

**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 Coordinator Casandra Eames introduced the AHRC members. Dr. Chen presented the Annual Report highlights.

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 Plan program continued to grow and develop.

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 Deyo, 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 Iowa State University (ISU) Merry Rankin presented the report, highlighting engagement, awareness, events, and the Smart Business Challenge. She thanked City staff and the City Council for the continued commitment to sustainability.

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 (AIPCA) SCHOLARSHIP REQUEST: Mayor Haila reviewed the memo from staff and elaborated on the process established by AIPCA to determine eligibility for the scholarships.

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. Corrieri, Gartin, Rollins, dissenting. Motion failed.

SOLID WASTE COLLECTION & DISPOSAL STRATEGY: Assistant City Manager Brian Phillips presented the Council Action Form (CAF).

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.

Greg Piklapp, 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, a point of pride in the community, would be closed.

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.

Carl Arends, Arends Sanitation, shared how organized collection would impact local haulers. He advocated for further conversation between the City Council and local garbage haulers.

Jeri Neal, 916 Ridgewood Avenue, Ames, encouraged the City Council to focus on reducing consumption.

Gavin Stone, Pratt Sanitation, stated that Metro Waste Authority (MWA) was able to offer consolidation and disposal services separate from collection.

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

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.

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

STAFF REPORT ON INFILL DEVELOPMENT STANDARDS, INCLUDING POCKET NEIGHBORHOODS AND TOWNHOME DWELLING TYPE: Planning and Housing Director Kelly Diekmann presented the Staff Report.

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 REGARDING CELAYA: Chief of Police Geoff Huff presented the CAF.

Mayor Haila stated that a letter from Katie Scott, the attorney for Celaya, had been distributed to the City Council for consideration.

Mayor Haila opened and closed the Public Comment 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. Beatty-Hansen, Corrieri, Junck, Gartin and Rollins dissenting. 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. Betcher dissenting. 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: Director Diekmann presented the CAF.

Mayor Haila opened the Public Hearing.

Jeff Whitt, 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): 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. 24-340 assessing costs of snow/ice removal 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.: 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.: 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.: 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.: 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.: 6-0. 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 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.

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.

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

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