

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

FEBRUARY 14, 2023

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 5:16 p.m. on the 14th day of February 2023, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Gloria Betcher, Bronwyn Beatty-Hansen, Amber Corrieri, Tim Gartin, Rachel Junck, and Anita Rollins.

FY 2023/24 BUDGET WRAP-UP

Council Budget Presentations:

Public Art (PAC): Assistant City Manager Brian Phillips noted the Public Art component of the budget contains two separate programs, including the Public Art Commission (PAC). The Commission sponsors a variety of annual programs as well as one-time opportunities. For the upcoming year, staff proposed the Commission receive \$46,000. Mr. Phillips noted the budget goes to finance the Ames Annual Outdoor Sculpture Exhibition, the Art in the Parks program, and the Neighborhood Art Program. He reminded the City Council that this is the amount of funding PAC has received for past several years, noting that no funding increases were being requested.

Arts Funding (COTA): Assistant City Manager Phillips noted that the Commission on the Arts (COTA) sponsors performing arts activities in the community. The City Council authorized COTA to allocate \$229,458 for the next fiscal year. This is a \$12,988 (6%) increase from the budgeted amount for the current FY 2022/23 fiscal year. A total of 19 agencies submitted applications for funding this year, which is two more than the prior year. COTA has recommended allocating \$220,950 directly to agencies for FY 2023/24 annual grants and reserving \$8,508 for spring and fall special project grants. Mr. Phillips explained that the special project grants are small grants designed for unique funding opportunities that come up throughout the year that COTA can award to help agencies put on new creative activities. He noted that COTA Chair, Nancy Gebhart, was present at the meeting for questions.

Human Services (ASSET): Assistant City Manager Deb Schildroth recognized the ASSET volunteers, including Jenny Schill and Becky Harker, who were present at the meeting. Ms. Schildroth announced that going into the ASSET process, there was a total of \$5,007,069 from all four ASSET funders, which was an increase of \$207,825 or approximately a 4.3% increase. Of this total, \$4,824,030 was allocated to services, \$181,650 was recommended for a Request for Proposals (RFP) for Emergency Shelter services, and \$1,389 is unallocated (all Story County funds). The City Council had approved a 6% increase, resulting in available funds of \$1,832,930 for FY 2023/24.

Notable service changes were reviewed by Ms. Schildroth. She noted that All Aboard for Kids provides out of school programming during the summer to individuals on the autism spectrum. This programming addresses a critical educational gap for kids needing a structured environment while providing a respite opportunity for families and caregivers. All Aboard for Kids' request across all funders increased by 160% (\$19,093) for a total of \$30,906. Reasons

for the increase included sustaining a competitive hourly wage with competing summer employment opportunities and offering a new service called Full STEAM Ahead. This service falls under the ASSET category of Supported Employment for Developmentally Disabled in that it provides training and support to youth ages 14-18 to develop the necessary soft skills for competitive employment. The ASSET volunteers recommended City funding in the amount of \$11,239 (150% increase), as both services fall within the City's mental health priority.

National Alliance on Mental Illness (NAMI) requested funds from the City for the first time for their Family and Consumer Education service. This service provides monthly programming in the community on topics about mental illness across all age groups. While the request to the City was a modest amount, \$1,200, the ASSET volunteers recommended fully funding it as it meets the City's priority for mental health services.

The Community Academy (TCA) was a new agency in the ASSET process for FY 2023/24. TCA provides summer and out-of-school programming through nature-based and community projects for youth aged 4-18. These collaborations with peers, mentors, and community leaders help youth become engaged and invested in each other and their community. ASSET funding would help offset the sliding fee scale for low- to moderate-income families. TCA requested a total of \$105,000 from all four ASSET funders. The request to the City was \$40,000, or approximately 38% of the total ASSET request. The ASSET volunteers recommended a total of \$17,972, of which the City's share is \$5,000. The rationale for the recommendation is to integrate TCA into the ASSET process since it meets the priority identified by the City Council for youth development and summer enrichment.

Assistant City Manager Schildroth moved on to the health panel to point out a few items of interest. Primary Health Care (PHC) has operated a dental clinic in Ames/Story County since 2021 with the goal to provide well-rounded care by bridging medical, behavioral health, and dental care. PHC served an unduplicated count of 1,500 Story County residents in FY 2021/22 and project serving 2,000 in FY 2022/23. PHC reported during their agency hearing that 75% of their patient caseload is covered by Medicaid, and since they are a designated federally qualified health center, their Medicaid reimbursement rates are enhanced. PHC requested a total of \$207,350 from ASSET Funders and this is less than 1% of their total budgeted revenue. Because of PHC's ability to access other funding sources, the volunteers are recommending \$145,136, a 23% decrease, across the City, County, and United Way. The City's portion is \$80,000, a 16% decrease.

Under the Financial Stability Panel, which is the largest panel in the ASSET process in terms of number of services and funding, Assistant City Manager Schildroth highlighted two daycare facilities: Ames Community Preschool Center (ACPC) and University Community Childcare (UCC). Both agencies are currently working with Housing Coordinator Vanessa Baker-Latimer on plans to access federal CARES Act funds. ACPC plans to use these funds to remodel space for the expansion of infant care. This project will result in a dedicated room for infant care and help address the waiting list that ACPC has for this level of care. UCC has a waiting list of approximately 127 children of all ages, and, like many other organizations and businesses, they continue encountering difficulty attracting and retaining staff. A portion of their increased ask

supports increased wages to help fill seven staff vacancies.

Historically, the Red Cross has been funded through the City for Disaster Services. In their FY 2023/24 budget submittal, funds were not requested from the City, but subsequently requested a substantial increase from United Way. City and United Way staff spoke with Red Cross representatives who indicated that they have to follow a special internal process to request local funding. By requesting funds only from United Way, the Red Cross thought that ASSET would determine how that funding would be allocated by the other ASSET funders. The Red Cross followed up by saying that because they carry a federal charter and have an agreement in place with the Federal Emergency Management Agency (FEMA), they will provide services regardless of local funding. The ASSET volunteers recommended zero funding for FY 2023/24.

The Bridge Home (TBH) submitted a total budget request to ASSET for \$429,059, reflecting a \$183,375 increase (75%) over the current year's funding levels. TBH's budget included a request for a new service, Supportive Housing, the discontinuance of Transitional Living services by the end of this fiscal year, and requests for Rapid Rehousing. The City portion of the total request is \$187,099, a 30% increase, and the volunteers are recommended a total allocation of \$188,216. The City's portion would be \$117,851 for a 18.5% decrease over the current allocation. Assistant City Manager Schildroth spoke to the justification for those changes, noting emergency shelter as a priority housing service for the City, County, and United Way. There are continued concerns around TBH's provision of Emergency Shelter and it not meeting the community need. Therefore, in addition to the funding allocation recommendations, the volunteers also recommended that ASSET Funders engage in an RFP process for Emergency Shelter services and reserve a total of \$181,650. During the RFP process, ASSET staff will continue meeting regularly with TBH to ensure continuity of services. Within the amount reserved for the RFP, the City's portion is \$66,258.

Council Member Gartin shared his feelings that over the last year there has been a disconnect between the City and the Bridge Home in terms of the direction of Transitional Housing, and asked for suggestions on what other conversations need to take place to bridge that gap. Assistant City Manager Schildroth explained the process ASSET staff and volunteers had gone through over the last year to ensure the proper use of funding, noting that monthly meetings had a tremendous benefit and value in creating a shared vision. Council Member Betcher shared her perspective, stating it is her belief that the expectations have been maintained but the direction of the Bridge Home has changed in order to address the needs of the community. Further discussion continued about the topic and Volunteer Becky Harker shared that the volunteers have done their due diligence with public dollars through a data-driven process centered on the priorities set by the City Council.

Outside Funding Requests: Assistant City Manager Phillips stated that Outside Funding Requests are those requests that do not fit within the ASSET or COTA process. There are a variety of agencies that historically request funding from the City through this process, and all those agencies have requested funds again for FY 2023/24. The City Council authorized a total of \$294,319 for the operational and parking requests, an increase of 6%, which are funded through the Local Option Sales Tax Fund. The City received ten applications, with a request from the Ames Economic Development Commission (AEDC) for the Workforce

Development Program, which is traditionally funded from the Hotel/Motel Tax Fund because it related to economic development. Thus, that request is not considered against the \$294,319 that the City Council authorized.

Two new requests for Outside Funding were received from the American Legion Riders and Home Allies. Additionally, Ames Main Street again requested funds for parking waivers for metered parking during special events in the Downtown area. The City Council has had a policy for the last several years that the Parking Fund must be reimbursed for the lost revenue, which is done through the Outside Funding process. Assistant City Manager Phillips announced that it is the recommendation of staff to allocate the funding as listed in the requests summary provided to the City Council on February 3, 2023.

Mr. Phillips explained that there were a number of agencies that did not request an increase, thus those agencies are recommended to receive the full request. Most of the other agencies are recommended to receive around a 5% funding increase, with American Legion Riders recommended to receive financing for its entire request. The only agency recommended not to receive funds through this process was Home Allies. Assistant City Manager Phillips explained that the request from Home Allies was to supplement funding the City Council had already authorized for the same project, and since it is a one-time activity, staff did not believe that it fit with the intent of the funding. He reviewed the next steps should the City Council approve the funding as recommended, noting that the contracts would be presented at a later date for approval.

Council Member Beatty-Hansen asked if the parking waivers requested by Ames Main Street could be funded through the remaining balance in the Hotel/Motel Tax dollars rather than Local Option Sales Tax dollars. City Manager Schainker noted the pros and cons of the option, explaining the importance of making a permanent change versus one time funding. Discussion ensued with Assistant City Manager Phillips responding to an inquiry from Council Member Gartin regarding the unintended consequences of the action by noting that the use of the dollars for parking waivers aligns with the intent of the Hotel/Motel Tax fund as it related to economic development type activities.

Moved by Beatty-Hansen, seconded by Betcher, to use Hotel/Motel Tax dollars in the amount of \$5,489.00 to fund the Outside Funding Request from Ames Main Street for Parking Waivers.

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

Moved by Beatty-Hansen, seconded by Betcher, to fund the Home Allies request for Outside Funding from the Local Option Sales Tax fund in the amount of \$5,489.00, with the remaining \$4,511.00 paid through the FY 2023/24 City Council Contingency fund.

Council Member Beatty-Hansen provided her justification for the motion. Robust discussion followed regarding the viability of this motion and the terms of the contract with Home Allies. Assistant City Manager Phillips explained that the contract with Home Allies could obligate the length of time the dollars would remain if not spent and constrain reimbursement to be upon completion of the project, so the money would not be considered a donation to the project.

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

Other Requests: As no other requests were identified, Mayor Haila moved on to the Public Input.

Public Input on Capital Improvements Plan (CIP) and Budget: Mayor Haila opened the Public Input.

Jodi Stumbo, 225 S. Kellogg Ave, Ames, spoke on behalf of the Bridge Home. She acknowledged the discussion that was had around the ASSET recommendations and provided additional information regarding the operations of the Bridge Home. She emphasized that emergency shelter is the top priority of the agency to aid in finding a solution to the never-ending cycle of homelessness.

Richard Deyo, 505-8th Street, #2, Ames, shared his experience with the Emergency Residence Project. Mayor Haila reminded Mr. Deyo that this time was dedicated to input on the CIP or Budget items and Mr. Deyo concluded his comments.

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

Final Council Decisions:

Amendments to 2023-2028 CIP: Moved by Corrieri, seconded by Betcher, to approve the 2023-2028 Capital Improvements Plan (CIP).

Council Member Gartin inquired about the timeframe for accommodating projects that may be affected by actions proposed by the State Legislature. Director Goodenow discussed two different options, with Mayor Haila noting that it is a statutory requirement to hold two Public Hearings before approval, assuring Council Member Gartin that adequate input would be gathered from the public and stakeholders.

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

Amendments to FY 2022/23 Adjusted Budget: Moved by Gartin, seconded by Junck, to approve the Adjusted Budget for FY 2022/23.

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

Amendments to proposed FY 2023/24 Budget: Mayor Haila acknowledged the motions made by Council Member Beatty-Hansen in regards to the requests for Outside Funding and reviewed all other recommendations presented by Assistant City Manager Phillips and Schildroth.

Council Member Gartin noted that the City Council heard a passionate plea from Jodi Stumbo of the Bridge Home during Public Input and asked if any members had interest in taking action on the funding request from the Bridge Home. Hearing no action, Mayor Haila concluded the review of the recommendations.

Moved by Betcher, seconded by Corrieri, to approve the amendments to proposed FY 2023/24 Budget.

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

Moved by Beatty-Hansen, seconded by Betcher, to approve the proposed budget for FY 2023/24, as amended.

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

REGULAR CITY COUNCIL MEETING

CONSENT AGENDA: Council Member Junck requested to pull Item No. 19, resolution approving preliminary plans and specifications for 2022/23 Asphalt Pavement Improvements (Oakwood Road) and setting March 8, 2023, as bid due date and March 14, 2023, as date of public hearing.

Moved by Gartin, seconded by Betcher, to approve the consent agenda less Item No. 19.

1. Motion approving payment of claims
2. Motion approving Minutes of Regular City Council Meeting held January 24, 2023; and Special City Council Meetings on January 17, January 28, and January 31, 2023
3. Motion approving Civil Service candidates
4. Motion approving Change Orders for period for January 16-31, 2023
5. Motion approving ownership update for Class E Retail Alcohol License – Hy-Vee Fast and Fresh #2, 636 Lincoln Way
6. Motion approving ownership update for Class C Retail Alcohol License – Hy-Vee Market Grille, 640 Lincoln Way Market Grille Area
7. Motion approving ownership update for Class C Retail Alcohol License – Hy-Vee #1 Clubroom, 3800 West Lincoln Way Clubroom Area
8. Motion approving ownership update for Class E Retail Alcohol License – Hy-Vee Food Store #1, 3800 W Lincoln Way
9. Motion approving ownership update for Class E Retail Alcohol License – Hy-Vee Food & Drugstore #2, 640 Lincoln Way
10. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses
 - a. Class E Liquor License with Class B Wine Permit, Class C Beer Permit (Carryout Beer), and Sunday Sales – Wal-Mart Supercenter 4256, 534 South Duff Avenue
 - b. Class C Liquor License with Outdoor Service and Sunday Sales – Buffalo Wild Wings, 400 South Duff Avenue
 - c. Class C Liquor License with Outdoor Service and Sunday Sales – Noir, LLC, 405 Kellogg
11. RESOLUTION NO. 23-054 appointing a City Representative to the Central Iowa Regional Housing Authority (CIRHA) Board of Commissioners
12. RESOLUTION NO. 23-055 approving Memorandum of Understanding with Iowa State University to provide mutual backup emergency operations facilities
13. RESOLUTION NO. 23-056 accepting completion of Arts Capital Grant with Story Theater Company and authorizing payment in the amount of \$4,289

14. RESOLUTION NO. 23-057 waiving formal bidding requirements and accepting American Pulverizer Company as single source supplier, and awarding contract in the amount of \$116,969 to rebuild the secondary shredder rotor at Resource Recovery
15. RESOLUTION NO. 23-058 approving partial completion of public improvements and reducing security for Kingsbury 5th Addition
16. RESOLUTION NO. 23-059 approving completion of sidewalk construction for 2810 & 2824 Wakefield Circle and releasing cash security in full
17. RESOLUTION NO. 22-060 approving final project completion and approve the release of retainage in the amount of \$25,018.84 to Stein Heating & Cooling Inc., of Webster City, Iowa for the CyRide 2022 HVAC Project Closeout
18. RESOLUTION NO. 22-061 approving preliminary plans and specifications for 2021/22 Accessibility Enhancement Program project and setting March 8, 2023, as bid due date and March 14, 2023, as date of public hearing
19. RESOLUTION NO. 22-062 approving preliminary plans and specifications for 2022/23 Asphalt Pavement Improvements (Oakwood Road) and setting March 8, 2023, as bid due date and March 14, 2023, as date of public hearing
20. RESOLUTION NO. 23-063 approving preliminary plans and specifications for 2022/23 Concrete Pavement Improvements (Brookridge Ave., Ridgewood Ave., Lee St., 9th St., Park Way & Alley) and setting March 8, 2023, as bid due date and March 14, 2023, as date of public hearing
21. RESOLUTION NO. 23-064 approving plans and specifications for 2023 CyRide HVAC Improvements Project setting March 15, 2023, as bid due date and March 21, 2023, as date of public hearing
22. RESOLUTION NO. 23-065 approving preliminary plans and specifications for Refuse Derived Fuel (RDF) Storage Bin Repair setting April 5, 2023, as bid due date and April 18, 2023, as date of public hearing
23. RESOLUTION NO. 23-066 approving contract and bond for 2022/23 Downtown Street Pavement Improvement Program
24. RESOLUTION NO. 23-067 approving contract and bond for 2022/23 Fire Station #3 Concrete Replacement
25. RESOLUTION NO. 23-068 accepting the 2019/20 Concrete Pavement Improvements (E 3rd St., E 2nd St., Des Moines Ave, Center Ave, Douglas Ave, and 5th St.) as completed by Manatt's Inc. of Ames, Iowa
26. RESOLUTION NO. 23-069 accepting the Water Pollution Control Facility Methane Engine Generator Replacement Project as completed by The Waldinger Corporation
27. RESOLUTION NO. 23-070 approving grant agreements for the 2022/23 Intelligent Transportation System (ITS) Program (Phase 3)
28. RESOLUTION NO. 23-071 awarding contract for Ash Pond Cell Maintenance Services to Wulfekuhle Injection & Pumping of Peosta, Iowa, in the amount not to exceed \$103,300 (inclusive of Iowa sales tax)
29. RESOLUTION NO. 23-072 awarding contract for installation of fiber, security, and sound equipment for the Steven L. Schainker Plaza to Communication Innovators of Pleasant Hill,

Iowa in the amount of \$51,696 for the base bid components plus Bid Alternate #1 and Bid Alternate #2

30. RESOLUTION NO. 23-073 awarding contract for the Water Treatment Plant High Service Pump Variable Frequency Drive Project to Electric Pump of Des Moines, Iowa for the base bid only in the amount of \$59,395
31. RESOLUTION NO. 23-074 approving Change Order No. 1 to Integrated Global Services in the amount of \$151,000 for Boiler Tube Spray Coating and Related Services and Supplies Contract
32. North Dayton Industrial Subdivision
 - a. RESOLUTION NO. 23-075 approving the Final Plat for the North Dayton Industrial Subdivision, First Addition
 - b. RESOLUTION NO. 23-076 accepting financial security for public improvements
33. RESOLUTION NO. 23-077 approving proposed Plat of Survey for 4100 Dawes Drive and accept Dedication of Right of Way

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

2022/23 ASPHALT PAVEMENT IMPROVEMENTS (OAKWOOD ROAD): Director of Public Works John Joiner responded to a request from Council Member Junck to explain how Bike and Pedestrian safety would be incorporated into the project. The project is planned to begin on the west end of Timberland Road, continuing easterly to the roundabout at University Boulevard. Center turn lanes will be incorporated for the major roads and entrances along the project, as well as curb and gutter and stormwater improvements. City staff held a public meeting to gather input on the project, in which staff gathered comments regarding bike and pedestrian improvements in the project area. Those comments have been considered in the project design along with enhanced crossings at Cedar Lane, Woodview Drive, and White Oak Drive. Additionally, Rapid Flashing Beacons are planned for Green Hills Drive. Shared Use Path improvements are also planned from Wessex Drive to University Boulevard, with safety improvements at Cedar Lane.

Council Member Beatty-Hansen asked if widening the road and lowering the speed limit were conflicting actions. Director Joiner explained that both actions were targeted toward safety, with the middle turn lane being for safety in intersection operation and lowering the speed limit being for the safety of the corridor. He noted one other improvement gathered from public input was lighting in the corridor. After consulting with staff in the Electric Services Department and at Alliant Energy, it was determined that streetlights would be added to the project.

Mayor Haila inquired about the grade of the road. Director Joiner stated that the improvements are considered a reconstruction project so the grade of the road will change, with an expected variation of nine to twelve inches. He also noted that the sumac and scrub trees on the south side of Oakwood Road will be removed to improve sight distance to the west.

Moved by Junck, seconded by Betcher, to adopt RESOLUTION NO. 23-062 approving preliminary plans and specifications for 2022/23 Asphalt Pavement Improvements (Oakwood Road) and setting March 8, 2023, as bid due date and March 14, 2023, as date of public hearing. Roll Call Vote: 6-0. Resolution declared carried unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

PUBLIC FORUM: Mayor Haila opened the Public Forum.

Richard Deyo, 505-8th Street, #2, Ames, shared his experience with the United States Postal Service.

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

2021/22 CONCRETE STREET PAVEMENT IMPROVEMENTS PROJECT: Public Works Director John Joiner noted this project is for the reconstruction of Stange Road (Blankenburg Drive to 24th Street) and 24th Street (Stange Road to Railroad crossing). As the project design was progressing, changes were identified based on a traffic analysis of Stange Road and 24th Street. It was shown that the existing right turn lane of George Washington Carver onto Stange Road did not have sufficient storage length, and the design of this right turn lane includes the adjacent Shared Use Path. Additionally, the results from the initial analysis conducted by HR Green showed that the 24th Street storm sewer system was undersized and lacking intakes. This finding required a redesign of the corridor for spacing and locating new intakes. Further changes that happened in during the design process included sidewalk improvements along the east side of Stange Road and the placement of CyRide bus stop pads in the project.

In identifying these design changes, the consultant relayed to City staff that savings were available in the design budget and the additional work would be covered without increasing the total contract amount. The consultant proceeded with the additional work after this discussion, yet staff later received an invoice from HR Green for this additional design work in the amount of \$79,677.87.

City staff reviewed HR Green's request compared to the original agreement and then met with HR Green to discuss this additional design effort. There were several areas where staff believed additional design expenses were not the responsibility of the City, due to the work being included within the original agreement. After this discussion, HR Green ultimately agreed to reduce the amount to \$56,015.37. This would bring HR Green's total fee for the design of Stange Road and 24th Street to \$289,415.37.

Council Member Beatty-Hansen inquired about the addition of the sidewalk, wondering about the width. Director Joiner clarified that the width on west side of Stange Road is Shared Use Path width, thus the path on the east would be sidewalk width. Discussion continued as to the feasibility of altering the design of the project to include Shared Use Path on the east side of Stange Road.

Mayor Haila shared his concern that staff did not receive an estimated fee proposal for the additional work under the pretense that there were cost savings in other areas. Director Joiner provided points of clarification, noting that the plan is complete, and the designs have been turned over to City staff, resulting in a risk on the side of the contractor. Council Member Rollins asked how the contractor responded when questioned as to why the terms of the contract were not adhered to. Director Joiner stated that in terms of the technical design, the work was beyond the scope of the contract; however, the contractor did not follow the financial and administrative procedures. Council Member Gartin asked about the length of relationship between the City and the contract. Director Joiner noted it was a decades-long relationship.

Council Member Gartin shared his support for approving the amendment, noting the importance of maintaining goodwill. Council Member Betcher wondered if denying the amendment would subject the City to the possibility of litigation, resulting in even higher costs. Further discussion ensued between City Council members, and Council Member Gartin asked if Director Joiner believed this action to be fraudulent. Director Joiner replied in the negative, highlighting his belief that the issue came down to a mistake by a first-time project manager.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 23-078 approving the professional services agreement amendment for the 2021/22 Concrete Street Pavement Improvements project with HR Green, of Johnston, Iowa, in the amount of \$56,015.37.

Roll Call Vote: 6-0. Resolution declared carried unanimously and hereby made a portion of these Minutes.

The City Council members continued robust discussion with Director Joiner regarding alterations of the project design to include Shared Use Path on both sides of Stange Road. He noted the possibility, highlighting the difference in material costs as construction and labor costs would remain the same.

Moved by Gartin, seconded by Beatty-Hansen, to extend the Shared Use Path on the east side of Stange Road to the intersection at 24th Street and Stange Road.

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

PURCHASING POLICIES AND PROCEDURES: Finance Director Corey Goodenow announced the request to modify the City's competitive bid and competitive quote threshold to follow the statutory limits set by State subcommittees. The threshold established by the State subcommittees for horizontal infrastructure bids has been increased by \$24,000, to \$93,000; the threshold for vertical infrastructure bids has been increased by \$57,000, to \$196,000; and the threshold for vertical infrastructure quotes has been increased by \$32,000, to \$109,000. Additionally, Director Goodenow noted that a change in *Code of Iowa* Chapter 26.2 provides an exclusion to the definition of a public improvement which states that "when such work relates to existing utility infrastructure or establishing connections to existing utility infrastructure. For purposes of this subparagraph, 'utility infrastructure' includes facilities used for the storage, collection, disposal, treatment, generation, transmission, or distribution of water, sewage, waste,

electricity, gas, or telecommunications service.” The definition will be added to Section 6.2 of the Purchasing Policies and Procedures. Purchasing Manager Karen Server provided clarification that the competitive bid threshold is for public improvements only. Council Member Gartin asked if these changes were being implemented statewide. Manager Server replied in the affirmative.

Moved by Gartin, seconded by Rollins to adopt RESOLUTION NO. 23-079 approving revisions to Purchasing Policies and Procedures to become effective February 14, 2023.

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

HEARING ON POWER PLANT MAINTENANCE SERVICES CONTRACT: Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Betcher, seconded by Junck, to accept the Report of Bids and direct staff to delay award of contract.

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

HEARING ON POWER PLANT UNIT 8 ELECTROSTATIC PRECIPITATOR INSULATION AND LAGGING: The Public Hearing was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Gartin, seconded by Betcher, to accept the Report of Bids.

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

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 23-080 approving final plans and specifications and awarding contract to Incorp Industries, LLC of Evansville, IN, for the Unit 8 Electrostatic Precipitator Insulation and Lagging Project in the amount of \$1,603,640.

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

HEARING ON ELECTRIC SERVICES COMBUSTION TURBINE FUEL OIL PIPE INSTALLATION: Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Rollins, seconded by Gartin, to accept the Report of Bids.

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

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 23-081 approving final plans and specifications and awarding contract to Modern Companies, Inc, Cedar Rapids, IA, for the Combustion Turbine Fuel Oil Pipe Installation, in the amount of \$391,700.

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

HEARING ON WATER TOWER SAM PUMP STATION STANDBY GENERATOR: The Public Hearing was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Gartin, seconded by Beatty-Hansen, to accept the Report of Bids.

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

Moved by Rollins, seconded by Gartin, to adopt RESOLUTION NO. 23-082 approving final plans and specifications and awarding contract to Price Electric of Robins, Iowa in the amount of \$166,390.

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

HEARING ON FURNISHING 69 KV AND 161 KV SF6 CIRCUIT BREAKERS FOR ELECTRIC SERVICES: Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Betcher, seconded by Gartin, to accept the Report of Bids and direct staff to delay award of contract.

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

ORDINANCE RELATING TO RAGBRAI EVENTS ON JULY 24-26, 2023: Assistant City Manager Brian Phillips noted the uniqueness of the ordinance, which remained in Chapter 34 of Municipal Code as an expired ordinance since the city of Ames served as an overnight stop for the Register's Annual Great Ride Across Iowa (RAGBRAI) in 2018. The ordinance was developed based on a model ordinance provided by RAGBRAI organizers, making modifications to Municipal Code to facilitate the event during the week of the ride. City staff consulted with Discover Ames and Downtown Ames to make modifications to the ordinance. Assistant City Manager Phillips addressed the key points of the ordinance as follows: 1) Suspension of Section 19.11 (Park Hours) to Provide Camping; 2) Suspension of Section 19.9 (Unlawful to Operate a Motor Vehicle in City Parks); 3) Suspension of Division III, Chapter 22 (Vending); and 4) Limitation on Temporary Outdoor Service Privileges.

The City Council Members engaged in thoughtful discussion surrounding the Limitation on Temporary Outdoor Service Privileges, voicing concern regarding limiting commerce for certain businesses during the affected time period. Assistant City Manager Phillips explained that the limitation would affect only outdoor service areas on public property, such as sidewalk cafés, and not outdoor service for businesses operating solely on private property. Council Member Junck asked if communications had been extended to local businesses that may be affected by the ordinance. Assistant City Manager Phillips replied that the Ames Main Street Board of Directors is aware of the ordinance and has been supplying information to its stakeholders.

Mayor Haila opened the Public Input.

Kevin Bourke, 1601 Golden Aspen Drive #110, Ames, spoke on behalf of Discover Ames. He provided clarification on the Limitation on Temporary Outdoor Service Privileges from the perspective of the planning committee, noting that the main motivation for the limitation was to ensure the safety of all attendees. He shared that with this being the 50th Anniversary of RAGBRAI, the number of attendees is expected to be significantly increased from what was seen in 2018. He shared that no outreach has been done to local businesses on behalf of Discover Ames yet but assured the City Council that communication is a priority of the planning committee.

Crystal Davis, 304 Main Street, Ames, spoke on behalf of the Ames Chamber of Commerce. She highlighted the notification process to Downtown Businesses thus far, supporting Mr. Bourke's statement that communication is a priority. She shared the complaints she received after the overnight stay in 2018, noting that most complaints, such as not having enough local entertainment, were outside of the scope of responsibilities of the planning committee. Other complains, such as concerns about limited bike and car parking, were actively being addressed with RAGBRAI staff. She shared her personal concerns with the anticipated increase in attendees and monitoring alcohol, explaining the plan of action to ensure there are no liquor license violations.

Assistant City Manager Phillips provided further clarification on the duration of the ordinance, which is until 12:01 a.m. on July 27, 2023, highlighting that sidewalk cafés deemed to be in conflict with the entertainment planned by the committee shall only be suspended on July 25, 2023.

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

Moved by Betcher, seconded by Beatty-Hansen, to pass on first reading an ordinance relating to RAGBRAI events on July 24-26, 2023.

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

REZONING PLANNED UNIT DEVELOPMENT (PUD) WITH MASTER PLAN FOR 3216 TRIPP STREET – BAKER SUBDIVISION: Moved by Betcher, seconded by Rollins, to pass on second reading an ordinance rezoning Planned Unit Development (PUD) with Master Plan for 3216 Tripp Street – Baker Subdivision, Lot 27 from Residential Low Density (RL) to Residential Medium Density (RM) with PUD Overlay and Master Plan.

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

ZONING TEXT AMENDMENT TO AMEND HOME OCCUPATION REGULATIONS: Moved by Betcher, seconded by Rollins, to pass on third reading and adopt ORDINANCE NO. 4488 Zoning Text Amendment to amend Home Occupation regulations.

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

PRAIRIE VIEW INDUSTRIAL CENTER CONNECTION DISTRICT: City Attorney Mark Lambert noted the amendment to the ordinance for Parcel 42 and presented the new draft of the

ordinance. He clarified that in order to properly amend the ordinance, one language change needed to be made to strike the word “existing” from Section 5(a).

Moved by Betcher, seconded by Beatty-Hansen, to approve the amendment to the Prairie View Industrial Center Water and Sanitary Sewer Connection Fee Ordinance consistent with the presented draft, with the exclusion of the word “existing” in Section 5(a).

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

Moved by Betcher, seconded by Corrieri, to pass on second reading an ordinance to amend the Municipal Code of the City of Ames, Iowa, by enacting a new Chapter 28, Section 28.908 as amended.

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

Moved by Corrieri, seconded by Rollins, to suspend the rules.

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

Moved by Corrieri, seconded by Betcher to pass on third reading and adopt ORDINANCE NO. 4489.

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

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila noted there were three items to consider. The first item was a memo from Chief Huff regarding fines for Minors on Premise.

Moved by Beatty-Hansen, seconded by Corrieri, to place the item on a future agenda.

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

A memo from Chief Huff responding to a referral from the City Council addressing facility concerns regarding the Ames Animal Shelter was the second item. City Manager Schainker noted the memo was for information only.

The third item was an email from Kurt Friedrich requesting a Land Use Policy Plan Map Change at the Bluffs at Dankbar Farms Subdivision to establish a permanent location for Lutheran Church of Hope.

Moved by Betcher, seconded by Corrieri, to refer to staff for a memo.

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

COUNCIL COMMENTS: Council Member Gartin discussed the use of vehicles as a residence within City limits, with respect to safe housing and parking concerns. Council Member Beatty-Hansen shared her thoughts on finding a safe location designated for parking and agreed that a robust discussion was needed.

Moved by Gartin to refer to staff for a memo on available options with respect to community members living in their vehicles. Motion withdrawn.

Moved by Gartin, seconded by Betcher, to place the issue on a future agenda to discuss the available options as outlined in a memo from City Manager Steve Schainker.

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

Mayor Haila announced the National Association for the Advancement of Colored People (NAACP) Freedom Fund Banquet that would be taking place on Thursday, February 16, 2023.

ADJOURNMENT: Moved by Gartin, seconded by Corrieri, to adjourn the meeting at 7:39 p.m.

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

Carly M. Watson, Deputy City Clerk

John A. Haila, Mayor

Renee Hall, City Clerk