

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

AUGUST 27, 2024

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:00 p.m. on the 27th day of August, 2024, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Tim Gartin, and Anita Rollins. *Ex officio* Emily Boland was also present.

PROCLAMATION FOR "INTERNATIONAL OVERDOSE AWARENESS DAY," AUGUST 31, 2024: Mayor Haila proclaimed August 31st International Overdose Awareness Day, highlighting the goal to publicly challenge the stigma associated with substance use disorder overdose. Natasha Torrones accepted the proclamation and thanked the Mayor, City Council, and Police Department for their support. She shared how the issue has affected her life, noting that substance use disorder does not discriminate. She invited the community to attend the International Overdose Awareness Day event on Saturday, August 31, 2024, from 12:00 to 2:00 p.m. at Bandshell Park.

Council Member Amber Corrieri entered the meeting at 6:04 p.m.

PROCLAMATION FOR "SUICIDE PREVENTION AWARENESS MONTH," SEPTEMBER 2024: Mayor Haila proclaimed September 2024 Suicide Prevention Awareness Month, sharing the community's commitment to building understanding of mental health and substance use disorder by increasing access to education, training, and treatment. Mental Health Advocate Julie Saxton accepted the proclamation alongside representatives from local mental health agencies. She expressed gratitude to the Mayor and City Council, inviting everyone to attend the annual Mental Health Expo on Tuesday, September 24, 2024, from 5:00 to 8:00 p.m. in the west parking lot of Ames City Hall.

Council Member Rachel Junck entered the meeting at 6:11 p.m.

CONSENT AGENDA: Council Member Betcher requested to pull Item No. 7: Motion approving New 5-Day License (August 25 - August 29, 2024) for Class C Retail Alcohol License with Outdoor Service - Apres Bar Co., 2015 Cessna Street and Mayor Haila requested to pulled Item No. 12: Requests from Ames High School for Homecoming Parade on September 16, 2024.

Moved by Betcher, seconded by Beatty-Hansen, to approve the consent agenda less Item No. 7 and Item No. 12.

3. Motion approving payment of claims
4. Motion approving Summary of Minutes of Regular City Council Meeting on August 13, 2024
5. Motion approving Civil Service Candidates
6. Motion approving Report of Change Orders for period August 1-15, 2024
7. ~~Motion approving New 5-Day License (August 25 - August 29, 2024) for Class C Retail Alcohol License with Outdoor Service - Apres Bar Co., 2015 Cessna Street~~

8. Motion approving Ownership Updates for Class E Retail Alcohol License - Kum & Go #1215, 4506 Lincoln Way
9. Motion approving new Special Class C Retail Alcohol License - Heartland Senior Services, 205 South Walnut Avenue, Pending Dramshop Review
10. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Cyclone Liquors, (626 Lincoln Way), Class E Retail Alcohol License
 - b. Whiskey River, (132 - 134 Main Street), Class C Retail Alcohol License with Catering Privilege, Pending Dramshop Review
 - c. Wallaby's Grille, (2733 Stange Road), Class C Retail Alcohol License with Outdoor Service
 - d. The Recipe, (412 Burnett Avenue), Class C Retail Alcohol License
 - e. Inside Golf, (2801 Grand Avenue #1075), Class C Retail Alcohol License, Pending Dramshop Review
11. Motion approving request for Fireworks Permits for display from Jack Trice Stadium for 2024 ISU Home Football Games on the following dates:
 - a. Saturday, August 31, 2024
 - b. Saturday, September 21, 2024
 - c. Saturday, October 5, 2024
 - d. Saturday, October 19, 2024
 - e. Saturday, November 2, 2024
 - f. Saturday, November 16, 2024
 - g. Saturday, November 30, 2024
- ~~12. Requests from Ames High School for Homecoming Parade on September 16, 2024:~~
 - ~~a. Motion approving Blanket Temporary Obstruction Permit~~
 - ~~b. RESOLUTION NO. 24-459 approving closure of City Parking Lot MM, southern three aisles of City Parking Lot M, from 5:30 p.m. to 7:15 p.m. for parade staging~~
 - ~~c. RESOLUTION NO. 24-460 approving closure of Pearle Avenue, Burnett Avenue, Kellogg Avenue, and Clark Avenue (all from Main Street to 5th Street), Main Street from Pearle Avenue to Duff Avenue, and 5th Street from Grand Avenue to Clark Avenue, from 5:30 p.m. to approximately 7:45 p.m.~~
 - ~~d. RESOLUTION NO. 24-461 approving 219 metered parking spaces along the parade route from 1:00 p.m. to 8:00 p.m. and waiver of fees~~
 - ~~e. RESOLUTION NO. 24-462 approving waiver of parking meter fees and enforcement from 4:00 p.m. to 6:00 p.m. for 26 metered parking spaces in Lot N~~
13. Requests for EcoFair on Saturday, September 28, 2024:
 - a. Motion approving blanket Temporary Obstruction Permit
 - b. Motion approving blanket Vending License
 - c. RESOLUTION NO. 24-463 approving closure of 13 metered spaces along 5th Street from 12:00 p.m. Friday, September 28, 2024 - 6:00 p.m. Saturday, September 28, 2024, 6 metered spaces in Lot M from 7:00 a.m. - 2:00 p.m. Saturday, September 28, 2024, and 19 spaces in Lot N from 7:00 a.m. - 2:00 p.m. Saturday, September 28, 2024
 - d. RESOLUTION NO. 24-464 approving waiver of Vending License fee
 - e. RESOLUTION NO. 24-465 approving waiver of parking meter fees
14. RESOLUTION NO. 24-466 approving preliminary plans and specifications for FY

2022/23 Story County Edge of Field Project, setting September 25, 2024, as bid due date and October 8, 2024, as date of public hearing and award

15. RESOLUTION NO. 24-467 approving Electric Facilities Agreement with Iowa Department of Transportation and Electric Services and authorize payment to IDOT in the amount of \$121,509.29 for the relocation of Electric Services' transformer at the NW Wing at IDOT campus
16. RESOLUTION NO. 24-468 approving contract with Alex Heveri in the amount of \$26,000 for the purchase of "Monarch on Milkweed" for installation in University/Airport/Oakwood roundabout
17. RESOLUTION NO. 24-469 approving contract and bond for the 2024/25 Shared Use Path Maintenance (Various Locations) Program with Mid-Iowa Enterprises, LLC, of Story City, Iowa
18. RESOLUTION NO. 24-470 approving partial completion and reducing financial security on file with the City for Birch Meadows 2nd Additional subdivision to \$3,800
19. RESOLUTION NO. 24-471 approving completion of Stormwater Maintenance security at LDY Subdivision, 2105 East Lincoln Way releasing the security in full
20. Plats of Survey for Rural Boundary Line Adjustments within Boone County
 - a. RESOLUTION NO. 24-176 approving 79.85 acres at the southwest corner of 220th Street and X Avenue
 - b. RESOLUTION NO. 24-177 approving 166.21 acres on the north side of 220th Street between W Avenue and X Avenue

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

NEW 5-DAY LICENSE (AUGUST 25 - AUGUST 29, 2024) FOR CLASS C RETAIL ALCOHOL LICENSE WITH OUTDOOR SERVICE - APRES BAR CO., 2015 CESSNA STREET: Council Member Betcher inquired about the timeliness of filing for the license and implications of the location being in a residential area. City Attorney Mark Lambert noted that staff could research the topic further and provide the City Council with a memo.

Moved by Betcher, seconded by Beatty-Hansen, to approve the New 5-Day License (August 25 - August 29, 2024) for Class C Retail Alcohol License with Outdoor Service - Apres Bar Co., 2015 Cessna Street.

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

REQUESTS FROM AMES HIGH SCHOOL FOR HOMECOMING PARADE ON SEPTEMBER 16, 2024: Mayor Haila invited the Co-Chairs of the Ames High School Homecoming Committee to provide an overview of the plans for the Homecoming parade. Carissa Andorf and Wenjun Liu, Seniors at Ames High School, thanked the City Council for authorizing the kickoff Homecoming events in Downtown Ames for so many years. They invited everyone to attend the parade, which allows the students to showcase their school spirit and show off the program offerings of the Ames Community School District (ACSD).

Moved by Beatty-Hansen, seconded by Junck, to approve the requests from Ames High School for Homecoming Parade on September 16, 2024:

- a. Motion approving Blanket Temporary Obstruction Permit

- b. RESOLUTION NO. 24-459 approving closure of City Parking Lot MM, southern three aisles of City Parking Lot M, from 5:30 p.m. to 7:15 p.m. for parade staging
- c. RESOLUTION NO. 24-460 approving closure of Pearle Avenue, Burnett Avenue, Kellogg Avenue, and Clark Avenue (all from Main Street to 5th Street), Main Street from Pearle Avenue to Duff Avenue, and 5th Street from Grand Avenue to Clark Avenue, from 5:30 p.m. to approximately 7:45 p.m.
- d. RESOLUTION NO. 24-461 approving 219 metered parking spaces along the parade route from 1:00 p.m. to 8:00 p.m. and waiver of fees
- e. RESOLUTION NO. 24-462 approving waiver of parking meter fees and enforcement from 4:00 p.m. to 6:00 p.m. for 26 metered parking spaces in Lot N

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

PUBLIC FORUM: Mayor Haila opened and closed the Public Forum when no one came forward to speak.

HEARING ON ZONING TEXT AMENDMENT TO AMEND THE EXCEPTION STANDARDS FOR THE DOWNTOWN SERVICE CENTER "DSC" ZONING DISTRICT: Planning and Housing Director Kelly Diekmann noted that the text amendment was in response to a request received from Ames Silversmithing, 220 Main Street, Ames, which proposing to build an addition onto its one-story building. He explained the City has building form and character standards for two-story buildings along with floor area ratio requirements in the Downtown Service Center. He furthered that the request is to provide an option for an exception process where an applicant could make a case to the Zoning Board of Adjustment (ZBA) that an addition to its one-story building would still meet the intent of the character of the Downtown.

The Planning and Zoning Commission reviewed this request and recommended approval of the proposed text amendment with the amendment of replacing Sec. 29.808(4)(b)(ii) with: "The proposed project does not replace a two-story structure with a single-story structure." Director Diekmann explained that the Commission believed that adding this qualifier would discourage demolition of existing buildings. He added that staff was in support of the recommendation of the Commission.

Council Member Betcher inquired about multi-story buildings, highlighting that the proposed text amendment only referenced two-story buildings. Director Diekmann shared that staff did not intend to exclude multi-story buildings, but rather used language that best accommodated the request. He furthered that the proposed text amendment could be amended to include multi-story buildings. Council Member Gartin inquired about the implications of the proposed text amendment. Director Diekmann stated that the intent of the proposed text amendment was to create an exception to the expectations to support the development of the Downtown Service Center.

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 amend the language of Standard No. 2 in

Section 29.808(4)(b) of the *Municipal Code* to replace “two-story structure” with “multi-story structure.”

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

Moved by Betcher, seconded by Rollins, to pass on First reading an Ordinance regarding a Zoning Text Amendment to amend the exception standards for the Downtown Service Center “DSC” Zoning District.

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

HEARING ON SALE OF REAL PROPERTY AND DELIVERY OF CONVEYANCE OF PROPERTY AT HUNZIKER YOUTH SPORTS COMPLEX (800 BILLY SUNDAY ROAD) TO STATE OF IOWA FOR HIGHWAY 30 IMPROVEMENTS: Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Rollins, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 24-475 approving sale of property and delivery of conveyance to State of Iowa.

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

REQUEST FROM AMES COMMUNITY SCHOOL DISTRICT FOR THE SHARING OF THE COST TO DEMOLISH THE MUNICIPAL POOL: City Manager Steve Schainker shared that the City Council had recently received a letter from the former ACSD Superintendent Dr. Julious Lawson requesting that the City share in the cost of the asbestos removal and demolition of the Ames Municipal Pool. He highlighted that in the mid-1960s, the City entered into a cooperative agreement with ACSD whereby the City, through its debt service, constructed the Municipal Pool on land leased by ACSD. The agreement stipulated that the City and ACSD would share in the cost of Capital Improvements and operations over the life of the agreement.

Provisions were not included in the agreement that called for the parties to share in the cost of demolition; however, Dr. Lawson communicated in his letter that the City and ACSD had enjoyed a successful relationship over the life of the building, and it was the desire of ACSD to honor that partnership through the demolition. City Manager Schainker noted that Dr. Lawson provided an itemized bill that listed the obligation of the City in the amount of \$79,456.96. He highlighted that though it was not a legal obligation on the part of the City to reimburse ACSD, it was his recommendation to do so.

Council Member Gartin asked for clarification on the funding for the reimbursement. City Manager Schainker noted that the Park Development Fund included undesignated dollars that would be allocated to the reimbursement request should it be approved. He shared that the Park Development Fund maintained a healthy balance and would continue to do so as long as Local Option Sales Tax dollars were allocated to the fund each year. Council Member Betcher noted the longstanding positive relationship between the City and ACSD, highlighting her hope that approval of the reimbursement request would solidify that relationship for the future.

The Public Input was opened by Mayor Haila.

Dr. Jeff Hawkins, Associate Superintendent of Education for ACSD, thanked the City Council for considering the request and thanked the City Manager for his recommendation. He reiterated that ACSD values its relationship with the City. He noted it to be a mutually beneficial relationship where the two organizations partner to serve the same constituents. He shared that there was a genuine interest on the part of ACSD to ensure that the relationship continues.

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

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 24-476 approving \$79,456.96 from the Park Development Fund to the Ames Community School District for the Sharing of the Cost to Demolish the Municipal Pool.

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

PURCHASE AGREEMENT WITH REALTY GIFT FUND FOR AGRICULTURAL GROUND ADJACENT TO THE WATER POLLUTION CONTROL FACILITY:

Director of Water and Pollution Control (W&PC) John Dunn shared that W&PC has a need for additional farm ground at the Water Pollution Control (WPC) facility for biosolids disposal. The Department was approached by a willing seller that owns farm ground ideally suited immediately adjacent to the existing farm ground owned by the City. He furthered that funds are earmarked in rate projections for this purchase and the impact on sewer rates for accelerating this purchase from its scheduled year in the Capital Improvements Plan is neutral.

Council Member Gartin inquired about the future use of the farm ground. Director Dunn reported that the primary purpose of the farm ground is for the disposal of the biosolids generated by the treatment process at the W&PC facilities. He noted that the biosolids are used as an agricultural fertilizer. Director Dunn added that the tenant farmer that serves the existing farm ground owned by the City has indicated willingness to farm the fields included in the proposed purchase. Under the agreement with the tenant farmer, the City provides the agricultural fertilizer while the tenant farmer provides the seed, and both parties share on the sale of the crop.

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

Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 24-477 approving purchase agreement with Realty Gift Fund for 133.04 +/- acres of agricultural ground adjacent to the Water Pollution Control Facility in the amount of \$1,197,000.

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

GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2024A: Assistant City Manager Brian Phillips noted the procedural requirement that necessitated consideration of this item.

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

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 24-478 setting the date for sale of General Obligation Corporate Purpose Bonds, Series 2024A for September 10, 2024, and authorizing the use of preliminary official statement in connection therewith.

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

THIRD READING AND ADOPTION OF ORDINANCE NO. 4538 UPDATING ENFORCEMENT PROVISIONS TO CHAPTER 5B (POST CONSTRUCTION STORMWATER MANAGEMENT) AND CHAPTER 22A (USE OF CITY RIGHT-OF-WAY BY RIGHT-OF-WAY USERS) OF AMES MUNICIPAL CODE: Moved by Betcher, seconded by Rollins, to pass on third reading and adopt ORDINANCE NO. 4538 updating enforcement provisions to Chapter 5B (Post Construction Stormwater Management) and Chapter 22A (Use of City Right-of- Way by Right-of-Way Users) of Ames *Municipal Code*.

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

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila noted that there were five items for consideration.

The first item was from Kyle Poorman regarding a request for revisions to the snow plowing priorities policy to address sidewalks.

Moved by Beatty-Hansen, seconded by Rollins, to request staff communicate to Mr. Poorman that the policy was recently put into effect, and though the City Council may consider revisions to the policy in the future, the City Council desires to give time to evaluate the effectiveness of the policy currently in place.

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

A request for waiver of infrastructure requirements for Dayton Ridge Subdivision from Bob Gibson was the second item.

Moved by Betcher, seconded by Rollins, to request a memo from staff.

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

The third item was a donation offer from Colin Rail.

Moved by Betcher, seconded by Rollins, to request staff respectfully decline the donation offer and highlight area non-profits that the donation could better serve.

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

Interest in additional pickleball courts in Ames from Chase Senneff was the fourth item. Council Member Rollins noted that she had responded to this communication, inviting Mr. Senneff to

attend the upcoming Parks and Recreation Commission Capital Improvements Plan workshop to provide input on the topic.

The final item was from Jack L. regarding an RV Dump Station at Water Pollution Control Facility.

Moved by Rollins, seconded by Betcher, to request staff respond to the individual with appreciation on his thoughts related to the issue, noting that the previous response from staff will stand.

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

REPORT OF GOVERNING BODY: Council Member Betcher shared that the name of the Ames Economic Development Commission changed along with the rebranding of the Ames Chamber of Commerce to the Ames Regional Economic Alliance (AREA). She noted that at the last meeting, the Commission heard from Dr. James Pease about the Story County Water and Land Legacy Bond that supports a number of projects that the City is connected to. She encouraged the City Council members to attend an informational meeting on Friday, August 30th from noon to 1:00 p.m. Additionally, the Commission heard from Mark Schneider, Executive Director of the Iowa Arboretum, who provided a tour of the new treehouse village. There would be a ribbon cutting for the village on Wednesday, September 4th at 9:00 a.m. with opening day on Thursday, September 5th. Council Member Betcher also noted that the City Council received an email from Dan Culhane, President and CEO of AREA, which she asked all members to review for the next City Council meeting.

Council Member Beatty-Hansen noted that the Ames Transit Agency Board of Trustees received notice that the Iowa Department of Transportation approved personnel at CyRide to conduct testing for Commercial Driver's License (CDL). She noted the considerable cost savings that this allows and reviewed the annual contracts that were approved by the Board. She concluded that the Board discussed but did not take action on the matter of salary savings from the previous fiscal year.

COUNCIL COMMENTS: *Ex officio* Boland stated that Iowa State University (ISU) would host WelcomeFest on Wednesday, August 28th from 5:30 p.m. to 8:30 p.m. in the Durham Great Hall at the Memorial Union. She also shared that ISU Student Government would be holding its first Senate meeting of the year also on Wednesday, August 28th. She concluded by passing along the concerns from students about obtaining more trash receptacles around the Greek community on campus. She noted it was an item she would address at the Senate meeting and follow-up on later.

Council Member Rollins welcome back students and noted that she had a great time engaging with students at the Friday evening event of Cyclone Welcome Weekend.

Council Member Gartin shared that he enjoyed the Friday evening event of Cyclone Welcome Weekend, highlighting the conversations he had with students regarding hospitality. He reminded everyone that students are guests in Ames and small acts of kindness make a

measurable impact on students feeling welcome.

Council Member Betcher extended a welcome to students, noting that arrests from Cyclone Welcome Weekend were down from the previous year.

Mayor Haila echoed the comments about the Friday evening event of Cyclone Welcome Weekend. He shared that all of the students he spoke with reported feeling welcome in Ames. He also noted that Ada Hayden Heritage Park celebrated its 20th birthday with a celebration on Saturday, August 24th at 11:00 a.m. He shared his appreciation of staff and the Friends of Ada Hayden for coordinating the event. Mayor Haila concluded that Sustainability Coordinator Nolan Sagan would be hosting a luncheon to cover topics related to the Climate Action Plan (CAP). He noted that there were 11 business registered for this first of many luncheon events focused on engaging the business community.

ADJOURNMENT: Moved by Betcher, seconded by Rollins, to adjourn the meeting at 6:55 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