

SUMMARY OF 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

JULY 9, 2024

CALL TO ORDER: The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee meeting was called to order by Ames Mayor and voting member John Haila at 6:00 p.m. on the 9th day of July, 2024. Other voting members present were: Bronwyn Beatty-Hansen, City of Ames; Gloria Betcher, City of Ames; Amber Corrieri, City of Ames; Tim Gartin, City of Ames; Rachel Junck, City of Ames; Anita Rollins, City of Ames; Linda Murken, Story County Board of Supervisors; and Bill Zinnel, Boone County Board of Supervisors. Emily Boland, Ames Transit Agency Board of Trustees, joined the meeting electronically.

CONSENT AGENDA: Moved by Murken, seconded by Betcher, to approve the consent agenda.

1. Motion setting August 13, 2024, as date of public hearing for amendment to the FFY 2024-2027 Transportation Improvement Program
2. RESOLUTION NO. 24-388 approving Professional Services Agreement with HDR Engineering, Inc. of Omaha, Nebraska for creation of a Comprehensive Safety Action Plan in an amount not to exceed \$124,905, contingent upon execution of the AAMPO SS4A grant agreement

Vote on Motion: 10-0. Motions/Resolutions declared carried/adopted unanimously, signed by the Chair, and hereby made a portion of these Minutes.

HEARING ON PUBLIC PARTICIPATION PLAN: Transportation Planner Kyle Thompson reviewed the Public Participation Plan.

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

Moved by Betcher, seconded by Zinnel, to approve Final Public Participation Plan.

Vote on Motion: 10-0. Motion declared carried unanimously.

HEARING ON FFY 2025-2028 TRANSPORTATION IMPROVEMENT PROGRAM: Transportation Planner Thompson presented the revisions to the 2025-2028 Transportation Improvement Program.

The Public Hearing was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Beatty-Hansen, seconded by Murken, to adopt RESOLUTION NO. 24-389 approving Final FFY 2025-2028 Transportation Improvement Program.

Vote on Motion: 10-0. Resolution declared adopted unanimously, signed by the Chair, and hereby made a portion of these Minutes.

COMMITTEE COMMENTS: None.

ADJOURNMENT: Moved by Beatty-Hansen, seconded by Zinnel, to adjourn the meeting at 6:03 p.m.

Vote on Motion: 10-0. Motion declared carried unanimously.

REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

JULY 9, 2024

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:05 p.m. on the 25th day of June, 2024, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and Anita Rollins. *Ex officio* Emily Boland joined the meeting electronically.

PROCLAMATION FOR "PARKS AND RECREATION MONTH," JULY 2024: Mayor Haila proclaimed July 2024 as Parks and Recreation Month and Parks and Recreation Director Keith Abraham accepted the proclamation.

RECOGNITION OF CITY OF AMES ANIMAL SHELTER AND ANIMAL CONTROL ON ACHIEVING A 90% SAVE RATE FOR THE 2023 CALENDAR YEAR: Chief of Police Geoff Huff and Animal Control Supervisor Ron Edwards, along with staff and volunteers from the Ames Animal Shelter, were recognized by Mayor Haila on behalf of the City Council and Best Friends Animal Society for achieving a 90% save rate for the 2023 calendar year.

CONSENT AGENDA: Council Member Betcher requested to pull Item No. 21.

Moved by Betcher, seconded by Junck, to approve the consent agenda less Item No. 21.

3. Motion approving payment of claims
4. Motion approving Summary of Minutes of Regular City Council Meeting on June 25, 2024
5. Motion approving Civil Service Candidates
6. Motion approving Report of Change Orders for period June 16-30, 2024
7. Motion approving a new Class C Retail Alcohol License with Outdoor Service and Catering Privilege - Mullets, 4815 Mortensen Road, Suite #101, Pending Favorable DIA and Fire Inspection
8. Motion approving extension of Outdoor Service for Class C Retail Alcohol License with Outdoor Service - Tip Top Lounge, 201 East Lincoln Way, Pending Dramshop Review
9. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Applebee's Neighborhood Grill & Bar, (105 Chestnut Street), Class C Retail Alcohol License
 - b. Sportsman's Lounge, (123 Main Street), Class C Retail Alcohol License with Living Quarters, Pending Dramshop Review
 - c. AJ's Liquor II, (2515 Chamberlain Street), Class E Retail Alcohol License
 - d. HuHot Mongolian Grill, (703 S. Duff Avenue Suite #105), Special Class C Retail

Alcohol License

10. Motion approving interim policy to implement State of Iowa stormwater regulations
11. RESOLUTION NO. 24-390 approving Commission on the Arts (COTA) Fall 2024 Special Project Grant contracts
12. RESOLUTION NO. 24-391 accepting completion of Arts Capital Grant with Ames Writers Collective and authorizing payment in the amount of \$2,066.47
13. RESOLUTION NO. 24-392 approving Electric Facilities Agreement with Iowa Department of Transportation
14. RESOLUTION NO. 24-393 approving Professional Services Agreement with HDR Engineering, Inc. of Omaha, Nebraska for creation of a Comprehensive Safety Action Plan in an amount not to exceed \$124,905, contingent upon execution of the AAMPO SS4A grant agreement
15. RESOLUTION NO. 24-394 approving plans and specifications for the FY 2023/24 Airport Improvement Program (wildlife fence project), setting July 30, 2024, as the bid due date and August 6, 2024, as date of Public Hearing
16. Underground Trenching Contract for Electric Services:
 - a. RESOLUTION NO. 24-395 approving primary contract with Communications Data Link, Grimes, Iowa, for the one-year period from July 1, 2024, through June 30, 2025, in an amount not to exceed \$250,000
 - b. RESOLUTION NO. 24-396 approving secondary contract with Ames Trenching & Excavating, Ames, Iowa, for the one-year period from July 1, 2024, through June 30, 2025, in an amount not to exceed \$175,000
17. RESOLUTION NO. 24-397 awarding contract to WESCO Distribution of Des Moines, Iowa for the purchase of primary cable in the amount of \$135,462.00
18. RESOLUTION NO. 24-398 awarding contract to Play-Pro Recreation, Clive, Iowa for Playground Equipment for Stuart Smith Park in the amount of \$59,990
19. RESOLUTION NO. 24-399 awarding contract to Play-Pro Recreation, Clive, Iowa for Playground Equipment for Bandshell Park in the amount of \$72,440
20. RESOLUTION NO. 24-400 awarding contract to Hiway Truck Equipment of Fort Dodge, Iowa for the purchase of an aerial platform, dumping chip box, and accessories for a new forestry truck in the amount of \$154,102
- ~~21. RESOLUTION NO. 24-401 awarding a contract to American Vet Works Inc. of Newport, New York for the purchase of 2 all-electric SUVs — one each for Water Administration, and Electric Services Engineering, for a total of \$81,990~~
22. RESOLUTION NO. 24-402 awarding Year Two of the Five-year lime sludge disposal contract to Wulfekuhle Injection and Pumping of Peosta, IA, in an amount not to exceed \$392,140
23. RESOLUTION NO. 24-403 approving contract and bond for the 2023/24 Water System Improvements (Kellogg Avenue & 11th Street) with Jet Drain Services, LLC, of Ames, Iowa
24. RESOLUTION NO. 24-404 approving contract and bond for the 2024/25 Clear Water Diversion Program - Douglas Avenue (14th Street - 16th Street) with Iowa Water & Waste Systems LLC of Ames, Iowa
25. RESOLUTION NO. 24-405 approving contract and bond for the 2024/25 Right-Of-Way Restoration with Alpha Landscapes LLC of Johnston, Iowa
26. RESOLUTION NO. 24-406 accepting final completion of Year Two of the Water Plant

Well Rehabilitation Contract

27. RESOLUTION NO. 24-407 accepting final completion of the WPC Facility Caterpillar G379 Methane/Natural Gas Engine Generator Overhaul Project

28. Vacation of right-of-way adjacent to 302 and 212 Sondrol Ave and conveyance to 302 Sondrol, LLC

a. RESOLUTION NO. 24-408 setting date of Public Hearing as July 23, 2024, for the vacation of the 10' strip of right-of-way adjacent to 302 and 212 Sondrol Avenue

b. RESOLUTION NO. 24-409 setting date of Public Hearing as July 23, 2024, to approve the conveyance of the vacated 10' strip of right-of-way adjacent to 302 and 212 Sondrol Avenue to 302 Sondrol, LLC., for \$10,177.20 (as determined by the City's standard formula)

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

AWARD OF CONTRACT FOR PURCHASE OF 2 ALL-ELECTRIC SUVs: Fleet and Facilities Director Corey Mellies highlighted for Council Member Betcher how the purchase of the two all-electric SUVs would support the Climate Action Plan adopted by the City Council.

Moved by Betcher, seconded by Junck, to adopt RESOLUTION NO. 24-401 awarding a contract to American Vet Works Inc. of Newport, New York for the purchase of 2 all-electric SUVs - one each for Water Administration, and Electric Services Engineering, for a total of \$81,990.

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

PUBLIC FORUM: Mayor Haila opened the Public Forum.

Richard Deyo, 505 8th Street #2, Ames, addressed his experience with community interactions.

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

DIVERSITY, EQUITY, AND INCLUSION (DEI) ANNUAL UPDATE: DEI Coordinator Casandra Eames shared the inaugural update and engaged with questions from the City Council.

CHANGES TO ELECTRIC RATES TO ADOPT REVENUE-NEUTRAL RATE ADJUSTMENTS TO BETTER ALIGN WITH COST-OF-SERVICE STUDY RECOMMENDATIONS, TO ADD OPTIONAL TIME-OF-USE RATES, AND TO ADJUST THE LARGE CUSTOMER INTERRUPTIBLE OPTION BILL CREDITS: Director of Electric Services Donald Kom presented the updates to Chapter 28 of the *Municipal Code*.

The Public Input was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Betcher, seconded by Beatty-Hansen, to pass on first reading an ordinance relating to changes to electric rates to adopt revenue-neutral rate adjustments to better align with cost-of-service study recommendations, to add optional Time-of-Use rates, and to adjust Large Customer

Interruptible Option bill credits.
Roll Call Vote: 6-0. Motion declared carried unanimously.

REQUEST TO INITIATE ZONING TEXT AMENDMENT TO ALLOW SOCIAL SERVICE USES WITHIN THE O-SFC (SINGLE FAMILY CONSERVATION OVERLAY) ZONING DISTRICT: Director of Planning and Housing Kelly Diekmann reviewed the request.

Mayor Haila opened the Public Input.

Matt Mitchell, Director of Ames Romero House, 709 Clark Avenue, Ames, detailed the plan of the organization to continue providing hospitality services to community members in need at the new location of 702 Clark Avenue.

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

Moved by Gartin, seconded by Beatty-Hansen, to approve Option 1: Consideration of approval of a Special Use Permit (SUP) by the Zoning Board of Adjustment.
Vote on Motion: 6-0. Motion declared carried unanimously.

STEVEN L. SCHANKER PLAZA ICE SKATING RIBBON STATUS REPORT: Director Abraham and Director Mellies presented the Staff Report.

The Public Input was opened by Mayor Haila.

Richard Deyo, 505 8th Street #2, Ames, proposed that the plaza be designated as a nudist park.

Jason Knipp, Vice President of Operations for the Central Iowa Office of Henkel Construction, and Kyle Sievers, Project Manager for Henkel Construction, 2500 Ford Street, Ames, discussed issues relating to project delays and solutions identified to monolithically complete the project.

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

Moved by Betcher, seconded by Beatty-Hansen, to authorize staff to develop a scope of services and hire a third-party concrete expert to review the ice skating ribbon.
Vote on Motion: 6-0. Motion declared carried unanimously.

HEARING ON MAJOR SITE DEVELOPMENT PLAN FOR DUNKIN' DONUTS AT 209 LINCOLN WAY: Planner Amelia Schoeneman reviewed the Major Site Development Plan.

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

Moved by Corrieri, seconded by Rollins, to adopt RESOLUTION NO. 24-410 approving Major Site Development Plan for 209 Lincoln Way.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

HEARING ON WATER POLLUTION CONTROL FACILITY NUTRIENT REDUCTION MODIFICATIONS PHASE 1: Director of Water and Pollution Control John Dunn presented the report of bids.

The Public Hearing was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Betcher, seconded by Rollins, to accept the report of bids and delay a decision on whether or not to award until the July 23, 2024 City Council meeting.

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

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila noted that there were seven items to consider. The first was from Dylan Kline, Economic Development Liaison with the Ames Regional Economic Alliance, detailing a cost analysis of geothermal installation in the Baker Subdivision.

Moved by Beatty-Hansen, seconded by Rollins, consider the item as information only.

Vote on Motion: 2-4, Betcher, Corrieri, Junck, and Gartin dissenting. Motion failed.

Moved by Gartin, seconded by Corrieri, to place the item on a future agenda.

Vote on Motion: 5-1, Beatty-Hansen dissenting. Motion declared carried.

A request to preserve the Martin Historical Pier from Archie L. Greene was the second item. Assistant City Manager Brian Phillips provided a project update and Mayor Haila stated that he would inform the requestee.

The third item from Shahriar Parvez concerned rental housing practices. Mayor Haila noted that the item had been resolved through correspondence with Council Member Corrieri and the resident.

Suggestions for City of Ames Sustainability Programs from Lisa Kuehl was the fourth item.

Moved by Beatty-Hansen, seconded by Rollins, to take the item under advisement.

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

The fifth item from Iddo Friedberg was regarding bicycle safety.

Moved by Beatty-Hansen, seconded by Corrieri, to take the item under advisement.

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

A request for Zoning Text Amendment from Peter Moore and Lisa Schulte Moore was the sixth item.

Moved by Gartin, seconded by Corrieri, to place the item on a future agenda.

Vote on Motion: 4-2, Beatty-Hansen and Betcher dissenting. Motion declared carried.

The final item was input regarding infill housing on Welbeck Drive from Marcene and Larry Renaud. Mayor Haila noted that action was already taken by the City Council at a previous meeting on the subject related to this item.

REPORT OF GOVERNING BODY: The Mayor and City Council Members provided highlights from their attendance at various board and commission meetings.

COUNCIL COMMENTS: The Mayor and City Council Members reported on various events attended, upcoming meetings, community events, and items of interest.

Moved by Gartin, seconded by Beatty-Hansen, to request a memo from staff regarding the future connection of the shared use path that travels underneath S. Duff from S. 5th Street and continues to a dead end at a privately owned gravel road south of Lincoln Way.

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

CLOSED SESSION: Mayor Haila 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 Rollins, seconded by Beatty-Hansen, to go into closed session at 8:48 p.m.

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

The City Council reconvened in Regular Session at 9:01 p.m.

Moved by Gartin, seconded by Rollins, to move forward with the settlement as presented in the Closed Session.

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

ADJOURNMENT: Moved by Betcher, seconded by Junck, to adjourn the meeting at 9:02 p.m.

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

Carly M. Watson, Deputy City Clerk

John A. Haila, Mayor

Renee Hall, City Clerk