

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

AMES, IOWA

JUNE 25, 2024

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:03 p.m. on the 25<sup>th</sup> day of June, 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. *Ex officio* Emily Boland joined the meeting electronically.

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

1. Motion approving payment of claims
2. Motion approving Summary of Minutes of the Joint Meeting of the Ames Human Relations Commission and Ames City Council on June 11, 2024, and Special Meeting on June 18, 2024
3. Motion approving Report of Change Orders for period June 1-15, 2024
4. Motion approving ownership updates for Class E Retail Alcohol License - Kum and Go #200, 4510 Mortensen Road
5. Motion approving ownership updates for Class E Retail Alcohol License - Kum and Go #216, 203 Welch Avenue
6. Motion approving ownership updates for Class E Retail Alcohol License - Kum and Go #0217, 3111 South Duff Avenue
7. Motion approving ownership updates for Class E Retail Alcohol License - Kum and Go #227, 2108 Isaac Newton Drive
8. Motion approving ownership updates for Class E Retail Alcohol License - Kum and Go #1113, 2801 East 13th Street
9. Motion approving ownership updates for Class E Retail Alcohol License - Kum and Go #1215, 4506 Lincoln Way
10. Motion approving new Special Class C Retail Alcohol License - Apres Bar Co., 520 6th Street, City Auditorium, Pending Dramshop Review
11. Motion approving new 5 Day (July 10 - July 15, 2024) for Special Class C Retail Alcohol License with Outdoor Service - Thirsty Pigs, LLC, Chamberlain Street for Campustown After Sundown
12. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
  - a. Red Lobster #0747, 1100 Buckeye Avenue, Class C Retail Alcohol License, Pending Dramshop Review
  - b. La Casa Maya, 631 Lincoln Way, Class C Retail Alcohol License with Outdoor Service, Pending Dramshop Review
  - c. Welch Ave Station, 207 Welch Avenue, Class C Retail Alcohol License
  - d. Kwik Star #1158, 1910 Isaac Newton Dr., Class E Retail Alcohol License
  - e. Riconcito Hispano Tienda y Taqueria, 823 Wheeler Street Suite #1, Class C Retail Alcohol License
13. Motion approving Requests from Ames Main Street for Campustown After Sundown on July 11, 2024:

- a. Motion approving Blanket Temporary Obstruction Permit
  - b. Motion approving Blanket Vendor Permit
  - c. RESOLUTION NO. 24-339 approving Road Closures of Chamberlain Street from Stanton Avenue to Campustown Lot Z
  - d. RESOLUTION NO. 24-343 approving Road Closure of Stanton Avenue from Chamberlain Street to Legacy Tower Parking Garage
  - e. RESOLUTION NO. 24-344 approving waiver of fees for Blanket Vendor Permit (Loss of \$50 to the City Clerk's Office)
  - f. RESOLUTION NO. 24-345 approving waiver of parking meter fees and enforcement (\$12.00 Loss to the Parking Fund)
14. Motion approving requests from Ames Main Street for Campustown Farmer's Market on August 13, 2024:
- a. Motion approving Blanket Temporary Obstruction Permit
  - b. Motion approving Blanket Vendor Permit
  - c. RESOLUTION NO. 24-346 approving Road Closures of Chamberlain Street from Stanton Avenue to Campustown Lot Z
  - d. RESOLUTION NO. 24-347 approving Road Closure of Stanton Avenue from Chamberlain Street to Legacy Tower Parking Garage
  - e. RESOLUTION NO. 24-348 approving waiver of fees for Blanket Vendor Permit (Loss of \$50 to the City Clerk's Office)
  - f. RESOLUTION NO. 24-349 approving waiver of parking meter fees and enforcement (\$12.00 Loss to the Parking Fund)
15. Motion approving requests from Ames Main Street for Farm to Table on Sunday, August 4, 2024:
- a. Motion approving Blanket Temporary Obstruction Permit
  - b. Motion approving use of City-owned electricity
  - c. Motion approving Temporary Outdoor Service August 8, 2024, for Class C Retail Alcohol License with Outdoor Service - Noir, 229 Main Street, Pending Dramshop Review
  - d. RESOLUTION NO. 24-350 approving Street Closure of Kellogg Avenue from Main Street to 5th Street
  - e. Motion approving/denying request to utilize roping in place of fencing for alcohol area
16. Motion approving requests from Octagon Arts Center for Octagon Art Festival on September 22, 2024:
- a. RESOLUTION NO. 24-351 approving closure of the following streets, from 5:00 a.m. to 6:00 p.m.:
    - i. Main Street, east of Clark (not blocking Wells Fargo Driveway) to just west of Duff Avenue (allowing traffic to access parking lot behind businesses)
    - ii. Douglas Avenue, 5th Street to Main Street
    - iii. Kellogg Avenue, south of the alley to Main Street
    - iv. Burnett Avenue, south of the alley to Main Street
  - b. RESOLUTION NO. 24-352 approving waiver of costs for electricity during the event (estimated at \$10)
  - c. Motion approving of a Blanket Temporary Obstruction Permit for the Central

Business District

- d. Motion approving of a Blanket Vending License for the duration of the event
- e. RESOLUTION NO. 24-353 approving waiver of fee for Blanket Vending License (\$50)
- 17. Motion approving salaries of Council Appointees for FY 2024/25
- 18. RESOLUTION NO. 24-354 adopting Annual Fee Schedule for FY2024/25
- 19. RESOLUTION NO. 24-355 approving and adopting Supplement No. 2024-3 to the Municipal Code
- 20. RESOLUTION NO. 24-356 approving Pay Plan for FY 2024/25
- 21. RESOLUTION NO. 24-357 approving renewal agreement for Safety Services with IAMU in an amount not to exceed \$142,750 for July 1, 2024, through June 30, 2025
- 22. RESOLUTION NO. 24-358 accepting renewal quote of the City's membership in the Iowa Communities Assurance Pool (ICAP) in an amount not to exceed \$801,832
- 23. RESOLUTION NO. 24-359 accepting second year guaranteed premium quote from Midwest Employers Casualty Company for 2024/25 Excess Worker's Compensation Insurance Renewal
- 24. RESOLUTION NO. 24-360 approving Liability Brokerage Agreement with Knapp Tedesco in the amount of \$28,000 for the period of July 1, 2024, through June 30, 2025
- 25. RESOLUTION NO. 24-361 approving contract renewal with EMC Risk Services, LLC, Des Moines, Iowa to provide third party administration of the City's Worker's Compensation and Municipal Fire and Police "411 System" claims for August 1, 2024, through July 31, 2025
- 26. RESOLUTION NO. 24-362 approving Property Brokerage Agreement with Willis Towers Watson in the amount of \$55,000 for July 1, 2024 through June 30, 2025
- 27. RESOLUTION NO. 24-363 approving renewal of Property Insurance Coverage for FY 2024/25 at a combined quoted premium of \$994,308
- 28. RESOLUTION NO. 24-364 awarding one-year renewal of contract with Gallagher Benefit Services, Inc., West Des Moines, Iowa for Health Benefits Brokerage, Consulting and Actuarial Valuation Services beginning July 1, 2024
- 29. RESOLUTION NO. 24-365 approving Professional Service Agreement with WHKS of Ames, Iowa for Ames Plan 2040 Sanitary Sewer Utility Infrastructure - (Sewer Extension at 265th Street and 550th Avenue) in the amount not to exceed \$273,300
- 30. RESOLUTION NO. 24-366 approving Professional Services Agreement with Farris Engineering of Omaha, Nebraska, for Ames Well Field Generator Mitigation Project in an amount not to exceed \$107,200
- 31. RESOLUTION NO. 24-367 for the award of contract for FY 2024/25 Fuel Purchases for CyRide
- 32. RESOLUTION NO. 24-368 awarding contract renewal to Stratus Building Solutions, of West Des Moines, IA for Custodial Services at City Hall in the amount not to exceed \$84,962.00
- 33. RESOLUTION NO. 24-369 approving preliminary plans and specifications for 2024/25 Shared Use Path Maintenance program, setting July 17, 2024 as bid due date and July 23, 2024 as date of Public Hearing
- 34. RESOLUTION NO. 24-370 approving Change Order No. 2 to Con-Struct, Inc, Ames, IA for Fitch Family Indoor Aquatic Center Bid Package 33-1 Demolition and Earthwork in the amount of \$45,419

35. RESOLUTION NO. 24-371 approving Change Order No. 2 to Primoris Electric, Inc., Inver Grove Heights, MN, for Relocation of 161kV Transmission Line from Ames Plant to NE Ankeny due to a reduction in scope of work from IDOT in the amount of (\$192,618.40)
36. RESOLUTION NO. 24-372 accepting 2022/23 Storm Water Erosion Control (Clear Creek Bank Stabilization - Utah Drive) project as completed by Iowa Earth Works of Huxley, Iowa in the amount of \$61,147.72
37. RESOLUTION NO. 24-373 accepting completion of Stormwater Management (Chapter 5B) at Neighbors Heating & Cooling, 2700 Graham, and releasing four-year maintenance security in full
38. RESOLUTION NO. 24-374 accepting completion of landscaping requirements at Tesla Supercharger Station, 1910 Isaac Newton Drive, and releasing security in full
39. RESOLUTION NO. 24-375 accepting completion of public improvements at Ansley Subdivision 1st Addition and reducing financial security to \$220,263.75
40. RESOLUTION NO. 24-376 accepting Refuse-Derived Fuel (RDF) Storage Bin Repair project as completed by Neumann Brothers Inc, of Des Moines, Iowa, in the amount of \$1,608,028.59

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

**PUBLIC FORUM:** The Public Forum was opened by Mayor Haila.

Sue Ravenscroft, Ames, discussed concerns with the CYTown development and advocated for improvements to the Iowa State Center.

Lauris Olson, Home Allies, Inc., Ames, shared her efforts to help the homeless population in Ames, thanking the City Council for allocating funding to those projects. She also encouraged the City Council to allocate funding through ASSET to assist displaced tenants.

Orville Berbano, Mission Ridge Homeowners Association, Ames, presented traffic concerns on Mortensen Road, requesting City Council action on implementing a proactive solution.

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

**FY 2025/26 ASSET PRIORITIES:** Assistant City Manager Pa Vang Goldbeck reviewed that the City of Ames has six volunteers appointed to the Analysis of Social Services Evaluation Team (ASSET) that make recommendations for funding local agencies. She highlighted that the volunteers provided feedback on the funding priorities and there were no recommended changes for FY 2025/26.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 24-377 approving FY 2025/26 ASSET Priorities.

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

**FY 2024/25 ASSET CONTRACT WITH THE SALVATION ARMY:** Assistant City

Manager Vang Goldbeck noted that The Salvation Army submitted a request for additional funding from ASSET funders to be able to provide emergency shelter services for the current fiscal year. She shared that staff monitored the need for emergency shelter services and saw that the need continued to exist.

Council Member Gartin inquired about the allocation of the requested funding. Assistant City Manager Vang Goldbeck clarified that the funding requested would be allocated from reserved funds that remained unallocated for FY 2024/25. Council Member Gartin also inquired about the scope of services provided by The Salvation Army. Mayor Haila noted that staff from The Salvation Army would highlight their services during the Public Input.

Mayor Haila opened the Public Input.

Kathy Pinkerton, The Salvation Army, detailed the emergency shelter services provided by the local Ames office of The Salvation Army, emphasizing the significant increase in the community's need for these services.

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

Moved by Beatty-Hansen, seconded by Gartin, to adopt RESOLUTION NO. 24-378 approving amendment to FY 2024/25 ASSET Contract with The Salvation Army to add \$100,000 for temporary emergency shelter services.

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

**ASSET TENANT RELOCATION SERVICES:** Assistant City Manager Vang Goldbeck explained that on May 31, 2024, tenants at 228 and 238 Welch Avenue were notified by the City's Inspection Division that unless the rental property met code, all occupants would be required to vacate the structure within 30 days of the date of the notice. She furthered that the property's letter of compliance, which is necessary for a property to be rented, expired in April of 2023. Staff in the City's Inspections Division have made many attempts to verify compliance so that a new letter of compliance could be issued. She noted that this has not happened to date, though the property owner has had over a year to make improvements to meet code. Assistant City Manager Vang Goldbeck, elaborated on the code compliance issues at the property, which included insufficient plumbing, lack of a certified furnace, broken window, and missing or nonoperating smoke detectors.

Local Human Service Agency provides submitted a request to the City Council requesting financial assistance, which could be used to assist the tenants in relocating. She noted that the City Council was now being asked for approval to authorize staff to enter into agreements with ASSET agencies to use \$25,000 of unspent ASSET funds to further support housing needs.

The Public Input was opened by Mayor Haila.

Kathy Pinkerton, The Salvation Army, shared that the local Ames office of the Salvation Army would be able to assist displaced tenants with a deposit for housing, the first month of rent,

moving expenses, and hotel stays. She discussed the issues many of the tenants are encountering with accessing and storing their belongings, caring for their pets, and locating housing options on a limited income.

Mayor Haila noted that the City Council would defer to staff on the issues outside of the scope of the City Council that Ms. Pinkerton discussed.

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

Assistant City Manager Vang Goldbeck reviewed the time sensitive factors pertaining to this request and the City Council engaged in robust discussion regarding the location specific nature of the request. Council Member Corrieri shared preference for removing the location criteria and Council Member Gartin noted concern that the affected residents might not receive the financial assistance needed without the stipulation of the location. Council Member Beatty-Hansen inquired about legal provisions available to hold the property owner responsible for negligence. City Attorney Mark Lambert advised and Council Member Beatty-Hansen noted that she would make a motion concerning the matter during Council Comments.

Moved by Gartin to approve Alternative 1: Allocate \$25,000 of unspent FY 2023/24 ASSET funds to be used for assistance to displaced tenants at 228 and 232 Welch Avenue and authorize staff to enter into contracts with ASSET agencies under the contract stipulations mentioned in the Council Action Form (CAF).

Motion withdrawn.

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 24-379 approving the allocation of \$25,000 of unspent FY 2024/25 ASSET Funds be used to support housing services presently funded through ASSET and the authorization of staff to enter into agreements with ASSET agencies currently under contract for those services.

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

**DOWNTOWN FACADE GRANTS:** Planning and Housing Director Kelly Diekmann presented the two applications for grant funding, which were for 616 5<sup>th</sup> Street and 330 Main Street. He noted that both properties were eligible for the maximum award of \$23,000; however, the property of 330 Main Street was subject to the condition that the brick veneer and windowsill be repaired and that the façade be stabilized before the authorization to proceed is issued.

Council Member Betcher inquired about the rationale for 330 Main Street. Director Diekmann noted that 330 Main Street received a façade grant in 2013 for the Main Street facing façade, and in 2014 a façade grant was awarded to the building west of 330 Main Street for the façade facing Tom Evans Plaza since it included a front entrance. He furthered that staff is supportive of awarding a grant to 330 Main Street for their façade facing Tom Evans Plaza since the plaza was originally street and right-of-way for Burnett Avenue, which complies with the grant criteria.

Moved by Betcher, seconded by Rollins, to adopt RESOLUTION NO. 24-380 awarding Downtown Facade Grants for Spring of Fiscal Year 2023-24.

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

**NORTH DAYTON AVENUE INDUSTRIAL PARK TAX INCREMENT FINANCING (TIF) AGREEMENT WITH DAYTON AVENUE DEVELOPMENT LLC:** Director Diekmann noted that staff was returning to the City Council to implement direction given at the May 28<sup>th</sup> meeting regarding changes to the Development Agreement with Dayton Avenue Development LLC. He reviewed the amendments, highlighting that the TIF would be directed in November when the City Council certifies debt.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 24-381 approving amendments to the Development Agreement.

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

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 24-382 finding the developer in compliance with the development agreement for substantiation of public improvement costs to allow for approval of the first year of the TIF rebate.

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

**THE BLUFFS AT DANKBAR FARMS SUBDIVISION FINAL PLAT SECOND ADDITION:** Director Diekmann presented the Final Plat, emphasizing that the developer is requesting an extended sidewalk deferral without carrying the Financial Security for the full duration of the construction. He noted that should the City Council grant the sidewalk deferral, it will last until such time as the City Council requires it to be connected or to be built with the last addition of the subdivision.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 24-383 approving sidewalk deferral request.

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

Moved by Rollins, seconded by Gartin, to adopt RESOLUTION NO. 24-384 accepting Financial Security for Public Improvements.

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

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 24-385 approving Final Plat.

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

**REZONING OF 113 NORTH DAKOTA FROM RESIDENTIAL LOW DENSITY (RL) TO RESIDENTIAL MEDIUM DENSITY (RM) WITHIN URBAN CORRIDOR DESIGNATION:** Planner Ameila Schoeneman discussed the request for rezoning. She

highlighted that the property owner, RES Development, recently acquired the property and desires to develop it as medium-density residential. The developer does not believe standalone commercial is viable at the site, as it lacks Lincoln Way frontage, its topography includes steep slopes, and its access is limited to right-in and right-out from North Dakota. Planner Schoeneman furthered that the Urban Corridor (UC) designation shown in Ames Plan 2040 indicated that there is a goal for redevelopment and intensification for the site.

Staff identified three options to facilitate the rezoning. In response to a question from the City Council, Planner Schoeneman noted that the most expedient option was to interpret that medium-density housing can be consistent with UC and initiate a rezoning to medium-density residential (RM) with a Planned Unit Development (PUD) Overlay. She noted that this option was preferred by the property owner and was supported by staff as well.

The City Council discussed frontage options on Lincoln Way and the configuration of the properties located to the west of the subject property. Director Diekmann noted that the owner of the three parcels to the west intended to keep the properties undeveloped and was not interested in selling the parcels to RES Development.

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

Moved by Corrieri, seconded by Junck, to approve Option 1: Interpret that medium-density housing can be consistent with UC and initiate a rezoning to RM with a PUD Overlay.

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

**DRAFT REQUEST FOR PROPOSAL (RFP) FOR DEVELOPMENT OF SURPLUS CITY LAND AT HARRISON AND WELBECK:** Director Diekmann noted that six development examples put together by staff. Staff identified the max number of homes appropriate for the space as twelve with no general open space required. The minimum number of homes suitable for the space was identified as four, which followed a traditional cul-de-sac development with standard lots and half of an acre of open space. Though staff was able to identify six development examples, Director Diekmann emphasized that staff did not want to limit a developer to a specific option and rather developed parameters and requirements for the RFP with the preference for small lot sizes to maximize this in full opportunity and demonstrate diverse housing options.

Council Member Beatty-Hansen wondered if the designed open space would be utilized as a City park. Director Diekmann noted that staff reviewed the City's park policies and determined that the land was not eligible to be designated as a City park. He furthered that there is not an active homeowner's association in the neighborhood that is actively managing communal property, so staff believes that the open space would be designated as private property.

Council Member Gartin asked about the potential for attached housing, such a townhome. Director Diekmann noted that staff investigated that opportunity but did not wish to require it of a developer. Council Member Gartin also discussed the language in the parameters and requirements relating to high efficiency homes. Director Diekmann explained that high efficiency homes would be in the details of the home construction, such as insulation, doors, and



windows. Council Member Gartin wondered how that would impact the sales prices of the homes and Council Member Junck inquired if the anticipated sales price could be included in the proposal. Director Diekmann reviewed typical prices for comparable homes and noted that diversity and variety in housing tends to bring lower prices. He furthered that the City will have no financial participation in the project; however, the development would be subject to tax abatement.

Council Member Corrieri inquired if the homes would be required to be owner occupied or if the land designation would permit group homes for social services. Director Diekmann noted that it was anticipated that the homeowner would be required to be the primary resident.

The Public Input was opened by Mayor Haila.

Ryan Davis, 4201 Crestmoor Avenue, Ames, highlighted the benefits that the land provided to the neighborhood as open space and encouraged the City Council to reconsider development.

Orville Berbano, Ames, discussed his experience living in homes with geothermal systems and noted the long-term cost savings.

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

The City Council discussed the merits of each option outlined by staff and reviewed the open space requirement.

Moved by Beatty-Hansen, seconded by Corrieri, to approve Alternative 1: Direct staff to finalize the RFP with no specific Open Space requirement and to include the general terms identified by staff in the report.

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

Moved by Rollins, seconded by Beatty-Hansen, to request for informational purposes only the expected sales price of the homes as a part of the response to the RFP.

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

Moved by Gartin to remove Item No. 13 from the RFP parameters and requirements.

Motion failed due to lack of second.

**12-MONTH CLASS E RETAIL ALCOHOL LICENSE - NEIGHBORHOOD LIQUOR AND SMOKES:** Chief of Police Geoff Huff noted that the City Council was being asked to consider the application for Neighborhood Liquor and Smokes at 355 Lincoln Way, Suite 105. He shared that he was going to limit his presentation as this establishment had been the point of discussion numerous times before. He highlighted that the liquor license that was denied by the City Council in November 2022 for four failed compliance checks was currently under appeal with the Alcoholic Beverage Division. Chief Huff concluded that he continues to recommend denial of the application given the series of compliance check failures and the proposed order from the Administrative Law Judge affirming the City Council's action in November 2022.

Mayor Halia noted that per the request of the applicant, the City Council would refrain from taking action on this item until after the Closed Session, which also related to Neighborhood Liquor and Smokes. Mayor Haila then opened the Public Input.

Alfredo Parrish, Parrish Kruidenier Law Firm, advocated for approval of the license on behalf of his client, who was the license holder.

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

**SCOPE OF STORM WATER MODELING FOR CONSERVATION SUBDIVISION ORDINANCE CHANGES:** Planner Schoeneman highlighted that staff was directed to reach out to the developers of Auburn Trail and Hayden's Preserve, which are development sites within the boundaries of the Ada Hayden Watershed where the Chapter 23 Conservation Subdivision ordinance applies, as well as the leadership for the Friends of Ada Hayden. She explained that the second portion of the direction from the City Council was to present a scope of work for a consultant to evaluate potential changes to the ordinance. She provided a high-level overview of the input received from stakeholders.

Three scenarios were identified for comparative purposes to be explored by the consultant, explained Planner Schoeneman. The first was a baseline scenario of existing conditions of the Ada Hayden Watershed, including the previously developed Quarry Estates and Hayden's Crossing sites located east of Hyde Avenue. An evaluation of the impacts of developing Auburn Trail and Hayden's Preserve related to only the changes required by SF 455 was the second scenario. Finally, an evaluation adding on the additional changes to the conservation standards, specifically with a reduction of the 25% open space set-aside to 10% and the elimination of the mandatory 80% of lots along open space requirement was the third scenario. She noted that staff reached out to Greg Pierce of RDG, who quoted \$14,500 for consultation services and estimated that work could be complete in October 2024.

Council Member Betcher inquired about whether Waters of the United States regulations were applicable. Planner Schoeneman noted that Waters of the U.S. regulations protect only jurisdictional wetlands, thus it would not necessarily be built into the model by the consultant without a determination from the Army Corps of Engineers. Council Member Gartin wondered about the other issues presented by the developers that did not relate to directly to Chapter 23. Director Diekmann noted that staff was not willing to piece together these issues and rather needed a comprehensive understanding of how each factor interrelated. Because of that, he explained that the other issues presented by the developers would not return to the City Council with a recommendation until after the consultant completed the stormwater analysis.

The Public Input was opened by Mayor Haila.

Jeri Neal, 916 Ridgewood Avenue, Ames, noted support of the recommendation of staff on behalf of the Friends of Ada Hayden.

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

Moved by Gartin, seconded by Betcher, to approve Alternative 1: Direct staff to finalize a scope of work for stormwater analysis of three scenarios.

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

**ICE ARENA COORDINATOR POSITION FTE ADJUSTMENT:** Parks and Recreation Director Keith Abraham presented the request to increase the Ice Area Coordinator position from 0.75 FTE to 1 FTE beginning July 1<sup>st</sup>. He noted that since a new Ice Arena Manager was joining the Parks and Recreation staff at the start of the new fiscal year, staff had the goal of greater customer service, better ice conditions, improved facility conditions, and consistency in policy enforcement. To do this, staff believed hiring a full-time coordinator to serve with the manager was the most realistic and fiscally responsible decision. Council Member Betcher wondered about the anticipated recruitment schedule for the position. Director Abraham noted that with approval of this item, the Parks and Recreation Department would have two full-time coordinator positions open and recruitment for both positions would begin concurrently after the beginning of the new fiscal year.

Moved by Gartin, seconded by Rollins, to adopt RESOLUTION NO. 24-386 to approve increasing the Ice Arena Coordinator position from 0.75 FTE to 1.0 FTE, beginning July 1, 2024. Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**US FOREST SERVICE INFLATION REDUCTION URBAN AND COMMUNITY FORESTRY GRANT:** Parks and Facilities Superintendent Joshua Thompson introduced City Forester Gabi Edwards and gave her kudos for her work in securing funding for the City of Ames through the U.S. Forest Service Inflation Reduction Urban and Community Forestry Grant. He noted that in April of 2023 the United States Department of Agriculture (USDA) announced funding opportunities for communities and nonprofits to help improve community forestry programs. He shared that in September of 2023, the U.S. Forest Service announced 385 grant recipients from the 842 applicants. The City's grant proposal was selected for funding at the \$810,500 amount requested with the dollar-for-dollar match requirements waived.

City Forester Edwards highlighted that the grant program was designed to be a five-year program. She noted that the City's contract was being administered by the Arbor Day Foundation and the eligible activities under the grant included completing an update of the Ames Urban Tree Inventory, replacing ash trees on public right-of-way, management plans for all Ames urban woodlands, urban forest management by Conservation Corps of Iowa and Minnesota, construction of a gravel bed nursery system, and more.

In order to qualify for the match waiver, City Forester Edwards explained that the City met disadvantaged eligibility using federal Environmental Protection Agency (EPA) tools. These tools identified 50 EPA blocks within the City, out of which 19 were considered to be disadvantaged. She presented the map of the blocks and highlighted the work that could be funded through the grant. City Forester Edwards concluded that the grant would be a real benefit to the community and allow staff to complete more work than had been budgeted for.

Council Member Gartin inquired about the measures used to determine what blocks were

considered disadvantaged. City Forester Edwards identified factors such as particulate matter and ozone, proximity to traffic, and proximity to underground storage tanks. She furthered that ash tree removal and replacement was expanded beyond the disadvantaged blocks to include areas that had limited English speaking, high unemployment, and low income. Council Member Gartin also asked about staffing forestry programs once the grant ends. City Forester Edwards explained that staff will evaluate how to absorb staffing costs into the operating budget and explore other grant opportunity to offset costs.

*Ex officio* Boland wondered about the ash tree removal and replacement program. City Forester Edwards shared that it is the goal of staff to diversify the canopy, so in the last year, a mixture of 45 different tree species were planted. She highlighted that a high percentage of the canopy is comprised of maple trees, thus staff is working to limit the number of maple tree utilized in the ash tree removal and replacement program.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 24-387 approving agreement with the Arbor Day Foundation accepting US Forest Service Inflation Reduction Urban and Community Forestry Grant in the amount of \$810,500.

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

**THIRD READING AND ADOPTION OF ORDINANCE NO. 4532 ON A ZONING TEXT AMENDMENT TO THE ZONING ORDINANCE FOR A NEW EXCEPTION AND RELATED STANDARDS FOR OUTDOOR STORAGE IN THE GENERAL INDUSTRIAL (GI) ZONING DISTRICT:** Moved by Beatty-Hansen, seconded by Betcher, to pass on third reading and adopt ORDINANCE NO. 4532 on a Zoning Text Amendment to the Zoning Ordinance for a new exception and related standards for outdoor storage in the General Industrial (GI) Zoning District.

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

**THIRD READING AND ADOPTION OF ORDINANCE NO. 4533 REZONING 2212 OAKWOOD AND ADJACENT RIGHT-OF-WAY FROM AGRICULTURAL (A) TO SUBURBAN RESIDENTIAL LOW DENSITY FLOATING ZONE (FS-RL):** Moved by Beatty-Hansen, seconded by Corrieri, to pass on third reading and adopt ORDINANCE NO. 4533 Rezoning 2212 Oakwood and Adjacent Right-of-Way from Agricultural (A) to Suburban Residential Low Density Floating Zone (FS-RL).

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

**THIRD READING AND ADOPTION OF ORDINANCE NO. 4534 RELATING TO ZONING TEXT AMENDMENT FOR 20% ALTERNATIVE DESIGN ADJUSTMENTS TO GENERAL AND BASE ZONE DEVELOPMENT STANDARDS:** Moved by Betcher, seconded by Rollins, to pass on third reading and adopt ORDINANCE NO. 4534 relating to Zoning Text Amendment for 20% Alternative Design Adjustments to General and Base Zone Development Standards.

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

**THIRD READING AND ADOPTION OF ORDINANCE NO. 4535 ON ZONING TEXT**

**AMENDMENT ON UPDATES TO CHAPTER 9 FLOOD PLAIN ZONING REGULATIONS:** Moved by Rollins, seconded by Gartin, to pass on third reading and adopt ORDINANCE NO. 4535 on Zoning Text Amendment on updates to Chapter 9 Flood Plain Zoning Regulations.

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

**THIRD READING AND ADOPTION OF ORDINANCE NO. 4536 ON ZONING TEXT AMENDMENT TO ALLOW MIXED-USE DEVELOPMENT IN THE RESEARCH AND INNOVATION ZONING DISTRICT (ISU RESEARCH PARK):** Moved by Rollins, seconded by Corrieri, to pass on third reading and adopt ORDINANCE NO. 4536 on Zoning Text Amendment to allow Mixed-Use Development in the Research and Innovation Zoning District (ISU Research Park).

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

**DISPOSITION OF COMMUNICATIONS TO COUNCIL:** Mayor Haila noted that there were twelve items to consider. The first item was from Jode Edwards regarding bicycle safety.

Moved by Beatty-Hansen, seconded by Rollins, to take no action.

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

A memo from Fleet Director Corey Mellies concerning the Utility Payment Drop Box was the second item.

Moved by Beatty-Hansen, seconded by Rollins, to take no action.

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

The third item was a letter from Tim Shuck on trash collection. City Manager Steve Schainker noted that this item was for informational purposes only.

A memo from Director of Public Works John Joiner regarding a code enforcement update was the fourth item.

Moved by Gartin, seconded by Rollins, to request a memo from staff.

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

The fifth item was a memo from Director Diekmann regarding a Zoning Text Amendment.

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

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

An email from Orville Berbano regarding bicycle and pedestrian safety in Little Bluestem Court was the sixth item.

Moved by Betcher, seconded by Rollins, to request staff conduct an analysis.

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

The seventh item was from Jennifer Adams concerning Campustown Public Improvements.

Moved by Betcher, seconded by Rollins, to request that the Mayor respond to the individual.

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

Affordable Housing suggestions from Mark Clipsham was the eighth item.

Moved by Gartin, seconded by Rollins, to request the Mayor respond to the individual.

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

The ninth item was initiated by a request from Jamie Shore for a 4-Way Stop at Ada Hayden Road and McFarland Avenue.

Moved by Corrieri, seconded by Betcher, to request a memo from the Traffic Engineer regarding this item.

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

An email concerning excessive speeds on Northwestern Avenue from Carol Lippard was the tenth item.

Moved by Rollins, seconded by Beatty-Hansen, to request staff respond to the individual.

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

The eleventh item was a request from Scott Moorman regarding a Downtown Façade Grant for Moorman Clothiers.

Moved by Corrieri, seconded by Betcher, to place the item on a future agenda.

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

A memo from City Manager Schainker was the final item concerning the appointment of Director Joiner as the Interim Municipal Engineer. City Manager Schainker noted that the item was for information only.

**REPORT OF GOVERNING BODY:** Council Member Junck shared that a successful audit of the financials were presented at the Discover Ames meeting. Council Member Rollins added that Discover Ames President and CEO Kevin Bourke attended the International Town and Gown conference and was excited about the opportunity to bring the event to Ames.

Council Member Betcher noted that the Ames Chamber of Commerce had a successful rebranding to the Ames Regional Economic Alliance (AREA), with exciting events happening in surrounding communities. She highlighted the opportunity to attend a ribbon cutting for an affordable housing community in Boone called the Villas at Fox Point. The event was being hosted on Wednesday, June 26, at 4:00 p.m. at 1110 Collin Drive. She also announced that Travis Toliver was joining the AREA team in August as the Vice President and Executive Director of Ames Main Street.

Council Member Beatty-Hansen noted that the Ames Transit Agency Board of Trustees approved grant applications and a fuel contract at the most recent meeting. *Ex officio* Boland added that CyRide hosted the annual rodeo with CyRide drivers placing in the small and large bus categories.

**COUNCIL COMMENTS:** *Ex officio* Boland noted her plans to move back to Ames for the upcoming school year. She also shared that she would be meeting with the Iowa State University Student Government President and Vice President and would have an update to share with the City Council at the next regular meeting.

Council Member Gartin shared his condolences with the cities suffering flood events in northern Iowa. He also acknowledged City staff working outside in the hot temperatures and thanked them for their efforts.

Council Member Junck highlighted that fireworks will take place on Wednesday, July 3<sup>rd</sup> around 10:00 p.m. near Jack Trice Stadium in celebration of Independence Day. Following, on Thursday, July 4<sup>th</sup> at 11:00 a.m., a parade will be held in Downtown Ames.

Council Member Rollins thanked the residents of Harrison Road and Welbeck Drive for their comments during Public Input, noting her hopes to find an infill option that will be pleasant for all parties.

Council Member Beatty-Hansen discussed tenant displacement.

Moved by Beatty-Hansen, seconded by Rollins, to request a memo from staff with information regarding considerations for a municipal infraction for a landlord that is negligent in the upkeep in such a way that it displaces tenants as well as information on resources that can be proactively communicated to tenants in similar situations.

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

Mayor Haila shared that City Council Night at the Bandshell was on June 20<sup>th</sup>. Ice cream and City of Ames water was provided free of charge to attendees. He thanked Simon Estes for his participation in the concert. He also recognized the Ames Triathlon, which took place on June 23<sup>rd</sup>. He noted that the triathlon was becoming a premier athletic event in the state of Iowa and was the only time in which swimming was authorized at Ada Hayden.

**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. City Attorney Lambert emphasized that the City Council delayed the vote on Item No. 49 until after the Closed Session. He made clear for the record that Item No. 49 would not be discussed in the Closed Session; rather, conversations would focus on a litigation matter.

Moved by Gartin, seconded by Junck, to go into closed session at 8:45 p.m.  
Roll Call Vote: 6-0. Motion declared carried unanimously.

The City Council reconvened in Regular Session at 9:04 p.m.

Moved by Betcher, seconded by Beatty-Hansen, to not accept the settlement offer that was discussed in Closed Session.

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

**12-MONTH CLASS E RETAIL ALCOHOL LICENSE - NEIGHBORHOOD LIQUOR AND SMOKES:** Moved by Beatty-Hansen, seconded by Rollins, to deny a 12-month Class E Retail Alcohol License - Neighborhood Liquor and Smokes, 3505 Lincoln Way, Suite 105.

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

**ADJOURNMENT:** Moved by Beatty-Hansen, seconded by Junck, to adjourn the meeting at 9:06 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