

**SUMMARY OF MINUTES OF THE REGULAR MEETING
OF THE AMES CITY COUNCIL**

AMES, IOWA

SEPTEMBER 10, 2024

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:00 p.m. on the 10th day of September 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, and Anita Rollins were present. *Ex officio* Emily Boland was also present.

PROCLAMATION FOR "AMES ART MONTH," SEPTEMBER 2024: Mayor Haila presented the proclamation to Heather Johnson, Director of the Octagon Arts Center. Ms. Johnson shared how arts impact the community and business vitality of the community and encouraged the community to continue to support the arts.

Council Member Rachel Junck entered the meeting at 6:01 p.m.

PROCLAMATION FOR "PRIDEFEST DAY," SEPTEMBER 14, 2024: Mayor Haila presented the proclamation to Library Director Sheila Schofer, and representatives from Ames Pride nicci port and Katie Tschopp.

CONSENT AGENDA: Council Member Gartin requested to pull Item No. 12.

Moved by Betcher, seconded by Rollins, to approve the Consent Agenda less Item No. 12.

3. Motion approving payment of claims
4. Motion approving Summary of Minutes of Regular City Council Meeting on August 27, 2024, and Special City Council Meeting on September 3, 2024
5. Motion approving Report of Change Orders for period August 16-31, 2024
6. Motion approving Ownership Updates for Class E Retail Alcohol License - Cyclone Liquors, Class E Retail Alcohol License
7. Motion approving Ownership Updates for Class C Retail Alcohol License - Texas Roadhouse, 519 South Duff Avenue
8. Motion approving New 5-Day License (September 29 - October 3, 2024) for Special Class C Retail Alcohol License with Outdoor Service - Mucky Duck Pub, 2500 Duff Avenue, Pending Dramshop Review
9. Motion approving new Class E Retail Alcohol License - Lalo's Liquor Store, 809 Wheeler Street, Suite 105
10. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Kum & Go #0217, (3111 South Duff Avenue), Class E Retail Alcohol License
 - b. Hy-Vee #1 Clubroom, (3800 West Lincoln Way), Class C Retail Alcohol License with Catering Privilege, Pending Dramshop Review
 - c. AJ's Ultra Lounge, (2401 Chamberlain Street), Class C Retail Alcohol License with Outdoor Service
 - d. Rinconcito Hispano Tienda y Taqueria, (823 Wheeler Street, Suite 1), Class C Retail Alcohol License

11. Motion setting December 17, 2024, as Regular City Council meeting and canceling City Council meeting on December 24, 2024
- ~~12. Motion accepting the Bike and Pedestrian Master Plan and Wayfinding Guide~~
13. RESOLUTION NO. 24-478 setting September 24, 2024, as date of public hearing for first amendment to FY 2024/25 Adopted Budget
14. RESOLUTION NO. 24-479 approving the Federal Funding Agreement for the 2023/24 Airport Improvements Program (Wildlife Fence) project
15. RESOLUTION NO. 24-480 approving Electrical Easement Agreement with Iowa State University for CYTown Development Area - Phase II
16. RESOLUTION NO. 24-481 approving Water and Sanitary Sewer Utility Easement Agreement with Iowa State University for CYTown Development Area - Phase II
17. RESOLUTION NO. 24-482 awarding Rural Electric Supply Cooperative (RESCO) of Ankeny, Iowa for the purchase of single phase overhead transformers and single and three phase pad mounted transformers in the amount of \$225,631.97
18. RESOLUTION NO. 24-483 approving preliminary plans and specifications for the 2023/24 Ames Plan 2040 Sanitary Sewer Extension (S 500th Avenue County Line Road) project, setting October 16, 2024, as the bid due date and October 22, 2024, as the date of Public Hearing
19. RESOLUTION NO. 24-484 approving Change Order No. 1 with Carrico Aquatic Resources Inc., of Oelwein, IA, for additional pool chemicals in the amount of \$11,911.25
20. RESOLUTION NO. 24-485 approving Change Order No. 1 for the 2021/22 Concrete Pavement Improvements (24th Street and Stange Road) in the amount of \$124,614
21. RESOLUTION NO. 24-486 approving the rapid needs purchase for repairs to the 161 KV electric transmission line Change Order No. 2, in the amount of \$67,546.17
22. RESOLUTION NO. 24-487 approving partial completion of public improvements and reducing financial security on file for Scenic Valley 7th Addition to \$200,097
23. RESOLUTION NO. 24-488 approving completion of all public improvements required as a condition for approval of the final plat of Scenic Valley 5th Addition and releasing financial security in full
24. RESOLUTION NO. 24-489 accepting the South 16th Street Improvements project as completed by Con-Struct Inc. of Ames, Iowa in the amount of \$4,117,906.66
25. Phasing Plan Amendment and Final Plat for The Bluffs at Dankbar Farms, Third Addition
 - a. RESOLUTION NO. 24-490 approving amended PRD Phasing Plan
 - b. RESOLUTION NO. 24-491 accepting Financial Security for Public Improvements
 - c. RESOLUTION NO. 24-492 approving Final Plat

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

BIKE AND PEDESTRIAN MASTER PLAN AND WAYFINDING GUIDE: Council Member Gartin and Council Member Beatty-Hansen shared their excitement for the project.

Moved by Gartin, seconded by Beatty-Hansen, to accept the Bike and Pedestrian Master Plan and Wayfinding Guide.

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

Moved by Beatty-Hansen, seconded by Gartin, to request a memo from staff on action steps for the Bike and Pedestrian Master Plan and Wayfinding Guide and a timeline of when those may be implemented.

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

PUBLIC FORUM: Mayor Haila opened the Public Forum.

Richard Deyo, 505 8th Street #2, Ames, shared his past experience with a local business.

Colby Clark, 617-621 Douglas Avenue, Ames, thanked the City Council for beginning the conversation around how to assist the unhoused in the community.

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

FITCH FAMILY INDOOR AQUATIC CENTER PROJECT UPDATE AND CONSTRUCTION ERRORS: Director of Parks and Recreation Keith Abraham, joined by Troy Turner of Story County Construction and Brad Rodenburg of RDG Planning and Design, presented an update on the project and answered questions from the City Council.

CARR PARK AGILITY COURSE PROJECT: Parks and Facilities Superintendent Joshua Thompson presented the Council Action Form (CAF).

Moved by Rollins, seconded by Junck, to adopt RESOLUTION NO. 24-493 approving revisions and reallocation of funds to the Carr Park Agility Course Project.

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

GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2024A: Director of Finance Corey Goodenow and Susanne Gerlach, of PFM, presented the bids received and reported that the City was able to receive good rates. She shared that PFM recommended award of the bonds.

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

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 24-494 authorizing and approving Loan Agreement, providing the sale and issuance of General Obligation Corporate Purpose Bonds, Series 2024A, and providing for the levy of taxes to pay the same.

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

PURCHASE OF TWO 2025 FORD F150 LIGHTNING PICKUPS: Sustainability Coordinator Nolan Sagan presented the CAF.

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

Moved by Junck, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 24-495 awarding contract to Karl Ford of Story City in the amount of \$86,932 for two 2025 Ford F150 Lightning pickups.

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

DOWNTOWN FAÇADE GRANT CHANGES FOR REAR FAÇADE AND MAINTENANCE: Director of Planning and Housing Kelly Diekmann and Planner Benjamin Campbell presented the staff report.

Mayor Haila opened the Public Input.

Ellyn Grimm, 1931 Polk Drive, Ames, provided suggestions to improve the proposed revisions to the Downtown Façade Grant.

Chuck Winkleblack, 105 S. 16th Street, Ames, raised concerns with the ease of acquiring letters of compliance, and encouraged the City Council to give serious thought to the suggestions made by Ms. Grimm.

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

Moved by Betcher, seconded by Corrieri, to direct staff to prepare updated Façade program documents for City Council approval at a future meeting.

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

REQUEST FOR PARTIAL WAIVER OF PAVING FOR 700 FEET OF CEDAR LANE RELATED TO THE ANSLEY DEVELOPMENT: Director Diekmann reviewed the history of the item.

Mayor Haila opened the Public Input.

Steve Burgason, Ansley Development, spoke in favor of the City assisting with the paving costs, and provided an overview of the unexpected costs incurred to manage stormwater runoff in the development.

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

Moved by Beatty-Hansen, seconded by Corrieri, to direct staff to develop a Development Agreement for City Responsibility to Complete Paving of the 700 Feet of Cedar Lane, rather than the Developer. Roll Call Vote: 6-0. Motion declared carried unanimously.

REQUEST FOR ACCEPTANCE OF FIRST SPECULATIVE BUILDING IN NORTH DAYTON TIF DISTRICT WITH NO PENALTY FOR DELAYED COMPLETION: Director Diekmann presented the CAF.

Moved by Corrieri, seconded by Betcher, to direct staff to cancel the issuance of \$15,000 penalty for the first speculative building and accept the Developer's building as a complete shell building at this time, and for staff to verify that future construction of required speculative buildings be weather tight

with completed windows, doors, garage doors, siding and roofing consistent with an approved site development plan for the building.

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

HEARING ON 2024/25 SHARED USE PATH MAINTENANCE CONTRACT 2 (STUART SMITH PARK AND STATE AVENUE): Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

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

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

Moved by Rollins, seconded by Betcher, to adopt RESOLUTION NO. 24-496 approving final plans and specifications and awarding contract to TK Concrete, Inc. of Pella, Iowa, in the amount of \$106,664.90.

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

HEARING ON 2024/25 WATER SYSTEM IMPROVEMENTS PROGRAM (N RUSSELL AVENUE - LINCOLN WAY TO N 2ND STREET): Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

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

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

Moved by Rollins, seconded by Betcher, to adopt RESOLUTION NO. 24-497 approving final plans and specification and awarding contract to Iowa Water & Waste System, LLC of Ames, Iowa in the amount of \$104,910.50.

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

HEARING ON AMES CITY AUDITORIUM HVAC REPLACEMENT PROJECT: Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Gartin, seconded by Beatty-Hansen, to accept report of bids and delay the award to provide staff additional time for review.

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

HEARING ON ZONING TEXT AMENDMENT TO PLANNED UNIT DEVELOPMENT (PUD) OVERLAY STANDARDS: Mayor Haila announced that an amendment would be made to Sec. 29.1114(a)(6) to read “façade OR the front entry is...” by the Legal Department.

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

Moved by Betcher, seconded by Gartin, to pass on first reading of an Ordinance on a Zoning Text Amendment to Planned Unit Development (PUD) Overlay standards, as amended.

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

SECOND READING OF ORDINANCE RELATING TO ZONING TEXT AMENDMENT TO AMEND THE EXCEPTION STANDARDS FOR THE DOWNTOWN SERVICE CENTER "DSC" ZONING DISTRICT: Moved by Rollins, seconded by Betcher, to pass on second reading of an Ordinance relating to the Exception Standards for the Downtown Service Center "DSC" Zoning District.

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

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

The first item was from Dan Culhane and Chris Nelson of the Ames Regional Economic Alliance requesting infrastructure extension at the Teller Avenue Interchange.

Moved by Gartin, seconded by Betcher, to refer to the City Manager for a memo.

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

A report on Cyclone Welcome Weekend from Chief of Police Geoff Huff was included for information only.

Next, an email from Jennifer Harris regarding concerns with the property at 913 Carroll Avenue was considered.

Moved by Beatty-Hansen, seconded by Corrieri, to request the City Manager reach out to the constituent.

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

Bob Haug's email with requests to assess Waste Management Costs was the next item to be considered.

Moved by Rollins, seconded by Corrieri, to request staff thank him for expressing his ideas and update the resident on the on the status of the Waste to Energy project.

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

Then, a memo on Liquor License for Premises in Residential Areas from Assistant Attorney Jane Chang was noted to be for information only.

The final item was a memo from Director Diekmann regarding a request for waiver of Infrastructure Installation for Dayton Ridge Subdivision.

Moved by Junck, seconded by Betcher, to place the item on a future agenda.

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

REPORT OF GOVERNING BODY: There were no new community meetings attended since the last meeting of the City Council.

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

ADJOURNMENT: Moved by Beatty-Hansen, seconded by Rollins, to adjourn the meeting at 8:41 p.m.

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

Grace Bandstra, Deputy City Clerk

John A. Haila, Mayor

Renee Hall, City Clerk