

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

AMES, IOWA

MAY 9, 2023

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:00 p.m. on the 9th day of May, 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, Anita Rollins and *ex officio* Tabitha Etten.

PROCLAMATION FOR “PEACE OFFICERS MEMORIAL DAY:” Mayor Haila proclaimed May 15, 2023, as “Peace Officers Memorial Day” and thanked the Ames Police Department for their service to the community.

PROCLAMATION FOR “MENTAL HEALTH AWARENESS MONTH:” Mayor Haila presented the Community Representatives from National Alliance of Mental Illness of Central Iowa, Central Iowa Community Services, Eyerly Ball, Community and Family Resources, Alternative Response for Community Health, and Youth and Shelter Services with the proclamation declaring May as “Mental Health Awareness Month”.

PROCLAMATION FOR “ASIAN AMERICAN PACIFIC ISLANDER (AAPI) HERITAGE MONTH:” Vice Chair of the Ames Human Relations Commission Dr. Chunhui Chen and his guests accepted the proclamation from Mayor Haila.

CONSENT AGENDA: Moved by Corrieri, seconded by Betcher, to approve the consent agenda.

4. Motion approving payment of claims
5. Motion approving Minutes of Special Meeting on April 18, 2023, and Regular Meeting on April 25, 2023
6. Motion certifying Civil Service candidates
7. Motion approving Report of Change Orders for period April 16-30, 2023
8. Motion approving new 5 Day License (May 16 – May 20), Special Class C Retail Alcohol License with Outdoor Service - Apres Bar Co, 1930 East 13th Street
9. Motion approving ownership update for Class E Retail Alcohol License – Caseys #2298, 428 Lincoln Way
10. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Liquor License – North Grand Cinema, 2801 Grand Avenue
 - b. Special Class C Liquor License with Outdoor Service – Octagon Center for the Arts, 427 Douglas Avenue
 - c. Class E Liquor License - Casey’s General Store #2298, 428 Lincoln Road
 - d. Class B Liquor License with Catering Privilege – Gateway Hotel and Conference Center, LLC., 2100 Green Hills Drive
11. Request for Midnight Madness on July 8, 2023:
12. RESOLUTION NO. 23-250 approving Midnight Madness on July 8, 2023
13. RESOLUTION NO. 23-251 approving Good Neighbor Emergency Assistance Annual Street Party Celebration on Sunday May 21, 2023
14. RESOLUTION NO. 23-252 approving request to modify the City’s FY 2022/23 ASSET contract with ChildServe

15. RESOLUTION NO. 23-253 setting May 23, 2023, as date of public hearing on the Final Adjusted Budget for FY 2022/23
16. RESOLUTION NO. 23-254 approving updates to Zoning Board of Adjustment (ZBA) Bylaws
17. RESOLUTION NO. 23-255 awarding contract for the 2023/24 rock salt requirements to Independent Salt Co.
18. RESOLUTION NO. 23-256 awarding contract to the State Hygienic Laboratory for water quality monitoring at Ada Hayden Heritage Park
19. RESOLUTION NO. 23-257 approving contract renewal with Earth Services & Abatement, LLC for the Asbestos Maintenance Services contract at the Power Plant
20. RESOLUTION NO. 23-258 approving contract renewal with MCG Energy Solutions, LLC, for MISO Market Participant Services
21. RESOLUTION NO. 23-259 approving contract renewal with Diamond Oil Company for the Fuel Oil Supply Contract at the Power Plant
22. RESOLUTION NO. 23-260 approving contract renewal with TEiC Construction Services, Inc. for Boiler Maintenance Services at the Power Plant
23. RESOLUTION NO. 23-261 awarding Year Two of a Two Year contract for the purchase of liquid sodium hypochlorite
24. RESOLUTION NO. 23-262 awarding Year Two of a Five Year contract with Northway Well & Pump Company for the Well Rehabilitation Project
25. RESOLUTION NO. 23-263 approving Change Order No. 3 deducting \$90,000 from the TEiC Construction Services, Inc. contract for Unit 8 Boiler Repair Project
26. RESOLUTION NO. 23-264 approving delay of construction for the Cherry Avenue Extension Project and reallocating funding to the Hyland Avenue Project
27. RESOLUTION NO. 23-265 approving preliminary plans and specifications for the Sanitary Sewer System Improvements (Basin 12 – US 69) setting June 7, 2023, as bid due date and June 13, 2023, as date of public hearing
28. RESOLUTION NO. 23-266 approving contract and bond for the CyRide 2023 HVAC Improvement Project with Mechanical Comfort, Inc. of Ames, Iowa
29. RESOLUTION NO. 23-267 approving contract and bond for the North River Valley Well Field and Pipeline Project with Keller Excavating, Inc. of Boone, Iowa
30. RESOLUTION NO. 23-268 approving contract and bond for the Refuse Derived Fuel (RDF) Storage Bin Repair Project with Neumann Brothers, Inc. of Des Moines, Iowa
31. Ioway Creek Restoration and Flood Mitigation Project
 - a. RESOLUTION NO. 23-269 approving FEMA Sub-award Agreement Amendment No. 2, increasing FEMA funds received in the amount of \$981,383
 - b. RESOLUTION NO. 23-270 accepting the Ioway Creek Restoration and Flood Mitigation Project as completed by Keller Excavating, Inc.
32. RESOLUTION NO. 23-271 approving partial completion and reducing financial security for Domani Subdivision 1st Addition
33. RESOLUTION NO. 23-272 accepting completion of the Parks and Recreation Administration Building Siding Replacement Project with TMJ Construction Services

34. RESOLUTION NO. 23-273 approving agreement with Ames Historical Society for capital improvements to facilities

Roll Call Vote: 6-0. Motion/Resolutions declared carried/adopted.

PUBLIC FORUM: Mayor Haila opened the Public Forum.

The following individuals appeared: Will Determan.

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

ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR FISCAL YEAR ENDED JUNE 30, 2022: Finance Director Corey Goodenow and Accounting and Reporting Manager Kara Nady presented the Annual Comprehensive Financial Report and were available to answer questions from the City Council.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 23-274 approving Annual Comprehensive Financial Report for Fiscal Year ended June 30, 2022.

Roll Call Vote: 6-0. Resolution declared adopted unanimously.

ROAD CLOSURES FOR RAGBRAI ROUTE: Assistant City Manager Brian Phillips gave an overview of the RAGBRAI route.

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 23-275 approving road closures for RAGBRAI Route.

Roll Call Vote: 6-0. Resolution declared adopted unanimously.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME PROGRAMS:

Housing Coordinator Vanessa Baker-Latimer presented information detailing staff's proposed plans for CDBG funds and noted for the record that the date of Public Hearing was incorrect in the Council Action Form and should be corrected to June 27, 2023.

Moved by Beatty-Hansen, seconded by Betcher, to adopt RESOLUTION NO. 23-276 approving substantial amendment to 2022/23 Annual Action Plan Projects to the City's Community Development Block Grant Program (CDBG).

Roll Call Vote: 6-0. Resolution declared adopted unanimously.

Housing Coordinator Baker-Latimer detailed the proposed 2023/24 Annual Action Plan and the types of Public Input that were received. She noted that the consensus taken from these forums was the need for a continued focus on affordable housing for lower-income households.

Moved by Betcher, seconded by Rollins, to adopt RESOLUTION NO. 23-277 approving 2023/24 Proposed Annual Action Plan Projects for Community Development Block Grant (CDBG) and HOME Programs (Public Forum Follow-up).

Roll Call Vote: 6-0. Resolution declared adopted unanimously.

THE BLUFFS AT DANKBAR FARMS: Planning and Housing Director Kelly Diekmann presented information.

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 23-278 approving agreement.

Roll Call Vote: 6-0. Resolution declared adopted unanimously.

THIRD READING AND ADOPTION OF ORDINANCE NO. 4498 ON REZONING A PORTION OF THE PROPERTY ADJACENT TO THE SOUTHWEST CORNER OF CAMERON SCHOOL ROAD AND GW CARVER AVENUE (THE BLUFFS AT DANKBAR FARMS) (CONTINUED FROM APRIL 11, 2023): Moved by Betcher, seconded by Corrieri, to pass on third reading and adopt ORDINANCE NO. 4498 rezoning a portion of the

property adjacent to the southwest corner of Cameron School Road and GW Carver Avenue (The Bluffs at Dankbar Farms).

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

Director Diekmann detailed the request from the developer for a waiver of sidewalks in the northwest corner of the subdivision along Cameron School Road at the Erickson Avenue intersection.

Moved by Beatty-Hansen, seconded by Gartin, to adopt RESOLUTION NO. 23-279 approving Preliminary Plat with the modification of a sidewalk waiver west of Erickson, but not east, and entertaining a request for deferral at time of Final Plat.

Roll Call Vote: 6-0. Resolution declared adopted unanimously.

DOWNTOWN FAÇADE GRANTS: Director Diekmann provided information.

Moved by Betcher, seconded by Rollins, to adopt RESOLUTION NO. 23-280 approving Downtown Façade Grant for 214 Main Street.

Roll Call Vote: 6-0. Resolution declared adopted unanimously.

DOWNTOWN AND CAMPUSTOWN FAÇADE GRANTS: Director Diekmann presented information.

Moved by Beatty-Hansen, seconded by Junck, to adopt RESOLUTION NO. 23-281 approving Amendment to the Downtown Façade Grant Program.

Roll Call Vote: 6-0. Resolution declared adopted unanimously.

Moved by Corrieri, seconded by Beatty-Hansen, to direct staff to have discussions with Downtown stakeholders, business owners, investors, and property owners about their priorities and how the City can support development and redevelopment in Downtown.

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

AMES PLAN 2040: Director Diekmann provided information.

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

Moved by Gartin, seconded by Junck, to adopt RESOLUTION NO. 23-282 approving amendments for clarification to the Plan 2040.

Roll Call Vote: 6-0. Resolution declared adopted unanimously.

NUTRIENT REDUCTION FACILITY PLAN: Water Pollution and Control (W&PC) Director John Dunn provided an update on the Nutrient Reduction Facility Plan and the changes the project would necessitate for water rates. City Manager Steve Schainker stated that the City and W&PC Department were going to push to do better than the projected price to add as much value to consumers with as little cost as possible.

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

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 23-211 approving the Nutrient Reduction Facility Plan and direct staff to submit it to the Iowa Department of Natural Resources (continued from April 11, 2023, City Council meeting).

Roll Call Vote: 6-0. Resolution declared adopted unanimously.

Director Dunn noted when the City Council approved the original agreement with Strand Associates in June 2022, changes to the scope of work were anticipated, as the details of the project were still being developed and refined. Two significant design changes, the relocation of the Administration Building and the change to constructing the project in two phases instead of three, have necessitated a revision to the scope and associated fees.

Moved by Gartin, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 23-212 approving Amendment Number 1 to the Professional Services Agreement with Strand Associates for design phase services related to the Water Pollution Control Facility Nutrient Reduction Modifications Project in the amount of \$763,000 (continued from April 11, 2023, City Council meeting).

Roll Call Vote: 6-0. Resolution declared adopted unanimously.

HEARING ON PROPOSAL TO ENTER INTO A WATER REVENUE LOAN AGREEMENT AND TO BORROW MONEY THEREUNDER: Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Betcher, seconded by Junck, to adopt RESOLUTION NO. 23-283 approving a loan and disbursement agreement.

Roll Call Vote: 6-0. Resolution declared adopted unanimously.

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

Moved by Rollins, seconded by Betcher, to adopt RESOLUTION NO. 23-284 approving final plans and specification and awarding contract to Tri-City Electric Company of Iowa.

Roll Call Vote: 6-0. Resolution declared adopted unanimously.

HEARING ON NUISANCE ASSESSMENTS: Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Gartin, seconded by Rollins, to adopt RESOLUTION NO. 23-285 assessing costs of snow/ice removal and certifying assessments to Story County Treasurer

Roll Call Vote: 6-0. Resolution declared adopted unanimously.

Moved by Rollins, seconded by Betcher, to adopt RESOLUTION NO. 23-286 assessing costs of sidewalk repair and certifying assessments to Story County Treasurer.

Roll Call Vote: 6-0. Resolution declared adopted unanimously.

Moved by Gartin, seconded by Betcher, to continue resolution assessing cost of garage demolition and certifying assessments to Story County Treasurer to the next meeting, May 23, 2023.

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

SECOND READING OF ORDINANCE TO INCREASE WATER RATES BY 8% EFFECTIVE JULY 1, 2023: Moved by Rollins, seconded by Betcher, to pass on second reading ordinance to increase water rates by 8% effective July 1, 2023.

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

SECOND READING OF ORDINANCE ON ZONING TEXT AMENDMENT ON ELECTRIC VEHICLE CHARGING STATIONS SETBACKS: Moved by Beatty-Hansen, seconded by Betcher, to pass on second reading ordinance on Zoning Text Amendment on Electric Vehicle Charging Stations Setbacks.

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

SECOND READING OF ORDINANCE ON ZONING TEXT AMENDMENT ON AFFORDABLE HOUSING PARKING REQUIREMENTS: Moved by Betcher, seconded by Beatty-Hansen, to pass on second reading ordinance on Zoning Text Amendment on Affordable Housing Parking Requirements.

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

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila noted there were eight items to consider.

Motion to accept correspondence from Allison Retz regarding Hayes Avenue Parking.

Moved by Gartin, seconded by Betcher, to take no action on the item.

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

Dan Sansgaard, Executor of LVS Farms, LLC, submitted correspondence relating the LVS Farms Request for Waiver of Subdivision Requirements.

Moved by Betcher, seconded by Junck, to receive a memo from staff with further information.

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

The next item was from Luke Jensen, RES Development Managing Director, submitting a Text Amendment Request Regarding Front Yard Parking Standards for F-PRD and PUD Zones.

Moved by Betcher, seconded by Junck, to request a memo from staff with further information.

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

Chuck Winkleblack, Away Team LLC Manager, submitted an email about The Linc Development Project and requests for consideration of updated financial status of the project.

Moved by Betcher, seconded by Gartin, to direct staff to continue working with the developer to close the funding gap and give a memo on what can be done.

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

Next, Keith Abraham, Parks and Recreation Director, submitted a staff memo on existing buildings on the Sands-McDorman Property.

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

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

The seventh item was from Director Diekmann.

Moved by Junck, seconded by Rollins, to place the item on a future agenda for discussion.

Vote on Motion: 5-1, Beatty-Hansen dissenting. Motion declared carried.

The final item was also from Director Diekmann regarding the Overflow Thrift Store Request for a Text Amendment for a Retail Store.

Moved by Beatty-Hansen, seconded by seconded by Corrieri, to place the item on a future agenda, with a focus on Option 2.

Motion Withdrawn.

Moved by Beatty-Hansen, seconded by Junck, to place on a future agenda.

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

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

ADJOURNMENT: Moved by Betcher, seconded by Rollins to adjourn the meeting at 8:55 p.m.

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

Grace Bandstra, Recording Secretary

Renee Hall, City Clerk

John Haila, Mayor