

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

DECEMBER 19, 2023

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 5:59 p.m. on the 19th day of December, 2023, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and Anita Rollins. *Ex officio* Jeff Clark was also present.

CONSENT AGENDA: Mayor Haila noted an error in Item No. 16, clarifying that the Alternative requested for approval by the City Council was correct. Council Member Rollins requested to pull Item No. 3 and Council Member Betcher requested to pull Item No. 15.

Moved by Betcher, seconded by Corrieri, to approve the Consent Agenda less Item No. 3 and Item No. 15.

1. Motion approving payment of claims
2. Motion approving Civil Service Candidates
3. ~~RESOLUTION NO. 23-625 approving appointments to Public Nuisance Appeals Board~~
4. RESOLUTION NO. 23-626 approving appointment of Council Member Gloria Betcher to the Ames Economic Development Commission (AEDC)
5. RESOLUTION NO. 23-627 approving appointment of Council Member Anita Rollins to the Ames Convention and Visitors Bureau (ACVB)
6. RESOLUTION NO. 23-628 approving reappointment of Municipal Engineer Tracy Peterson to the Ioway Creek Watershed Management Authority and the Headwaters of the South Skunk Watershed Management Authority
7. RESOLUTION NO. 23-629 approving and adopting Supplement No. 2024-1 to the Municipal Code
8. RESOLUTION NO. 23-630 approving FY 2023-24 Sustainability Coordinator's Mid-Year Report
9. Main Street Iowa Program:
 - a. RESOLUTION NO. 23-631 of support for Ames Main Street
 - b. RESOLUTION NO. 23-632 approving Main Street Iowa Program Continuation Agreement with Iowa Economic Development Authority and Ames Main Street
10. RESOLUTION NO. 23-633 approving the plans and specifications for the 2022/23 CyRide Route Pavement Improvements (Lincoln Way), setting January 17, 2024 as the bid due date through the Iowa DOT and January 23, 2024 as the date of Public Hearing
11. RESOLUTION NO. 23-634 approving the plans and specifications for the 2023/24 Asphalt Street Pavement Improvements Program #1, setting January 17, 2024, as the bid due date through and January 23, 2024, as the date of Public Hearing
12. RESOLUTION NO. 23-635 approving the plans and specifications for the 2023/24 Asphalt Street Pavement Improvements Program #2, setting January 17, 2024, as the bid due date through and January 23, 2024, as the date of Public Hearing for report of bids
13. RESOLUTION NO. 23-636 approving the plans and specifications for the 2023/24 Seal Coat Street Pavement Improvements, setting January 17, 2024, as the bid due date through and January 23, 2024, as the date of Public Hearing

14. RESOLUTION NO. 23-637 awarding contract to Library Furniture International for a play structure for the Ames Public Library in the amount of \$69,661
 15. ~~RESOLUTION NO. 23-638 approving Change Order for design services for the Auditorium HVAC project~~
 16. RESOLUTION NO. 23-639 accepting completion of the Art Capital Grant Project - The Octagon Center for the Arts, and authorizing final payment in the amount of \$65,230.55
 17. RESOLUTION NO. 23-640 approving contract with Kelly Tompkins for the fabrication, delivery, and purchase of "Hearts of the Community" for Tahira and Labh Hira Park in the amount of \$24,000
 18. Motion rejecting all bids for the Bloomington Road Elevated Tank Valve Improvement Project
 19. RESOLUTION NO. 23-641 approving Final Plat for Scenic Valley Subdivision, Seventh Addition
 20. RESOLUTION NO. 23-642 accepting a portion of the financial security covering 1-year of the 4-year Stormwater Management Maintenance requirement for Domani 2nd Addition, be reduced to \$19,600.92
 21. RESOLUTION NO. 23-643 accepting completion of Stormwater Management (Chapter 5B) at Celebrations, 306 S Third Street, and releasing the bond in full
 22. RESOLUTION NO. 23-644 accepting completion of Stormwater Management (Chapter 5B) at Ames Caddis, 2700 Lincoln Way, and releasing the bond in full
 23. RESOLUTION NO. 23-645 accepting completion of Stormwater Management (Chapter 5B) at Aldi, 108 S 5th Street, and releasing the bond in full
 24. RESOLUTION NO. 23-646 accepting completion of Stormwater Management (Chapter 5B) for Northcrest Retirement Community, and releasing the bond in full
 25. RESOLUTION NO. 23-647 accepting completion of Stormwater Management (Chapter 5B) for 415 Stanton, The Crawford, and releasing the financial security in full
- Roll Call Vote: 6-0. Motions/Resolutions declared carried/adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

APPOINTMENTS TO PUBLIC NUISANCE APPEALS BOARD: Council Member Rollins noted that she pulled this item to make citizens aware of the appointments to the Public Nuisance Appeals Board since the City Council would be discussing related amendments to the *Municipal Code* later in the meeting.

Moved by Rollins, seconded by Corrieri, to adopt RESOLUTION NO. 23-625 approving appointments to Public Nuisance Appeals Board.

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

AMES CITY AUDITORIUM HVAC PROJECT: Fleet and Facilities Director Corey Mellies shared that staff had identified additional funding and were working with consultants to redesign the project to better support the City's climate action goals.

Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 23-638 approving Change Order for design services for the Auditorium HVAC project.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby

made a portion of these Minutes.

PUBLIC FORUM: Mayor Haila opened the Public Forum.

Richard Deyo, 505 8th Street #2, Ames, discussed his history of attendance at City Council meetings and shared his experience with community initiatives he led.

James Johnson, 1412 Meadowlane Avenue, Ames, encouraged the City Council to consider lowering the age requirement for Parks Summer Employment from 18 years of age to 16.

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

5TH STREET BRICK PIERS WITH CERAMIC RELIEFS: Public Art Commission (PAC) Chair Kyle Hauswirth, along with PAC members Erica Briest and Candace Zwank, presented the Council Action Form (CAF). Staff Liaison to the Commission, Assistant City Manager Brian Phillips, was also available for questions.

The Public Input was opened by Mayor Haila.

Valerie Stallbaumer, 823 Crawford Avenue, Ames, shared her adamant support for retaining and maintaining the historic brick piers and the ceramic reliefs.

Jim Howe, 912 Clark Avenue, Ames, discussed his concern for the amount of taxpayer dollars that have been utilized for the placement, maintenance, and potential removal of the brick piers, furthering his support for keeping the piers for the enjoyment of the community.

James Johnson, 1412 Meadowlane Avenue, Ames, explained his personal enjoyment of the pillars, also recognizing the purpose provided by the piers for individuals to lean on and use as vantage points during events Downtown. He also highlighted the great opportunity the piers provide for the community for learn about the city.

Linda Schank, 904 Clark Avenue, Ames, noted her appreciation of the piers because of the diverse and hidden history represented on the ceramic reliefs.

The Public Input was closed by Mayor Haila when no one else came forward to speak.

The City Council Members engaged in robust discussion regarding the brick piers and ceramic reliefs, and the perspectives offered by members of the community.

Moved by Betcher, seconded by Beatty-Hansen, to request staff seek proposals for preserving the terracotta inserts as a primary goal, and secondarily determine what other options are available for removing or moving the brick piers.

Moved by Betcher, seconded by Beatty-Hansen, to amend the motion to demolish the piers as the secondary goal.

Motion withdrawn.

Moved by Betcher, seconded by Corrieri, to approve Alternative 2 from the Council Action Form from June 13, 2023, City Council Meeting: authorize the demolition of the 16 brick piers on 5th Street, but direct staff to obtain quotes to have the ceramic reliefs removed for use in other art projects, with an emphasis on the primary goal of preserving the ceramic reliefs.

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

Assistant City Manager Phillips clarified that if staff was unable to obtain proposals to preserve the ceramic reliefs, there is no expectation that staff return to the City Council for further direction. Mayor Haila confirmed in the affirmative.

BUDGET GUIDELINES FOR COTA AND OUTSIDE FUNDING REQUESTS: Assistant City Manager Phillips presented the Staff Report.

Moved by Corrieri, seconded by Betcher, to increase funding for the Commission on the Arts (COTA) by 5% over the previous fiscal year.

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

Moved by Rollins, seconded by Beatty-Hansen, to increase Local Option allocations for the Outside Funding Requests program by 5% over the previous fiscal year.

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

DALEY PARK SPLASHPAD UPDATE: Parks and Recreation Director Keith Abraham reviewed the CAF.

Moved by Junck, seconded by Corrieri, to approve Option 1: Direct staff to proceed with the Daley Park Splash Pad Project with a recirculation water management system.

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

FITCH FAMILY INDOOR AQUATIC CENTER FOLLOW-UP TO COUNCIL QUESTIONS: Director Abraham as well as Brad Rodenburg of RDG and Troy Turner of Story Construction presented the CAF.

Moved by Betcher, seconded by Beatty-Hansen, to approve Option 1: Direct staff to include in the bid documents Taraflex flooring in the walking area as Bid Alternate #4 and not change the plans and specifications.

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

REVIEW OF AMES PLAN 2040 REDIRECTION AREAS: Planning and Housing Director Kelly Diekmann and Planner Benjamin Campbell presented the Infill and Redirection Areas.

Moved by Corrieri, seconded by Betcher, to prioritize the three areas recommended by staff in the report: 1, 2, and 7.

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

HEARING ON TEXT AMENDMENT FOR PUBLIC NUISANCE “PROPERTY MAINTENANCE” RELATED CHANGES TO THE AMES MUNICIPAL CODE: Director Diekmann and Planner Ameila Schoneman presented the amendments.

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

Moved by Betcher, seconded by Corrieri, to pass on first reading an ordinance amending Chapters 18, 22, 29, and 30 of the Ames *Municipal Code* related to public nuisance and property maintenance standards.

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

HEARING ON ZONING TEXT AMENDMENT TO PAVING STANDARDS FOR BASIC UTILITY USES AND OTHER SIMILAR USES: The Public Hearing was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Corrieri, seconded by Betcher, to pass on first reading an ordinance amending the standards in Section 29.406(11) of the *Municipal Code* by adding language that developers of sites with Basic Utility uses or other similar uses on sites within all Zones across the City can request a reduction in paving of maneuvering areas subject to Planning & Housing Director discretion.

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

SECOND READING ON TEXT AMENDMENTS TO AMES MUNICIPAL CODE CHAPTER 13, (RENTAL HOUSING CODE), CHAPTER 29 (ZONING ORDINANCE), AND CHAPTER 31 (HISTORIC PRESERVATION) TO ALLOW ACCESSORY DWELLING UNITS (ADUS) IN RESIDENTIAL DISTRICTS: Council Member Junck addressed three communications received by the City Council and Director Diekmann provided a response.

Moved by Beatty-Hansen, seconded by Corrieri, to pass on second reading an ordinance amending Ames *Municipal Code* Chapter 13, (Rental Housing Code), Chapter 29 (Zoning Ordinance), and Chapter 31 (Historic Preservation) to allow Accessory Dwelling Units (ADUs) in residential districts.

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

Moved by Beatty-Hansen, seconded by Rollins, to direct staff to clarify that ADUs are not subject to the 25% floor area ratio.

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

THIRD READING AND ADOPTION OF ORDINANCE NO. 4515 AMENDING CHAPTER 28, DIVISION 1 FOR ELIGIBILITY OF CUSTOMERS FOR TIME-OF-USE BASED ON ELECTRICAL DEMAND: Moved by Beatty-Hansen, seconded by Betcher, to pass on third reading and adopt Ordinance No. 4515 amending Chapter 28, Division 1 for Eligibility of Customers for Time-of-use based on Electrical Demand.

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

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila noted that there were four items to consider, three of which were addressed with the second reading to allow ADUs. The remaining item was from Bob Bourne requesting for inclusion in FY 2025 budget of a study on a potential pedestrian bridge over Lincoln Way at Ash Avenue.

Moved by Beatty-Hansen, seconded by Corrieri, to decline to take action.
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 Corrieri, to adjourn the meeting at 8:20 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

*Subject to change as finalized by the City Clerk.
For a final official copy, contact the City Clerk's Office at 515-239-5105.*