

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

AMES, IOWA

NOVEMBER 12, 2024

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:00 p.m. on the 12th day of November 2024, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were City Council Members Gloria Betcher, Tim Gartin, and Rachel Junck. *Ex officio* Emily Boland was also present. Council Members Bronwyn Beatty-Hansen, Amber Corrieri, and Anita Rollins joined the meeting electronically.

PROCLAMATION FOR "CITY OF AMES PHILANTHROPY DAY," NOVEMBER 12, 2024: Mayor Haila presented the proclamation to members of the Story County Alliance for Philanthropy.

PROCLAMATION FOR "NATIONAL HUNGER AND HOMELESSNESS WEEK," NOVEMBER 17-23, 2024: Mayor Haila presented the proclamation to Housing Coordinator Vanessa Baker-Latimer and members of local non-profit agencies.

CONSENT AGENDA: Moved by Betcher, seconded by Gartin, to approve the Consent Agenda.

3. Motion approving payment of claims
4. Motion approving Summary of Minutes of Regular City Council Meeting on October 22, 2024, and Special City Council Meeting on October 24, 2024
5. Motion approving Report of Change Orders for period October 16-31, 2024
6. Motion approving Civil Service Candidates
7. Motion approving Ownership Updates for Class C Retail Alcohol License - Red Lobster #0747, 1100 Buckeye Avenue
8. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. AJ's Liquor III, (2401 "A" Chamberlain Street), Class E Retail Alcohol License
 - b. Chocolaterie Stam, (230 Main Street), Class B Native Wine Permit
 - c. Time Out, (120 Kellogg Avenue), Class C Liquor License
 - d. Sam's Place, (125 Main Street), Class C Retail Alcohol License
9. RESOLUTION NO. 24-577 authorizing staff to submit letter of intent to apply for Rural Energy Savings Program Loan
10. Requests from Ames Main Street for Small Business Saturday on November 30, 2024:
 - a. Motion approving Blanket Temporary Obstruction Permit for Downtown and Campustown
 - b. RESOLUTION NO. 24-578 approving suspension of parking regulations and enforcement for Downtown and Campustown from 8:00 a.m. to 8:00 p.m. on Saturday, November 30, 2024
 - c. RESOLUTION NO. 24-579 approving/motion denying waiver of parking meter fees and enforcement
 - d. RESOLUTION NO. 24-580 approving transfer of \$2468.25 from Hotel/Motel Tax Fund to the Parking Fund
11. Requests from Ames Main Street for Winter Sidewalk Sales on January 9-12, 2025:
 - a. Motion approving Blanket Temporary Obstruction Permit
 - b. RESOLUTION NO. 24-581 approving suspension of parking regulations and

- enforcement for the Downtown from 8:00 a.m. to 8:00 p.m. on Saturday, January 11
- c. RESOLUTION NO. 24-582 approving/motion denying waiver of parking meter fees and enforcement
- d. RESOLUTION NO. 24-583 approving request from Ames Main Street for Saturday, January 11 to transfer \$1,370.25 from the Hotel/Motel Tax Fund to the Parking Fund
- 12. RESOLUTION NO. 24-584 approving plans and specifications for 2019/20 Storm Water Erosion Control Program (Ioway Creek - 6th to 13th St) setting December 4, 2024, as the bid due date and December 10, 2024, as the date of Public Hearing
- 13. 2023/24 Ames Plan 2040 Sanitary Sewer Utility Infrastructure (265th Street Extension):
 - a. RESOLUTION NO. 24-585 approving preliminary plans and specifications for the 2023/24 Ames Plan 2040 Sanitary Sewer Utility Infrastructure (265th Street Extension) project, setting December 4, 2024, as the bid due date and December 10, 2024, as the date of Public Hearing
 - b. RESOLUTION NO. 24-586 approving the agreement for city sanitary sewer installation on county roadway
- 14. Integrated Site Plan Subdivision Major Final Plat for 1726 Collaboration Place
 - a. RESOLUTION NO. 24-587 approving Final Plat for the Iowa State University Research Park Phase III Subdivision, Seventh Addition
 - b. RESOLUTION NO. 24-588 approving Development Agreement for Phasing
- 15. RESOLUTION NO. 24-589 awarding a contract to SVPA Architects, Inc., West Des Moines, Iowa for the Architectural and Engineering Services for the Park Maintenance Complex Expansion in the amount not to exceed \$50,200
- 16. RESOLUTION NO. 24-590 approving an agreement with the Iowa Department of Natural Resources, Land and Water Conservation Fund for a grant in the amount of \$175,000 for the purchase of the Sands- McDorman property
- 17. RESOLUTION NO. 24-591 approving the Memorandum of Agreement with Mary Greeley Medical Center regarding its donation for the construction of the Fitch Family Indoor Aquatic Center
- 18. RESOLUTION NO. 24-592 waiving requirement to solicit formal bids and approving a contract to CentralSquare Technologies, LLC, a CentralSquare Company, of Lake Mary, Florida in the amount of \$152,845.87
- 19. RESOLUTION NO. 24-593 approving contract and bond for the 2023/24 Ames Plan 2040 Sanitary Sewer Extension (S 500th Ave Country Line Road) with Rognes Corp of Ankeny, Iowa
- 20. RESOLUTION NO. 24-594 approving contract and bond for the 2022/23 Story County Edge of Field project with Hands On Excavating, LLC, of Radcliffe, Iowa
- 21. RESOLUTION NO. 24-595 approving contract and bond for the 2024/25 Traffic Signal Program with Van Maanen Electric, Inc., of Newton, Iowa
- 22. RESOLUTION NO. 24-596 accepting the 2024/25 Shared Use Path Maintenance Program as completed by Mid Iowa Enterprises, LLC of Story City, Iowa in the amount of \$75,340
- 23. RESOLUTION NO. 24-597 approving completion of public improvements and releasing financial security in full for ISU Research Park Phase 3, 5th Addition - Ag Innovation
- 24. RESOLUTION NO. 24-598 accepting completion of three years of the four-year Stormwater Management Maintenance requirements at 619 Burnett, Fareway Site Plan, and reducing the financial security on file to \$2,755
- 25. RESOLUTION NO. 24-599 accepting Change Order No. 2, to Terracon Consultants, Inc.

of Ames, Iowa for Building Envelope Evaluation and Inspection Services for the Fitch Family Indoor Aquatic Center in the amount not to exceed \$89,090
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: Mayor Haila opened the Public Forum.

Richard Deyo, Ames, discussed his experience with political campaigns.

Taylor Burkhead, Ames, expressed traffic concerns.

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

AGREEMENTS WITH ISU EXTENSION AND OUTREACH RELATED TO HOMELESSNESS: Assistant City Manager Pa Vang Goldbeck presented the Council Action Form (CAF).

Moved by Betcher, seconded by Junck, to request staff work with ISU Extension and Outreach the expand the asset mapping to include the geographical component that maps where the services are located.

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

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 24-600 authorizing staff to enter into agreement(s) with Iowa State University Extension and Outreach for up to \$15,000 to assist with hosting community conversations around homelessness with service providers and conducting outreach to individuals experiencing homelessness.

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

REQUEST FOR PARTIAL TAX ABATEMENT INCENTIVE FOR FURNITURE MART USA: Director of Planning and Housing Kelly Diekmann presented the CAF and reviewed the history of the item.

Mayor Haila opened the Public Input.

Troy Eichmann and Cory Price of Furniture Mart USA detailed the rationale for the request and the work that had already been undertaken by staff to prepare the proposal.

Dylan Kline, Ames Regional Economic Alliance, expressed his excitement over the project and the need for the City to utilize incentives to attract businesses.

Mayor Haila reminded the City Council that additional input was received from Merlin Pfannkuch on this item via email.

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

Moved by Betcher, seconded by Junck, to direct staff to proceed with creation of an Urban Revitalization Area Plan with a five-year partial property tax abatement schedule for a furniture store north of S.E. 5th Street between Target and Walmart.

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

CLIMATE ACTION PLAN (CAP) UPDATE: Sustainability Coordinator Nolan Sagan presented the CAF alongside members of the Sustainability Team.

EPA ENVIRONMENTAL AND CLIMATE JUSTICE COMMUNITY CHANGE GRANT: Coordinator Sagan alongside Abra Dougherty of Mid-Iowa Community Action (MICA) presented the goals and objectives of obtaining grant funding.

Moved by Betcher, seconded by Junck, to adopt RESOLUTION NO. 24-601 authorizing the City, in partnership with Mid-Iowa Community Action, to apply for the EPA Environmental and Climate Justice Community Change Grant in the amount of \$10,000,000-\$15,000,000.

Roll Call Vote: 5-1, Gartin dissenting. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

LEAD SERVICE LINE PUBLIC NOTICE: Director of Water and Pollution Control John Dunn presented the Staff Report.

The City Council recessed at 8:17 p.m. and reconvened at 8:25 p.m.

CAP UPDATE: Mayor Haila stated that Public Input on the item was mistakenly skipped, and invited Jeri Neal, of the Ames CAP group to speak.

Jeri Neal, Ames, thanked staff for the update and shared suggestions to include metrics for change and a community task force as part of the implementation process.

PUBLIC HEARING REQUIREMENTS FOR PLAN APPROVALS UNDER THE ZONING ORDINANCE: Director Diekmann presented the CAF.

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

Moved by Gartin, seconded by Junck, to direct staff to modify Public Hearing requirements for Plan Approvals under the Zoning Ordinance.

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

PLAT OF SURVEY AT 6196 & 6210 EAST LINCOLN WAY: Director Diekmann presented the CAF.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 24-602 approving a Plat of Survey for 6210 East Lincoln Way and acceptance of dedication of the Lincoln Way right-of-way.

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 Betcher, to adopt RESOLUTION NO. 24-606 approving a Plat of Survey for 09 Township: 83 Range: 23 SE NE along 590th Avenue.

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

IOWA STATE UNIVERSITY RESEARCH PARK (ISURP) DEVELOPMENT

AGREEMENT TO ALLOW RESIDENTIAL USE TAX CLASSIFICATION: Mayor Haila opened and closed the Public Input when no one came forward to speak.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 24-603 to amend Iowa State University Research Park (ISURP) Development Agreement to allow Residential Use Tax Classification.

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

CONSERVATION SUBDIVISION ORDINANCE CHANGES AND STORMWATER MODELING FOLLOW-UP: Director Diekmann presented the Staff Report, identified stakeholders affected by the proposed change, and stated that updated language for the ordinance would be presented at a later date.

Mayor Haila opened the Public Input.

Justin Dodge, Hunziker Companies, shared his appreciation for staff and the City Council's work to address the ordinance changes, and stated that the developer was evaluating future steps.

Taylor Burkhead, Ames, questioned City practices on lawn maintenance.

Jeri Neal, Ames, shared that the Friends of Ada Hayden supported the proposed changes.

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

Moved by Gartin, seconded by Betcher, to approve Option 1: Eliminate both the 80% of lots abutting open space requirement and reduce the open space set-aside to 10% from 25%, along with other amendments consistent with Attachment A staff comments.

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

HEARING ON FY 2024/25 WATER TREATMENT PLANT - LIME PONDS UNDERDRAIN IMPROVEMENTS PROJECT: Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Gartin, seconded by Betcher, to accept report of bids.

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

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 24-604 approving final plans and specification and awarding a contract to Con-Struct Inc., of Ames, Iowa in the amount of \$200,669.

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

HEARING ON MINI-PITCH PROJECT AT LLOYD KURTZ PARK (3710 HYDE AVE): Parks and Recreation Director Keith Abraham presented the CAF.

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

Moved by Gartin, seconded by Junck, to accept report of bids for all Bid Packages (1-4) and directing staff to delay award of Bid Packages 1, 3, and 4.

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

Moved by Gartin, seconded by Junck, to direct staff to reissue Bid Package 2 - Mini-Pitch System, Lights, and Acrylic Surfacing.

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

Moved by Gartin, seconded by Junck, to adopt RESOLUTION NO. 24-605 approving preliminary plans and specifications for Mini-Pitch Project at Lloyd Kurtz Park (3710 Hyde Ave) for Bid Package 2 - Mini-Pitch System, Lights, and Acrylic Surfacing; setting December 4, 2024, as the bid due date and December 10, 2024, as date of public hearing and award of all Bid Packages (1-4).

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

HEARING ON AMES CITY HALL INTERIOR UPDATES PHASE II: Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Betcher, seconded by Gartin, to accept report of bids.

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

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila noted that there were ten items for consideration. A complaint from Megan Schroder regarding pavement removal and replacement of Curtiss, Marston, and Roosevelt Avenues.

Moved by Gartin, seconded by Junck, to request a memo from Public Works.

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

A proposal for hiring additional police officers from Maddy Nasuti was discussed.

Moved by Rollins, seconded by Junck, to request the Mayor respond and thank them for their input.

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

Input received from Merlin Pfannkuch on Furniture Mart USA's Request for Property Tax Abatement was the next item. Mayor Haila stated that this item had been addressed previously.

Travis Toliver, Ames Main Street Executive Director, submitted a request for 4th of July Parade Review.

Moved by Betcher, seconded by Gartin, to request staff respond to Mr. Toliver and the Ames Main Street Board with possibilities for changes to the 4th of July celebration and report back to the City Council.

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

Staff reports from Fire Chief Rich Higgins regarding occupancy at 3415 Emerald Drive and rental

housing occupancy standards were for information only.

A staff report from Chief Higgins regarding vacant and abandoned structures was also discussed.

Moved by Betcher, seconded by Beatty-Hansen, to place the item on a future workshop agenda.
Vote on Motion: 6-0. Motion declared carried unanimously.

A request from Abby Owusu for a crosswalk at Lincoln Way and Wilmoth Avenue was the next item to be evaluated.

Moved by Gartin, seconded by Betcher, to refer to the Traffic Engineer for a memo.
Vote on Motion: 6-0. Motion declared carried unanimously.

Director Diekmann's memo regarding a Zoning Text Amendment for the Renaissance Fair was discussed.

Moved by Beatty-Hansen, seconded by Betcher, to place the item on a future agenda.
Vote on Motion: 6-0. Motion declared carried unanimously.

A staff report from Traffic Engineer Damion Pregitzer regarding a request for an all-way stop at the intersection of Ada Hayden Road and McFarland Avenue was the final item to be evaluated.

Moved by Betcher, seconded by Gartin, to place the item on future agenda.
Vote on Motion: 6-0. Motion declared carried unanimously.

REPORT OF GOVERNING BODY: The City Council reported that there were no new Board meetings attended since the last meeting of the City Council.

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

Moved by Betcher, seconded by Junck, to request staff notify Coordinator Sagan of Ms. Neal's input on behalf of the Ames CAP team, and request he contact Ms. Neal if more information is needed.

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 litigation or where litigation is imminent and Section 21.5(1)(j), Code of Iowa, to discuss purchase of particular real estate.

Moved by Gartin, seconded by Junck, to go into Closed Session as provided by Section 21.5(1)(c), Code of Iowa, to discuss matters presently in litigation or where litigation is imminent and Section 21.5(1)(j), Code of Iowa, to discuss purchase of particular real estate at 9:15 p.m.
Roll Call Vote: 6-0. Motion declared carried unanimously.

The City Council reconvened in Regular Session at 9:44 p.m.

Moved by Gartin, seconded by Betcher, to direct staff to approve the settlement with Timothy Hansen.

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

Moved by Gartin, seconded by Betcher, to direct staff to pursue the real estate option discussed in Closed Session.

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

ADJOURNMENT: Moved by Betcher, seconded by Gartin, to adjourn the meeting at 9:45 p.m.

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



Grace Bandstra, Deputy City Clerk



Renee Hall, City Clerk



John A. Haila, Mayor