

**SUMMARY MINUTES OF THE JOINT MEETING OF THE AMES HUMAN
RELATIONS COMMISSION AND REGULAR MEETING OF THE AMES CITY
COUNCIL**

AMES, IOWA

JUNE 11, 2024

**JOINT MEETING OF THE AMES CITY COUNCIL
AND AMES HUMAN RELATIONS COMMISSION**

The Joint Meeting of the Ames City Council and Ames Human Relations Commission (AHRC) was called to order by Mayor John Haila at 6:01 p.m. on the 11th day of June 2024, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. City Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and Anita Rollins were present. *Ex officio* Emily Boland joined the meeting electronically. Representing AHRC were Chair, Dr. Chunhui Chen, Vice Chair, Brennan Sorkin, Wayne Clinton, Annabella Marquez, and Shawn Kenny.

PRESENTATION OF 2023 AMES HUMAN RELATIONS COMMISSION ANNUAL REPORT: Diversity, Equity, and Inclusion (DEI) Coordinator Casandra Eames introduced the AHRC members. Dr. Chen presented the Annual Report highlights, events AHRC had sponsored or organized, and presented the process available to citizens who needed to report a complaint. The area with the most complaints was employment. Dr. Chen noted that AHRC welcomed comments and suggestions from the City Council regarding the strategic plan.

Council Member Gartin inquired how Ames compared to other communities with the number of complaints. DEI Coordinator Eames stated that AHRC did not have access to the data from other communities. She shared that the Director of the Iowa Civil Rights Commission (ICRC) would be attending the next AHRC meeting to detail the process and allow for questions. She stated that AHRC would discuss with the Director of the ICRC what other information may be available. Council Member Gartin also inquired about what efforts were being made to assist new immigrants in the community. Dr. Chen shared that AHRC networks at events to be able to educate and use contacts to help individuals from different groups and backgrounds network for needed resources.

DEI Coordinator Eames stated that through her role in developing partnerships in the community, that there would be opportunities for the AHRC to collaborate and learn from other community partners as well. Council Member Betcher shared her hope that AHRC would be able to partner with student groups at Iowa State University (ISU), as the college's DEI program was limited. She questioned if AHRC had thought through ways to work with students. DEI Coordinator Eames stated that she did not want students to feel siloed and had dedicated time to building relationships to help build toward common themes and goals. Council Member Rollins questioned if AHRC would be discussing with the Director of the ICRC the changes the ICRC had undergone to being designated as an advisory commission, as well as what learning opportunities the Commission members participate in. DEI Coordinator Eames shared that the AHRC Retreat would provide the opportunity for conversations around the purpose of the commission, learning opportunities, and building relationships within AHRC.

Moved by Junck, seconded by Corrieri, to accept the Ames Human Relations Commission Annual Report as presented.

Roll Call Vote: 6-0. Motion declared carried unanimously.

COMMISSION COMMENTS: None.

ADJOURNMENT: Moved by Betcher, seconded by Junck, to adjourn the Joint Meeting at 6:25 p.m.

Vote on Motion: 6-0. Motion declared carried unanimously.

REGULAR MEETING OF THE AMES CITY COUNCIL

The Regular Meeting of the Ames City Council was called to order by Mayor Haila at 6:25 p.m. on the 11th day of June 2024, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. City Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and Anita Rollins were present. *Ex officio* Emily Boland joined the meeting electronically.

PROCLAMATION FOR "AMES POLLINATOR WEEK," JUNE 17-23, 2024: Municipal Engineer Tracy Peterson accepted the proclamation from Mayor Haila and shared her excitement about how the Pollinator Friendly 10 Year Community Plan program continued to grow and develop. She emphasized the importance of overcoming the sharp decline in pollinators and their habitat.

CONSENT AGENDA: Moved by Betcher, seconded by Corrieri, to approve the Consent Agenda.

2. Motion approving payment of claims
3. Motion approving Summary of Minutes of Regular City Council Meeting on May 28, 2024
4. Motion approving Report of Change Orders for period May 16-31, 2024
5. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Iowa State @ Fisher Theater, (1930 Center Drive Fisher Theater), Class C Retail Alcohol License with Catering Privilege
 - b. Iowa State @ Scheman Building, (1805 Center Street Scheman Building), Class C Retail Alcohol License with Catering Privilege
 - c. Texas Roadhouse, (519 South Duff Avenue), Class C Retail Alcohol License with Catering Privilege
 - d. Courtyard by Marriott Ames, (311 S. 17th Street), Class C Retail Alcohol License with Outdoor Service and Catering
 - e. Jethro's BBQ, (1301 Buckeye Avenue), Class C Retail Alcohol License with Catering Privilege
 - f. Northcrest Inc, (1801 20th Street), Special Class C Retail Alcohol License with Outdoor Service, Pending Dramshop Review
 - g. Morning Bell Coffee Roasters, (111 Main Street), Class C Retail Alcohol License, Pending Dramshop Review
 - h. Main 3326 LW, (3326 Lincoln Way), Special Class C Retail Alcohol License
 - i. Bottom's Up Bar & Lounge, (398 Main Street) Class C Retail Alcohol License

6. RESOLUTION NO. 24-307 approving appointment to Ames Public Library Board of Trustees
7. RESOLUTION NO. 24-282 approving request to modify the City's FY 2023/24 ASSET contract with YSS
8. RESOLUTION NO. 24-314 approving revisions to ASSET Policies and Procedures
9. FY 2024-25 Contracts with Human Services Agencies (ASSET):
 - a. RESOLUTION NO. 24-315 approving FY 2024/25 contracts with Human Services Agencies (ASSET)
 - b. RESOLUTION NO. 24-316 approving the City's unallocated funds and reserving \$117,322 for emergency shelter needs and \$6,000 for housing service coordination
10. RESOLUTION NO. 24-317 approving FY 2024/25 Commission on the Arts (COTA) Annual Grant Contracts
11. RESOLUTION NO. 24-318 approving FY 2024/25 Outside Funding Contracts
12. RESOLUTION NO. 24-319 approving the Covenant related to Floodplain area upon Lot 27, and Outlot Z in the Baker Subdivision
13. RESOLUTION NO. 24-320 approving consent to transfer of corporate ownership from Sustainable Environmental Consultants, West Des Moines, Iowa to Eocene Environmental Group, Inc., of West Des Moines, Iowa
14. RESOLUTION NO. 24-321 approving the funding agreement with the Iowa Department of Transportation in the amount of \$1,890,000 for the 2024/25 Arterial Street Pavement Improvements (Hyland Avenue)
15. RESOLUTION NO. 24-322 approving Preconstruction Agreement BRF-030-5(271)--38-85 with the Iowa DOT for grading, paving, and bridge replacement over the South Skunk River on U.S. 30 from South Duff Avenue to South Dayton Avenue
16. RESOLUTION NO. 24-323 approving preliminary plans and specifications for FY 2022/23 Story County Edge of Field Project, setting July 10, 2024, as bid due date and July 23, 2024, as date of public hearing and award
17. RESOLUTION NO. 24-324 approving contract with HTH Companies, Inc., of Union, MO, for the Non-Asbestos Insulation and Related Services and Supply Contract at the Power Plant for the one-year period from July 1, 2024 through June 30, 2025 in an amount not-to-exceed \$120,000
18. RESOLUTION NO. 24-325 approving contract renewal and bond with Waldinger Corporation, of Des Moines, IA, for the Power Plant Maintenance Services Contract for the one-year period from July 1, 2024 through June 30, 2025 in an amount not-to-exceed \$165,000
19. RESOLUTION NO. 24-326 approving contract renewal with Burns & McDonnell, of Kansas City, MO, for the Professional Services for Power Plant Fire Risk Mitigation Contract for the one-year period from July 1, 2024 through June 30, 2025 in an amount not-to-exceed \$50,000
20. Water Meters and Related Accessories Supply Contract
 - a. RESOLUTION NO. 24-327 waiving competitive bidding requirements for water meters and related accessories
 - b. RESOLUTION NO. 24-328 approving contract with Van Wert Company (Grundy Center, IA) to purchase ERTs and related accessories for the one-year period of July 1, 2024 through June 30, 2025 in an amount not to exceed \$92,937.50
 - c. RESOLUTION NO. 24-329 approving contract with Badger Meter (Milwaukee,

WI) to purchase water meters and related accessories for the one-year period of July 1, 2024 through June 30, 2025 in an amount not to exceed \$313,574.67

21. RESOLUTION NO. 24-330 waiving formal bidding requirements and authorizing City staff to enter into FY 2024/2025 software maintenance contracts with Superior, LLC, a CentralSquare Company at an estimated cost of \$238,901.69
22. RESOLUTION NO. 24-331 waiving formal bidding requirements and authorizing City staff to enter into a five-year contract with Iowa Communications Network to provide internet services to the City of Ames at a five-year cost of \$144,319.24
23. RESOLUTION NO. 24-332 approving Change Order No. 1 with Ames Trenching and Excavating for Emergency Utility Repair in the amount of \$26,000
24. RESOLUTION NO. 24-333 approving Change Order No. 3 to JEO Consulting for the FY 2022/23 Story County Edge of Field Project
25. 2023/24 Traffic Signal Program (S. Duff Avenue/Chestnut Street)
 - a. RESOLUTION NO. 24-334 Approving Balancing Change Order
 - b. RESOLUTION NO. 24-335 accepting the 2023/24 Traffic Signal Program as completed by Van Maanen Electric, Inc. of Newton, Iowa in the amount of \$193,073.80
26. RESOLUTION NO. 24-336 accepting the 2025/26 Traffic Signal Program (S. Duff Avenue/S. 3rd Street) as completed by Van Maanen Electric, Inc. of Newton, Iowa in the amount of \$108,692.00

Roll Call Vote: 6-0. Motion/Resolutions declared carried/adopted, signed by the Mayor, and hereby made a portion of these Minutes.

PUBLIC FORUM: Mayor Haila opened the Public Forum.

Richard Deyyo, 505 8th Street #2, Ames, stated his support for a nudist park in the community.

Grant Olsen, 3812 Ontario Street, Ames, expressed his concerns with proposed changes at the intersection of 13th Street and Grand Avenue. He encouraged the City Council to prioritize safety for those using crosswalks.

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

FY 2023-24 YEAR-END SUSTAINABILITY REPORT: Director of Sustainability at ISU Merry Rankin presented the report, highlighting climate action planning, engagement, awareness, events, and the Smart Business Challenge. Director Rankin noted a key milestone was the acceptance of the Climate Action Plan (CAF). She highlighted her excitement to bring campus and community efforts together through community engagement activities that the City participated in. Rummage Rampage continued to gain in popularity and its impact in diverting usable items from being landfilled, with over 366 tons of material being diverted throughout the history of the program. Additionally, Director Rankin shared that over \$215,000 had been raised for community non-profits through the event. Director Rankin reported that three new members joined the challenge, and six recertified. She shared her excitement on the business community's commitment to diversity and noted that specific information had been added to the Smart Business Challenge application for businesses to share how they contributed to a sense of belonging in the community for all residents.

Director Rankin thanked City staff and the City Council for their continued commitment to sustainability, and her gratitude for the 14-year partnership between her and the City. She noted that she would continue to help and provide assistance as the City hires a full-time Sustainability Coordinator.

Moved by Betcher, seconded by Junck, to adopt RESOLUTION NO. 24-337 accepting report as presented.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Betcher, seconded by Junck, to adopt RESOLUTION NO. 24-338 awarding a new two-month contract.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

AMES INTERNATIONAL PARTNER CITIES ASSOCIATION SCHOLARSHIP REQUEST: Mayor Haila reviewed the memo from staff and elaborated on the process established by AIPCA to determine eligibility for the scholarships. He shared that when the visiting contingent came from Koshu City, Japan, in October 2023, discussions were had on how to strengthen the relationship between the two cities. He furthered that the City Council had consistently been very supportive of DEI initiatives to help those without resources and asked for the City Council to support the scholarship request. Mayor Haila stated that this was not intended to throw the door on these requests wide open and noted that scholarships were available for Parks and Recreation programs as well.

Council Member Beatty-Hansen noted that there was often a balance left in the Council Contingency fund, and she was supportive of the scholarship opportunity. She furthered that she would like to have a discussion in the future to consider a policy for small donation requests, such as the scholarship. Council Member Betcher noted that an increase in AIPCA's budget was approved during the budget cycle, and questioned if that amount would need to be reconsidered in the future. She shared her support for the scholarship opportunity and echoed the support for a policy discussion in the future to establish an ongoing process. Council Member Gartin shared his belief that the program was a great idea, but that it was not an appropriate use of tax dollars. The Juneteenth Celebration was funded from Council Contingency, noted Council Member Junck. Council Member Corrieri expressed the difference between funding an event for the community versus funding an event for an individual.

Moved by Beatty-Hansen, seconded by Junck, to approve funding in the amount of \$5,400 from Council Contingency to Ames International Partner Cities Association to fund two scholarships for Youth Delegation trip to Koshu City, Japan.

Roll Call Vote: 3-3. Voting Aye: Beatty-Hansen, Betcher, and Junck. Voting Nay: Corrieri, Gartin, Rollins. Motion failed.

SOLID WASTE COLLECTION & DISPOSAL STRATEGY: Director of Public Works John Joiner, Assistant City Manager Brian Phillips, and Resource Recovery Superintendent Bill Schmitt presented the Council Action Form (CAF). Assistant City Manager Phillips reviewed the history

of the item, and reminded the City Council that staff was given direction to evaluate options, which were listed in the May 28, 2024, Staff Report. He stated that staff's recommendation now was to pursue Option Three: Discontinue Waste-to-Energy and Construct a Transfer Station for Municipal Solid Waste, Recyclables, and Other Waste. If the City Council also wished to pursue that option, it would be appropriate to direct staff to prepare a proposal to Metro Waste Authority (MWA) in which 1) MWA would assist with managing a system of organized curbside collection for residential garbage and recyclables, 2) the City would convert the Resource Recovery System to a transfer station model, and 3) MWA would become the final disposition location for garbage and recyclables. Assistant City Manager Phillips requested direction on what the City Council preferred to move forward with as the next step. He stated that a letter could be sent to MWA to partner in the above areas or pursue a different direction if the City Council preferred. Council Member Betcher questioned whether waste collection and waste consolidation and disposal could be separate issues. Assistant City Manager Phillips stated that was not a conversation that had yet been had, but that it would be reasonable to ask about collaborating with only consolidation and disposal. Council Member Corrieri questioned what direction staff wanted if the collection status was not known. Assistant City Manager Phillips stated that if the City Council were not interested in the organized collection route at all, it could be dropped from the discussion and staff would proceed only with discussing consolidation and disposal.

Assistant City Manager Phillips stated that staff needed to know which of the three components the City Council was interested in pursuing, but that it was best to have the complete picture of information to make decisions. City Manager Steve Schainker noted that staff were only pursuing discussions and would come back with ramifications for all three components if desired. Assistant City Manager Phillips furthered that there was no certainty of receiving what the City Council requested, and clarified that staff was hoping for direction on what issues the City Council wanted to pursue or narrow the discussion to drop unwanted options. Council Member Gartin shared his belief that there was consensus on consolidation and disposal, but that collection was a trickier element to judge. He encouraged the opportunity for the community to give input. Mayor Haila stated that public input would be received and clarified that the request tonight was not to determine which elements would be implemented, but which would be further explored by staff. He furthered that as communication and engagement were priorities of the City Council, input would be welcomed throughout the entire process.

Assistant City Manager Phillips reiterated that a potential motion would be to direct staff to send a letter to MWA to ask that MWA outline how the company would implement an organized waste system in Ames and construct a transfer station for Story County or MSW, recyclables, and other waste. This would involve a transfer out of the Central Iowa Solid Waste Association Planning Area to the Metro Waste Authority Planning Area. If the City Council did not want to pursue organized collection, the topic would be eliminated from the request letter. He furthered that staff would be asking for more details such as financials, permits, transitions, tipping fees, and administrative charges. City Manager Schainker noted that the letter would not bind the City Council to a proposal. He emphasized that staff would report back and have the City Council make a policy decision.

Mayor Haila opened the Public Input.

Thor Nelson, Executive Vice President of Aspen Waste Systems, shared his support for a transfer station system and his opposition to an organized collection approach to garbage collection. He stated that MWA was a logical partner that allowed the local haulers to retain independence. Mr. Nelson stated that a transfer station may increase recycling opportunities for local haulers as well, and that there were other solutions that did not require organized collection. He reiterated that there were a lot of stakeholders and expressed his hope to address the problems and goals of collection without harm to local haulers.

Greg Pıklapp, Director of Economic Development Outreach and Government Relations with the Ames Chamber of Commerce thanked the City Council for the initiative displayed in evaluating the Waste to Energy (WTE) system in Ames. He expressed his desire to keep the conversation going to keep local providers viable in the community.

John Pullman, 3329 Red Fox Road, Ames, expressed his disappointment that the Resource Recovery Plant (RRP) and the WTE program, a point of pride in the community, would be closed. He expressed his wariness of being reliant upon other markets the City had no control over. He encouraged the City Council and staff to continue to strive for leadership and innovation that kept the RRP active.

Paul Readhead, 1200 Ridgewood Avenue, Ames, shared his support for organized collection and the benefits to the environment that would be facilitated by the change. He stated less garbage truck traffic would extend the life of roads, allowing for transportation funds to be utilized elsewhere. He shared his appreciation to City staff for their efforts to improve the system.

Carl Arends, Arends Sanitation, shared how organized collection would impact local haulers. He advocated for further conversations between the City Council and local garbage haulers. He stated that small businesses would have a hard time coming up with the funds for recycling bins if recycling becomes required. He encouraged the City Council to maintain the current system.

Jeri Neal, 916 Ridgewood Avenue, Ames, encouraged the City Council to focus on reducing consumption and shared her appreciation for the work the staff had done to bring the issue before City Council.

Gavin Stone, Pratt Sanitation, echoed the sentiments of previous local haulers and stated that Metro Waste Authority (MWA) was able to offer consolidation and disposal services separate from collection.

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

Mayor Haila asked Assistant City Manager Phillips to clarify what led staff to assess the WTE system and recommend changes. Assistant City Manager Phillips stated that staff had evaluated how WTE could be optimized and changed, but that the economic struggle is significantly greater than the issues faced in the past. He noted that the City was at the mercy of the natural gas market as well as chemistry issues with Refuse Derived Fuel (RDF) and natural gas that required greater maintenance costs. A significant amount of Capital Improvement Funds would be necessitated to keep the WTE system viable. In addition to monetary concerns, time constraints are a factor as

well with the current contract with the Solid Waste Management Area Plan expiring in a year. Assistant City Manager Phillips stated that the ash pond rehabilitation and the RDF bin rehabilitations projects were short term fixes that cost millions of dollars, with more significant investment required in the future. He expressed that the RRP has been an innovative and unique facility that has been a model for many other communities for over 50 years and has resulted in great innovations from City employees. However, he furthered that the City was at a crossroads and the proposal now is to move to a more traditional model that would still allow City staff to use their expertise in customer service and local programs such as Rummage Rampage. Assistant City Manager Phillips stated that there were still several questions to answer, and that staff believed that asking MWA to partner with the City was the best next step.

Superintendent Schmitt stated that the last meetings that were held with the local haulers took place during COVID, so staff met with each hauler individually to discuss the issues facing the current collection system. Council Member Corrieri inquired if there had been any conversations about reducing the number of trips each hauler was taken. Superintendent Schmitt stated that the haulers informed staff that they utilize routing models for a time and fuel efficiency standard, and that some areas of town may see a hauler multiple times a week due to picking up industrial, residential, and commercial waste. Council Member Beatty-Hansen expressed concern over the logistics of additional recycling options, such as requiring recycling. City Manager Schainker stated that recyclables are valuable to MWA as there is a market for them which generates revenue for the business. Council Member Gartin expressed interest in the logistics of required recycling as well. Council Member Beatty-Hansen also clarified that the staff report stated there would be more than one hauler, and that there may be ways to maximize the business for local haulers.

Council Member Betcher stated that the City Council had changed the *Municipal Code* to no longer require haulers to pick up twice a week, and noted there may be other changes that the City Council can make to further support less hauler traffic. She also expressed her excitement to see the solutions that staff would produce, and the innovation that would come from the change. Council Member Betcher also noted that the time factor was a significant contributor, as several options required more time to develop than the City had available. She encouraged the City Council and staff that asking questions of MWA did not lock the City into any contract and would help the City Council to make informed decisions. While there were many factors still to consider, she reiterated that asking questions of MWA was the first step in deciding direction going forward. Council Member Rollins noted that there were many partners within Story County that the City would need to communicate with, but there was no reason not to move forward. Council Member Junck echoed the sentiment of wanting to learn more and acknowledged the challenges that will accompany the process and the innovation that would be required.

Moved by Betcher, seconded by Rollins, to ask staff to explore with MWA whether the organized collection would be required to do business and learn more about what options are available for collection, consolidation, and disposal if the City works with MWA.

Council Member Gartin shared his encouragement that subscription service was still an option in Ankeny, who also partnered with MWA. Council Member Beatty-Hansen expressed her desire for staff to also discuss recycling options with MWA so staff and the City Council understood MWA's expectations. City Manager Schainker stated that there would be many issues that would come up

during discussions with MWA, but that staff would be thorough.

Vote on Motion: 6-0. Motion declared unanimously.

Council Member Gartin inquired if conversations with MWA would impact other communities in Story County. City Manager Schainker stated that staff was still assuming providing service but would request the affected community's input on the proposal which staff was not ready to provide without further discussion. Assistant City Manager Phillips stated that staff would also begin to examine financing, construction, regulatory, partnership agreements, and other related matters in greater detail, including consulting with the existing Resource Recovery System partnering communities regarding these potential changes. Staff would then return to the City Council with this information as necessary to implement the City Council's direction. Council Member Betcher stated that she did not want the community or haulers to think that her motion meant she supported organized collection, but rather that staff needed more information. Council Member Rollins questioned if staff would be referring to the Six Big Moves in the CAP, and Assistant City Manager Phillips replied in the affirmative.

STAFF REPORT ON INFILL DEVELOPMENT STANDARDS, INCLUDING POCKET NEIGHBORHOODS AND TOWNHOME DWELLING TYPE: Planning and Housing Director Kelly Diekmann presented the Staff Report. He shared that the best option to allow Pocket Neighborhood design geared at infill within Ames is to modify the PUD Overlay ordinance to address the unique qualities of a Pocket Neighborhood to allow for a infill sites on less than two acres. Design standards would be centered around authorizing condensed structures around a middle open space. He shared this is a niche market, but worth adding to the Zoning Ordinance.

The second item in the Staff Report was to define a townhome as another dwelling type. He shared that currently, there were four types of dwellings outlined in the Zoning Ordinance: single family detached, single family attached, two-family dwelling, and apartments, which have different standards for density and parking. Director Diekmann stated that a townhome was not a defined dwelling type but was more a style of housing that tends to be more vertically oriented, two stories, with shared sidewalls, but no occupant above or below the unit. He noted that adding this dwelling would create an infill tool where a lot could be developed into up to six townhome units that would be perpendicular to the street. Director Diekmann gave examples where these dwellings occur in Ames, but noted the sites were treated as apartments, which led to greater parking requirements. The defined townhome dwelling would help lower parking requirements to two spaces per a three-bedroom townhome. This could be utilized by both rental and owner-occupied developments. Director Diekmann shared that front-façade facing units would have design expectations and guidelines similar to duplex guidelines. He stated that this building type may fit well in West Campus and South Campus neighborhoods. Director Diekmann shared staff's recommendation to move forward with developing text amendments to address the infill potential of pocket neighborhoods and townhome dwellings, and shared those initiatives would not require redefining the workplan that had been previously approved.

Council Member Betcher inquired about the number of standard lots that can be included in a one-acre lot. Director Diekmann responded that three or four structures could be added, and furthered that staff was not prepared to discuss further which neighborhoods may fit well with the townhome

dwelling designation, as staff preferred to define the standards first. Council Member Gartin questioned who would oversee managing the green space within pocket neighborhoods. Director Diekmann shared that it would not be a large area to be maintained, and the green space would be owned in common, as an outlot owned by the neighborhood as a Homeowner's Association. Director Diekmann shared that there were very few sites in the City that had an unutilized acre. Council Member Gartin questioned if a pocket neighborhood could be utilized by new development as well, and Director Diekmann responded in the affirmative. He stated that the only requirement being lowered was the required site size.

Moved by Beatty-Hansen, seconded by Gartin, to direct staff to proceed with modifying the PUD Overlay to allow infill development on sites less than two acres, to create a new Pocket Neighborhood option; to create a new Townhome Dwelling type designed as an infill housing option with design standards and reduced parking when covered parking is provided; and to determine which zoning districts to allow this new dwelling type before the final text amendment is approved.

Vote on Motion: 6-0. Motion declared carried unanimously.

REQUEST FROM THE ALCOHOLIC BEVERAGES DIVISION TO PROVIDE A RESPONSE – CELAYA: Chief of Police Geoff Huff presented the CAF. He explained that the Alcoholic Beverages Division of the Iowa Department of Revenue (ABD) is considering the revocation of Celaya's liquor license due to the number of compliance check failures at the restaurant in the last year. As an alternative to revocation, ABD was also considering allowing Celaya to surrender their liquor license for a period of time. Chief Huff stated that a review of the police records for the past 12 months found four consecutive compliance check failures: September 30, 2023, November 3, 2023, November 17, 2023, and February 23, 2024. He reviewed the steps of a compliance check for the City Council. After the third violation, Chief Huff stated that the Police Department staff met with the owner to provide education about liquor laws and the consequences of the numerous failed compliance checks. A compliance check on April 12, 2024, was passed by the establishment.

Chief Huff reiterated that due to the four compliance check failures in less than 6 months, ABD was moving forward with sanctions. However, ownership of Celaya had offered to surrender their license for a period of time. Surrendering their license would allow Celaya to re-apply for a license once the period of surrender has ended rather than serving a two-year revocation period, explained Chief Huff. ABD was seeking the City Council's opinion prior to finalizing any settlement with Celaya, while deciding whether to move forward with revocation of Celaya's liquor license as provided in the Iowa Code or allowing a period of surrender. He furthered that the attorney for Celaya also requested the City's opinion as to whether the City would allow a renewed license after the surrender period is over and if so, what the City would recommend as a surrender period. Chief Huff stated that his recommendation, based on Iowa Code, was to proceed with the revocation.

Council Member Beatty-Hansen questioned if this circumstance was different than previous cases presented to the City Council, and Mayor Haila questioned why the request came before the City Council when the state code was very clear. Chief Huff responded that his belief was that ABD was approached by the attorney for Celaya with the offer to potentially speed up the process and

avoid the full penalization of the business. Council Member Betcher inquired if offering an opinion to ABD would open the City up to litigation. Assistant City Attorney Jane Chang stated that the City's opinion does not bind ABD in any way. Furthermore, in her conversations with the ABD's attorney it was stated that the premise cannot hold a liquor license for a year, many communities did not wish to lose that possibility from an economic development standpoint, which prompted ABD's request for the City Council's decision.

Council Member Betcher inquired of Chief Huff if there was evidence of improved processes after the Police Department met with Celaya staff. Chief Huff replied that in the first two compliance check failures that an ID was requested before the employee sold anyway, and in the second two compliance check failures, an ID was not requested at all. Council Member Gartin questioned if revocation would be consistent with how the City Council had handled similar cases. Chief Huff replied in the affirmative, noting the number of compliance check failures as well as the cases where the ID was not requested at all.

Mayor Haila noted that the attorney for Celaya had intended to attend the meeting and speak but was not able to. He noted that a letter had been received and reviewed by the City Council since the lawyer was not able to be present. Council Member Betcher expressed her belief that the question was out of the jurisdiction of the City Council, and her support for pursuing Option Three: to take no action or provide guidance to the ABD on Celaya's Class C License. Mayor Haila noted the increasing amount of violation in the community, and his opinion that a message needed to be sent that the City Council expected compliance to liquor laws.

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

Moved by Betcher, seconded by Beatty-Hansen, that the City Council take no action or provide guidance to the Alcoholic Beverages Division on Celaya's Class C license.

Vote on Motion: 1-5. Voting Aye: Betcher. Voting Nay: Beatty-Hansen, Corrieri, Junck, Gartin and Rollins. Motion failed.

Moved by Beatty-Hansen, seconded by Rollins, to recommend to the Alcoholic Beverages Division that it move forward with revocation of Celaya's Class C License.

Vote on Motion: 5-1, Voting Aye: Beatty-Hansen, Corrieri, Junck, Gartin and Rollins. Voting Nay: Betcher. Motion declared carried.

HEARING ON A ZONING TEXT AMENDMENT TO THE ZONING ORDINANCE FOR A NEW EXCEPTION AND RELATED STANDARDS FOR OUTDOOR STORAGE IN THE GENERAL INDUSTRIAL (GI) ZONING DISTRICT: Planner Benjamin Campbell stated that City Council had directed staff to create an exception process related to outdoor storage that would then potentially allow the Kiwanis use to continue at the present location on a General Industrially zoned lot at 803 E. Lincoln Way, and noted that approval of exceptions would be subject to a case-by-case basis from the Zoning Board of Adjustment.

Mayor Haila opened the Public Hearing.

Jeff Witt, 2101 Polk Drive, Ames, expressed his thanks on behalf of the Kiwanis organization for

the work staff and the City Council did to allow Kiwanis to continue its paper recycling program to donate funds to the community.

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

Moved by Gartin, seconded by Junck, to pass on First reading of ordinance on a Zoning Text Amendment to the Zoning Ordinance for a New Exception and Related Standards for Outdoor Storage in the General Industrial (GI) Zoning District.

Roll Call Vote: 6-0. Motion declared carried unanimously.

HEARING ON REZONING OF 2212 OAKWOOD AND ADJACENT RIGHT-OF-WAY FROM AGRICULTURAL (A) TO SUBURBAN RESIDENTIAL LOW DENSITY FLOATING ZONE (FS-RL): Director Diekmann stated that request was from a legacy farm homestead that would like to facilitate a house addition. He noted that no other development was proposed and the rezoning would only allow an addition to be constructed on the existing single-family dwelling at a reduced setback.

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

Moved by Betcher, seconded by Corrieri, to pass on First reading an ordinance on Rezoning of 2212 Oakwood and Adjacent Right-of-Way from Agricultural (A) to Suburban Residential Low Density Floating Zone (FS-RL).

Roll Call Vote: 6-0. Motion declared carried unanimously.

HEARING ON NUISANCE ASSESSMENT: Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 24-341 assessing cost of sidewalk repair/replacement and certifying assessments to Story County Treasurer.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON NUISANCE ASSESSMENT: Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Beatty-Hansen, seconded by Betcher, to adopt RESOLUTION NO. 24-341 assessing cost of sidewalk repair/replacement and certifying assessments to Story County Treasurer.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON 2024/25 RIGHT-OF-WAY RESTORATION PROGRAM: Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Rollins, seconded by Gartin, to accept report of bids.

Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Rollins, seconded by Junck, to adopt RESOLUTION NO. 24-342 approving final plans and specifications and awarding a contract to Alpha Landscapes of Johnston, Iowa, in the amount of \$108,985.00.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON 2024/25 CLEAR WATER DIVERSION PROGRAM - DOUGLAS AVENUE (14TH STREET - 16TH STREET): Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Betcher, seconded by Gartin, to accept report of bids.

Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Rollins, seconded by Corrieri, to adopt RESOLUTION NO. 24-343 approving final plans and specifications and awarding a contract to Iowa Water & Waste Systems of Ames, Iowa in the amount of \$90,681.00.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON ZONING TEXT AMENDMENT TO ALLOW FOR 20% ALTERNATIVE DESIGN ADJUSTMENTS TO GENERAL AND BASE ZONE DEVELOPMENT STANDARDS: Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Corrieri, seconded by Beatty-Hansen, to pass on First reading an ordinance on Zoning Text Amendment to Allow For 20% Alternative Design Adjustments to General and Base Zone Development Standards.

Roll Call Vote: 6-0. Motion declared carried unanimously.

HEARING ON ZONING TEXT AMENDMENT ON UPDATES TO CHAPTER 9 FLOOD PLAIN ZONING REGULATIONS: Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Rollins, seconded by Gartin, to pass on First Reading an ordinance on Zoning Text Amendment on Updates to Chapter 9 Flood Plain Zoning Regulations.

Roll Call Vote: 6-0. Motion declared carried unanimously.

SECOND READING OF ORDINANCE ON ZONING TEXT AMENDMENT TO ALLOW MIXED-USE DEVELOPMENT IN THE RESEARCH AND INNOVATION ZONING DISTRICT (ISU RESEARCH PARK): Moved by Rollins, seconded by Gartin, to pass on Second Reading an ordinance on Zoning Text Amendment to allow Mixed-Use Development in the Research and Innovation Zoning District (ISU Research Park).

Roll Call Vote: 6-0. Motion declared carried unanimously.

THIRD READING AND ADOPTION OF ORDINANCE NO. 4530 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 Gartin, seconded by Betcher, to pass on Third Reading and adopt ORDINANCE NO. 4530 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.

Roll Call Vote: 6-0. Motion declared carried unanimously.

THIRD READING AND ADOPTION OF ORDINANCE NO. 4531 AMENDING CHAPTER 18.7A OF THE MUNICIPAL CODE, SPECIAL PENALTY FOR GAME DAY PARKING, TO ADD EVENT PARKING: Moved by Betcher, seconded by Gartin, to pass on Third Reading and adopt ORDINANCE NO. 4531 Amending Chapter 18.7A of the *Municipal Code*, Special Penalty for Game Day Parking, to add Event Parking.

Roll Call Vote: 6-0. Motion declared carried unanimously.

REPORT OF GOVERNING BODY: Discover Ames, Story County Emergency Management Agency, and Ames Transit Agency Board of Trustees had not met since the previous City Council meeting. Council Member Betcher shared that Ames Economic Development Commission had an exciting announcement she would be able to reveal after Friday, June 14, 2024.

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila stated that there were six items for consideration. The first item, from Director of Public Works John Joiner, was a response to Fellows Elementary Leadership Group for their Bike Safety Survey for information only.

Suggestions regarding Electric Utilities Operations Review and Advisory Board from Bob Hauge were considered next.

Moved by Betcher, seconded by Corrieri, to ask the Mayor to respond and thank Mr. Hauge for his input.

Vote on Motion: 6-0. Motion declared carried unanimously.

Stacy Woodward submitted an email noting concerns within Campustown.

Moved by, Beatty-Hansen, seconded by Corrieri, to refer the item to staff for a memo.

Vote on Motion: 6-0. Motion declared carried unanimously.

Next, an email from Jeri Neal, Ames Resident, was determined to be for information only.

An email detailing the Welch Avenue Tree Trenches was for information only, as the City Council was pleased with the proposed plan for next year.

Finally, a letter from William Stodden, Director of Good Neighbor Emergency Assistance and Erin Rewerts, Story County General Assistance Director, requesting Financial Assistance for Tenants at 228 and 232 Welch Avenue was considered.

Moved by Gartin, seconded by Betcher, to refer to staff for a memo to be placed on a future agenda.

Vote on Motion: 6-0. Motion declared carried.

COUNCIL COMMENTS: Council Member Betcher shared that the community Juneteenth Celebration would be held Saturday, June 15, 2024 at Bandshell Park from 12:30 p.m. to 5:00 p.m. She encouraged all to attend.

Council Member Gartin encouraged everyone to attend the Finding Nemo production at the Ames City Auditorium on June 15th, 16th, 22nd, or 23rd. He also emphasized that citizen safety is the number one priority for staff when evaluating any project throughout the City.

Council Member Rollins stated that although she voted against the funding for the scholarship to travel to Koshu City, Japan, that she would like for the City Council to consider establishing a fund to be set aside for youth programming. She expressed her desire to make sure that it was an open process of selecting applications, like the Commission on the Arts grants.

Moved by Rollins, seconded by Beatty-Hansen, to consider setting aside funds for youth programming as a part of the 2025/26 budget process.

Vote on Motion: 6-0. Motion declared carried unanimously.

Ex officio Boland shared the proposed date of November 20, 2024, for a joint meeting of the City Council and Student Government and expressed her hope that as many would attend as possible. She stated that she would send the FY 2023-24 Year-End Sustainability Report to the relevant parties within Student Government.

ADJOURNMENT: Moved by Betcher, seconded by Corrieri, to adjourn at 8:56 p.m.

Vote on Motion: 6-0. Motion declared carried unanimously.

Grace Bandstra, Deputy City Clerk

John A. Haila, Mayor

Renee Hall, City Clerk