

**SUMMARY OF 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 26<sup>th</sup> 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 reviewed the amendment.

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.

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**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 26<sup>th</sup> 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.

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.

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

- RESOLUTION NO. 24-627 approving 2024 Urban Renewal Report
- RESOLUTION NO. 24-628 approving certification of TIF Debt and appropriating payment of a rebate of incremental taxes for the Barilla TIF District
- 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. 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 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:** Planning and Housing Director Kelly Diekmann reviewed the proposed ZTA.

The Public Input was opened by Mayor Haila.

Liam Ehrecke, Rebecca Runyon, Josh Fifer, Robert Martin, Ianka Mitchell-Conway, David Thielen, Dwayne Schrunk, Marygrace Martin, and Peter Hallock spoke in favor of the proposed ZTA.

Mike Dubiel, David Carter, Anne Kinzel, Kate Gregory, Donna Nelson, Julie Kruse, Shellie Orngard, and Angie Carter spoke in opposition to the proposed ZTA.

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

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

Vote on Motion: 2-4; Beatty-Hansen, Corrieri, Junck, and Gartin dissenting. Motion failed.

Moved by Beatty-Hansen, seconded by Gartin, to approve Alternative 2: Direct staff to modify the draft ordinance and return on December 10<sup>th</sup> 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 7<sup>th</sup> Street with a limitation of establishing only one additional site as a social service provider.

Vote on Motion: 4-2; Betcher and Rollins dissenting. Motion declared carried.

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.  
Motion withdrawn.

**REQUEST TO INITIATE A TEXT AMENDMENT TO ALLOW FOR TEMPORARY EVENTS IN THE AGRICULTURAL ZONING DISTRICT:** Director Diekmann presented the request.

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.

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

**PRELIMINARY PLAT FOR 525 & 901 SE 16<sup>TH</sup> STREET:** Director Diekmann reviewed the Preliminary Plat.

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 presented the options for net-zero ready tax abatement.

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 reviewed the request and the findings of the study.

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 the update.

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.

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 the proposed rezoning.

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, Corrieri dissenting. 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, Corrieri dissenting. 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 13<sup>th</sup> 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:** The Mayor and City Council Members provided highlights from their attendance at various board and commission meetings.

**COUNCIL COMMENTS:** The Mayor and City Council Members reported on various events

attended, upcoming meetings, community events, and items of interest.

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.

**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.

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Carly M. Watson, Deputy City Clerk

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John A. Haila, Mayor

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Renee Hall, City Clerk