

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

AMES, IOWA

OCTOBER 22, 2024

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 5:59 p.m. on the 22nd day of October 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 telephonically.

CONSENT AGENDA: Council Member Gartin requested to pull Item No. 12 and Council Member Betcher requested to pull Item No. 13.

Moved by Betcher, seconded by Beatty-Hansen, to approve the Consent Agenda less Item No. 12 and Item No. 13.

1. Motion approving payment of claims
2. Motion approving Summary of Minutes of Regular City Council Meeting on October 8, 2024
3. Motion approving Report of Change Orders for period October 1-15, 2024
4. Motion approving new Class C Retail Alcohol License - Radisson Hotel Ames, 2609 University Boulevard, Pending Favorable DIA Inspection
5. Motion approving new Class E Retail Alcohol License - Southgate Ames Iowa, (110 Airport Road), Pending Favorable DCI Background Checks and Favorable Inspections
6. Motion approving new 5-Day (November 2 - November 6, 2024) Special Class C Retail Alcohol License - Gateway Hotel & Conference Center, 1800 Christensen Drive, (Pending Dramshop Review)
7. Motion approving new 5-Day (October 28 - November 1, 2024) License - Apres Bar Co., 2120 Lincoln Way
8. Motion approving the renewal of London Underground, (212 Main Street), Class C Retail Alcohol License
9. Motion approving Fitch Family Indoor Aquatic Center Monthly Update
10. Requests from Ames Main Street for Snow Magic on December 5, 2024:
 - a. Motion approving Blanket Temporary Obstruction Permit
 - b. Motion approving Blanket Vending License
 - c. RESOLUTION NO. 24-553 approving waiver of Vending License fee
 - d. RESOLUTION NO. 24-554 approving usage of electricity in Tom Evans Plaza and waiver of fees for electricity
11. RESOLUTION NO. 24-555 approving Quarterly Investment Report for period ending September 30, 2024
- ~~12. RESOLUTION NO. 24-556 approving plans and specifications for the Carr Park Agility Course and set November 27, 2024 as the bid due date and December 10, 2024, as date of public hearing and award~~
- ~~13. RESOLUTION NO. 24-557 approving agreement with Jordan Brooks to paint murals on brick pier located at Welch Avenue and Chamberlain Streets~~
14. RESOLUTION NO. 24-558 approving Professional Service Agreement with Bolton & Menk for the 2024/25 Airport Entryway Improvements

15. RESOLUTION NO. 24-559 awarding contract to HDR Engineering, Inc., of Omaha, NE, for Boiler Heating System Feasibility Study for Electric Services, in an amount not to exceed \$54,800
16. RESOLUTION NO. 24-560 awarding contract to Poindexter Flooring Inc., of Indianola, IA, for Carpet Replacement at the Ames Public Library, in the amount of \$304,341
17. RESOLUTION NO. 24-561 awarding contract to Gillig LLC of Livermore, California, for two 40' heavy-duty diesel buses for a total cost not to exceed amount of \$1,256,996
18. RESOLUTION NO. 24-562 approving Amendment No. 5 to Professional Services Agreement with HDR for the North River Valley Wellfield Project
19. 2021/22 Stormwater Erosion Control (Bloomington Waterway)
 - a. RESOLUTION NO. 24-563 accepting Change Order No.2, the balancing change order, reducing the contract amount by (\$44,866.00)
 - b. RESOLUTION NO. 24-564 accepting the project as completed by Con-Struct Inc., of Ames, Iowa in the amount of \$176,305.20
20. RESOLUTION NO. 24-565 approving contract and bond for the 2023/24 Airport Improvement Program (Wildlife Fence Project) with Minturn, Inc., of Brooklyn, Iowa
21. RESOLUTION NO. 24-566 approving contract and bond for the Ames City Auditorium HVAC Improvements Project with Mechanical Comfort, Inc. of Ames, Iowa

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

CARR PARK AGILITY COURSE: Council Member Gartin stated that he had requested an update from Director of Parks and Recreation Keith Abraham on the project. Director Abraham noted that there had been three public input sessions on the project and that staff was excited to continue moving forward.

Moved by Gartin, seconded by Junck, to adopt RESOLUTION NO. 24-556 approving plans and specifications for the Carr Park Agility Course and set November 27, 2024 as the bid due date and December 10, 2024, as date of public hearing and award.

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

ARTIST AGREEMENT FOR MURAL AT WELCH AVENUE AND CHAMBERLAIN STREETS: Council Member Betcher shared her desire to allow the artist to present the design and discuss bringing the date and map on the mural into alignment.

Moved by Betcher, seconded by Rollins, to adopt RESOLUTION NO. 24-557 approving agreement with Jordan Brooks to paint murals on brick pier located at Welch Avenue and Chamberlain Streets, contingent upon staff confirming with the artist and FUEL that the design change had been made to bring the date and map into alignment.

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.

Audrey Kennis, 3415 Emerald Drive, Ames, requested clarification and a potential housing code amendment that would allow four individuals to occupy a three-bedroom home in order to obtain

a Rental Certificate.

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

PRESENTATION OF THE 2024 RESIDENT SATISFACTION SURVEY RESULTS: Communications and Outreach Manager Susan Gwiasda presented the survey results.

Moved by Betcher, seconded by Rollins, to accept the Resident Satisfaction Survey results.
Vote on Motion: 6-0. Motion declared carried unanimously.

SEWER REVENUE BONDS, SERIES 2024: Director of Finance Corey Goodenow reviewed the Council Action Form (CAF).

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

Moved by Beatty-Hansen, seconded by Corrieri, to adopt RESOLUTION NO. 24-567 authorizing and approving a Loan and Disbursement Agreement and providing for issuance and securing the payment of Sewer Revenue Bonds, Series 2024.
Roll Call Vote: 6-0. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these minutes.

FINAL MINOR PLAT FOR PRAIRIE VIEW INDUSTRIAL FIRST ADDITION: Planner Justin Moore presented the CAF.

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

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 24-568 approving Final Plat with waiver of sidewalk/path installation contingent upon approval of deferral agreement.
Roll Call Vote: 6-0. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these minutes.

REQUEST TO DEFER ANNEXATION COVENANTS BY OWNERS OF 2114 & 2126 STATE AVENUE: Planner Moore reviewed the CAF.

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

Moved by Gartin, seconded by Junck, to table the item to a subsequent City Council meeting and reach out to the affected property owners to inform them when the item would be discussed.
Vote on Motion: 6-0. Motion declared carried unanimously.

AMES/ISU ICE ARENA RADIANT HEAT REPLACEMENT PROJECT: Director Abraham presented the CAF.

Mayor Haila opened and closed the Public Input when no one came forward to speak.
Moved by Gartin, seconded by Rollins, to adopt RESOLUTION NO. 24-569 approving plans and specifications for the Ames/ISU Ice Arena Radiant Heat Replacement Project and set November 20, 2024 as the bid due date and November 26, 2024, as date of public hearing and award.

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

HEARING ON 2023/24 AMES PLAN 2040 SANITARY SEWER EXTENSION (S 500th AVENUE COUNTY LINE ROAD): Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

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

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

Moved by Betcher, seconded by Rollins, to adopt RESOLUTION NO. 24-570 approving final plans and specifications and awarding contract to Rognes Corp of Ankeny, Iowa, for the base bid amount of \$551,057.70.

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

HEARING ON 2024/25 TRAFFIC SIGNAL PROGRAM: Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Beatty-Hansen, seconded by Betcher, to accept report of bids.

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

Moved by Rollins, seconded by Junck, to adopt RESOLUTION NO. 24-571 approving final plans and specification and awarding a contract to Van Maanen Electric, Inc. of Newton, Iowa, in the amount of \$142,043.15.

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

HEARING ON VOLUNTARY ANNEXATION OF 142.95 ACRES LOCATED IN WEST AMES ALONG ONTARIO STREET, NORTH 500TH AVENUE AND LINCOLN WAY: Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 24-572 approving Annexation of property.

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

HEARING ON INTEGRATED SITE PLAN SUBDIVISION, MAJOR SITE DEVELOPMENT PLAN, AND PRELIMINARY PLAT FOR 1726 COLLABORATION PLACE: Planner Amelia Schoenman presented the CAF.

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

Moved by Gartin, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 24-573 approving Major Site Development Plan for 1726 Collaboration Place.

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

Moved by Gartin, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 24-574 approving Preliminary Plat for the Iowa State University Research Park Phase III Subdivision, Seventh Addition.

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

HEARING ON VACATING THE EXISTING TEN FOOT (10') PUBLIC UTILITY EASEMENT LOCATED AT 3300 UNIVERSITY BOULEVARD, IOWA STATE UNIVERSITY RESEARCH PARK PHASE III, FIRST ADDITION: Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Betcher, seconded by Rollins, to adopt RESOLUTION NO. 24-575 vacating the existing ten foot (10') Public Utility Easement located at 3300 University Boulevard, Iowa State University Research Park Phase III, First Addition.

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

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila noted that there were eight items included for consideration. The first item was from Brian Heenan regarding Ride-Share Electric Scooters.

Moved by Junck, seconded by Beatty-Hansen, to request staff develop a micromobility ordinance for alternative micromobility, other than bicycles, to be added to a future agenda.

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

A request for a Zoning Text Amendment from Lynn Ballard was considered next.

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

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

Mark Clipsham submitted Sustainability Suggestions.

Moved by Gartin, seconded by Beatty-Hansen to request the Mayor respond to Mr. Clipsham.

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

Concerns with Homelessness in the Downtown Area from Erik Charter were discussed.

Moved by Beatty-Hansen, seconded by Gartin, to thank Mr. Charter for his input and let him know that the City Council is looking forward to discussing the topic with the help of a consultant in the near future.

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

Next, an email regarding a Zoning Text Amendment for Social Service Providers and the Historic Preservation Commission from David Carter was considered.

Moved by Betcher, seconded by Beatty-Hansen, to request a memo from the City Attorney on the matter.

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

Correspondence from Jennifer Harris about 913 Carroll Avenue concerns was discussed.

Moved by Gartin, seconded by Betcher, to request that the item be placed on a future agenda with staff providing options from peer cities to address the issue.

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

Furniture Mart USA Chief Operating Officer Troy Eichman's request for Property Tax Abatement was evaluated.

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

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

The final item from Traffic Engineer Damion Pregitzer detailed next steps for the Bike and Pedestrian Master Plan. The Mayor noted that this item was for information only.

REPORT OF GOVERNING BODY: The Mayor and Council Members reported on various meetings attended, upcoming meetings, community events, and items of interest.

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

Moved by Betcher, seconded by Corrieri, to request a memo from staff on current restrictions for rental housing code occupancy and conversion of bedrooms.

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

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 20.17(3), Code of Iowa, to discuss collective bargaining strategy.

Moved by Gartin, seconded by Betcher, to go into Closed Session as provided by Section 20.17(3), Code of Iowa, to discuss collective bargaining strategy at 8:07 p.m.

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

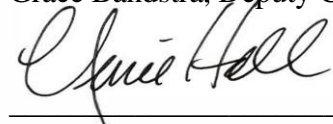
The City Council reconvened in Regular Session at 8:34 p.m.

ADJOURNMENT: Moved by Beatty-Hansen, seconded by Gartin, to adjourn the meeting at 8:34 p.m.

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



Grace Bandstra, Deputy City Clerk



Renee Hall, City Clerk



John A. Haila, Mayor