

**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**

**MAY 28, 2024**

**CALL TO ORDER:** The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee meeting was called to order by Chair Pro Tem and voting member Amber Corrieri at 6:02 p.m. on the 28<sup>th</sup> day of May, 2024. Other voting members present were: Bronwyn Beatty-Hansen, City of Ames; Tim Gartin, City of Ames; Rachel Junck, City of Ames; Anita Rollins, City of Ames; Jonathan Popp, City of Gilbert; and Linda Murken, Story County Board of Supervisors. Emily Boland, Ames Transit Agency Board of Trustees, joined the meeting electronically.

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

- 1. Motion recommending Ames City Council approval of Professional Services Agreement with HDR Engineering, Inc. of Omaha, Nebraska for the 2050 Metropolitan Transportation Plan update in an amount not to exceed \$499,851
- 2. Motion approving draft Public Participation Plan and setting July 9, 2024, as date of public hearing

Vote on Motion: 8-0. Motions declared carried unanimously.

**DRAFT FFY 2025-2028 TRANSPORTATION IMPROVEMENT PROGRAM:** Director of Public Works John Joiner reviewed that the item is an annual program that covers four years of transportation related funding through the MPO. He noted that there were four applications that funds were recommended for award, which included: a) Vehicle Replacement (Electric Bus), b) Sixth Phase Deployment (Ames Intelligent Transportation System (ITS) Master Plan), c) Fifth Phase Deployment (Ames ITS Master Plan), and d) Duff Ave (6<sup>th</sup> Street – 13<sup>th</sup> Street) & E 13<sup>th</sup> Street (Dayton Avenue – McCormick Avenue). He concluded that staff would present the final plan at the July 9<sup>th</sup> meeting after public comments had been received.

Moved by Junck, seconded by Popp, to approve the Draft FFY 2025-2028 Transportation Improvement Program and set July 9, 2024, as date of public hearing.

Vote on Motion: 8-0. Motion declared carried unanimously.

**HEARING ON FY 2025 TRANSPORTATION PLANNING WORK PROGRAM:** Director Joiner presented the final version of the Work Program, noting that no public comments were received during the 30-day comment period. He furthered that the Work Program was shared with federal and state partners that provided comments which were incorporated into the final draft.

The Public Hearing was opened and closed by Chair Pro Tem Corrieri when no one came forward to speak.

Moved by Rollins, seconded by Murken, to adopt RESOLUTION NO. 24-279 approving Final

FY 2025 Transportation Planning Work Program.  
Vote on Motion: 8-0. Motion declared carried unanimously.

**COMMITTEE COMMENTS:** None.

**ADJOURNMENT:** Moved by Beatty-Hansen, seconded by Popp, to adjourn at 6:06 p.m.  
Vote on Motion: 8-0. Motion declared carried unanimously.

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## REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

MAY 28, 2024

The Regular Meeting of the Ames City Council was called to order by Mayor Pro Tem Amber Corrieri at 6:11 p.m. on the 28<sup>th</sup> day of May, 2024, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Tim Gartin, Rachel Junck, and Anita Rollins. *Ex officio* Emily Boland joined the meeting electronically. Mayor John Haila and Council Member Gloria Betcher were absent.

**CONSENT AGENDA:** Mayor Pro Tem Corrieri noted that staff requested to pull Item No. 12 and Council Member Rollins requested to pull Item No. 13.

Moved Beatty-Hansen, seconded by Junck, to approve the consent agenda less Item No. 12 and Item No. 13.

1. Motion approving payment of claims
2. Motion approving Summary of Minutes of Regular City Council Meeting on May 14, 2024, and Special Meeting on May 23, 2024
3. Motion approving Civil Service Candidates
4. Motion approving Report of Change Orders for period May 1-15, 2024
5. Motion approving 5 - Day License (June 9 - June 13, 2024) Class C Retail Alcohol License - Your Private Bartender, 2609 University Boulevard
6. Motion approving new Class E Retail Alcohol License - BP, 2720 East 13th Street, Pending Favorable Inspection
7. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
  - a. Della Viti, (323 Main Street #102), Class C Retail Alcohol License with Catering Privilege and Outdoor Service, Pending Dramshop Review
  - b. Old Chicago Pizza and Taproom, (1610 S. Kellogg Ave), Class C Retail Alcohol License with Outdoor Service
  - c. Casey's General Store #2560, (3020 S Duff Ave), Class E Retail Alcohol License
  - d. Green Hills Residents' Association, (2200 Hamilton Drive, Suite 100), Class F Retail Alcohol License with Outdoor Service
  - e. MMDG Spirits, (126A Welch Avenue), Class E Retail Alcohol License
  - f. Kum & Go #200, (4510 Mortensen Road), Class E Retail Alcohol License
  - g. Kum & Go #216, (203 Welch Ave), Class E Retail Alcohol License

- h. Wheatsfield Cooperative, (413 Northwestern Avenue), Special Class C Retail Alcohol with Outdoor Service
  - i. Hilton Garden Inn Ames, (1325 Dickinson Avenue), Class C Retail Alcohol License with Outdoor Service, Pending Dramshop Review
- 8. Motion to approve the Police Department's application to and participation in the 2024 Department of Justice Office of Justice Programs Bulletproof Vest Partnership Program.
- 9. Motion authorizing the Mayor to send letter to Iowa Economic Development Authority (IEDA) acknowledging and approving the relocation of Sabanto Inc. from Iowa State University Research Park in the City of Ames to the Nevada, Iowa
- 10. Requests for Midnight Madness on July 13, 2024:
  - a. RESOLUTION NO. 24-280 approving partial street closures of Collaboration Place to S. Riverside Drive (north side lane), S. Riverside Drive north to Airport Road (west side lane), Airport Road between S. Riverside Drive and South Loop Drive (south side of eastbound traffic), South Loop Drive (east side of road), and University Boulevard from Cottonwood Road to Collaboration Place (east side of road)
- 11. RESOLUTION NO. 24-281 approving appointments to Historic Preservation Commission and Parks and Recreation Commission
- ~~12. RESOLUTION NO. 24-282 approving request to modify the City's FY 2023/24 ASSET contract with YSS~~
- ~~13. RESOLUTION NO. 24-283 approving request from Ames NAACP for \$1,000 financial commitment to the 2024 Ames Juneteenth Event to be held on Saturday, June 15, 2024, at Bandshell Park~~
- 14. RESOLUTION NO. 24-284 approving Professional Services Agreement for 2023/24 Airport Improvement Program (Wildlife Fence Project)
- 15. RESOLUTION NO. 24-285 approving Professional Services Agreement with HDR Engineering, Inc. of Omaha, Nebraska for the 2050 Metropolitan Transportation Plan update in an amount not to exceed \$499,851
- 16. RESOLUTION NO. 24-286 awarding contract to Energy Solutions, Inc., of Elkhorn, NE for transformer oil reconditioning and repair for the Electric Department's Technical Services Division in the amount of \$89,328.95
- 17. RESOLUTION NO. 24-287 approving contract renewal with Wellmark for administrative services, specific to aggregate excess insurance, and access fees for benefits from July 1, 2024 to June 30, 2025
- 18. RESOLUTION NO. 24-288 approving contract renewal with Delta Dental of Iowa for administrative services for dental benefits effective July 1, 2024
- 19. RESOLUTION NO. 24-289 approving contract renewal with Wellmark Blue Cross Blue Shield for FY 2024/25 Wellness Program Services beginning July 1, 2024
- 20. RESOLUTION NO. 24-290 approving contract renewal with Wulfekuhle Injection & Pumping, Peosta, IA, for Cell Maintenance Services for Electric Services (RDF ash), for the one-year period from July 1, 2024 through June 30, 2025 in an amount not-to-exceed \$200,000
- 21. RESOLUTION NO. 24-291 approving contract renewal with MPW Industrial Water Services Inc., of Hebron, OH, for the Bottle Exchange Program and Related Services for Power Plant for the one-year period from July 1, 2024 through June 30, 2025 in an amount not-to-exceed \$55,000

22. RESOLUTION NO. 24-292 approving contract and bond for the 2023/24 Shared Use Path Expansion with Con- Struct, Inc., of Ames, Iowa
  23. RESOLUTION NO. 24-293 approving Change Order No. 1 with Waldinger Corporation for Power Plant Maintenance Services Contract in the amount of \$140,000
  24. RESOLUTION NO. 24-294 approving Amendment No. 2 to Professional Services Agreement with WHKS & Co. for 2019/20 Storm Water Erosion Control Program (Ioway Creek - 6<sup>th</sup> to 13<sup>th</sup> St) in the amount of \$20,600
  25. RESOLUTION NO. 24-295 Approving Change Order No. 6 to 2023 CyRide Shop Rehabilitation Project
  26. RESOLUTION NO. 24-296 accepting final completion of Old Water Plant Demolition Project with LinnCO, Inc., of Sartell, Minnesota in the final amount of \$2,599,638.10
  27. RESOLUTION NO. 24-297 accepting completion of the Furman Aquatic Center Pool Basin Repainting Project to Amusement Restoration Companies, L.L.C, Burnet, Texas, in the amount of \$133,405.75
  28. RESOLUTION NO. 24-298 accepting completion of Stormwater Management (Chapter 5B) at Barilla, 3311 E Lincoln Way, and releasing financial security in full
  29. RESOLUTION NO. 24-299 accepting completion of Stormwater Management (Chapter 5B) at Courtyard (G&G Hospitality), 311 S 17th Street, and releasing bond in full
  30. RESOLUTION NO. 24-300 accepting completion of Stormwater Management (Chapter 5B) at Menards, 700 SE 16<sup>th</sup> Street, and releasing financial security in full
  31. RESOLUTION NO. 24-301 accepting completion of landscaping requirements at Staybridge Hotel, 2111 Isaac Newton Drive and releasing financial security in full
- Roll Call Vote: 5-0. Motions/Resolutions declared carried/adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**FY 2023/24 ASSET CONTRACT WITH YSS:** Mayor Pro Tem Corrieri noted that it was requested by staff to forgo action on this item and move it to a future agenda.

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

**FINANCIAL COMMITMENT TO THE 2024 AMES JUNETEENTH EVENT:** Council Member Rollins noted that she requested to pull this item due to conflict of interest.

Moved by Beatty-Hansen, seconded by Junck, to adopt RESOLUTION NO. 24-283 approving request from Ames NAACP for \$1,000 financial commitment to the 2024 Ames Juneteenth Event to be held on Saturday, June 15, 2024, at Bandshell Park.  
Roll Call Vote: 4-0-1, Rollins abstaining due to conflict of interest. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**PUBLIC FORUM:** The Public Forum was opened by Mayor Pro Tem Corrieri.

Richard Deyo, 505 8<sup>th</sup> Street, Unit 2, Ames, shared his support for a nudist park in Ames, suggesting potential locations for the proposed park.

Merrick S., 1225 Delaware Avenue, Ames, spoke about the genocide happening in Gaza, asking

Ames to divest from Israel.

The Public Forum was closed by Mayor Pro Tem Corrieri when no one else came forward to speak.

**REQUESTS FOR AMES PRIDEFEST:** Assistant City Manager Brian Phillips reviewed the request, highlighting that the waiver of parking meter fees and suspension of enforcement for 24 metered parking spaces in Kellogg Lot S and 58 metered parking spaces in Library Lot Q was not intended to serve as event space. He elaborated that the organizers of Pridefest were planning to provide those spaces as free parking to event attendees and all Downtown visitors. He emphasized that the spaces would not be reserved exclusively for Pridefest attendees.

Council Member Beatty-Hansen inquired about the request approved to host Pridefest in 2023. Assistant City Manager Phillips confirmed that the request presented mirrored the request from the previous year, which the City Council approved. He stated that the waiver for the parking meter fees resulted in a loss to the parking fund and was not reimbursed from another fund. Council Member Gartin noted the importance of consistency between approving requests of different organizations and asked for perspective on the matter. Assistant City Manager Phillips noted that roughly five years ago the City Council adopted a policy which stipulated that lost parking revenue would not be waived for district wide events in Downtown or Campustown; however, requests for waived parking fees would be considered on a case-by-case basis.

Moved by Beatty-Hansen, seconded by Junck, to approve Option 2: Approve the requests for Ames Pridefest on Saturday, September 14<sup>th</sup>, as outlined above, including the waiver of fees for vending and all parking with reimbursement to the Parking Fund in the amount of \$373.50 from the Hotel/Motel Tax Fund.

Council Member Gartin reiterated the importance of being consistent between approving requests for parking waivers, especially when organizations show a willingness to pay for parking.

Motion withdrawn.

Moved by Beatty-Hansen, seconded by Junck, to approve blanket Temporary Obstruction Permit and blanket Vending License.

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

Moved by Beatty-Hansen, seconded by Junck, to adopt RESOLUTION NO. 24-302 approving closure of Douglas Avenue from Main Street to 6<sup>th</sup> Street and 5<sup>th</sup> Street between Kellogg Avenue and the alley east of Adams Family Funeral Home from 5:00 a.m. to 10:00 p.m.

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

Moved by Beatty-Hansen, seconded by Junck, to adopt RESOLUTION NO. 24-303 approving waiver of parking meter fees and enforcement with reimbursement to the Parking Fund in the amount of \$373.50 from the Hotel/Motel Tax Fund.

Vote on Motion: 4-1, Gartin dissenting. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Rollins, seconded by Junck, to adopt RESOLUTION NO. 24-304 approving waiver of fee for blanket Vending License.

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

**NATURAL GAS SUPPLY CONTRACT:** Director of Electric Services Donald Kom explained that the Power Plant typically burns between 8,000 and 12,000 MMBtu of natural gas daily in either of its two boilers. He furthered that the natural gas, along with refuse-derived fuel (RDF) from the Resource Recovery Plant (RRP), combust to generate electricity. With natural gas prices quoted for only a 24-hour period, which is less time than is necessary to provide notice of a City Council meeting and approve the contract, staff recommended an approach that accounted for seasonal difference in gas prices to arrive at a consistent price per MMBtu.

This was the method used in 2023, Director Kom reviewed, which allowed himself as the Director of Electric Services to obligate the City to purchase natural gas at a previously authorized cap determined by the City Council. Under this alternative, Director Kom would approve an amendment to the contract with Macquerie Energy LLC, of Houston, Texas, to extend the existing natural gas supply contract for a term of not less than one, but not more than three years at a price of not more than \$3.60/MMBtu or a total cost of not more than \$13,980,000 for calendar year 2025. Additionally, staff would pursue options for reducing the volume of waste received through recycling and other waste diversion programs to further lessen the burden on customer bills.

Moved by Rollins, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 24-305 authorizing staff to enter into a Natural Gas Supply contract for calendar year 2025.

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

**GEOHERMAL INSTALLATION COSTS WITHIN THE BAKER SUBDIVISION:** Director Kom stated that at the April 23<sup>rd</sup> City Council Meeting there were questions regarding the costs associated with geothermal installation within the Baker Subdivision, to which he provided a summarized response. He highlighted that staff solicited input and based on the data provided by the three contractors, on average, the geothermal HVAC installation/equipment cost is significantly higher than the gas furnace/air conditioner system. He noted, however, that there are considerable incentives available for geothermal HVAC systems and geothermal systems lower carbon emissions of a home by 24% compared to the traditional HVAC system.

Council Member Gartin shared his concerns regarding the relationship between the City Council's sustainability goals and affordable housing goals. He noted that this item was for informational purposes only but stated intention to make a motion during Council Comments to bring this issue back at a future meeting for discussion.

**TAX INCREMENT FINANCING (TIF) DEVELOPMENT AGREEMENT FOR NORTH**

**DAYTON INDUSTRIAL SUBDIVISION:** Planner Justin Moore reviewed the request to amend the Development Agreement, which included: a) Request for Reimbursement, b) Request for Sales Price Adjustment, and c) Request to Defer Penalty for First Speculative Building. Planner Moore provided a breakdown of the costs the developer had submitted as part of the request. He highlighted that staff supported the reimbursement for infrastructure cost overruns that included in the exhibit and directly related to paving, water, electric, and sewer improvement. Staff was not in support of the requested reimbursement of development related costs for infrastructure not in the exhibit as well as new costs being claimed for development not related to infrastructure. Thus, staff recommended an additional \$151,687.05 be incorporated into the TIF.

In regard to the request for sales price adjustment, the developer asked the future \$22,000 cost of constructing private stormwater piping on the western boundary of the site be recouped with the sale of Lot 2. Planner Moore noted that staff is supportive of allowing the developer to change the sales price cap for Lot 2 due to the unique stormwater cost to collect an additional \$22,000 more than the required per acre cost. Lastly, the request to defer penalty for the first speculative building was reviewed. Planner Moore highlighted that the developer was granted an extension in 2023 to complete the first building by May 1, 2025, to a shell condition. He furthered that staff visited the site and noted that the shell was not completed as agreed upon, thus it is subject to a \$15,000 penalty. Planner Moore shared that staff was supportive of deferring the penalty if the building is completed within the next 30 days per the specifications of the agreement.

Council Member Gartin inquired about the structure of the Development Agreement. Planner Moore shared that the Development Agreement took standard form and that unexpected development issues, such as a nearby cemetery preservation, wetland mitigation bank issues, State Historic Preservation Office (SHPO) review and non-infrastructure design services contributed to the request for an amendment and could not be anticipated during preliminary negotiations with the developer.

Mayor Pro Tem Corrieri opened the Public Input.

Chuck Winkleblack, Hunziker Companies, 105 S. 16<sup>th</sup> Street, Ames, discussed the unique and unforeseen barriers to development at the North Dayton Industrial Subdivision, encouraging the City Council to approve the request to amend the Development Agreement.

Council Member Gartin reiterated his previous question to Mr. Winkleblack, inquiring about the structure of the Development Agreement. Mr. Winkleblack shared his agreement with Planner Moore's response, highlighting that even with his 30 years of experience in the field, he would not have been able to anticipate the isolated issues the development site presented, specifically in regard to the nearby cemetery and wetland mitigation bank issues.

Mayor Pro Tem Corrieri closed the Public Input when no one else came forward to speak.

The City Council Members engaged in robust discussion concerning the costs for reimbursement requested by the developer.

Moved by Junck, seconded by Beatty-Hansen, to approve Alternative 1: a) Increase maximum TIF reimbursement by \$151,687.05 related to Category #1 for the eligible construction costs listed on the exhibit in the Development Agreement, bringing the total reimbursement to \$3,119,951.05; b) Amend the agreement to include a one-time \$22,000 sales price increase for Lot 2, in addition to the allowed per acre cost; and c) Direct staff to not proceed with collection of the \$15,000 penalty if the building is completed by June 28<sup>th</sup>, 2025.

Vote on Motion: 3-2, Corrieri and Gartin dissenting. Motion declared carried.

Moved by Gartin, seconded by Corrieri, to request the Legal Department review the structure of Development Agreements.

Planning and Housing Director Kelly Diekmann explained that the Legal Department reviews each agreement on an individual basis prior to it being presented to the City Council for consideration.

Motion withdrawn.

**STAFF REPORT ON REDIRECTION AREA PRIORITIES:** Director Diekmann reviewed that in December 2023 staff provided an overview of each of the eight Redirection Areas identified within the Plan 2040 future land use map. At that meeting, the City Council directed staff to scope parameters for three areas that would be prioritized within the Planning and Housing Work Plan.

Planner Benjamin Campbell presented the three Redirection Areas, which included: #1. South of Campus (Hunt/Knapp), #2. West of Campus Lincoln Way (Campus/Howard/West), and #7. Northwestern Avenue – West of Downtown. He highlighted that staff believes Redirection Area #1 is the most primed for redevelopment as it is in a walkable neighborhood. He noted that most of the housing in the area is rental housing that is reaching the end of its natural life. Planner Campbell added that Area #1 was in a desirable neighborhood where several property owners own a number of contiguous properties, which will help facilitate development.

Council Member Gartin noted that Council Member Betcher was absent from the meeting and has been an advocate for balance in the South Campus Area and asked for more historical information. Planner Campbell noted that there had historically been tension between the long-term residents and rental property owners in that area. He shared that rental housing over time has continued to creep south into the lower density residential neighborhoods. He concluded that focusing on Redirection Area #1 would help establish high density living in a desirable neighborhood and help restore the balance between owner occupied housing and rental units south of campus.

Council Member Junck inquired about the timeline for the public outreach component of the project. Planner Campbell shared that staff would begin work in the fall and Director Diekmann noted that public outreach would most likely take place during the spring semester.

Moved by Gartin, seconded by Beatty-Hansen, to direct staff to include Redirection Area #1: South of Campus (Hunt/Knapp) in the Planning and Housing Work Plan.



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

**JOINT USE PARKING PLAN FOR 214 S. SHERMAN AVENUE:** Director Diekmann reviewed that the Joint Use Parking Plan requires the City Council to agree that the mix of uses on the site do not demand the parking as outlined in the Zoning Ordinance. Shelter Housing Holdings, LLC (d.b.a. The Bridge Home) submitted development plans to construct a new building located at 214 S. Sherman Avenue that would include uses of a homeless shelter, offices, and community space. He noted that staff believes that with the unique elements of how The Bridge Home operates, the parking projections included in the Joint Use Parking Plan are realistic in illustrating the peak parking demands and supported approval.

Moved by Beatty-Hansen, seconded by Rollins, to adopt RESOLUTION NO. 24-306 approving Parking Plan for 214 S. Sherman Avenue.

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

**WATER POLLUTION CONTROL FACILITY NUTRIENT REDUCTION MODIFICATIONS PHASE 1 PROJECT:** Director of Water and Pollution Control John Dunn reviewed the details of the contract and the proposed amendments, highlighting the discrete engineering tasks and hours allocation for each. He then presented the total engineering expenses, focusing on the project cost in comparison to other infrastructure improvements that have been made over the last 10 years.

Council Member Rollins inquired about the language included in the amendment to ensure there are consistent expectations with the City's partnered agencies. Director Dunn noted that the reporting requirements detailed in the original agreement remained the same with the amendment. Council Member Gartin noted the price of the contract and discussed federal requirements that are contributing to millions of dollars of infrastructure improvements like this project that taxpayers are responsible for.

Moved by Beatty-Hansen, seconded by Rollins, to adopt RESOLUTION NO. 24-275 approving Amendment No. 2 to the agreement with Strand Associates for the Water Pollution Control Facility Nutrient Reduction Modifications Phase 1 Project.

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

**HYLAND AVENUE PAVEMENT IMPROVEMENTS:** Director Joiner reviewed that the initial scope of the project was rehabilitation with all planned work within the existing curbline. He noted that after further in-depth review of existing pavement conditions, the section of Hyland Ave from Ontario Street to Pammel Drive was determined to need full reconstruction. He furthered that a full reconstruction through this section with a narrower pavement width would then allow for adding a shared use path to the west side of Hyland Avenue, thereby increasing safety for bicyclists as requested by citizens that frequent the corridor.

The first option would include a shared use path and: Reduce the roadway width by 9' with reconstruction from Ontario Street to Pammel Drive; remove 9' of existing pavement and replace

with new curb from Pammel Drive to Oakland Street; and patch from Oakland Street to Lincoln Way. Director Joiner noted that the estimated cost for this scope was \$1,800,000. The second would include a shared use path and: Change the project scope to full reconstruction from Ontario Street to Oakland Street at 9' narrower than the existing pavement, making Oakland Street the southern project terminus; and no patch or any other type of road work would occur south of Oakland. He shared that the estimated cost of this approach was \$1,930,000.

The City Council Members engaged in robust discussion to determine the best course of action to better serve pedestrians and bicyclists in the area. In response, Director Joiner highlighted that staff recommended Option 1. He explained that since there is not sufficient room to construct a shared use bike path from Oakland Street to Lincoln Way, a pedestrian activated signal at Oakland Street would allow for a safe transition from the shared use path to the bike lanes for bicyclists continuing south.

Moved by Beatty-Hansen, seconded by Junck, to direct staff to amend the design scope of the Hyland Avenue project to include a shared use path on the West side of Hyland Avenue in accordance with Alternative 1.

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

#### **SOLID WASTE COLLECTION AND DISPOSAL FOLLOW-UP STAFF REPORT:**

Assistant City Manager Phillips, Director Kom, Director Joiner, and Resource Recovery Plant Superintendent Bill Schmitt presented the staff report. Assistant City Manager Phillips reviewed that staff had examined the overall waste collection and disposal system in the community to understand the issues that will face this system in the next few months and beyond, and to identify the available options to provide economical and environmentally responsible collection and disposal of solid waste. These issues included: 1. Maintenance and Reliability; 2. Natural Gas Prices and Carbon Footprint; 3. Capital Investment Required; and 4. End of Current Comprehensive Solid Waste Plan.

To address the aforementioned issues, staff identified three options for solid waste disposal in the future, which included: 1. Maintain the Status Quo; 2. Construct a New, Dedicated Waste-to-Energy Boiler to Burn Refuse Derived Fuel (RDF) with Transfer Station for Backup, Recyclables, and Non-Combustible Waste; and 3. Discontinue Waste-to-Energy and Construct a Transfer Station for Municipal Solid Waste (MSW), Recyclables, and Other Waste. Assistant City Manager Phillips noted that the interrelated issues of collection, waste processing, waste disposal, climate action, and energy production all suggest to City staff that the most advisable strategy for the City Council to pursue Option 3. In this option, the City would partner with Metro Waste Authority to implement an organized collection system meeting the City Council's requirements, including curbside collection of refuse (MSW), recyclables, and yard waste in a manner that reduces truck traffic on City streets. Staff would convert the Resource Recovery operation into a transfer station model, where refuse and recyclable materials could be deposited, consolidated, and loaded for transportation to processing/disposal site. For a means of disposal, staff would transition from the Central Iowa Solid Waste Management Association planning area to the Metro Waste Authority planning area as the final location for disposal of municipal solid waste.

Assistant City Manager Phillips reviewed a concept outlining how each of the roles described would potentially work. He then discussed the advantages of the strategy, highlighting that the approach keeps the community-focused component with the City of Ames, and staff already excels at administering the customer-focused aspects of managing waste in the area. The City Council Members engaged in conversation regarding the logistics of the collection system and staff answered questions concerning the technical aspects of the partnership with Metro Waste Authority.

The Public Input was opened by Mayor Pro Tem Corrieri.

Paula Eichinger, Garbage Guys, 52160 320<sup>th</sup> Street, Slater, shared the growth in customers that Garbage Guys has experienced in the last month and encouraged the City Council to allow residents to choose their garbage provider.

The Public Input was closed by Mayor Pro Tem Corrieri when no one else came forward to speak.

Council Member Gartin noted his concern that organized garbage collection is a separate issue from the method of disposal, though the two systems relate. He thought it would be best to allow residents the power of choice as Ms. Eichinger highlighted. Mayor Pro Tem Corrieri reiterated that the report presented was for information and public comment only, noting that the item would return at a future meeting for discussion and direction from the City Council.

**HEARING ON FINAL AMENDMENT TO FISCAL YEAR 2023/24 BUDGET:** Director of Finance Corey Goodenow and Budget Manager Nancy Masteller presented the Final Amendment. Director Goodenow noted that the City traditionally completes three amendments each year, highlighting that the Final Amendment primarily encompasses adjustments for Capital Improvement Projects that started earlier than originally anticipated.

Mayor Pro Tem Corrieri opened and closed the Public Hearing when no one came forward to speak.

Moved by Junck, seconded by Rollins, to adopt RESOLUTION NO. 24-308 approving amendment to current budget for Fiscal Year ending June 30, 2024.

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 WATER SYSTEM IMPROVEMENTS PROGRAM (KELLOGG AVENUE - 7TH STREET TO 13TH STREET) AND (11TH STREET - BURNETT AVENUE TO KELLOGG AVENUE):** The Public Hearing was opened and closed by Mayor Pro Tem Corrieri when no one came forward to speak.

Moved by Rollins, seconded by Beatty-Hansen, to accept the report of bids and adopt RESOLUTION NO. 24-309 approving final plans and specifications and awarding a contract to Jet Drain Services, LLC of Ames, Iowa, in the amount of \$808,389.46.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby

made a portion of these Minutes.

**HEARING ON EASEMENTS FOR 302 SONDROL AVENUE:** Mayor Pro Tem Corrieri opened and closed the Public Hearing when no one came forward to speak.

Moved by Rollins, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 24-310 approving the Storm Sewer Easement executed with 302 Sondrol, LLC (d.b.a. Mechanical Comfort, Inc.). Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Rollins, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 24-311 approving the vacation of the existing Electric Utility Easement along the lot line of 302 and 212 Sondrol Avenue.

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

**HEARING ON SALE OF LAND LOCALLY KNOWN AS 412 S. WILMOTH, LOT 1, BAKER SUBDIVISION TO HABITAT FOR HUMANITY OF CENTRAL IOWA:** The Public Hearing was opened and closed by Mayor Pro Tem Corrieri when no one came forward to speak.

Moved by Rollins, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 24-312 approving the sale of Lot 1 within the Baker Subdivision to Habitat for Humanity of Central Iowa.

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.

**HEARING ON ZONING TEXT AMENDMENT TO ALLOW MIXED-USE RESIDENTIAL DEVELOPMENT WITHIN THE HUB ACTIVITY AREA OF THE RESEARCH PARK INNOVATION DISTRICT ZONING DISTRICT (IOWA STATE RESEARCH PARK):** Planner Amelia Schoeneman presented the Zoning Text Amendment (ZTA), highlighting that the amendment would apply to two sites in the Iowa State University Research Park (ISURP) and is limited to permitting apartments primarily on upper floors and in conjunction with commercial or office spaces in the Hub Activity Area. She explained that staff evaluated two main issues when reviewing the request, which included the desirability of the remaining industrial sites and commercial impacts. Planner Schoeneman emphasized that it would be required that 90% of the ground floors be dedicated to office or trade use and adhere to the existing design standards.

The Planning and Zoning Commission recommended approval of the amendment after significant discussion regarding the impacts on industrial users, and Council Member Rollins inquired about the two dissenting votes in that recommendation. Planner Schoeneman noted that the Commission found that there is a need for housing for those that work in the ISURP. She noted it was also found that commercial components will help create a desirable environment for ISURP staff and that non-industrial sites should be developed in a way that fits with the ISURP environment. She furthered that the two dissenting votes related to concerns that residential uses may discourage industrial users with potential for accidental release or sensitive receptor from

viewing ISURP as a desirable location.

Mayor Pro Tem Corrieri opened the Public Hearing.

Kyle Martin, Iowa State University Research Park Facility Development Manager, 1805 Collaboration Place, Ames, encouraged the City Council to support the ZTA, highlighting the goals of ISURP to create an environment where community members can live, work, and play. He discussed the amenities included at research parks across the country and noted this as an opportunity to be competitive in the market to attract new industrial users to Ames.

Mayor Pro Tem Corrieri closed the Public Hearing when no one else came forward to speak.

Moved by Gartin, seconded by Beatty-Hansen, to pass on First reading an Ordinance on a Zoning Text Amendment to allow mixed-use residential development within the HUB activity area of the Research Park Innovation District Zoning District.

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

**SECOND READING OF ORDINANCE ON ZONING TEXT AMENDMENT FOR PURPOSE OF INCLUDING ROCK CLIMBING FACILITIES AS A MISCELLANEOUS USE WITHIN THE GENERAL INDUSTRIAL (GI) ZONING DISTRICT BY SPECIAL USE PERMIT:**

Moved by Beatty-Hansen, seconded by Gartin, to pass on Second reading an Ordinance on a Zoning Text Amendment for purpose of including Rock Climbing Facilities as a Miscellaneous Use within the General Industrial (GI) Zoning District by Special Use Permit.

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

**SECOND READING OF AMENDMENT TO CHAPTER 18.7A OF THE *MUNICIPAL CODE*, SPECIAL PENALTY FOR GAME DAY PARKING, TO ADD EVENT PARKING:**

Moved by Beatty-Hansen, seconded by Rollins, to pass on Second reading an Amendment to Chapter 18.7A of the *Municipal Code*, Special Penalty for Game Day Parking, to add Event Parking.

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

**THIRD READING AND ADOPTION OF ORDINANCE NO. 4528 AMENDING CHAPTER 28 OF THE *MUNICIPAL CODE* ESTABLISHING GEOTHERMAL SERVICES AND RULES AND CHARGES THEREFORE:**

Moved by Rollins, seconded by Beatty-Hansen, to pass on Third reading and adopt ORDINANCE NO. 4528 amending Chapter 28 of the *Municipal Code* establishing Geothermal Services and rules and charges therefore.

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

**THIRD READING AND ADOPTION OF ORDINANCE NO. 4529 AMENDING CHAPTER 5 AND CHAPTER 22 OF AMES *MUNICIPAL CODE* REGARDING MISSING INFRASTRUCTURE REQUIREMENTS:**

Moved by Beatty-Hansen, seconded by Rollins, to pass on Third reading and adopt ORDINANCE NO. 4529 amending Chapter 5 and Chapter 22 of Ames *Municipal Code* regarding Missing Infrastructure Requirements.

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

**DISPOSITION OF COMMUNICATIONS TO COUNCIL:** Mayor Pro Tem Corrieri noted there were five items to consider. The first was from Luke Jensen regarding development at 113 N. Dakota Avenue.

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

A request for same side parking on Hayes Avenue from Rachel Claussen was the second item.

Moved by Beatty-Hansen, seconded by Junck, to proceed with the request and ask staff notify Ms. Claussen of the process moving forward.  
Vote on Motion: 5-0. Motion declared carried unanimously.

The third item was a memo from Building Official Sara Van Meeteren regarding violations on S. 4<sup>th</sup> Street and Mayor Pro Tem Corrieri noted it was for information only.

Information regarding electric police vehicles from Mark Steffen was the fourth item.

Moved by Beatty-Hansen, seconded by Rollins, to request staff respond to the individual.  
Vote on Motion: 5-0. Motion declared carried unanimously.

The final item was a request for a Zoning Text Amendment from Matt Mitchell.

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

**REPORT OF GOVERNING BODY:** Council Member Rollins shared that the Discover Ames Board saw a presentation from a marketing group that will be helping promote positive community interaction for everyone that visits Ames.

Council Member Beatty-Hansen noted that at the Ames Transit Agency Board of Trustees meeting, discussion revolved around the Statewide discretionary grant for bus replacement and the lease agreement with Jefferson Lines for use of the Ames Intermodal Facility. She furthered that two new student representatives were also introduced at the meeting.

The Ames Economic Development Commission and the Story County Emergency Management Agency had not met since the report at the most recent meeting of the City Council.

**COUNCIL COMMENTS:** Council Member Gartin extended gratitude to City staff for their help with the Memorial Day Program, which was moved inside to the Ames City Auditorium due to rain. He then circled back to the discussion on geothermal installation costs within the Baker Subdivision.

Moved by Gartin to place the item regarding Geothermal Installation Costs within the Baker Subdivision on a future agenda for discussion. Motion failed due to lack of a second.

**CLOSED SESSION:** Mayor Pro Tem Corrieri asked City Attorney Mark Lambert if there was a legal reason to go into Closed Session. Attorney Lambert replied in the affirmative, citing Section 21.5(1)(c), *Code of Iowa*, to discuss matters presently in or threatened to be in litigation.

Moved by Beatty-Hansen, seconded by Junck, to go into closed session at 8:54 p.m.  
Roll Call Vote: 5-0. Motion declared carried unanimously.

The City Council reconvened in Regular Session at 9:00 p.m.

**ADJOURNMENT:** Moved by Rollins, seconded by Junck, to adjourn the meeting at 9:01 p.m.  
Vote on Motion: 5-0. Motion declared carried unanimously.

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Carly M. Watson, Deputy City Clerk

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Amber Corrieri, Mayor Pro Tem

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Renee Hall, City Clerk