

**MINUTES OF THE REGULAR MEETING OF THE
AMES CONFERENCE BOARD AND
REGULAR MEETING OF THE AMES CITY COUNCIL**

AMES, IOWA

DECEMBER 8, 2020

REGULAR MEETING OF THE AMES CONFERENCE BOARD

The Regular Meeting of the Ames Conference Board, which was being held electronically, was called to order by Chairman John Haila at 6:01 p.m. on December 8, 2020. Present from the Ames City Council were Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and David Martin. Story County Board of Supervisors present were Linda Murken, Lisa Heddens, and Lauris Olson. Representing the Ames Community School Board was Sabrina Shields-Cook. Joe Anderson attended on behalf of the Nevada School Board. Gilbert Community School District and United Community School District were not represented.

APPOINTMENTS TO EXAMINING BOARD: Mayor Haila explained the Ames Conference Board meeting was called to appoint an Examining Board as required by the *Code of Iowa*. City Assessor Greg Lynch had submitted his resignation effective December 31, 2020. He noted that a memo was sent to each of the Conference Board members explaining the process that they will need to go through. The first step in replacing the City Assessor is to appoint three members to the Examining Board: one member represents the Ames City Council; one represents the Board of Supervisors; and one represents all the school districts. The appointees to the Examining Board must be residents of the City of Ames per the *Code of Iowa*.

Moved by Martin, seconded by Junck, appointing Council Member Amber Corrieri to the Examining Board representing the Ames City Council.

Vote on Motion: 3-0. Motion declared carried unanimously.

Moved by Olson, seconded by Murken, appointing Board of Supervisor Lisa Heddens to the Examining Board to represent the Story County Board of Supervisors.

Vote on Motion: 3-0. Motion declared carried unanimously.

Moved by Anderson, seconded by Shields-Cook, appointing Sabrina Shields-Cook to the Examining Board to represent the School Districts (Ames, Gilbert, Nevada, United).

Vote on Motion: 3-0. Motion declared carried unanimously.

CONFERENCE BOARD COMMENTS: Story County Board of Supervisor Lisa Heddens asked the Mayor to clarify the process now that the Examining Board has been appointed. Mayor Haila explained that the process is that only Assessors who are on a list of approved and have approved certain licensing examinations that are available from the Department of Revenue can be considered for the position. The Examining Board is the only one that can request a list from the Department of Revenue. He noted that the *Iowa Code* also states that because the City has a Deputy City Assessor, that person by *Iowa Code* will take over for Mr. Lynch as of January 1, 2021 until a new City Assessor is appointed. The Examining Board is a search committee that brings back viable

candidates for the Conference Board to decide who to appoint. Per the *Code of Iowa*, the Examining Board can also conduct an examination, either written or oral, of any person whose name appears on the register, and shall make a written report of the examination and submit the report together with the names of those individuals certified by the Department of Revenue to the Conference Board.

Ms. Heddens stated that Ames is one of seven cities in the state that has a City Assessor and the other locations utilize a County Assessor. She pointed out that a staff report was done back in 2005 that looked at whether to have one or two Assessor's within Story County or a separate one for Ames. Ms. Heddens commented that she would be interested in having an updated report to see if they really need to have two Assessors. She wanted to know if there was a need for separate Assessor's or was there any equipment that needed to be purchased. Ms. Heddens explained that 15 years is a long time and things are constantly changing.

Council Member Gartin mentioned that he would not be interested in changing the structure as he thought the system that is already in place has served the community very well. He liked having the accountability of the Assessor being within the Ames City Government and not shifting the role to the County Supervisors. Mr. Gartin mentioned that the previous study made it clear that there was a period where if the people of Ames would have had their assessments done by the County Assessor their assessments would have been far worse than what they were. The statistics were clear about this information. He explained that he thought the people of Ames are very well served by having an Assessor within the City Government.

Board of Supervisor Lauris Olson asked Mr. Gartin if he was sure about the structure. She pointed out that Story County is the fiscal agent for the City of Ames Assessor. Ms. Olson mentioned that there are times that the City's Human Resources Department has called Story County to assist with the people on the Conference Board. She stated that the Conference Board doesn't report to the City of Ames and she thought there needed to be some clarity. Ms. Olson mentioned that Story County does not charge any fees, but the City of Ames charges the Assessor's Office for all the "other" services that are provided to them.

Council Member Betcher stated when she read the 2005 report she was thinking along the same lines as Ms. Heddens. The report is 15 years old and she is not sure the City of Ames knows if the citizens of Ames are being better served by having a City Assessor opposed to a County Assessor. Ms. Betcher mentioned that by having staff look at the data they can make sure they are making the right decision.

Ms. Murken asked if it is the case that the City of Ames has a separate City Assessor due to an Ordinance. Mayor Haila stated that there is an Ordinance that the City Council would have to be repealed in order to eliminate the City Assessor's position. Ms. Murken pointed out that it is ultimately up to the City of Ames whether there are two Assessors in Story County. She explained that the City Council Members are the ones that need to be convinced to do something different. City Attorney Mark Lambert commented that he believed that would be correct and it would be up to the City of Ames, but he would have to research it further. Mr. Lambert explained that the City is

allowed to have a City Assessor per the *Iowa Code*, but he hasn't looked at the language in some time and would want to look at it further before rendering an opinion. Ms. Murken explained to her it seemed like the City "held all the cards," but there are some issues that have come up that need to be discussed as to what the County's role is in terms of doing payroll and other items they are not being reimbursed for. Ms. Heddens commented that is part of why she was suggesting the study. She explained it was to update the information that is 15-years old and this is how you can determine what is best for the citizens.

Mayor Haila stated the report that was sent out to the Conference Board was a report that analyzed whether to combine the two Assessor's offices and to look at the cost. He pointed out there are two ways to approach the topic. One way would be if there is interest in refreshing the study as it was initially done or make a motion to refresh the study, but look at different topics, i.e. payroll, etc., but would not be to combine the City Assessor and County into one. Mr. Gartin suggested that those are two separate conversations. He noted that if the County felt that they were picking up costs that were not equitably shared, then those are matters that don't require a special report, but a conversation the two leadership bodies can have. The matter before the Conference Board now is the replacement of the City Assessor. The Mayor explained that the reason for his clarification was because if the County Board of Supervisors was proposing to refresh the study to see if they would want to combine the City and County offices together this would be the time to do it, instead of going out and searching for a new City Assessor. If there was support to do the study then the Examining Board would be in place, but would be idle until the report came back. Ms. Betcher stated that if the discussion was about shifting the financial responsibility to the City then that is also part of the equation for whether there is a City Assessor or not. Ms. Betcher noted that the City doesn't always have the opportunity that is created by a retirement every year, and there is an opportunity right now to take a look and see whether it is still fiscally responsible to have a City Assessor, whether it makes sense for the citizens of Ames, and how the possible shift of responsibilities from the County would figure into the equation. Mayor Haila mentioned that since the City Council can't deliberate on whether to move forward this becomes an issue to be placed on a City Council Agenda. He suggested the Council refer this item to be placed on a future City Council Agenda for discussion.

Supervisor Heddens stated that they just got the report yesterday and they are just asking for the report to be updated to move forward. She asked for clarification on the Examining Board moving forward. Mayor Haila explained if the City Council is interested in combining the City and County Assessor then there would be no reason for the Examining Board to meet; however, if the decision is to have two Assessor's then the Examining Board would proceed.

Nevada School representative Joe Anderson asked if it was possible to have the 15-year study sent to the rest of the Conference Board. Mayor Haila apologized and commented that he will send it.

ADJOURNMENT: Moved by Anderson to adjourn the Ames Conference Board at 6:27 p.m.

MINUTES OF THE REGULAR MEETING OF AMES CITY COUNCIL

CALL TO ORDER: Mayor John Haila called the Regular Meeting of the Ames City Council, which was being held electronically, to order at 6:29 p.m. with the following Council members participating: Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and David Martin. *Ex officio* Member Nicole Whitlock was also present.

Mayor Haila announced that it is impractical to hold an in-person Council meeting due to the Governor of Iowa declaring a public health emergency because of the COVID-19 pandemic. Therefore, limits have been placed on public gatherings, and this meeting is being held as an electronic meeting as allowed by Section 21.8 of the *Iowa Code*. The Mayor then provided how the public could participate in the meeting via internet or by phone.

The Mayor announced that the Council was working off an Amended Agenda. City staff had added an item to the Consent Agenda to set the date of public hearing for December 22, 2020, to approve the Partnership Agreements with Prairie Fire Corporation and Builder's Development Corporation in conjunction with Baker Subdivision (321 State Avenue).

Mayor Haila requested to pull Item No. 15, Resolution approving Change Order No. 1 with Anderson Process & Instrumentation Solutions, LLC, for Maintenance Services Contract for the Power Plant, in an amount not-to-exceed \$443,8889.50 for further discussion.

CONSENT AGENDA: Moved by Gartin, seconded by Corrieri, to approve the following items on the Consent Agenda.

1. Motion approving payment of claims
2. Motion approving Minutes of November 24, 2020
3. Motion approving Report of Change Orders for period November 16 - 30, 2020
4. Motion approving New 12-month Class E Liquor License with Class B Wine Permit and Sunday Sales: Kum & Go #7706, 2320 Lincoln Way
5. Motion approval renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Liquor License with Sunday Sales, 1 Night Stand, 124 Welch, **Pending DRAM**
 - b. Class E Liquor License, Class B Wine Permit, Class C Beer Permit with Sunday Sales: Cyclone Liquors, 626 Lincoln Way, **Pending DRAM**
 - c. Class C Liquor License with Outdoor Service & Sunday Sales: Café Beau, 2504 Lincoln Way
 - d. Class B Beer with Outdoor Service & Sunday Sales: Torrent Brewing Co LLC, 504 Burnett Avenue
 - e. Class C Liquor License, Class B Wine Permit with Sunday Sales, Outdoor Service: Mickey's Irish Pub, 109 Welch Avenue
6. RESOLUTION NO. 20-621 setting date of public hearing for December 22, 2020, to vacate Public Utility Easement located across portions of Southtown Subdivision (300 and 310 S. 17th Street)
7. RESOLUTION NO. 20-622 setting date of public hearing for December 22, 2020, to approve Partnership Agreements with Prairie Fire Corporation and Builder's Development

- Corporation in conjunction with Baker Subdivision (321 State Avenue)
8. RESOLUTION NO. 20-623 approving Professional Services Agreement with CGA Consultants, of Ames, Iowa, for Flood Mitigation - River Flooding - Land Acquisition Services in an amount not-to-exceed \$74,800
 9. RESOLUTION NO. 20-624 approving Agreement with Iowa Department of Transportation for Traffic Safety Improvement Program Funding (S. 16th Street/S. Duff Avenue) in the amount of \$495,000
 10. RESOLUTION NO. 20-625 approving Amendment to the Intergovernmental Agreement between the City of Ames and City of Nevada for Emergency Response Coverage of Interstate 35 and Highway 30 outside of the Ames city limits and extending the expiration date to December 31, 2030
 11. RESOLUTION NO. 20-626 approving FY 2020/21 Commission On The Arts Spring Special Project Grants
 12. SunSmart Ames Community Solar Farm:
 - a. RESOLUTION NO. 20-627 approving Memorandum of Agreement
 - b. RESOLUTION NO. 20-628 approving Notice and Acknowledgment of Assignment with ForeFront Power
 13. RESOLUTION NO. 20-629 approving preliminary plans and specifications for 2020/21 Pavement Restoration - Slurry Seal Program; setting January 6, 2021, as bid due date and January 12, 2021, as date of public hearing
 14. Baker Subdivision Geothermal Heat Pump System:
 - a. Motion rejecting bid
 - b. RESOLUTION NO. 20-630 approving preliminary plans and specifications for Baker Subdivision Geothermal Well Installations; setting January 27, 2021, as bid due date and February 9, 2021, as date of public hearing
 15. RESOLUTION NO. 20-631 approving Change Order No. 1 with TEi Construction Services, Inc., for Unit 8 Boiler Repair Project, in the amount of \$369,324
 16. RESOLUTION NO. 20-633 approving contract renewal for Furnishing Gases and Cylinders to the Power Plant with Airgas USA, LLC for a total amount not-to-exceed \$32,000
 17. RESOLUTION NO. 20-634 accepting completion of 2017/18 Right-of-Way Restoration
 18. RESOLUTION NO. 20-635 accepting completion of Teagarden Drainage Improvements
 19. RESOLUTION NO. 20-636 approving partial completion of public improvements and reducing security for Crane Farm Subdivision, 2nd Addition
 20. RESOLUTION NO. 20-637 approving partial completion of public improvements and reducing security for Crane Farm Subdivision, 6th Addition
 21. RESOLUTION NO. 20-638 approving partial completion of public improvements and reducing security for Scenic Valley Subdivision, 4th Addition
 22. RESOLUTION NO. 20-639 approving partial completion of public improvements and reducing security for Scenic Valley Subdivision, 5th Addition
 23. RESOLUTION NO. 20-640 approving partial completion of public improvements and reducing security for Sunset Ridge Subdivision, 8th Addition
 24. RESOLUTION NO. 20-641 approving partial completion of public improvements and reducing security for Sunset Ridge Subdivision, 9th Addition

25. RESOLUTION NO. 20-642 approving completion of public improvements and releasing security for South Fork Subdivision, 9th Addition
26. RESOLUTION NO. 20-643 approving completion of public improvements and releasing security for South Fork Subdivision Wrap-Up

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

CHANGE ORDER NO. 1 WITH ANDERSON PROCESS & INSTRUMENTATION SOLUTIONS (API SOLUTIONS), LLC, FOR MAINTENANCE SERVICES CONTRACT FOR THE POWER PLANT: City Attorney Mark Lambert explained that the contractor is currently working on this project, but has not provided a Performance Bond for the new amount with the Change Order. This is a requirement under Iowa law. He mentioned that if the Council approved the Change Order tonight it should be contingent upon receipt of the Performance Bond. If Anderson Process & Instrumentation Solutions, LLC, is unable to provide an updated Performance Bond before their current job runs out of funds, they will have to be pulled from the work until it is obtained. Mayor Haila explained that this was a time-sensitive project, and Electric Services is interested in seeing the project continue instead of waiting a few more weeks.

Moved by Gartin, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 20-632 approving Change Order No. 1 with Anderson Process & Instrumentation Solutions, LLC, for Maintenance Services Contract for Power Plant, in an amount not to exceed \$443,889.50, contingent upon receiving the updated Performance Bond.

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

PUBLIC FORUM: Merlin Pfannkuch, 1424 Kellogg Avenue, Ames, asked for more discussion of the East Industrial Area before a contract is issued for \$5 million for sanitary sewer and water mains next spring. He mentioned that he had heard that the City of Ames might hear about the status of its federal grant in February. Mr. Pfannkuch felt that the Council has done a pitiful job with this project on being transparent. He felt that as usual when a project involves the Ames Economic Development Commission, it gets a pass. The job as Council members is to examine proposals closely and involve the public in the discussion. Mr. Pfannkuch stated that the Ames Economic Development Commission Executive Dan Culhane keeps talking about how the City has missed out on opportunities for industry by not having the infrastructure, but this is portraying the process too simplistically. He explained that Mr. Culhane also talked about how great of a location the East Industrial Area is to the Interstate and rail access, but he thought Mr. Culhane might be overstating this information. It was noted that according to information available on the Iowa Department of Economic Authority's website, there are 27 Iowa certified sites of more than 67 acres. He stated that 15 of the sites have rail service and four-lane highway access, 11 sites have commercial air service within 20 miles and Ames does not. There needs to be a major public discussion of this project. Mr. Pfannkuch pointed out that with the pandemic not ending anytime soon, this is the time to be cautious on spending.

REQUEST FOR PROPOSALS FOR CLIMATE ACTION PLAN SCOPE OF SERVICES:

Assistant City Manager Deb Schildroth stated that joining her tonight is Public Relations Officer Susan Gwiasda, Sustainability Coordinator Merry Rankin, and Energy Services Coordinator Kayley Lain. Developing a Climate Action Plan addresses the City Council's value of "Environmental Sustainability," and specifically, the goal of developing and adopting a Climate Action Plan. The consultant services City staff had requested are:

1. Determine Community Greenhouse Gas Emission Reduction Goals - With assistance from City staff as well as input gathered through a robust, multi-faceted, and inclusive community-input process, the consultant is asked to develop Greenhouse Gas reduction goals for the Ames community.

Ms. Schildroth noted that the team had looked at Dubuque and Iowa City's Climate Action Plans and also at Davis, California, Bloomington, Indiana, and Columbia, Missouri. In the other states, the goals were already developed prior to going into the Climate Action Plan Request for Proposals (RFP).

2. Develop a Climate Action Plan - The Plan will establish relevant, achievable, and cost-effective strategies to achieve reduction goals within a timeline, designate milestone reduction achievements along the timeline, and specify metrics to track and measure progress.
3. Outreach and Engagement Process - Consultant will develop, oversee, and facilitate a plan to solicit input and achieve meaningful engagement with the Ames community. The City considers citizen input essential to developing a Climate Action Plan.

The Plan should engage and empower residents, businesses, and institutions toward ownership and responsibility in ensuring a resilient and sustainable future. Because of the importance of the Climate Action Plan and the impact it will have on the total community, under the Request for Proposals the Mayor and City Council members will serve as the Steering Committee for the consultants. In this capacity, the Steering Committee will advise the consultant on interim proposals and policy considerations during goal-setting and plan development, will provide direction and guidance to the consultants regarding key decision points, and will make final decisions related to the consultants' recommendations. This is the same role the Mayor and City Council are playing regarding the development of the City's new 2040 Comprehensive Plan. Ms. Schildroth noted that funds totaling \$130,000 are available for a Climate Action Plan and have been identified from the FY 2019/20 General Fund ending fund balance. Staff is taking the recommendation from Purchasing and waiting to release the Request for Proposals until January 4, 2021, with the deadline for responses to be February 2, 2021. A cross-departmental project team will evaluate the proposals and bring a proposal back to the Council on March 23, 2021.

The Mayor opened public comment.

Allison Brundy, 3125 Maplewood Road, Ames, thanked the City on behalf of the Ames Climate Action Team. She mentioned that a letter was sent to the Council from the Ames Climate Action Team that recommended a few changes to the Request for Proposals (RFP). The group wanted to see the mention of climate adaptation in the RFP. She noted that she did see the climate adaptation

piece in the other communities' reports. Ms. Brundy thought it was interesting to see how other cities are increasing their climate adaptation, climate action goals, and renewable energy goals. She is supportive of moving forward with the process. It was also recommended to list the Ames 2040 Plan and the Iowa Energy Plan as a resource in the RFP. Ms. Brundy explained that building climate resilience for the people of Ames is an exciting prospect.

Lee Anne Willson, 5326 Springbrook Drive, Ames, stated she was very impressed with everything she has learned about Ames and the City Council in respect to climate issues. She is a scientist and understands when discussing land use; it is a different political process, but she can't imagine how one can address climate issues without thinking about how the land is used. It was mentioned that the more land that is used, the more transportation is needed, and more farmland is covered up. Ms. Willson recommended mentioning land use in the RFP.

Shellie Orngard, 928 Burnett Avenue, Ames, thanked the Council for getting the opportunity to speak and for the emphasis on community input as part of the RFP. She noted that the Climate Action Plan will be far more successful with having the Ames residents' knowledge of and active participation in developing the Plan and making it happen. Ms. Orngard thought it would be good to have an RFP that allows for a wide scope of mitigation of CO₂ emissions, but adaptations to the already changing climate. The derecho event that happened earlier this year was a surprise and a shock to all citizens, and it was also a wake-up call of how severe weather events can affect the community financially, but also in the way they live their lives. Climatologists say that the climate future is going to be different with more extreme weather events, more moisture on average, and periodic droughts. Ms. Orngard stated that people need to anticipate what those changes are going to be and prepare for them. The Climate Action Plan will need to work together with the Ames 2040 Plan in order for either Plan to be successful and that should be stated in the RFP. Preparing for a climate future means people are going to have to think of new ways to do things differently. She looks forward to future conversations on this topic.

Council Member Martin stated the suggestions are very well-intentioned and some of those will be covered under the execution of the RFP by the consultants, but some of the suggestions are very easy to state in the RFP. He explained that he was inclined to make a motion to add some references.

Council Member Gartin inquired when City engineers and staff are looking at capital improvement plans is the issue of adaptation being considered and how is the staff already taking those issues into account. City Manager Steve Schainker explained that staff is always looking at ways to make sure there is enough infrastructure in place to handle unforeseen disasters, but it is difficult to guard against every situation.

Moved by Martin, seconded by Junck, to edit the Request for Proposals to include appropriate references to the City's interest in climate adaptation planning, the fact that the Ames 2040 Plan is underway, reference the Iowa Energy Plan as a resource, and to mention the City is also studying the future of the Resource Recovery Plant.

Council Member Gartin mentioned that he would agree with most of the additions as they are really for information purposes for the consultant, but the addition of adding the climate adaptation component is an entirely different additional level of service and would change the scope. His understanding was the City was focusing on ways to reduce the City's contribution to greenhouse gases and try to create a more sustainable community. Finding ways to make the community more resilient to weather events seemed like a different proposal to him. He asked Council Member Martin if he intended with his motion to expand the services. Mr. Martin stated he didn't consider his motion to be an expansion as it was in the scope of the Climate Action Plan. Council Member Beatty-Hansen stated it also has to do with predictions of more extreme drought and flooding, and adaptation could mean planning for different items that could be planted that have not been thought of before.

Sustainability Coordinator Merry Rankin commented that the intent of staff doing the Climate Vulnerability Study was to look at what considerations they needed to be aware of related to the intensity and trickling effect. To include the Climate Vulnerability Study as a resource was the intent to ensure the Climate Action Plan included strategies. She mentioned that, when looking across the board, there are communities that have Climate Action Adaptation Plans and some who just have components in them. Those pieces had already been intended to be covered, but could adjust how they would be titling the Plan at the end of the process.

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

REQUEST FOR PROPOSALS FOR THE WASTE-TO-ENERGY OPTIONS STUDY SCOPE OF SERVICES: Assistant City Manager Brian Phillips stated that for the past 45-years the community has been reliant on the Resource Recovery system to process and dispose of the solid waste in the County. The community landfill closed in the 1990's, and there is no alternative landfill in the County. The City is now at a point where it makes sense to study fundamental changes to how the system operates and explore other technical options that have been developed within the past 45 years. The Power Plant's conversion to natural gas in 2016 has given the City the opportunity to show how the Refuse Derived Fuel (RDF) combusts with the natural gas for the past four years. There are some technical challenges to co-firing with the natural gas that didn't exist when the RDF was combusted with coal. Another reason is to analyze the electric markets and make purchase decisions that are advantages to ratepayers; however, there are times when the City is not able to take full advantage of low energy rates because the Power Plant must remain operating to dispose of the RDF. The amount of natural gas that is used to combust the RDF could be greatly reduced if the City had a unit that was more optimally sized to do so. Mr. Phillips also explained that the City is approaching a point where the City needs to invest a significant amount of capital into the RDF Storage Bin between the Resource Recovery Plant and the Electric Plant, in order to keep the bin functional or move in a different direction that does not require the use of the Bin. Staff also recognizes that the composition and quantities of waste along with the community's interest have changed since the mid-1970's when the Resource Recovery system started. It is becoming difficult to make incremental changes that have added any major improvement to the process; therefore, staff needs some expertise to understand where waste is going in the future and what methods are best

suited.

There are four options that City staff has requested to be evaluated. Mr. Phillips explained that each option will have a dedicated waste-to-energy unit(s) smaller in scale than the Power Plant boilers that staff believed will provide the City with more reliability and flexibility at a lower cost. The four options are:

1. A dedicated Refuse Derived Fuel Unit inside the Power Plant potentially using one of the retired turbine generator units
2. A dedicated Refuse Derived Fuel Unit in the Power Plant with larger (20") RDF sizing in the hopes that this would reduce processing costs
3. To build a dedicated Refuse Derived Fuel Unit on a Greenfield Site to explore recovering metals and other recycling materials at the front end of the process.
4. A dedicated Municipal Solid Waste Unit on a Greenfield Site where the raw municipal waste would be combusted, and the recyclable metals would be recovered after the combustion process.

Each option would be asking a consultant to outline the capital, operating the maintenance and other costs, operational requirements, environmental issues, etc., to help the City analyze its options. All those options would be weighed against a fifth option, which would be to continue investing in the system that is currently in place. City staff is asking the Council to consider what had been prepared and offer any other further directions.

Council Member Betcher stated it seemed odd to her that there wasn't an examination into whether or not the City should continue with waste-to-energy. She had assumed while doing the study that one of the options would be to not continue in that direction and it sounded like other directions were looked at ten-years ago. She stated that seemed like a long time to her with the scope of changes in energy production and the ability to harness alternative energies. Ms. Betcher wanted to know why they are not including the option to continue the waste-to-energy. Mr. Phillips stated staff approached this process with the expectation that in the past the community and City Councils' directions were waste-to-energy and that is why the proposed study followed the same philosophy. He stated if there are alternatives, they could add them to the proposal, but wanted the Council to keep in mind that there are other communities that partner with the Resource Recovery System. They would need to make sure whatever future system or whatever is pursued that the other communities are brought along with the new system. Mr. Phillips commented that the City needs to be cognizant of the City's obligations to the other communities.

Council Member Gartin wanted to know if it would be possible for the Boone Landfill to take over all the waste. Mr. Phillips stated that he doesn't believe that would be an option as Boone is not that big of a landfill. Mr. Gartin stated the only option would be to build a landfill in Story County. Mr. Phillips stated if the City did not have a waste-to-energy system, that option would need to be on the table for discussion. Resource Recovery Plant Superintendent Bill Schmitt stated that those would be the only alternatives as the DNR has not approved any landfills within the past 20 years. He noted that the Boone Landfill has not planned to have anything else added to its landfill.

Council Member Betcher stated she had heard from the National League of Cities that a circular waste economy that doesn't turn the waste into energy, but turns waste into other products. Mr. Phillips noted that one of the items staff will have the consultant look at is whether there is the possibility of creating beneficial biproducts out of a new facility. The challenge is that right now the City has a product that only has one end-user, which is the Power Plant, and when there are times that the Power Plant can't take the waste is when the City can get into a bind. Mr. Phillips explained they will look for a consultant to let the City know if there are other options to come from the process.

Mr. Gartin asked if a new facility were to be built, what sources of funding would be available. Mr. Phillips stated staff would look to the consultant to see if there are any grants or other sources of funding available.

Mayor Haila opened public input. It was closed when no one came forward

Moved by Gartin, seconded by Betcher, to approve Alternative 1, authorizing staff to issue the Request for Proposals for the Waste-to-Energy Options Study.

Council Member Martin stated that Option 1 made sense, but asked if the City should do anything beyond it. Mr. Phillips pointed out that one of components of the scope of services will allow the consultant, as part of its proposal, to point out if the City is missing out on any other opportunities.

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

STAFF REPORT REGARDING IOWA REINVESTMENT DISTRICT PROGRAM: City Manager Steve Schainker commented that everyone might have noticed that site work has begun on the northwest corner at Clark and Lincoln Way that will eventually house the relocated Starbucks. With the relocation of Starbucks, it will free up property east of Lincoln Way for the Mixed-Used Redevelopment. Within the next few weeks, the developer will come forward with its proposal and negotiations for their incentive program. Mr. Schainker stated that the City was approached by the Ames Economic Development Center (AEDC) about the Iowa Reinvestment District Program, and the possibilities of taking advantage of the new development along Lincoln Way, and leveraging some state funding to accomplish some of the possible goals of the Council. By rebating the newly generated state taxes, the City may finance (in part or in full) construction of new projects to improve residents' quality of life, create and enhance unique opportunities, and substantially benefit the community, region, and state through transformative projects. Mr. Schainker pointed out that the Staff Report outlines the Program itself, the project examined, and the risks involved in pursuing the Program. The Report also lists the steps that need to happen in a relatively short period of time, but the benefits are immense. He noted that the Iowa Economic Development Authority (IEDA) was intrigued with the idea of the City trying to accomplish putting an indoor Aquatic Center in the Downtown area. There are limited sites that are available for sale or re-development, but one property is owned by the Iowa Department of Transportation that is north of Lincoln Way directly across the street from the main DOT entrance (122 North Oak Avenue). This prospective indoor

aquatics center site has the advantage of being 1) available for sale, 2) large enough to accommodate an indoor aquatics facility and accessory parking, 3) currently zoned for government use that does not generate any property taxes, and 4) a favored site of the IEDA because of its close proximity and interconnection with Downtown. Mr. Schainker noted to help show the leverage the City was thinking of including the Downtown Plaza, and the Lincoln Way redevelopment project in the application.

City Manager Schainker pointed out that the risk involved with this arrangement is that should the actual rebated amount not be sufficient to cover the principal and interest payments for the bonds, property taxes would have to cover any shortfall. Therefore, it is important that very conservative estimates be made regarding the amount of new taxes that will be generated from the proposed redevelopment of Lincoln Way (the sole source of the new taxes for rebating) and that generous boundaries are considered when the Reinvestment District boundaries are drawn. This would allow capturing new sales and hotel/motel taxes from any other future retail development in the Reinvestment District in addition to the forthcoming Lincoln Way development. He noted that the pre-application is due in February 2021, and a decision will probably not be made until a year from now. Staff will need to move quickly in two months to submit the information needed for the pre-application to see if the City of Ames is still in the running; therefore, the City will need to hire three consultants. A consultant will need to be hired to help develop the concept along with the estimated cost for the Plaza, and it was suggested to work with Confluence out of Des Moines, Iowa. Another consultant, RDG Planning and Design, will need to be hired to work on the aquatic center concept. The last consultant would be Decision Innovative Solutions for the economic impact and feasibility analysis of the proposed elements of the project. Staff is recommending that the City Council waive its Purchasing Policy and allow staff to negotiate contracts with the three consultants. Mr. Schainker noted that funding has not been included in the budget and asked that the Council authorize that the funding comes out of the hotel/motel tax available balance. He is unsure of the amount, but projected about \$25,000 for each consultant. He noted that he will be asking the Council to make a motion to indicate to the DOT that the City would be interested in buying its site, at the appraised value, if the City is able to raise the private donations necessary. The AEDC has promised to help spearhead a drive for private donations.

Council Member Betcher stated that she had a concern from a citizen in the Oak to Riverside neighborhood about “project creep” going west of the property on Lincoln Way. Mr. Schainker explained that no boundaries have been established yet, and that will be a policy decision made by the Council that will need to be in the pre-application.

Mayor Haila opened public comment and closed it when no one asked to comment.

Mayor Haila indicated the compressed timeline may give the Council some hesitancy about getting public feedback for the project. The development is building on the input from all the public sessions during the Healthy Life Center and the aquatic center is just scaling down the original project. They have not known about the availability, but just found out about the deadline, which was set by the State. Mr. Schainker mentioned that this is not the way the City prefers to move forward, but

something that has to be done, and staff is now scrambling to get everything done in a short period of time. He is hopeful that the public is understanding and excited. They are trying to move forward to get the amenity that the public wants without having to raise taxes. Mr. Schainker commented that he was sure that there would be some people who were opposed to the Aquatic Center and asked why there was not a vote on it. However, the issuance of the bonds is subject to a reverse referendum whereby the submittal of a qualifying petition would force a bond election. City Manager Schainker pointed out that it doesn't take away from any of the local hotel/motel tax funding the City will receive. The City will capture the same amount, but this is funding that would normally go to the State that would be deferred to the City. Mayor Haila mentioned that the Staff Report explained that the last time this Program was offered in Iowa was almost six years ago, and there is no guarantee that the Program will continue next year; the Iowa Reinvestment District Program may not be offered again.

Moved by Corrieri, seconded by Junck, to approve Option 1, which is to pursue the Iowa Reinvestment District Program incentive by:

- a. Directing staff to prepare a pre-application including
 - the Lincoln Way redevelopment project
 - the Downtown Plaza east of City Hall
 - An indoor aquatics center on the Iowa Department of Transportation property
- b. Waiving the Purchasing Policy, allowing staff to select Confluence for the Plaza, RDG for the aquatics center, and Decision Innovative Solutions for the economic impact and feasibility analysis.
- c. Indicating to the Iowa Department of Transportation the City's willingness to purchase its property north of Lincoln Way at the appraised price subject to the Reinvestment District Program incentive being awarded to the City and private donations being secured in an amount sufficient to construct a new indoor aquatics center.

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

DOWNTOWN FACADE GRANT: City Planner Benjamin Campbell explained that the Facade Grant application was for 409 Douglas Avenue. The building is now vacant and contains a second story apartment. County records state that the building was constructed in 1902. The applicant is requesting to replace the sash windows on the second-story windows that fill the space as originally designed, add an awning, replace the kickplate below the plate glass display windows along with the windows themselves, and replace plywood fill next to the doors with glass. The applicant is requesting the maximum allowed amount of \$15,000 along with the \$1,000 for design fees.

Moved by Gartin, seconded by Martin, to adopt RESOLUTION NO. 20-644 approving the Downtown Facade Grant for 409 Douglas Avenue for an estimated cost up to \$15,000 for second-story windows, an awning, a kickplate, and storefront glass, plus \$1,000 in design fees.

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

SPECIAL REQUEST FOR URBAN REVITALIZATION TAX ABATEMENT IN 2021 FROM 311 ASH AVENUE (FARMHOUSE FRATERNITY): Planning and Housing Director Kelly Diekmann reminded the Council if they agreed to the special request, the Farmhouse Fraternity will formally apply in January 2021 for approval. The Farmhouse Fraternity is applying late so they will not be eligible for the previous year's tax abatement.

Council Member Betcher inquired if it was known how much the City would lose in taxes. Mr. Campbell stated the total eligible exemption amount would be \$85,487 and approximately \$27,552 would go to the State.

Mayor Haila opened public input.

Eugene Rodberg, 1715 Northwest Drive, Des Moines, representing the Farmhouse Fraternity, explained that the application is late as the Fraternity was not aware of the Urban Revitalization Tax Abatement during the building process. He appreciated the Council considering its request.

Moved by Betcher, seconded by Corrieri, to approve Alternative 1: to approve the request from the Farmhouse Fraternity to be allowed to apply for a tax exemption at a reduced exemption schedule as outlined in State law. The formal application would need to be submitted no later than February 1, 2021.

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

STAFF REPORT REGARDING OUTREACH RELATED TO SMALL LOTS AND INCREASING HOUSING TYPE DIVERSITY: Planning and Housing Director Diekmann explained that the City Council adopted a goal during its annual goal setting session to "Increase the stock of diverse housing types for a variety of income levels through zoning," including changes to minimum lot size. Staff presented a report to the Council regarding small lots and increasing the diversity of housing types on June 23, 2020. The report provided background regarding a range of housing issues and comparisons to other cities, but ultimately, the focus was how to support housing diversity in new developing areas, as the City grows. The Council showed interest in three options, which were: 1) Reducing minimum lot area; 2) Adding lot size variation for 20% of lots in a subdivision; and 3) Creating a Planned Unit Development (PUD) focused on small lots. Staff had met with developers in October 2020 to gauge interest and discuss concerns related to text amendments in support of small development in Ames. Allowing for smaller lots was desirable to all participants in order to add housing development flexibility. Director Diekmann explained that there was no strong preference for a particular direction from the developers, but based on staff's research and developer comments, staff believed that adding a Planned Unit Development as a new zoning tool was preferred.

Council Member Martin stated that only having five developers didn't seem like a lot and wanted to know if that was normal. Mr. Diekmann mentioned that this is normal for the Ames area as there are not a lot of developers in the community and regional developers would not take an interest.

Council Member Martin mentioned that the Staff Report mentioned this project is not to address infill problems. Director Diekmann explained that the PUD tool is something that will have to be described by the Council, and he wanted to point out that it is not meant to change densities that have already been established. The PUD will not set a new zoning district. It is important to get this on the books to allow for some greenfield sites to pursue this type of housing option. There is a lot more outreach necessary and conditions that would need to be addressed if the PUD tool was thought to be used for infill as opposed to the growth of the City.

The Mayor opened public comment. It was closed when there was no one wishing to speak.

Moved by Martin, seconded by Betcher to approve Option 1: to add a PUD Overlay Zone as a new zoning tool.

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

The Mayor recessed the meeting at 8:02 p.m. and reconvened at 8:07 p.m.

STAFF REPORT REGARDING CAMERAS IN CAMPUSTOWN: Assistant City Manager Brian Phillips stated that staff is asking the Council for some direction regarding cameras in Campustown. This has been a project that has been intermittently worked on and brought to the Council over the last eight to nine years, and the most recent situation was that the camera recordings were planned to be stored on Campus per an arrangement with ISU; however, in investigating the cost to install the system, the City would be charged some ongoing fees to do this. In consulting with the contractors, staff believed the City could store the cameras at a lower cost. The question is whether the Council is comfortable with the philosophy of storing the recordings, as this was an issue in previous discussions. Mr. Phillips noted that Acting Police Chief Geoff Huff had reached out to the ISU Student Government and the Campustown Action Association to gather their perspectives about the recordings being stored with the City instead of on Campus. Both organizations were still supportive of pursuing the camera project. Acting Police Chief Huff stated that one change that had happened for the project was the Welch Avenue reconstruction as it allowed the City to lay down fiber. He mentioned that both the Campustown Action Association and the ISU Student Government were supportive of the project in the past and when the change was explained to them, they were both still supportive.

Council Member Betcher stated that in the past some of the concern about the cameras was the aspect of surveillance and that the Police are always watching. She mentioned that is not true and the video would only be accessed when needed, but the Policy that was attached to the Staff Report is called "Policy 336, Public Safety Video Surveillance System," which makes it sound as if the Police Department will be watching all the time. Ms. Betcher wanted to know if it was possible to change the title so the City is not giving the impression that everyone is being watched 24/7, but just adding security cameras. Chief Huff explained that he would agree with Ms. Betcher's comment, and the title is something that can be easily changed. He explained that staff plans on putting up signage in the area letting the public know about the cameras.

Ex officio Member Whitlock mentioned that the cameras would create an opportunity for more students to feel safe when they are out and about in the area. She noted there are a lot of bars in the area and students may be out late at night. Ms. Whitlock explained that for her there are times when she is walking home and some of those parts of Campustown are not well lit and she would feel more comfortable knowing the cameras were there. Mayor Haila asked if this has been a topic of discussion among the Student Government. Ms. Whitlock stated a discussion has not happened as they have not met due to finals and the upcoming holidays.

Council Member Junck stated that the original conversation was a few years ago, and if the Council does move forward with the cameras, she thought it would be important to remind students about the previous conversations, and what is going to happen moving forward.

Council Member Gartin mentioned that one of the chief goals as a City Council Member is to protect the citizens. He pointed out that there are cameras all over Campus, but once someone crosses over to Lincoln Way there are not that many cameras available, and it is the Council's duty to protect the citizens.

Council Member Martin mentioned that he has some concerns about the timing of the project as he has been on the Council for three years and this is the first time he is hearing about it. He was concerned about the shift in focus from ISU holding the records to the Ames Police Department. Mr. Martin stated that he believed it is better for the City to hold the equipment and make a policy. He commented that this is a topic that a lot of cities have invested significant resources in community involvement, and to make sure that people agree that having the state manage this level of activity is something everyone is behind. Mr. Martin felt they should slow down the process a little bit to allow for specific policy questions to be answered.

Council Member Gartin stated that they have had cameras around City Hall for some time and it is 2020; there is an assumption that cameras will be up. He didn't feel the need for additional public input.

The Mayor opened public comment. It was closed when there was no one wishing to speak.

Council Member Martin stated it is about increasing confidence and knowing exactly what the Council is approving. He noted that the Council understands the topic is Campustown cameras, but the policy that is in the Staff Report mentions that cameras will be placed in strategic locations throughout the City. He is concerned as he is confident the Council knows they are only approving the Campustown area, but not sure everyone in the community understands that cameras would not be placed anywhere else without coming back to the Council for approval. Mr. Martin proposed taking a two-to four-week break to allow time for his questions to be answered as well as any public questions.

Council Member Gartin commented that when a Council member has these types of concerns, he would defer to the Council member, but wanted to know if there were any issues with timing. Acting

Police Chief Huff stated that the delay would affect the contractor, due to the change in the weather, as they were hoping to get it done before the weather got bad. He noted that a delay would move the project to the Spring, but it was not a huge problem. City Manager Steve Schainker stated that if this project is delayed, he hoped that all Council members would submit their questions to him so he can get them addressed as soon as possible, and maybe have this item back at the next meeting in December.

Mayor Haila asked *ex officio* Whitlock if students would have a problem with this project moving forward during break without any additional input. Ms. Whitlock stated she would recommend waiting until after the Student Government meets so they can relay the information. She pointed out that students will not be checking their emails while on break. Ms. Whitlock believed the next Student Government meeting would be on January 27, 2021.

Moved by Martin, seconded by Junck, to not take action on this item tonight and have staff bring it back once questions have been addressed by staff.

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

HEARING ON AMENDMENT TO THE ANNEXATION MORATORIUM AGREEMENT WITH THE CITY OF NEVADA: Mayor Haila opened public input.

John Hall, 304 Main Street, Ames, with the Ames Economic Development Commission and representing the Nevada Economic Development Council, stated he was available in case there were any questions. He pointed out that the City of Nevada Administrator Jordan Cook was also online if there were any questions.

Public input closed by the Mayor.

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 20-645 approving the Amendment of the Annexation Moratorium Agreement with the City of Nevada, 28E Agreement regarding the establishment of a division line between corporate boundaries.

Roll Call Vote: 5-1. Voting Aye: Beatty-Hansen, Betcher, Corrieri, Junck, Martin. Voting Nay: Gartin. Motion declared carried.

REVISIONS TO SHORT-TERM RENTALS NECESSITATED BY A NEW STATE LAW THAT PROHIBITS LOCAL GOVERNMENTS FROM REGULATING SHORT-TERM RENTAL DIFFERENTLY FROM OTHER RESIDENTIAL USES: The Mayor opened the public hearing and closed it after there was no one wishing to speak.

Moved by Martin, seconded by Gartin, to pass on first reading an ordinance amending Chapter 29 of the *Ames Municipal Code*.

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

The public hearing was opened by the Mayor. He closed the hearing after no one asked to speak.

Moved by Beatty-Hansen, seconded by Gartin, to pass on first reading an ordinance amending Chapter 13 (Rental) of the *Ames Municipal Code*.

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

The Mayor opened public comment. It was closed when there was no one wishing to speak.

Moved by Gartin, seconded by Beatty-Hansen, to pass on first reading an ordinance amending Chapter 35 (Guest Lodging) of the *Ames Municipal Code*.

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

The public hearing was opened by the Mayor. He closed the hearing after no one asked to speak.

Moved by Martin, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 20-646 repealing the fee for Guest Lodging Licensure.

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

HEARING ON 2019/20 TRAFFIC SIGNAL PROGRAM (LINCOLN WAY/BEACH AVENUE): The Mayor mentioned that it was brought to his attention that under 36a on the Agenda, the amount should be \$19,000 not \$20,000.

The Mayor opened the public hearing and closed it after there was no one wishing to speak.

Moved by Beatty-Hansen, seconded by Junck, to adopt RESOLUTION NO. 20-647 approving the reallocation of \$19,000 from the savings in the 2018/19 Signal Program to the 2019/20 Traffic Signal Program (Lincoln Way/Beach Avenue).

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 Martin, to adopt RESOLUTION NO. 20-648 approving the final plans and specifications and awarding a contract to Van Maanen Electric, Inc., of Newton, Iowa, in the amount of \$274,254.18.

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

HEARING ON INIS GROVE SIDEWALK PROJECT: Mayor Haila declared the public input open. It was closed when no one came forward.

Moved by Junck, seconded by Betcher, to adopt RESOLUTION NO. 20-649 approving the final plans and specifications and awarding a contract to Pillar Inc., of Huxley, Iowa, in the amount of \$157,199.11.

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

ORDINANCE AMENDING THE EAST UNIVERSITY IMPACTED URBAN REVITALIZATION AREA BOUNDARY BY ADDING 313 LYNN AVENUE AND ADDING AN EXPIRATION DATE OF APRIL 1, 2024:

Moved by Betcher, seconded by Junck, to pass on second reading an Ordinance Amending the East University Impacted Urban Revitalization Area Boundary by adding 313 Lynn Avenue and adding an expiration date of April 1, 2024.

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

ZONING TEXT AMENDMENTS REGARDING THE EXTENSION OF BUILDING FEATURES INTO REQUIRED SETBACKS:

Moved by Junck, seconded by Beatty-Hansen, to pass on second reading a Zoning Text Amendment regarding the extension of building features into required setbacks.

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

FACE-COVERING ORDINANCE EXTENDING THE SUNSET CLAUSE TO JUNE 30, 2021:

Moved by Junck, seconded by Betcher, to pass on second reading the Face-Covering Ordinance extending the sunset clause to June 30, 2021.

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

BUDGET ISSUES/GUIDELINES: Finance Director Duane Pitcher stated the budget looked a little different this year due to COVID. Staff's ability to make predictions on the budget was not as strong as it has been in the past. There has been an impact to the budget and that was reflected in the report. The budget for next year is a plan where hopefully the City will return to normal. The Local Options Sales Tax has done well, and Mr. Pitcher thought this was because the Iowa Department of Revenue began the collection of sales tax on internet transactions. Director Pitcher pointed out that this year the City will end up above budget along with some growth projected for next year. There is a balance available in the General Funds that can be used for one-time expenditures, but he would recommend maybe holding some of the balance, especially moving forward with any unknowns. The areas where decisions will need to be made tonight will be ASSET, COTA, and the Outside Funding Requests.

Council Member Gartin mentioned that there are a lot of unknowns and he is nervous about what the Federal Government might do. He wanted to know if there were any variables in the budgeting process that Finance Director Pitcher would be concerned about. Director Pitcher explained that he is a lot more confident than when he was last Spring when Final Amendments were presented. They didn't have any experience on the impact that COVID would have, obviously COVID could continue and affect the City further. He gave examples of parking and hotel/motel tax. He noted that retail sales came in a little better and the CARES Act Funding helped some of the areas that were cut back from the General Fund. The impact on utilities and road-use tax took a hit due to COVID, but that is bouncing back. Mr. Pitcher mentioned that because the City had reserves and acted quickly the City is in a decent position for 2020 and staff is predicting that in 2021 things will more or less get back to normal.

ASSET Human Services Funding: Assistant City Manager Schildroth pointed out that three ASSET volunteers and CyRide Director Barbara Neal were on line to help answer any questions. Ms.

Schildroth commented that ASSET looks at the priority categories that were given by the Council and what the funding has been for all the funders for the past five-six years. She mentioned that Central Iowa Community Services (CICS) withdrew as an ASSET funder effective July 1, 2020. CICS continues to fund services; however, funding is now accounted for separately from the ASSET process. For FY 2021/22, City ASSET funds requested by agencies total \$7,740,209, up \$215,359 or 14.12% over the current FY 2020/21 contracted services of \$1,524,850. Ms. Schildroth stated that in the contracted amount it does include the \$95,000 that had originally been allocated to MICA for the Dental Clinic. The services are being transitioned to Primary Health Care and they requested \$95,000 to assist with its Dental Clinic equipment expenditures for six operatories. A new agency to ASSET is Wings of Refuge. They provide housing and employment support to female victims of sex trafficking. Although Wings of Refuge has been approved to be in the ASSET process beginning in FY 2021/22, they decided not to request funds at this time. Ms. Schildroth went over a few highlights of ASSET agency requests that included Ames Community Preschool Center, Bridge Home/formerly known as Emergency Residence Project, Good Neighbor, HIRTA, Primary Health Care, Wings of Refuge, and the YWCA.

Ms. Schildroth explained that HIRTA provides transportation to City residents in-town and areas outside of Ames. Historically the allocation from the City has been between \$38,000 - \$40,000 annually. HIRTA received clarification last summer that the Federal Transit Funds (FTA) could no longer be used to supplement rides provided within City limits since the City's transit system, CyRide, also receives FTA funds. Due to HIRTA not being able to subsidize their funds using FTA they are requesting \$130,000 from the City, which is a 225% increase over the current year allocation of \$40,993. CyRide has contracted with HIRTA for over ten years to provide the Dial-A-Ride paratransit service. In reviewing the FY 2021/22 ASSET budget submitted by HIRTA, cost comparisons were made with the Dial-A-Ride contract as many of the riders on HIRTA's general transportation service could qualify for Dial-A-Ride. Ms. Schildroth commented that within the last three to four years HIRTA has lost a significant amount of Medicaid funding due to changes in Medicaid. She commented that her concern with the HIRTA increase to \$130,000 that it is quickly approaching the amount of the Dial-A-Ride contract which is budgeted to be \$175,000 in FY 2021/22. HIRTA charges per ride are similar, but the Dial-A-Ride contract with HIRTA allows CyRide to access federal funds that offset the cost of the ride by 80%. It is also cheaper for the rider to utilize Dial-A-Ride. HIRTA charges \$2.50 per ride and Dial-A-Ride only charges \$2.00. Ms. Schildroth mentioned that she felt it was important to match a rider with the most appropriate ride, and that is something the mobility coordinator through HIRTA is supposed to be working on, but they are not seeing a lot of movement recently. CyRide Director Barb Neal explained that the cost to operate Dial-A-Ride is high compared to fixed routes, and that is why they have it contracted out. She felt that it is important to avoid duplication of services and making sure the City's investment in transportation is maximized.

Council Member Gartin asked if staff was making any recommendations regarding HIRTA and Dial-A-Ride. Ms. Schildroth stated that they do not have any specific recommendations, but any suggestions that would help guide the volunteers when they meet for the allocation process in January would be appreciated. She noted that staff had already alerted the City volunteers to this

situation and if they wanted to continue to potentially compete against themselves with transportation, but given the duplication and the rising cost the City needs to approach this topic carefully. They want to match a rider with the best ride that will best meet their needs.

Mayor Haila wanted to know what the ramifications would be for HIRTA and the residents if the Council decided to not make up the difference. Ms. Schildroth stated that what is happening this year is that HIRTA drew down its entire allocation as of October 2020. HIRTA had gone to the Board of Supervisors asking to use the funds that the County had to continue providing rides to Ames residents. She noted that she sees the invoices when they come through and she recognizes names that could be on Dial-A-Ride. It was recommended that between now and the allocation process in January to talk to HIRTA about why they are not moving people over to Dial-A-Ride when people do qualify. She pointed out that it is only a matter of completing a simple application. It was explained that the clients will not see any difference between HIRTA and Dial-A-Ride as a HIRTA bus is going to pick them up regardless if it was HIRTA or a Dial-A-Ride.

Ms. Neal mentioned that a lot of the people that HIRTA is transporting could move to Dial-A-Ride services. She noted that the riders aren't aware that they should switch to Dial-A-Ride as it is the same bus and might not understand the difference. She felt that HIRTA should be filling in the gaps for what Dial-A-Ride can't provide. Ms. Neal stated they have room on Dial-A-Ride and the answer is to try and shift as many people to Dial-A-Ride and then see what gaps there are. She doesn't think there is a strong interest by HIRTA to do that right now. Ms. Neal has asked them to, but they are not doing it.

Council Member Corrieri stated that she agrees with Ms. Neal as she doesn't think it is the Council's job to look for ways to supplement HIRTA's income that they are losing. When thinking about ASSET duplication of services that is incredibly important, especially if they want it to be sustainable. Ms. Corrieri commented that they should be looking to HIRTA to fill the gaps and not just duplicating what the City's own services can already provide. She thought that if the City is able to work with a lot of the agencies that are serving the people of Ames in other ways, they could get them to move to Dial-A-Ride and not have to rely on HIRTA.

Mayor Haila stated that the big issue is the HIRTA needs to understand that the City doesn't have the financial reserves or the ability to fund something that they could potentially help by moving people to Dial-A-Ride. The concern would be if HIRTA started denying people rides due to insufficient funds when there is funding available, but just through a different program. Ms. Corrieri agreed and felt this is where reaching out to some of the agencies would be helpful, and thought that some of the problem will take care of itself. Ms. Corrieri would recommend a 5% increase in funding and felt it will sort itself out when it gets to that point.

Council Member Gartin stated it seems easy to say not to duplicate services, but pulling the funds from HIRTA will that jeopardize any other services that citizens are relying on. Director Neal stated CyRide budgets \$175,000 a year for Dial-A-Ride services and that amount is not fully used. She mentioned that about four years ago CyRide carried about 14,000 people on Dial-A-Ride services

through HIRTA, but it is currently down to 7,200. The Dial-A-Ride service is continually dropping in numbers. They do not actively go out and solicit people for Dial-A-Ride, but CyRide would be willing to partner with HIRTA to get people on the right service. Ms. Neal pointed out that she is not saying that HIRTA does not deserve some funding from ASSET, but not sure if that large of an increase is going to take away from CyRide's abilities. She is sure there is a threshold, but she is not sure what that would be. Ms. Schildroth wanted to point out that federal funding looks at rides and ridership and whether HIRTA is providing the rides on its regular funding or by Dial-A-Ride, they get to count rides both ways. She had talked to a few of the agencies that have used HIRTA for transportation and a couple agencies mentioned that their clients were not riding as much as the agency itself had bought its own vehicle or van and are doing the transportation themselves. Ms. Corrieri explained that when Medicaid changed the transportation funding a lot of agencies purchased their own vehicles as it was not cost effective anymore.

Council Member Martin stated that it seems they are worried about sustaining HIRTA by allowing them to miscategorize the use of its equipment. The Council is worried about the good things that HIRTA provides, but is worried about the duplication of Dial-A-Ride. He noted that it all seems very convoluted and it is a bad approach. Mr. Martin wanted to know if they could include a condition in the ASSET contract with HIRTA that the funding can only be used for rides that can't be provided by Dial-A-Ride. Ms. Schildroth mentioned that they had discussed this before and that is a question that would need to be addressed with the Legal Department. Mr. Martin stated it would solve part of the problem.

Moved by Corrieri, seconded by Betcher, to increase the allocation to ASSET by 5%.
Vote on Motion: 6-0. Motion declared carried unanimously.

Andrea Rich, ASSET volunteer, stated that the requests are higher this year than it has ever been before, and the decisions are getting harder to make. She wanted to have some guidance from the Council as to how ASSET should proceed during its budget allocation meetings. Mayor Haila stated that is a good question and it probably goes back to getting the community needs assessment done, which would give the Council direction.

Council Member Corrieri stated that she has sat on ASSET before and the ASSET volunteers should be empowered to make decisions. They are the ones who review the data closely and meet with the individual agencies. She mentioned that if the ASSET volunteers agree that one service has a higher priority than another, then they should look at whether an increase is warranted based on the outcomes it is seeing. Council Member Betcher stated that the ASSET volunteers are in the best position to know when something should be said to the agencies about the funding being a little short of any request. Council Member Corrieri stated that there is still a significant amount of money that is able to be had from the government. There was a lot of help available to the non-profit agencies.

Mayor Haila mentioned that he has discussed with Jean Kresse, United Way, about reaching out to nonprofits to give them a heads-up that funding is down. Ms. Schildroth commented that any way they can bring that message forward would be helpful. She mentioned that the Community Needs

Assessment is still in process and hoping to have the data sometime next year and would be available for FY 2022/23.

There was a discussion about the viability of the City continuing to provide ASSET funds and it was mentioned that in order to make any changes to the Policy there would need to be in-depth conversations had within the City and also with other joint funders. Mayor Haila explained that this would be a discussion with United Way, Story County Board of Supervisors, and ISU Student Government.

Commission on the Arts: Assistant City Manager Brian Phillips stated that the Commission on the Arts (COTA) allocation for FY 2020/21 was \$183,898. This was an 8.9% increase compared to the allocation for FY 2019/20. For FY 2021/22, COTA organizations have requested funding in the amount of \$218,175 (excluding special spring and fall grants). This is an 18.6% (\$34,277) increase from the FY 2020/21 appropriation. Mr. Phillips stated COTA is looking for a “pot of money” that the COTA commissioners can use to make recommendations for the annual grants. The commissioners will also take a portion of that funding and set it aside for the spring and fall special grants.

The Mayor stated the City had a well-attended and well-presented Arts Workshop. He wanted to know if the funding would come from COTA if the Council was interested in funding some of the initiatives that were presented at the Workshop. Mr. Phillips explained it would not as he would consider those a special activity.

Council Member Betcher mentioned she is not sure how much money the City of Ames is putting into the Arts as funding is scattered throughout the budget. City Manager Steve Schainker explained that the Finance Director, Duane Pitcher is working on a report to show what the City of Ames is putting into Arts and what other cities are doing. Mr. Pitcher stated that he has pulled some of the data together. Funds are driven by whether a city has a facility and also what is considered Art. Ms. Betcher commented that she asked about getting the report because having a baseline for where the City is now will give a bigger picture as to how much the City is adding to the amount.

Council Member Gartin stated the amount is \$34,000. Ms. Betcher stated that \$34,000 in the grand scheme of things is not that much, but wants to know where the City stands. Council Member Corrieri asked why the Council couldn't make a motion to increase the allocation by 5% as there is nothing stopping the Council from increasing that amount during budget time to allocate more, if needed.

Moved by Corrieri, seconded by Martin, to increase the allocation to COTA by 5%.

Vote on Motion: 5-1. Voting Aye: Beatty-Hansen, Betcher, Corrieri, Junk, Gartin. Voting Nay: Gartin. Motion declared carried.

Council Member Martin stated that along the lines of responding to community input, it was observed in the Staff Report that some programmable one-time funding is available. He noted that

he would like to get proposals from staff on how to put together a pool of money and brainstorm what may be useful to the community. Mr. Schainker mentioned that he will come back to the Council with a “pot of money” for the Council to appropriate for a one-time grant use in addition to the 5% increase that was just passed.

Moved by Martin, seconded by Corrieri, to have staff come up with additional funding for a one-time grant that is in addition to the 5% increase in COTA funds.

Council Member Gartin stated he is fully supportive of the motion, but what the Council has heard from the input falls into increasing the annual amount and one-time projects, as he believes both are needed.

Council Member Betcher asked for clarification on how this one-time grant money is different from the grant program the Council approved last year. Mr. Phillips stated that the Public Arts Commission (PAC) is working on that initiative and the concept it is currently pursuing is a partnership with the Octagon Center for the Arts to use the funding to complete some renovations that would then provide studio space for artists. Ms. Betcher stated that is not what the Council had approved the funding for.

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

Council Member Betcher stated that what was approved for the Public Art Commission (PAC) was a concept for small grants to be given to various organizations and it sounds like the funds are being used for Capital Improvements instead of a piece of art that would contribute to the community. Mr. Phillips mentioned that he had indicated to the Public Art Commission that ultimately whatever they recommend needs to come back to the Council for consideration. He believed the Public Arts Commission’s view is that the renovations would provide space for individual artists and would be appropriate. He pointed out that there were very few parameters given with the Program.

Moved by Betcher, seconded by Junck, to have Assistant City Manager Brian Phillips come back with what the Public Arts Commission is doing with the Small Grant Program.

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

Outside Funding requests: Mr. Phillips stated that the City Council has exempted the Ames Economic Development Commission’s business development partnership, the Ames/ISU Sustainability Coordinator, and the Ames Human Relations Commission from the process, since its activities are conducted in an official capacity on behalf of the City government. Funds for these programs come from two sources. The Hotel/Motel Tax Fund supports the workforce development activities undertaken by the Ames Economic Development Commission. Requests from other outside organizations are supported with funds from the Local Option Sales Tax Fund. The portion of the requests that would be financed from the Local Option Sales Tax Fund totaled \$231,251 for FY 2021/22, which is a 9.5% increase over the amount budgeted in the current year from the Local Option funds (\$211,112).

Council Member Gartin commented that it is important that the City continues to show a commitment to maintaining the Hunziker Youth Sports Complex as it brings a lot of activity to the community. He felt that Hunziker Youth Sports Complex's request for a \$45,000 allocation this year does not seem like a crazy amount to him.

City Manager Schainker mentioned that a change for the Ames Main Street Farmers' Market was because they missed the deadline for the financing through the grant program through the Ames Convention and Visitors Bureau, which is the proper source of funding. The Ames Main Street Farmers' Market is coming to the Council asking for funding. Mr. Schainker commented that if the Council agreed to a 6% increase in allocation to Outside Funding it would cover everything except the Farmers' Market. Council Member Gartin wanted to know how much of an increase would cover everything that is being requested including the Farmers' Market. It was noted the increase would need to be 9.5%. Council Member Betcher stated she had some difficulty with the Farmers' Market request primarily because they have used the Community Grant Funds before, so she is not sure why the Farmers' Market missed the deadline. She felt that if it was just improvements then the Council should have them apply next year. Mr. Phillips stated the Farmers' Market is proposing to support musical entertainment, a petting zoo, cooking contest, pony rides, and other market expenses.

Moved by Gartin, seconded by Corrieri, to approve a 9.5% increase for Outside Funding.
Vote on Motion: 5-1. Voting Aye: Beatty-Hansen, Corrieri, Gartin, Junck, Martin. Voting Nay: Betcher. Motion declared carried.

Director Pitcher explained that is all for decisions, but there are minutes and other items attached to the Staff Report. He noted that one of the items was from the Ames Convention and Visitors Bureau. Mr. Schainker explained that no action was needed to be taken on those items at this time and will move forward with those requests during Budget Wrap-Up.

Council Member Martin mentioned that he understood that there was some background information on the Lincoln Way Median Project that may be useful for the Council and wanted to know if that could be sent to the Council. Mr. Phillips stated that there is a previous Lincoln Way Median Study that was done about eight years ago with ISU and he will send it out to the Council.

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila mentioned there are only two items on Dispositions and the first one was a memo from Kelly Diekmann, Planning and Housing Director in response to the request from Jerry Nelson for consideration of eliminating parking requirements for small residential developments in Downtown. Mr. Schainker recommended placing the request on a future agenda to discuss.

Moved by Junck, seconded by Beatty-Hansen to place the memo from Director Diekmann on a future agenda to discuss Jerry Nelson's request for consideration of eliminating parking requirements for small residential developments in Downtown.
Vote on Motion: 6-0. Motion declared carried.

The second item was a letter from the Ames Climate Action Team giving input for the Climate Action Plan Request for Proposals that was discussed during Item No. 27 on the Agenda, and per Mr. Schainker no action is required.

COUNCIL COMMENTS: Moved by Betcher, seconded by Junck, to update the 2005 report considering continuing the viability of maintaining the City Assessor.

Council Member Gartin wanted to know what the purpose would be in getting an updated report. Ms. Betcher mentioned that the 15-year old data doesn't tell the Council if it is fiscally responsible for the City in 2020 to continue having a City Assessor since there is now a County Assessor. She pointed out that there are only seven or nine cities that have both and it also seemed like a good time since the City Assessor is retiring.

Council Member Gartin stated he has no interest in losing the City Assessor and cede that position to the County. He felt there is a great value in having the accountability of a City Assessor.

Council Member Martin asked how much staff time it would take to refresh the study. City Manager Schainker explained that it would be substantial, and staff could do it, but it wouldn't be until February as they have the Reinvestment Program and Budget to finalize. He mentioned that the City is going to have to sit down with the County Assessor, who is going to have to explain his plans and operating costs. Mr. Schainker stated he is not saying they can't get the information, but is asking for more time to obtain the needed information.

Vote on Motion: 4-2. Voting Aye: Beatty-Hansen, Betcher, Junck, Martin. Voting Nay: Corrieri, Gartin. Motion declared carried.

There was a discussion about if the Examining Board should proceed with looking for a City Assessor. Council Member Corrieri stated that the Council is still interested in moving forward with continuing to hire a City Assessor.

ADJOURNMENT: Moved by Junck to adjourn the meeting at 10:26 p.m.

Amy L. Colwell, Deputy City Clerk

John A. Haila, Mayor

Diane R. Voss, City Clerk