Campbell presented the CAF.

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.

After discussion with staff and the City Council, it was determined the request did not match what was on the agenda for discussion.

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 presented the CAF.

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.

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.

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 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 CAF.

Mayor Haila opened the Public Hearing.

Justin Dodge, 105 South 16<sup>th</sup> Street, Ames, shared his excitement with the proposed URA and the tax abatement it would allow.

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

Moved by Betcher, to adopt 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:** Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

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:** 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.

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.

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

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

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Grace Bandstra, Deputy City Clerk

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John A. Haila, Mayor

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Renee Hall, City Clerk