

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

AMES, IOWA

APRIL 23, 2024

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:00 p.m. on the 23<sup>rd</sup> day of April, 2024, 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. Emily Boland was also present as the future *ex officio* to the City Council.

Mayor Haila welcomed *ex officio* Boland and asked her to introduce herself. Ms. Boland shared that she is a sophomore from Minnesota studying political science at Iowa State University. She was confirmed last week at the Iowa State University Student Government Senate hearing for the *ex officio* position and shared her gratitude to be able to serve in the position.

**PROCLAMATION FOR "ARBOR DAY," APRIL 26, 2024:** Mayor Haila proclaimed April 26, 2024, as Arbor Day, highlighting that this year marks the 40<sup>th</sup> consecutive year that the City of Ames has been recognized as a Tree City USA. City Forester Gabbi Edwards accepted the proclamation on behalf of Ames Trees Forever, Ames Tree Foundation, and City staff. She invited all to attend the Arbor Day celebration at Homewood Golf Course, 301 East 20<sup>th</sup> Street this Friday, April 26<sup>th</sup> from 4:00 until 7:00 p.m.

**PROCLAMATION FOR "MENTAL HEALTH AWARENESS MONTH," MAY 2024:** Mayor Haila proclaimed May 2024 as Mental Health Awareness Month, noting that despite greater understanding of mental health and the improvements that have been achieved in the dialogue surrounding mental health, fewer than half of those affected are receiving the mental health care they need. Mental Health Advocate Julie Saxton accepted the proclamation alongside Chief of Police Geoff Huff. She highlighted that one in five people will be diagnosed sometime in their lifetime with a mental health condition, emphasizing the importance of mental health treatment. Chief Huff thanked community partners as well as officers and dispatchers who are making referrals every day to connect those in need to available resources.

**PROCLAMATION FOR "ECONOMIC DEVELOPMENT WEEK," MAY 6-10, 2024:** Mayor Haila proclaimed May 6-10, 2024, as Economic Development Week, sharing that Ames is committed to fostering a business-friendly climate that will attract and retain employers, enable the community to grow, remain competitive on a global scale, and generate new jobs and opportunities for residents. Director of Economic Development with the Ames Chamber of Commerce Dylan Kline accepted the proclamation. He noted that the Ames Economic Development Commission is striving to create meaningful employment in Ames and surrounding communities.

**PROCLAMATION FOR "NATIONAL HISTORIC PRESERVATION MONTH," MAY 2024:** Mayor Haila proclaimed May 2024 as National Historic Preservation Month, observing that historic preservation is an effective tool for managing growth and sustaining development, revitalizing neighborhoods, fostering local pride, and maintaining community care while enhancing livability. Planner Eloise Sahlstrom accepted the proclamation alongside Chair of the

Historic Preservation Commission Scott Huffman. She shared that the City was recently notified that the Certified Local Government Program awarded the Chautauqua Park and Ridgewood Neighborhood a grant to pursue a designation on the National Historic Register, highlighting the ongoing work in the area of historic preservation.

**PRESENTATION OF HISTORIC PRESERVATION AWARDS:** Mayor Haila presented the Historic Preservation Awards for “Keeping the Past Alive” for 501 Main Street to Janet Lott. Ms. Lott was recognized for adaptations and maintenance work done to purposefully preserve the historic materials and forms of the building, including removal of invasive Ivy that once covered most of the buildings in the early 2000s. He noted that the building remains virtually architecturally intact as an example of the 1930s modern classical design. He concluded that this is a testament to the stewardship of its owner. Ms. Lott accepted the award and thanked the Historic Preservation Commission for recognizing the need to keep history alive, especially through architecture.

The “Significant Achievement in Historic Preservation” award was then presented by Mayor Haila to Ted Tedesco for the significant achievements he has made to the City of Ames in the preservation of the historic Ames High School, which now serves as Ames City Hall. He shared that, although not under the specified purview of the Ames Historic Preservation Commission, restoration of the natural environment is as important to modern-day citizens as its historic built resources. He furthered that having two restored areas that exhibit what Iowa was like before it was settled in 1864 is primarily due to the efforts of Mr. Tedesco; both the Ada Hayden Heritage Park and the Tedesco Environmental Learning Corridor exist because of his leadership and Environmental Conservation. Mr. Tedesco accepted the award and shared his gratitude as the recipient.

**CONSENT AGENDA:** Mayor Haila requested to pull Item No. 28: Resolution awarding a contract for LEED commissioning services for the WPCF Nutrient Modifications Phase I Project to TUNE Facilities of Omaha, NE for Fundamental Commissioning in an amount not to exceed \$46,600, plus Enhanced Commissioning, Additional Commissioning, and Fire Alarm Commissioning as authorized by staff in an additional amount not to exceed \$28,000, for a total award not to exceed \$74,600. Council Member Beatty-Hansen requested to pull Item No. 16: Requests from Ames Main Street for Music Walk on Thursday, September 19, 2024.

Moved by Corrieri, seconded by Betcher, to approve the consent agenda less Item No. 16 and 28.

6. Motion approving payment of claims
7. Motion approving Summary of Minutes of Regular City Council Meeting on April 9, 2024, and Regular City Council Meeting on Maximum Tax Levy Hearing on April 9, 2024
8. Motion approving Temporary Outdoor Service for Class C Liquor License with Outdoor Service - Sips and Paddys, 126 Welch Avenue, May 3 - May 5, 2024, Pending Dramshop Review
9. Motion approving new 5 - Day (May 14 - May 18, 2024) License, Special Class C Retail Alcohol License with Outdoor Service - Apres Bar Co., 1930 East 13th Street
10. Motion approving new 5 - Day (May 14 - May 18, 2024) License, Special Class C Retail Alcohol License - Apres Bar Co., 2321 North Loop Drive

11. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
  - a. The Great Plains Sauce and Dough Co., (129 Main Street), Special Class C Retail Alcohol License
  - b. Walgreens #12108, (2719 Grand Avenue), Class E Retail Alcohol License
  - c. Mother's Pub, (2900 West Street), Class C Retail Alcohol License with Catering Privilege and Outdoor Service
  - d. Jeff's Pizza Shop, (2402 Lincoln Way), Special Class C Retail Alcohol License, Pending Dramshop Review
  - e. Pasta al Forno, (2601 E. 13th Street), Class C Retail Alcohol License, Pending Dramshop Review
  - f. Bar la Tosca, (303 Welch Avenue, Suite 101), Class C Retail Alcohol License
  - g. Es Tas Stanton, (216 Stanton Avenue), Class C Retail Alcohol with Outdoor Service, Pending Dramshop Review
12. Requests from Ames Main Street for 515 Week on May 13-17, 2024
  - a. Motion approving Blanket Temporary Obstruction Permit for May 15 and May 16
  - b. Motion approving Blanket Vending License for May 15 and May 17
  - c. Motion approving street closures of 5th Street from Burnett Avenue to Douglas Avenue; Kellogg Avenue from Main Street to 5<sup>th</sup> Street; and Kellogg Avenue just north of 5<sup>th</sup> Street to entrance to parking lot
  - d. Motion approving Temporary Outdoor Service May 15 - May 16, 2024 for Class C Retail Alcohol License with Outdoor Service - Noir, 229 Main Street, Pending Dramshop Review
  - e. RESOLUTION NO. 24-183 approving waiver of parking meter fees and enforcement for a portion of Fifth Street May 15
  - f. RESOLUTION NO. 24-184 approving waiver of Vending License fee for May 15 and May 17
  - g. RESOLUTION NO. 24-185 approving usage of electricity and waiver of fees for electricity for May 15, May 16, and May 17
  - h. RESOLUTION NO. 24-186 approving waiver of enforcement of Municipal Code Section 17.17 related to alcohol consumption in City parks with respect only to Bandshell Park from 5:00 p.m. to 9:00 p.m. on Friday, May 19
13. Requests from Ames Main Street for Art Walk on Thursday, June 6, 2024:
  - a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License in Central Business District
  - b. RESOLUTION NO. 24-187 approving closure of 10 metered parking spaces for vendors from 1:00 p.m. to 9:00 p.m.
  - c. RESOLUTION NO. 24-188 approving waiver of parking meter fees and enforcement, usage and waiver of electrical fees, and waiver of fee for blanket Vending license for Ames Main Street from 5:00 p.m. to 8:00 p.m.
  - d. RESOLUTION NO. 24-189 approving closure of Douglas Avenue, from Main Street to Fifth Street from 1:00 p.m. to 8:00 p.m.
  - e. RESOLUTION NO. 24-190 approving usage of Tom Evans Plaza
14. Requests from Ames Main Street for 4th of July activities on July 4, 2024:
  - a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License in Central Business District

- b. RESOLUTION NO. 24-191 approving waiver of Vending License fee
  - c. RESOLUTION NO. 24-192 approving closure of portions of Main Street, Northwestern Avenue, Fifth Street, Douglas Avenue, Burnett Avenue, Kellogg Avenue, Clark Avenue, Allan Drive, and Pearle Avenue from 6:00 a.m. until end of parade
  - d. RESOLUTION NO. 24-193 approving closure of Parking Lot MM and south portion of Lot M from 6:00 a.m. to 2:00 p.m.
15. Requests from Ames Main Street for Summer Sidewalk Sales on July 25 - July 28, 2024:
- a. Motion approving Blanket Temporary Obstruction Permit
  - b. RESOLUTION NO. 24-194 approving suspension of parking regulations and enforcement for the Downtown from 8:00 a.m. to 8:00 p.m. on Saturday, July 28
  - c. RESOLUTION NO. 24-195 approving request from Ames Main Street for Saturday, July 28 to transfer \$1,370.25 from the Hotel/Motel Tax Fund to the Parking Fund
16. ~~Requests from Ames Main Street for Music Walk on Thursday, September 19, 2024:~~
- ~~a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License in Central Business District from 3:00 p.m. to 9:00 p.m.~~
  - ~~b. RESOLUTION NO. 24-196 approving closure of 10 metered parking spaces for vendors from 3:00 p.m. to 9:00 p.m.~~
  - ~~c. RESOLUTION NO. 24-197 approving waiver of parking meter fees and enforcement and usage and waiver of electrical fees, and waiver of fee for blanket Vending License for Ames Main Street from 3:00 p.m. to 9:00 p.m.~~
17. Requests from Ames Main Street for Witches Walk on Thursday, October 10, 2024:
- a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License in Central Business District from 5:30 p.m. to 8:00 p.m.
  - b. RESOLUTION NO. 24-198 approving waiver of electrical fees on Ames Main Street from 3:00 p.m. to 9:00 p.m.
18. Ames on the Half Shell:
- a. RESOLUTION NO. 24-199 approving waiver of enforcement of Municipal Code Section 17.17 related to alcohol consumption in City parks with respect only to Bandshell Park from 5:00 p.m. to 9:00 p.m. on Fridays May 31-June 28.
  - b. Motion approving 5-Day License - Special Class C Retail Alcohol License with Outdoor Service - Ames on the Half Shell, Bandshell Park, for:
    - i. May 30 - June 3, 2024
    - ii. June 6 - June 10, 2024
    - iii. June 13 - June 17, 2024
    - iv. June 20 - June 24, 2024
    - v. June 27 - July 1, 2024
19. RESOLUTION NO. 24-200 approving Quarterly Investment Report for period ending March 31, 2024
20. RESOLUTION NO. 24-201 approving amendment to Airport Hangar Lease for Viking Aviation Hangar Expansion Project
21. RESOLUTION NO. 24-202 approving contract renewal with ChemTreat, Inc., Glen Allen, VA, for Chemical Treatment Program for the one-year period from July 1, 2024 through June 30, 2025 in an amount not-to-exceed \$376,000
22. RESOLUTION NO. 24-203 approving contract renewal with HTH Companies, Inc.,

- Union, MO, for Specialized Wet Dry Vacuum, Hydro Blast, and Related Cleaning Services for the one-year period from July 1, 2024 through June 30, 2025 in an amount not-to-exceed \$200,000
23. RESOLUTION NO. 24-204 approving contract renewal with MCG Energy Solutions, LLC, Minneapolis, MN, for MISO Market Participant Services for the period of July 1, 2024 through June 30, 2025 in the amount of \$117,887.16
  24. RESOLUTION NO. 24-205 approving contract renewal with Tri-City Electric Company of Iowa, Davenport, IA, for the Electrical Maintenance Services Contract for Power Plant for the one-year period from July 1, 2024 through June 30, 2025 in an amount not-to-exceed \$110,000
  25. RESOLUTION NO. 24-206 approving contract renewal and bond for the Electric Distribution Line Clearance Program with Wright Tree Services, Des Moines, IA, for the for the one-year period from July 1,2024 through June 30, 2025, in an amount not-to-exceed \$407,933.56
  26. RESOLUTION NO. 24-207 approving contract renewal for FY 2024/25 Street Sweeping to Vincent All Seasons Enterprises, Nevada, Iowa in an amount not to exceed \$55,000
  27. RESOLUTION NO. 24-208 awarding year one of a contract to Eide Bailly, LLP, Dubuque, Iowa in the amount of \$75,000 to professionally audit the City's financial statements for FY ending June 30, 2024
  - ~~28. RESOLUTION NO. 24-209 awarding a contract for LEED commissioning services for the WPCF Nutrient Modifications Phase I Project to TUNE Facilities of Omaha, NE for Fundamental Commissioning in an amount not to exceed \$46,600, plus Enhanced Commissioning, Additional Commissioning, and Fire Alarm Commissioning as authorized by staff in an additional amount not to exceed \$28,000, for a total award not to exceed \$74,600~~
  29. RESOLUTION NO. 24-210 awarding contract to Midwest Underground Supply LLC of Bondurant, IA for the purchase of 1 new, 2024 Ring-O-Matic 550 Trailer-Mounted Jet-Vac, with Remote Controlled Hydraulic Boom Arm, and 2 optional hoses for a price of \$112,608, and accept Midwest Underground's trade-in offer of \$20,500 for the City's 2012 Ring-O-Matic 550 machine
  30. RESOLUTION NO. 24-211 awarding contract to J. Pettiecord Inc., of Bondurant, Iowa, for the Fuel Oil Tank Removal at the Coal Yard in the amount of \$110,600
  31. RESOLUTION NO. 24-212 approving the Iowa DOT STBG Federal-aid Funding Agreement for the South 16<sup>th</sup> Street Roadway Widening project in the amount of \$2,814,000
  32. RESOLUTION NO. 24-213 approving preliminary plans and specifications for the 2023/24 Water System Improvements Program (Kellogg Avenue - 7th Street to 13th Street) and (11th Street - Burnett Avenue to Kellogg Avenue) project, setting May 22, 2024, as the bid due date and May 28, 2024, as the date of Public Hearing
  33. RESOLUTION NO. 24-214 accepting completion of project for South Grand Avenue Extension - 0.1 Miles North of South 16th Street North 0.54 Miles to South 5th Street by Peterson Contractors, Inc. (PCI) of Reinbeck, Iowa in the amount of \$8,883,564.62
  34. Determination of Need for a Master Plan with a Rezoning Application to Suburban Residential Low Density Floating Zone (FS-RL) for 2212 Oakwood Road
    - a. RESOLUTION NO. 24-215 for determination that a Master Plan is not required
- Roll Call Vote: 6-0. Motions/Resolutions declared carried/adopted unanimously, signed by the

Mayor, and hereby made a portion of these Minutes.

**REQUESTS FROM AMES MAIN STREET FOR MUSIC WALK ON THURSDAY, SEPTEMBER 19, 2024:** Council Member Beatty-Hansen highlighted an error in the Council Action Form, clarifying that the date of the event was as stated on the agenda.

Moved by Beatty-Hansen, seconded by Junck, to approve the requests for the Music Walk on Thursday, September 19, 2024, as follows:

- Motion approving blanket Temporary Obstruction Permit and blanket Vending License in Central Business District from 3:00 p.m. to 9:00 p.m.
- RESOLUTION NO. 24-196 approving closure of 10 metered parking spaces for vendors from 3:00 p.m. to 9:00 p.m.
- RESOLUTION NO. 24-197 approving waiver of parking meter fees and enforcement and usage and waiver of electrical fees, and waiver of fee for blanket Vending License for Ames Main Street from 3:00 p.m. to 9:00 p.m.

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

**LEED COMMISSIONING SERVICES FOR THE WPCF NUTRIENT MODIFICATIONS PHASE I PROJECT:** Director of Water and Pollution Control John Dunn shared that at the start of the design of the administration building, conversations with the design team included net-zero ready features to support the Climate Action Plan (CAP). This included elements like the quality of the building envelope, thickness of the floor, thickness of the wall insulation, and triple pane glass. Director Dunn explained that the building elements are designed to achieve certification as a Leadership in Energy and Environmental Design (LEED) compliant building. He highlighted that commissioning of the building is required to achieve this certification and discussed the other benefits that commissioning services provide for the City's commitment to sustainability.

Council Member Betcher discussed the costs associated with LEED certification and highlighted the importance of fiscal responsibility. Director Dunn clarified that it was shared with the design team that staff was only interested in complying with the requirements of the LEED certification if it had an operational benefit to the City as the main goal of staff was to support the goals outlined in the CAP.

Moved by Rollins, seconded by Betcher, to adopt RESOLUTION NO. 24-209 awarding a contract for LEED commissioning services for the WPCF Nutrient Modifications Phase I Project to TUNE Facilities of Omaha, NE for Fundamental Commissioning in an amount not to exceed \$46,600, plus Enhanced Commissioning, Additional Commissioning, and Fire Alarm Commissioning as authorized by staff in an additional amount not to exceed \$28,000, for a total award not to exceed \$74,600.

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, Ames Resident, discussed his community involvement and artistic endeavors.

James Bernau, Ames Resident, shared concerns relating to the height and placement of the utility bill drop box as well as insight on LEED certification as it relates to insurance rates. He concluded with encouraging the City Council to review the interconnect agreement for Electric Services Customers, highlighting the long process he has engaged in with staff to install a Tesla Powerwall in his home.

Sue Ravenscroft, Ames Resident, encouraged the City Council to reconsider the Memorandum of Understanding with Iowa State University for the property located between Lincoln Way and Jack Trice Way, South University Boulevard to Beach Avenue referred to as CYTown.

Grant Olsen, Ames Resident, noted concerns with bicycle and pedestrian safety on Hyland Avenue, highlighting the opportunity to improve those facilities during the upcoming reconstruction project in that area.

Susie Petra, Ames Resident, objected to the CYTown development, highlighting her concerns for the buildings that comprise the Iowa State Center to serve the arts and the funding sources to renovate and maintain those facilities.

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

**HEARING ON CITY OF AMES BUDGET:** Finance Director Corey Goodenow shared that the Public Hearing represented the conclusion of the budgeting process for the adjusted FY 2023/24 budget and upcoming budget for FY 2024/25. He was available for questions as well as Budget Manager Nancy Masteller.

The Public Hearing was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 24-216 authorizing and approving the Fiscal Year 2023/24 Adjusted Budget.  
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 24-217 authorizing and approving the Fiscal Year 2024/25 Budget.  
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**HEARING ON 2023/24 SHARED USE PATH SYSTEM EXPANSION:** Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Betcher, seconded by Rollins, to accept the report of bids.  
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Betcher, seconded by Rollins, to adopt RESOLUTION NO. 24-218 approving final

plans and specifications and awarding contract to Con-Struct, Inc. of Ames, Iowa in the amount of \$195,405.40.

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

**HEARING ON AMENDMENT TO CHAPTER 5 AND CHAPTER 22 OF *MUNICIPAL CODE* REGARDING MISSING INFRASTRUCTURE REQUIREMENTS:** Planning and Housing Director Kelly Diekmann shared that in 2015, the City of Ames established requirements that new development, as well as projects that were Substantial Improvements to existing sites, would be required to construct missing public improvements that would otherwise be required with new development in subdivisions. At the time, the only trigger for finishing street paving, sidewalks, streetlights, and dedicate ROW, was actual subdivision that created new lots. This left many legacy sites without a requirement to complete infrastructure that matches current requirements or fills in missing gaps.

This issue was revisited last fall after a request from a property owner on an unimproved street was brought to the City Council for consideration. The issue was then referred to staff with general direction to investigate providing options for relief for missing infrastructure related to unimproved non-residential streets. At this time, staff also initiated a review of issues for other nonconforming street conditions, waiver of sidewalks in relation to Intensive Industrial zoned sites, and the sidewalk improvements triggers related to remodeling and additions, known as Substantial Improvements.

Director Diekmann reviewed the language of the proposed ordinance. He highlighted that the proposed changes to Section 22.31 create a new section that addresses when the Public Works Director may waive some or all of the required Public Improvements when development is proposed in relation to specific streets identified in the ordinance. He also noted that the proposed ordinance includes a higher threshold for substantial improvement to existing buildings when missing sidewalk is required in all non-residential areas across the City.

Council Member Betcher noted that the City Council recently reviewed the City's sidewalk policies and stated concern with sidewalk gaps. Director Diekmann explained that the proposed ordinance would only affect apartment, commercial, and industrial buildings. He also noted that a waiver granted would be tied to the specific development project and not the property location. Council Member Gartin shared support of the proposed ordinance, noting that it creates greater flexibility and grants staff the opportunity to make discretionary administrative decisions based on the project scope.

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 approve Alternative 1: Approve the proposed changes to Chapter 22.31 and Chapter 5.118 of the Ames *Municipal Code* allowing for waiver of missing infrastructure requirements on certain unimproved streets and raising the substantial improvement cost threshold.

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

Moved by Beatty-Hansen, seconded by Corrieri, to pass on first reading an ordinance regarding amending Chapter 5 and Chapter 22 of the *Municipal Code* regarding missing infrastructure requirements.

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

**HEARING ON BAKER SUBDIVISION MULTI-FAMILY HOUSING GEOTHERMAL INSTALLATION:** Director of Electric Services Donald Kom shared that bids for the Baker Subdivision Multi-Family Housing Geothermal Installation were received on April 17<sup>th</sup>. The one bid received was from Koester Construction Company, Inc., of Grimes, Iowa, in the amount of \$1,999,120 (inclusive of sales tax), while the engineer's estimate for the geothermal well installation at the multi-family lot was \$595,017. He furthered that the cost for the work as currently bid is not feasible within the existing budget and to reduce the cost related to the installation of a geothermal system, a new redesigned project would be required. However, the time it would take to redesign and rebid a new project would place in jeopardy the Low-Income Housing Tax Credit (LIHTC) funding for the City development partner because of delays in initiating construction. He concluded that because of this, staff was recommending rejecting the bid.

Council Member Beatty-Hansen inquired about the barrier in implementing this project. Director Kom stated that bid documents were sent to eight contractors and circulated on a plan room with statewide service. He furthered that in conversations with interested contractors staff learned that the well depth was a concern for many. The plans and specifications called for 400-foot wells for the installation, while contractors were most comfortable with a depth of 300 feet. Director Kom noted that staff discussed an addendum to change the depth requirement but ultimately decided against it due to the project timeline and unique requirements for LIHTC funding.

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

Moved by Gartin, seconded by Betcher, to accept the report of bids and reject all bids.

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

Council Member Gartin discussed available options for alternative energy efficient heating and cooling systems and the time commitment required. Director Diekmann noted that per the development agreement with Townhomes at Creekside, LLLP, the developer is required to connect and use geothermal systems to support the heating and cooling needs of the apartment building. He stated that conversations were necessary with the developer to explore utilizing other methods to achieve high efficiency apartment heating and cooling. Director Diekmann concluded that an amendment to the development agreement would be presented to the City Council at its May 14<sup>th</sup> meeting.

Moved by Gartin, seconded by Rollins, to direct staff to forgo rebidding the project and abandon the pursuit of geothermal installation on Lot 27 within the Baker Subdivision.

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

**TEMPORARY CONSTRUCTION EASEMENT FOR LOT 27 WITHIN THE BAKER SUBDIVISION:** Moved by Gartin, seconded by Beatty-Hansen, to pull Item No. 38 relating to

the temporary construction easement for Lot 27 within the Baker Subdivision.  
Vote on Motion: 6-0. Motion declared carried unanimously.

**AMENDMENT TO CHAPTER 28 OF THE *MUNICIPAL CODE* ESTABLISHING GEOTHERMAL SERVICES:** Director Kom explained that the City of Ames Electric Services Department established geothermal wells within public utility easements in the Baker Subdivision to provide low-cost, environmentally friendly, and sustainable heating and cooling to the single-family homes in that subdivision. He stated that the geothermal wells are owned and maintained by the City of Ames and the proposed ordinance commits the City to maintain the wells for a period of 50 years. He elaborated that this allows for cost-recovery of the City's investment as well as ongoing maintenance and repair, and costs relating to future replacement or abandonment of the wells at the end of their useful life.

Council Member Gartin inquired about the cost of the geothermal services. Director Diekmann highlighted that geothermal services have a higher initial cost than conventional methods; however, residents receive payback from system efficiency over time. Council Member Rollins discussed the proposed \$15 monthly fee that the ordinance calls for customers to pay, wondering if it was an option to waive that fee for low-income residents. Director Kom noted that the proposed \$15 monthly fee would offset costs associated with initial construction of the wells, annual operation and maintenance, and costs of eventual replacement or abandonment. He stated that other energy providers, such as Alliant Energy, have comparable monthly fees for service. The City Council continued robust conversation with staff regarding the cost of geothermal services and the impact the marketability of the single-family lots in the subdivision.

The Public Input was opened by Mayor Haila.

Dylan Kline, Ames Resident, shared his experience with geothermal installations, providing a cost analysis to encourage the City Council to consider impactful incentives for low- and moderate-income residents.

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

Council Member Gartin stated concern on moving forward with first reading on this item without understanding more of the implications related to geothermal installations. He wondered if it were possible to table a vote on this item until more information was available from staff on a cost comparison between geothermal installation and conventional heating and cooling methods, specific to the single-family lots in the Baker Subdivision. He noted that affordable housing is the primary goal of City Council for this project, and knowing the cost difference is a significant decision-making factor.

Moved by Corrieri, seconded by Betcher, to pass on first reading an ordinance amending Chapter 28 of the *Municipal Code* establishing Geothermal Services and rules and charges therefore.  
Roll Call Vote: 4-2. Voting Aye: Beatty-Hansen, Betcher, Corrieri, Junck. Voting Nay: Gartin, Rollins. Motion declared carried.

**AMENDMENT TO RESTRICTIVE COVENANTS FOR BAKER SUBDIVISION:**

Director Diekmann explained that in the absence of an ordinance, the restrictive covenants communicated the City’s expectations regarding the operational parameters of the geothermal system. With the first passage of the ordinance relating to geothermal services, amendments to the restrictive covenants were required. He noted that currently the restrictive covenants state that “homes must utilize and connect to the geothermal system installed within the reserved public utility easements located in the rear yards of each Lot.” The amended language sets an end date to the obligation of homeowners “to utilize and connect to the geothermal systems” in 2034. Director Diekmann highlighted that this change in language sets the ability for homeowners to choose another heating and cooling system after 2034.

Council Member Gartin inquired about the feasibility of a homeowner to choose a conventional heating and cooling system after the specified date. Director Kom noted that homeowners may want greater flexibility in choosing a replacement system, especially if future installation costs for air-source heat pumps remain reasonable and the efficiency gap between air-source heat pumps and geothermal continues to narrow. Also, in response to Council Member Gartin, Director Kom noted that amendment offers peace of mind to the property owners that the wells will be maintained for at least 50 years.

The City Council engaged in conversation with staff regarding the practicality of choosing a different heating and cooling system. Director Diekmann emphasized that restrictive covenants are already in place and an amendment is needed to align those with Chapter 28 of the *Municipal Code*. Council Member Rollins stated her concern with being a good community partner and inquired if the adoption of the amendment would highlight that intent. Director Diekmann replied in the affirmative.

Mayor Haila opened the Public Input.

Dylan Kline, of the Ames Economic Development Commission, discussed the barriers to development for low- and moderate-income housing, and highlighted concerns of potential developers related to geothermal requirements.

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

Moved by Rollins, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 24-220 Amending Restrictive Covenants for Baker Subdivision.

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

**HEARING ON SALE OF LAND AT 321 STATE AVENUE WITHIN THE BAKER SUBDIVISION (NOW KNOWN AS 3216 TRIPP STREET):** The Public Hearing was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 24-221 approving Option Agreement for the sale of Lot 27 to Townhomes at Creekside, LLLP, an Iowa Limited Liability Partnership, (affiliated with Hatch Development Group) in conjunction with a Low-

Income Housing Tax Credit (LIHTC) application for Multi-Family Housing Development.  
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**REDUCED PARKING FOR AFFORDABLE HOUSING AT 207 S. SHERMAN AVENUE:**

Planner Sahlstrom noted that on December 12, 2023, the City Council adopted an ordinance that allows for reducing parking standards for affordable housing developments. She furthered that The Bridge Home has applied for a parking reduction for the 18-unit affordable housing apartments that are under construction at 207 S. Sherman Avenue, which will serve family households with extremely low incomes. When The Bridge Home was approved to construct the project, it required 39 total parking spaces. To accommodate this requirement, The Bridge Home entered into a remote parking agreement approved by the City Council to provide 27 remote spaces at 214 S. Sherman Avenue.

Planner Sahlstrom highlighted that if the “Affordable Parking Agreement” is approved, no remote parking would be required and the existing “Remote Parking Agreement” would be terminated. She concluded that staff believes the combination of factors such as access to transit, walkability of the neighborhood to services, availability of on-street parking as needed, and the service of extremely-low income households which traditionally have very low car ownership rates are all factors that support the request. Council Member Gartin noted his excitement about The Bridge Home project, noting that he had a number of concerns related to the supporting factors that he addressed with The Bridge Home staff because it was his thought that individuals living in this development will need cars to get good jobs. He furthered that The Bridge Home staff supplied a thoughtful response and he noted his support of the “Affordable Parking Agreement.”

The Public Input was opened by Mayor Haila.

Shari Reilly, Executive Assistant for The Bridge Home, was available for questions regarding the request and shared excitement in being able to offer 18 units of very low-income housing to community members in need.

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

Moved by Gartin, seconded Beatty-Hansen, to adopt RESOLUTION NO. 24-222 approving Reduced Parking for Affordable Housing at 207 S. Sherman Avenue and consenting to termination of the previously approved Remote Parking Agreement that provides parking at 214 S. Sherman Avenue.

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

**COLLECTION PROCEDURES FOR PAST DUE PARKING TICKETS AND UTILITY ACCOUNTS:**

Director Goodenow shared that at the January 23, 2024, meeting, the City Council approved an agreement with the Story County Treasurer, the Iowa Department of Transportation, and the Iowa Department of Revenue to facilitate the collection of unpaid parking tickets and utility bills. Also at that meeting, staff was directed to bring back

recommendations for a minimum payment threshold to safeguard those who may be at risk in the community and affected by these practices. He noted that in response staff developed updated collection procedures for managing delinquent receivables arising from past-due utility accounts and parking fines. The objective is to institute transparent and equitable practices in pursuit of past-due accounts, Director Goodenow explained. Staff considered how to affect the least amount of people but pursue habitual violators and stay within the guidelines of the programs.

Utility Accounts Supervisor John Odenweller reviewed the statistics related to outstanding parking tickets and delinquent utility accounts. He highlighted that since January 1, 2022, there were approximately 8,500 outstanding parking tickets for a total of \$167,800. In reviewing license plates, those outstanding tickets are comprising 3,744 individual plates. He furthered that of the outstanding tickets, balances of \$50 or less comprise 84.5% of those plates. Supervisor Odenweller noted that under the proposed procedures, the balances of \$50 or less would not be pursued for collection. He elaborated that the outstanding tickets over \$50 equated to 57% of the outstanding total. Director Goodenow added that these statistics are what staff considered when drafting the proposed procedures.

The City Council engaged with staff regarding the collection method for each of the approved agreements as well as the fees and recovery rates associated with sending tickets to collections. In response to Mayor Haila, Supervisor Odenweller noted that there are currently 901 delinquent utility accounts for a total balance of \$335,000. He shared that approximately 1.29% of accounts go to collections every year, highlighting that recovery rates for the City are low.

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

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 24-223 approving collection procedures for past due utility accounts and parking fines and authorize staff to begin utilizing vehicle registration stops and the State's "Setoff Program."

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

**PURCHASE OF A NEW FIRE ENGINE:** Fire Chief Rich Higgins explained that at the March 12, 2024, Ames City Council meeting, a motion was approved directing staff to negotiate a single source contract for the purchase of fire apparatus with Sourcewell. He noted that Sourcewell offers a cooperative purchasing model that provides a streamlined procurement process saving time and staff resources through pre-negotiated contracts for a wide range of products created through a standard specification on which all vendors bid.

Chief Higgins noted that extensive design work that goes into making sure the correct apparatus is purchased as it will serve the Department for the next 25 years: 15 years on the frontline and 10 years as a reserve apparatus. He reviewed that manufacturing timelines put the delivery of the apparatus 46 to 49 months out from the date of award of the contract. Council Member Gartin noted that this was an unusual procurement method. Chief Higgins explained that the City will benefit from proven, standardized apparatus specifications and realize an additional savings in staff time. Mayor Haila inquired about the payment expectations. Chief Higgins noted that full payment is not due until the time of delivery. He furthered that in the contract language, the City has the ability to cancel the order or work with the vendor to renegotiate contract price if price

increases are incurred.

The Public Input was opened and closed when no one came forward to speak.

Moved by Betcher, seconded by Junck, to adopt RESOLUTION NO. 24-224 waiving the City's Purchasing Policy requirement for competitive proposals and approving a contract with Reliant Fire Apparatus Inc., through Sourcewell, for the purchase of a new fire engine in the amount of \$1,019,302.

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

**SECOND READING OF ORDINANCE AMENDING CHAPTER 28 OF THE MUNICIPAL CODE SECTION 28.304(3) TO INCREASE SANITARY SEWER RATES BY 7% FOR BILLS DUE ON OR AFTER JULY 1, 2024:** Moved by Beatty-Hansen, seconded by Rollins, to pass on second reading an ordinance amending Chapter 28 of the *Municipal Code* Section 28.304(3) to increase sanitary sewer rates by 7% for bills due on or after July 1, 2024.

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

**SECOND READING OF ORDINANCE ON APPOINTMENT CRITERIA FOR BOARDS & COMMISSIONS:** Moved by Beatty-Hansen, seconded by Rollins, to pass on second reading an ordinance on appointment criteria for Boards and Commissions.

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

**THIRD READING AND ADOPTION OF ORDINANCE NO. 4525 FOR THE CITY-WIDE DESIGNATION OF THE URBAN REVITALIZATION AREA (URA):** Moved by Junck, seconded by Corrieri, to pass on third reading and adopt ORDINANCE NO. 4525 for the City-wide Designation of the Urban Revitalization Area (URA).

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

**DISPOSITION OF COMMUNICATIONS TO COUNCIL:** Mayor Haila noted that there was one communication for consideration from Chuck Winkleblack regarding the Dayton Avenue Development Tax Increment Financing (TIF) Reimbursement.

Moved by Gartin, seconded by Rollins, to refer to staff for a memo.

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

**REPORT OF GOVERNING BODY:** Chief Higgins reported that at the Story County Emergency Management meeting, the members toured the new proposed location for the Story County Emergency Operations Center. He highlighted that the new location offers a much larger footprint and the members voted to allocate \$100,000 from the reserve emergency fund to use for the development of that location. He noted that the reserve emergency fund is typically used to assist the county in the case of a catastrophic emergency before Federal Emergency Management Agency funding is allocated. He concluded that the fund remains at a healthy balance.

Council Member Junck noted that the Ames Convention and Visitor's Bureau (ACVB) board

met at the Nevada Field House. She reported that the board approved an additional half a percent to the community grant fund, which would be used to fund off-cycle or new events that would not meet the application deadline. She furthered that surplus funds from the Registers Annual Great Ride Across Iowa (RAGBRAI) will be utilized to start the fund balance. Council Member Betcher added that she is still working with ACVB to bring the International Town and Gown conference to Ames.

Council Member Betcher stated that the Ames Economic Development Commission (AEDC) met in Boone to get an update on the Daisy sour cream and cottage cheese plant that is being built. She highlighted that the plant is expected to bring 255 jobs and the City of Boone is working to expand infrastructure to support the needs of the facility.

Council Member Beatty-Hansen shared that the Ames Transit Agency Board of Trustees discussed the annual survey at its meeting to evaluate the door-to-door service provided for patrons that cannot use traditional transit. The members also got an update on two new bus shelters being placed in the community and approved applying for a state grant to help with bus replacement and electrifying the fleet.

**COUNCIL COMMENTS:** *Ex officio* Bolden recognized the newly elected Iowa State University Student Government President and Vice President. She also noted that she would be leading the Local Affairs Committee for Student Government and serving on the Ames Transit Board of Trustees.

Council Member Beatty-Hansen referenced the concerns presented by Mr. Olsen at Public Forum.

Moved by Beatty-Hansen, seconded by Rollins, to request a memo from staff regarding the Hyland Avenue reconstruction project and considerations being made to improve the safety for bicyclists and pedestrians along the corridor.

Moved by Beatty-Hansen, seconded by Junck, to amend the previous motion to request staff include information on the merits of conducting a temporary protected bicycle facility demonstration to evaluate the safety of the proposed project design.

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

Council Member Rollins discussed the concerns related to the Tesla Powerwall and interconnect agreement that Mr. Bernau reviewed at Public Forum. She also noted that the Ames Public Library hosted the Black Arts Festival this past weekend, which had high attendance.

Moved by Rollins, seconded by Beatty-Hansen, to request a memo from staff regarding the Tesla Powerwall issues brought forth by Mr. Bernau at Public Forum.

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

Council Member Gartin shared that Saturday, April 27<sup>th</sup> is no-charge yard waste day. He noted that community members can dispose of yard waste and brush from 8:00 a.m. to 4:00 p.m. Council Member Beatty-Hansen stated that the Ames Repair Café is also on Saturday from 10:00

a.m. to 4:00 p.m. at the Ames Public Library. Council Member Gartin then discussed the availability of housing in Ames, referencing the 35 acres of land utilized by the state on S. Duff as the State Forest Nursery.

Moved by Gartin, seconded by Beatty-Hansen, to request that staff reengage with the State regarding the potential sale of the State Forest Nursery located at 2404 S. Duff Avenue to support housing initiatives in Ames.

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

Council Member Gartin referenced previous meeting discussions regarding geothermal services and conventional heating and cooling systems, noting the benefit of more information on the issue.

Moved by Gartin, seconded by Rollins, to request staff reach out to local HVAC contractors to solicit input on the geothermal installation within the Baker Subdivision.

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

Council Member Betcher shared that she met the new Dean of the College of Liberal Arts and Science who moved to Ames from Fort Collins, Colorado. She noted that the Dean expressed that they were enjoying the walkability of Ames and exploring the many parks in the community. She then referenced an email from David Martin regarding the tree trenches in Campustown.

Moved by Betcher, seconded by Gartin, to request a memo from staff on the cleaning and maintenance procedures for the tree trenches in Campustown with suggestions for potential changes to the procedures.

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

Council Member Betcher also discussed the concern from Mr. Bernau at Public Forum regarding the accessibility of the Utilities Payment Drop Box.

Moved by Betcher, seconded by Rollins, to request a memo from staff to confirm if the Utilities Payment Drop Box meets ADA requirements.

Moved by Junck, seconded by Rollins, to amend the previous motion to include a request for information relating to vehicle accessibility as well.

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

Council Member Betcher additionally mentioned the comment from Mr. Bernau relating to LEED Certification and lower property insurance rates.

Moved by Betcher, seconded by Rollins, to request a memo from staff regarding the relationship between LEED Certified buildings and property insurance rates.

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

**CLOSED SESSION:** Mayor Haila asked City Attorney Mark Lambert if there was a legal reason to go into Closed Session. Attorney Lambert replied in the affirmative, citing Section

21.5(1)(c), *Code of Iowa*, to discuss matters presently in or threatened to be in litigation.

Moved by Betcher, seconded by Beatty-Hansen, to go into closed session at 9:00 p.m.

The City Council reconvened in Regular Session at 9:12 p.m.

**ADJOURNMENT:** Moved by Gartin, seconded by Rollins, to adjourn the meeting at 9:13 p.m.  
Vote on Motion: 6-0. Motion declared carried unanimously.

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Carly M. Watson, Deputy City Clerk

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John A. Haila, Mayor

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Renee Hall, City Clerk