

**MINUTES OF THE REGULAR MEETING OF THE
AMES AREA METROPOLITAN PLANNING ORGANIZATION (AAMPO)
TRANSPORTATION POLICY COMMITTEE
AND REGULAR MEETING OF THE AMES CITY COUNCIL**

AMES, IOWA

NOVEMBER 26, 2024

CALL TO ORDER: The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee meeting was called to order by Ames Mayor and voting member John Haila at 6:00 p.m. on the 26th day of November, 2024. Other voting members present were: Bronwyn Beatty-Hansen, City of Ames; Gloria Betcher, City of Ames; Amber Corrieri, City of Ames; Tim Gartin, City of Ames; Rachel Junck, City of Ames; Anita Rollins, City of Ames; and Linda Murken, Story County Board of Supervisors. Emily Boland, Ames Transit Agency Board of Trustees, joined the meeting telephonically.

FFY 2025-2028 TRANSPORTATION IMPROVEMENT PROGRAM: Public Works Director John Joiner explained that the amendment to the FFY 2025-2028 Transportation Improvement Program (TIP) was an accounting exercise requested by the Iowa Department of Transportation (IDOT). He clarified that funds had been allocated to FFY 2024 with the intention of rolling the unused funds over to FFY 2025. The request of the IDOT was to compartmentalize those funds and assign funds each year to the activities programmed in the TIP. This request would be reprogrammed by the amendment with no changes to the planned activities.

Moved by Murken, seconded by Betcher, to set December 10, 2024, as date of public hearing for amendment to the FFY 2025-2028 Transportation Improvement Program.

Vote on Motion: 9-0. Motion declared carried unanimously.

Motion declared carried unanimously.

POLICY COMMITTEE COMMENTS: None.

ADJOURNMENT: Moved by Junck, seconded by Murken, to adjourn the meeting at 6:01 p.m.

Vote on Motion: 9-0. Motion declared carried unanimously.

REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

NOVEMBER 26, 2024

The Regular Meeting of the Ames City Council was called to order by Mayor Haila at 6:03 p.m. on the 26th day of November, 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 telephonically.

CONSENT AGENDA: Council Member Betcher requested to pull Item No. 15: Annual 2024 Urban Renewal Report.

Moved by Beatty-Hansen, seconded by Betcher, to approve the consent agenda less Item No. 15.

1. Motion approving payment of claims
2. Motion approving Summary of Minutes of Regular City Council Meeting on November 12, 2024
3. Motion approving Report of Change Orders for period November 1-15, 2024
4. Motion approving Civil Service Candidates
5. Motion approving new Special Class C Retail Alcohol License - Ames History Museum, 416 Douglas Avenue
6. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. The Café, (2616 Northridge Parkway), Class C Liquor with Outdoor Service and Catering Privilege
 - b. Aunt Maude's, (543-547 Main Street), Class C Liquor License with Outdoor Service
 - c. Caseys #4314, (1118 South Duff Avenue), Class E Retail Alcohol License
 - d. Caseys #4315, (3218 Orion Drive), Class E Retail Alcohol License
 - e. Thumbs Bar, (2816 West Street), Class C Liquor License with Outdoor Service
 - f. Tip Top Lounge, (201 E. Lincoln Way), Class C Liquor License with Outdoor Service
 - g. Target Store T-1170, (320 S. Duff Avenue), Class E Retail Alcohol
 - h. Potter's Shoppe & Eatery, (330 5th Street), Special Class C Retail Alcohol License
7. Motion accepting the Fitch Family Indoor Aquatic Center Monthly Update
8. RESOLUTION NO. 24-607 approving appointments to Boards and Commissions
9. Requests from Ames Regional Economic Alliance for Ames Main Street Farmers' Market on Saturdays from May 4 - October 14 11, 2025:
 - a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License for Central Business District from 5:30 a.m. to 1:30 p.m.
 - b. RESOLUTION NO. 24-608 approving closure of 300 and 400 blocks of Main Street, Burnett Avenue from Main Street to the U.S. Bank drive-through, and Tom Evans from 5:30 a.m. to 1:30 p.m.
 - c. RESOLUTION NO. 24-609 approving suspension of parking enforcement in CBD Lots X and Y from 6:30 a.m. to 1:00 p.m. on Saturdays from May 4 - October 14 11, 2025
 - d. RESOLUTION NO. 24-610 approving usage of waiver of electrical fees and waiver of fee for blanket Vending License for the event from 5:30 a.m. to 1:30 p.m. on Saturdays from May 4 - October 14 11, 2025
 - e. RESOLUTION NO. 24-611 approving/motion denying request to waive fees for parking meters on the 300 and 400 blocks of Main Street
10. Requests from Ames Main Street for Art Walk on Thursday, June 5, 2025:
 - a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License in Central Business District
 - b. RESOLUTION NO. 24-612 approving suspension of parking meter fees and

- enforcement for 23 metered parking spaces for vendors from 3:00 p.m. to 9:00 p.m.
- c. RESOLUTION NO. 24-613 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 3:00 p.m. to 8:00 p.m.
 - d. RESOLUTION NO. 24-614 approving closure of Kellogg Avenue and Douglas Avenue, from Main Street to Fifth Street from 3:00 p.m. to 9:00 p.m.
 - e. RESOLUTION NO. 24-615 approving usage of Tom Evans Plaza
11. Requests from Ames Main Street for Summer Sidewalk Sales on July 10 - July 13, 2025:
- a. Motion approving Blanket Temporary Obstruction Permit
 - b. RESOLUTION NO. 24-616 approving suspension of parking regulations and enforcement for the Downtown from 8:00 a.m. to 8:00 p.m. on Saturday, July 12
 - c. RESOLUTION NO. 24-617 approving transfer of \$1,370.25 from the Hotel/Motel Tax Fund to the Parking Fund
12. Requests from Ames Main Street for Music Walk on Thursday, September 18, 2025:
- 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. 24-618 approving suspension of parking meter fees and enforcement of 23 metered parking spaces for vendors from 3:00 p.m. to 9:00 p.m.
 - c. RESOLUTION NO. 24-619 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.
 - d. RESOLUTION NO. 24-620 approving closure of Kellogg Avenue and Douglas Avenue from 5th Street to Main Street
13. Requests from Ames Main Street for Witches Walk on Thursday, October 9, 2025:
- 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. and waiving fee for blanket Vending License
 - b. RESOLUTION NO. 24-621 approving waiver of electrical fees on Ames Main Street from 3:00 p.m. to 9:00 p.m.
 - c. RESOLUTION NO. 24-622 approving closure of Kellogg Avenue from Main Street to Fifth Street from 3:00 p.m. to 9:00 p.m.
 - d. RESOLUTION NO. 24-623 approving suspension of parking regulations and enforcement for 14 parking spaces in Downtown from 3:00 p.m. to 9:00 p.m. on October 9, 2025
14. Requests from Ames Main Street for Small Business Saturday on November 29, 2025:
- a. Motion approving Blanket Temporary Obstruction Permit for Downtown and Campustown
 - b. RESOLUTION NO. 24-624 approving suspension of parking regulations and enforcement for Downtown and Campustown from 8:00 a.m. to 8:00 p.m. on Saturday, November 29, 2025
 - c. RESOLUTION NO. 24-625 approving/motion denying waiver of parking meter fees and enforcement
 - d. RESOLUTION NO. 24-626 approving transfer of \$2,468.25 from the Hotel/Motel Tax Fund to the Parking Fund

~~15. Annual 2024 Urban Renewal Report:~~

- ~~a. RESOLUTION NO. 24-627 approving 2024 Urban Renewal Report~~
 - ~~b. RESOLUTION NO. 24-628 approving certification of TIF Debt and appropriating payment of a rebate of incremental taxes for the Barilla TIF District~~
 - ~~c. RESOLUTION NO. 24-629 approving certification of TIF Debt and appropriating payment of a rebate of incremental taxes for the North Dayton Industrial Park TIF District~~
16. RESOLUTION NO. 24-630 approving FY 2023/24 Annual Street Financial Report
17. RESOLUTION NO. 24-631 awarding contract to Stiver's Ford of Waukee, Iowa in the amount of \$84,491 for three 2025 Ford Maverick Hybrid Pickups
18. RESOLUTION NO. 24-632 awarding contract to Hiway Truck Equipment of Fort Dodge, Iowa in the amount of \$84,710 to equip two truck chassis with utility bodies and accessories for Ames Fire Department
19. Resource Recovery Primary Rotor Replacement:
- a. RESOLUTION NO. 24-633 waiving Purchasing Policies and approving a sole source contract to Hennen Equipment, Inc. (Komptech USA), of Shakopee, Minnesota
 - b. RESOLUTION NO. 24-634 awarding contract to Hennen Equipment, Inc. (Komptech USA), of Shakopee, Minnesota, in the amount of \$76,607.50
20. RESOLUTION NO. 24-635 setting date of public hearing for December 10, 2024, to consider vacation of the following easements located at Aspen Ridge Subdivision, 2nd Addition and Grand Aspen Ridge Subdivision 2nd Addition:
- Existing 5-foot Public Utility Easement located at Part of Parcel C of Lot 1 and 5-Foot Public Utility Easement located at Part of Lot 2, Aspen Ridge Subdivision, 2nd Addition
 - Existing twenty-foot (20') Ingress/Egress Easement, 10-foot Sanitary Sewer, Slope Easement, West Line Access Point Restriction and 20-foot Public Utility Easement located at Part of Parcel C of LOT 1, Part of LOT 2, Part of Part A, Lot 3, Aspen Ridge Subdivision, 2nd Addition, & Part of Outlot C, Grand Aspen Subdivision, 2nd Addition
 - Existing ten-foot (10') Drainage easement located at Part of Parcel B of LOT 3 of Aspen Ridge Subdivision, 2nd Addition
 - Existing ten-foot (10') Public Utility Easement located at Part of Parcel D of Aspen Ridge Subdivision, 2nd Addition
 - Existing fifty foot (50') Shared Access and Public Utility Easement located at Part of Parcel B of LOT 3 of Aspen Ridge Subdivision, 2nd Addition

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

ANNUAL 2024 URBAN RENEWAL REPORT: Finance Director Corey Goodenow addressed an error in the Council Action Form concerning the active Tax Increment Financing (TIF) Districts. He clarified that the active TIF Districts included Barilla and the North Dayton Industrial Park; all other TIF Districts had been exhausted.

Moved by Betcher, seconded by Beatty-Hansen, to approve the Annual 2024 Urban Renewal Report as described in Alternative 1:

- a) RESOLUTION NO. 24-627 approving 2024 Urban Renewal Report
- b) RESOLUTION NO. 24-628 approving certification of TIF Debt and appropriating payment of a rebate of incremental taxes for the Barilla TIF District
- c) RESOLUTION NO. 24-629 approving certification of TIF Debt and appropriating payment of a rebate of incremental taxes for the North Dayton Industrial Park TIF District

Roll Call Vote: 6-0. Resolutions 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 spoke about his experience at the recent Mary Greeley Medical Center Board of Trustees meeting and emphasized his support of elected officials taking an oath of office.

Taylor Burkhead noted the impact of not having a public transit bus route between Ames and Nevada.

Ianka Mitchell-Conway discussed policing in Ames and ensuring all Ames residents felt safe in the community.

Josh Fifer shared his personal experience encountering drug use in Ames and encouraged policing of the issue.

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

ZONING TEXT AMENDMENT (ZTA) FOR SOCIAL SERVICE PROVIDER USE WITHIN THE SINGLE-FAMILY CONSERVATION OVERLAY DISTRICT: Mayor Haila announced that the Public Hearing for the proposed ZTA was held at the October 8, 2024, Regular Meeting of the Ames City Council and that the City Council statutorily was under no obligation to receive Public Input at the current meeting; however, he would invite Public Input after the staff presentation. The Public Input would be limited to 45 minutes and each individual that chose to speak would be limited to three minutes at the microphone, with Mayor Haila facilitating. He asked that those who chose to speak would provide new information to the City Council that was not included at the Public Hearing on October 8th nor in the emails delivered to the members of the City Council regarding the item.

Planning and Housing Director Kelly Diekmann reviewed the proposed ZTA to allow for social service provider use within the single-family conservation overlay district, which was initiated by a request from the Ames Romero House; highlighting that the use would be permitted through a special use permit issued by the Zoning Board of Adjustment. He emphasized that action on this item would establish an application process for the special use permit and would not permit or provide approval for any certain provider. He then reviewed each of the alternatives identified by staff as detailed in the staff report. The alternatives were as follows:

1. Approve on first reading an ordinance to Allow Social Service Providers with approval of a Special Use Permit within the Single-Family Conservation Overlay.

2. Direct staff to modify the draft ordinance and return on December 10th with an ordinance that allows Social Service Providers with approval of a Special Use Permit within the Single-Family Conservation Overlay with modified language to restrict the area to properties abutting commercial zoning along the 600 Block of Clark Avenue and the 100, 200, 300, and 400 Blocks of 7th Street with a limitation of establishing only one additional site as a social service provider.
3. Deny the proposed text amendment and direct staff to initiate a future land use map amendment and concurrent rezoning to Neighborhood Commercial (NC) for 702 Clark Avenue and 703 Burnett Avenue with an accompanying zoning text amendment to NC to change social services providers to a Special Use Permit.
4. Deny the proposed text amendment and direct staff to create new social service provider definitions and standards (limits on use, separation, modifications of buildings, etc.) as a new zoning text amendment.
5. Deny the proposed zoning text amendment and take no further action.

It was shared by Director Diekmann that staff believed Alternative No. 2 was the most compatible with the initial request and the comments received from the affected neighborhood.

Council Member Betcher noted that a petition was filed by the affected neighborhood and inquired about its status. Director Diekmann explained that under the *Code of Iowa*, if more than 20% of property owners sign a petition that is submitted prior to the close of the public hearing, an automatic super majority vote would be triggered. He furthered that a petition was received by staff from the affected neighborhood after the close of the public hearing. He highlighted that the petition had 117 signatures, which would account for approximately one third of the affected property owners in the subject area; however, staff did not validate the signatures due to the date of receipt falling after the close of the public hearing.

The Public Input was opened by Mayor Haila.

Liam Ehrecke spoke in favor of the proposed amendment by highlighting the importance location plays to the Ames Romero House in supporting its mission by creating a feeling of home for those that seek its services.

Mike Dubiel shared his opposition by discussing the antisocial and nonnormative behaviors that are of concern to the residents that live in the neighborhood. He encouraged the development of a plan to address homelessness in Ames before considering the amendment.

Rebecca Runyon noted that a more robust solution to homelessness was needed beyond what the amendment would permit; however, she was in support of the proposed ZTA.

Dave Carter expressed his opposition to the proposed amendment and his support of the development of a comprehensive social service provider strategy for the Ames community.

Josh Fifer recounted his experience as a recipient of services from the Ames Romero House, highlighting his support of the proposed ZTA.

Anne Kinzel discussed affordable housing concerns and strategies to keep neighborhoods livable, iterating her opposition to the proposed amendment.

Robert Martin explained the importance of the location of the Ames Romero House as it related to public safety and access to other social service providers to justify his support of the proposed ZTA.

Kate Gregory shared her encouragement to conduct a review of social service providers and a study of the homeless population in Ames to determine the best way to support those in need, emphasizing her opposition to the proposed ZTA.

Ianka Mitchell-Conway her support of the ZTA to create as much access to social service providers as possible.

Donna Nelson presented her opposition to the proposed ZTA, noting that detailed studies are needed to determine the specific needs and methods of support for the homeless population.

David Thielen provided background information as it related to the initial request from the Ames Romero House as its Executive Director. He then shared his support of the proposed amendment, sharing his desire to find a compromise with the affected neighborhood that still allowed services to be provided.

Julie Kruse evaluated the unintended consequences of the proposed amendment and stated her opposition to the proposed ZTA.

Dwayne Schrunk justified his support of the proposed ZTA and noted that approving the proposed amendment was a step in the right direction as more time was dedicated to more in depth studies of the needs of the homeless population and the service options from providers.

Shellie Orngard expressed affordable housing concerns and the livability of neighborhoods in Ames, emphasizing her opposition to the proposed amendment.

Marygrace Martin shared her support of the proposed ZTA by recounting her experience at the Ames Romero House, highlighting the safe and welcoming atmosphere.

Peter Hallock spoke in favor of the proposed ZTA, noting that the need to obtain a special use permit in order to operate removed a vulnerability and supported the concerns of the affected neighborhood.

Angie Carter presented her opposition to the proposed ZTA. She highlighted that overnight services for the homeless population were needed and would not be addressed by the proposed amendment.

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

Director Diekmann reviewed with the City Council the definitions and permitted locations for social service providers while clarifying the state level protections for applicable agencies such as treatment facilities that provide assisted living and medical care for those with complex health needs. He then reviewed the original intent of the single-family conservation overlay district, highlighting design standards that were implemented to uphold single-family appeal.

Council Member Betcher noted that the City Council had recently approved funding to invest in evaluating support measures for the homeless population residing in Ames, highlighting her opinion that this item was specifically focused on zoning and upholding the intent of the Single-Family Conservation Overlay.

Moved by Betcher, seconded by Rollins, to approve Alternative 5: Deny the proposed zoning text amendment and take no further action.

The City Council members engaged in discussion about finding a compromise that would support the affected neighborhood while also meeting that needs of social service providers that are integral in the community. Council Member Rollins shared that she was in line with the thinking of Council Member Betcher, but for different reasons, highlighting concerns of affordable housing and desire for a community wide plan on homelessness.

Vote on Motion: 2-4. Voting Aye: Betcher and Rollins. Voting Nay: Beatty-Hansen, Corrieri, Junck, and Gartin. Motion failed.

Moved by Beatty-Hansen, seconded by Gartin, to approve Alternative 2: Direct staff to modify the draft ordinance and return on December 10th with an ordinance that allows Social Service Providers with approval of a Special Use Permit within the Single-Family Conservation Overlay with modified language to restrict the area to properties abutting commercial zoning along the 600 Block of Clark Avenue and the 100, 200, 300, and 400 Blocks of 7th Street with a limitation of establishing only one additional site as a social service provider.

Vote on Motion: 4-2. Voting Aye: Beatty-Hansen, Corrieri, Junck, and Gartin. Voting Nay: Betcher and Rollins. Motion declared carried.

Director Diekmann noted that the first reading of the ordinance with the modified language would be presented to the City Council at its meeting on December 10th. He highlighted that no new public hearing would be held at the time of first reading.

Council Member Gartin discussed the negative externalities brought to the attention of the City Council and expressed interest in gathering an organized list to service as a guide for policy making.

Moved by Gartin, seconded by Corrieri, to request staff formally compile the list of concerns gathered with respect to the request from the Romero House to bring back to the City Council at a future meeting as an informational document for policy decisions.

Council Member Betcher noted that the City Council would not have the location of where issues are occurring and questioned the effective use of the concerns as a guide for policy making.

Motion withdrawn.

REQUEST TO INITIATE A TEXT AMENDMENT TO ALLOW FOR TEMPORARY EVENTS IN THE AGRICULTURAL ZONING DISTRICT: Director Diekmann explained that the report presented by staff was in response to a request for a Zoning Text Amendment that would allow for the creation of a process for temporary events to be held in the agricultural zone. He highlighted that the agricultural zone was most commonly incumbered by the floodplain where development is not typically permitted. He furthered that if the request were to be approved, the temporary special event zoning permit would be applicable for all properties zoned agricultural, and not just the location that initiated the request. Director Diekmann presented the zoning map for review, noting that the requested permit could also be applied to the commercial and industrial zoning areas if desired.

Council Member Betcher inquired about the logistics for temporary events, citing compatibility with surroundings, site improvements, traffic implications, and available parking. Director Diekmann confirmed that staff would develop a set of criteria to guide the approval process that would consider those concerns. He added that staff could present the criteria for City Council approval should an applicable alternative be approved. Council Member Betcher then asked about the expected notification process for temporary events. Director Diekmann clarified the notification process through the Zoning Board of Adjustment as outlined in Option No. 1 in the staff report and highlighted that there is no administrative approval currently that has a notification process.

Mayor Haila opened the Public Input.

Lynn Ballard shared the intent to use the property at 1400 South Fourth Street to host events in Ames that are one-time or temporary in nature.

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

Moved by Gartin, seconded by Beatty-Hansen, to approve Alternative 2: Establish Administrative Special Use Temporary Special Event Zoning Permit that would apply to Agricultural, Commercial, and Industrial areas.

Council Member Gartin shared his confidence in staff to conduct the review process for administrative approval, noting that the City Council could review the permit in a years' time to evaluate the successes and identify challenges. Director Diekmann noted that staff would present the criteria to the Planning and Zoning Commission for approval before returning to the City Council.

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

PRELIMINARY PLAT FOR 525 & 901 SE 16TH STREET: Director Diekmann reviewed the Preliminary Plat, highlighting that approval would create six buildable lots and three outlots on the 22.1-acre site. He noted that the applicant dedicated an outlot for a detention pond to provide storm water management.

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

Moved by Corrieri, seconded by Gartin, to adopt RESOLUTION NO. 24-636 approving Preliminary Plat for East Meadows Subdivision, subject to approval of Flood Plain Permit by the City of Ames.

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

The meeting was recessed at 7:56 p.m. and reconvened at 8:00 p.m.

STAFF REPORT ON CLIMATE ACTION PLAN INITIAL IMPLEMENTATION STEPS TO INCENTIVIZE NET-ZERO-READY NEW CONSTRUCTION: Planner Ameilia Schoeneman shared that staff was returning to the City Council with a response to the direction to incentivize net-zero-ready new construction. She noted that staff identified two options, which included a net-zero-ready, all electric home or a net-zero-ready, all electric home with solar installation. She reviewed the assumptions for equipment pricing and the total estimated value for the incentive before presenting the abatement schedule.

Council Member Betcher inquired about the relationship between the identified options for incentives and the Climate Action Plan (CAP). Planner Schoeneman explained that Option No. 1 is more in line with the CAP had outlined; however, Option No. 2 addressed short-term increases in emissions. Council Member Gartin questioned the cost benefit analysis. Planner Schoeneman discussed the social cost assigned to carbon and the trade market prices in response. Council Member Beatty-Hansen noted interest in partnering with the Ames Home Builders Association on a model home, questioning if a motion would be appropriate on the matter. Director Diekmann replied in the affirmative.

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

Moved by Beatty-Hansen, seconded by Rollins, to amend the City-wide ownership housing new construction Urban Revitalization Plan following Option 2: Net-Zero-Ready, All-Electric Home with Solar Installation.

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

Moved by Beatty-Hansen, seconded by Betcher, to direct staff to reach out to the Ames Home Builders Association to inquire about a partnership to build a model home.

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

STAFF REPORT ON ALL-WAY STOP STUDY FOR ADA HAYDEN ROAD AND MCFARLAND AVENUE INTERSECTION: Traffic Engineer Damion Pregitzer shared concerns raised by residents included pedestrian safety and vehicle speeds initiated an

engineering study by staff, which included a traffic volume analysis, crash history review, speed data collection, and sight distance study. He reviewed the results of the study, emphasizing that it determined that the intersection currently does not meet any criteria for an all-way stop under the Manual on Uniform Traffic Control Devices or other relevant guidelines. He concluded that his recommendation as the Traffic Engineer was that the current two-way stop remains appropriate based on the available data.

Council Member Betcher asked about the issue of liability. Engineer Pregitzer discussed the data as it related to risk management and litigation, further supporting his recommendation that the current two-way stop is appropriate. Council Member Gartin noted that the area of the request is evolving with new development, wondering if staff would implement different traffic controls in the future should it be warranted. Engineer Pregitzer replied in the affirmative, noting that staff continually monitors growth and traffic impacts to ensure safety for everyone on the road.

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

Moved by Corrieri, seconded by Gartin, to approve the Alternative 1: Retain the Current Two-Way Configuration with Implementation of Enhanced Safety Measures.

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

AMES CITY HALL INTERIOR UPDATES PHASE II: Assistant City Manager Pa Vang Goldbeck discussed the bids received and noted that staff recommended awarding the contract.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 24-637 approving final plans and specifications and awarding contract to GTG Construction of Des Moines, Iowa in the amount of \$336,500.

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

STEVEN L. SCHAIKER PLAZA UPDATE: Parks and Recreation Director Keith Abraham provided pictures that showcased the progress on the Steven L. Schainker Plaza. He reviewed that no work had been done to the ice-skating ribbon as the four options to remedy the concrete surface were still under review and results from an elevation survey and ground penetrating radar survey that were pending. He then presented the landscaping report, noting that trees and shrubs would be planted before the end of November before final grading and hydro seeding was completed.

A walk through of the building was recapped with Director Abraham explaining that 93 deficiencies were identified and would be remediated. He concluded the update by discussing the removal of a tree on the adjacent property owned by First National Bank Ames. Council Member Betcher inquired about the reason removal was needed. Director Abraham explained that with the regrading that will take place with the final grade, the slope that the tree sits on cannot be maintained and the City Forester recommended and will complete the removal.

Council Member Gartin highlighted the length of time of the ice skating ribbon issue. Director Abraham acknowledged that staff was first notified of the issue in February of 2024 and staff did

not anticipate resolution until late Spring 2025.

Moved by Betcher, seconded by Junck, to approve the Steven L. Schainker Plaza monthly update.

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

HEARING ON PREAPPROVAL OF INDUSTRIAL TAX ABATEMENT FOR WYFFELS SITE PLAN AT 220 S. TELLER AVENUE: Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Betcher, seconded by Beatty-Hansen, to pass on first reading an ordinance granting preapproval of Industrial Tax Abatement for qualified real estate for the project referenced as Wyffels at 220 S Teller Avenue for improvements completed prior to December 31, 2024, in substantial conformance to the general site layout and building design as determined by the Planning and Housing Director, including a certificate of occupancy from the City of Ames.

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

HEARING ON AMES PLAN 2040 FUTURE LAND USE MAP DESIGNATION AMENDMENT FROM EMPLOYMENT TO RESIDENTIAL NEIGHBORHOOD-3 FOR 3200 AND 3300 UNIVERSITY BOULEVARD: Planner Benjamin Campbell presented the amendment, noting that the request from the property owner identified the sites at 3200 and 3300 University Boulevard to be more suitable for residential use as opposed to the current zoning of Research Park Innovation District (RI) zoning. He stated that staff found that the proposed zoning to be in line with the land use designation of Ames Plan 2040.

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

Moved by Beatty-Hansen, seconded by Gartin, to adopt Resolution No. 24-638 approving Map Amendment.

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

HEARING ON REZONING OF 3200 AND 3300 UNIVERSITY BOULEVARD FROM "RI" (RESEARCH PARK INNOVATION DISTRICT) TO "FS-RM" (FLOATING SUBURBAN - RESIDENTIAL MEDIUM DENSITY) WITH A "PUD" PLANNED UNIT DEVELOPMENT OVERLAY AND MASTER PLAN / MAJOR SITE DEVELOPMENT PLAN: Planner Campbell reviewed that the property owner is requesting the rezoning of the sites at 3200 and 3300 University Boulevard to FS-RM for residential use. He shared that it is proposed that the lot of 3300 University Boulevard contain 25 residential units across two apartment buildings and a cluster of townhomes. He presented the setbacks requested before presenting the plan for the site at 3200 University Boulevard.

The developer has not completed full design work for the site and only requested Master Plan approval for 3200 University Boulevard, explained Planner Campbell. The site is part of the HUB commercial area of the Iowa State University Research Park and is proposed to allow for up to 74 units in various building configurations.

Planner Campbell highlighted that the Story County Conservation Board representatives provided input on the interface of the development and the spillover of residential uses into the park. Council Member Betcher noted that the City Council received an email regarding the construction plan and design of the residential development. Mayor Haila confirmed, noting that the City Council would refer to staff to coordinate with the property owner on the matter.

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

Moved by Gartin, seconded by Corrieri, to pass on first reading an ordinance for 3200 University Boulevard.

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

Moved by Betcher, seconded by Corrieri, to pass on first reading an ordinance for 3300 University Boulevard.

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

Moved by Rollins, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 24-639 approving Site Development Plan for 3300 University Boulevard.

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

HEARING ON AMES/ISU ICE ARENA RADIANT HEAT REPLACEMENT PROJECT:

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

Moved by Rollins, seconded by Betcher, to accept the report of bids.

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

Moved by Beatty-Hansen, seconded by Rollins, to adopt RESOLUTION NO. 24-640 approving final plans and specifications and awarding a contract to Converse Conditioned Air Inc., of Ames, Iowa, for the Ames/ISU Ice Arena Radiant Heating Replacement Project in the amount of \$114,500.

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. 24-641 allocating \$58,725 from the Ice Arena Capital Replacement Fund for this project.

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

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila noted that there were twelve items to consider. The first was input received from residents concerning the Zoning Text Amendment for Social Service Provider Use within the Single-Family Conservation Overlay District. He stated that this input had been considered under the respective agenda item.

Safety concerns at the intersection of Bloomington Road and Eisenhower Avenue submitted by

Luke Anderson and Matt Meerema was reviewed.

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

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

A request from Debbie Carter for increased police patrol was next.

Moved by Beatty-Hansen, seconded by Betcher, to thank Ms. Carter for her email and provide notice her email is being forwarded to Chief of Police Geoff Huff.

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

The fourth item from Civil Engineer II Mark Gansen regarding the pedestrian warning light in the Scenic Valley Neighborhood and the fifth item concerning LEED Certified Buildings and Insurance Rates from Risk Manager Bill Walton were noted to be for information only.

A request from Amy Schmidt for an extension on sidewalk installation at 4008 Cochrane Parkway was considered next.

Moved by Gartin, seconded by Junck, to place the item on a future agenda.

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

The seventh item was from Jameson Webber requesting a 4-way stop at Kent Avenue and Aspen Road.

Moved by Betcher, seconded by Beatty-Hansen, to request a memo from staff.

Vote on Motion: 5-1. Voting Aye: Beatty-Hansen, Betcher, Junck, Gartin, and Rollins. Voting Nay: Corrieri. Motion declared carried.

Information on crime in Ames submitted by Joe Monahan was next.

Moved by Betcher, seconded by Beatty-Hansen, to acknowledge receipt of Mr. Monahan's email.

Vote on Motion: 5-1. Voting Aye: Beatty-Hansen, Betcher, Junck, Gartin, and Rollins. Voting Nay: Corrieri. Motion declared carried.

A response to concerns on the Roosevelt Avenue Pavement Project from Civil Engineer II Dean Sayre, and three memos from Traffic Engineer Pregitzer regarding recommended intersection alternatives to 13th Street and Grand Avenue, the results of recent traffic studies on Hyde Avenue, and information addressing speed concerns on Dotson Drive were stated to be for information only.

REPORT OF GOVERNING BODY: Council Member Junck and Rollins reported that the Discover Ames board awarded \$92,000 for community grants funded by the hotel/motel tax revenue. Council Member Junck highlighted that a record number of applicants applied for funding. Council Member Rollins concluded with a note that the 1864 store is now open on Main Street.

Council Member Beatty-Hansen noted that the Ames Transit Agency Board of Trustees received a request to partner with the Ames Public Art Commission on sculpture installations at some of the bus shelters. She also provided an overview of the report received by the board on the battery electric busses. She concluded by announcing that the board reviewed rate setting and was pleased to identify an app that would allow riders to purchase fares electronically.

COUNCIL COMMENTS: Council Member Betcher acknowledged comments received at the Public Forum.

Moved by Betcher, seconded by Beatty-Hansen, to ensure Chief Huff receives a copy of the minutes that indicate the challenges raised by two residents at Public Forum regarding policing in Ames.

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

Council Member Gartin extended wishes for a Happy Thanksgiving and thanked everyone for an efficient and civil meeting.

Council Member Corrieri discussed the materials included in the non-agenda packet reviewed by the City Council during Dispositions of Communications. She expressed the desire for a policy to guide the communications included in the packet and offered the annual City Council Goal Setting as a space to discuss the details. Mayor Haila replied that he would discuss the issue with staff.

Council Member Rollins thanked everyone for the conversations surrounding the ZTA and thanked Assistant City Manager Pa Vang Goldbeck for her work on leading conversations and information gathering on homelessness.

Ex officio Boland thanked the Mayor and City Council for attending the joint meeting with Iowa State University Student Government the week prior, noting that students were already looking forward to the spring meeting. She concluded with wishes for a Happy Thanksgiving.

Mayor Haila thanked *ex officio* Boland for coordinating the joint meeting and noted appreciation to the participation from the Student Government. He also extended wishes for a safe and happy Thanksgiving.

ADJOURNMENT: Moved by Betcher, seconded by Beatty-Hansen, to adjourn the meeting at 9:05 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