

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

**AMES, IOWA**

**DECEMBER 17, 2024**

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:00 p.m. on the 17<sup>th</sup> day of December, 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 Regular City Council Meeting on December 10, 2024
3. Motion accepting Fitch Family Indoor Aquatic Center Monthly Update
4. RESOLUTION NO. 24-671 approving Records Retention Schedule
5. RESOLUTION NO. 24-672 authorizing City staff to apply for the EPA Solid Waste Infrastructure for Recycling Grant in the amount of \$5,000,000
6. RESOLUTION NO. 24-673 authorizing staff to issue cancelation notice to CarelonRx and negotiate with Wellmark Blue Cross/Blue Shield of Iowa for Pharmacy Benefit Manager Services
7. RESOLUTION NO. 24-674 approving Change Order #1 to Woodruff Construction for the Water Pollution Control Facility Nutrient Reduction Modifications Phase 1 Project in the deduct amount of \$231,878.79
8. RESOLUTION NO. 24-675 approving Change Order #3 to Brockway Mechanical & Roofing Co., Inc, Des Moines, IA, Bid Package, 22-1 Plumbing & HVAC Work for the pool CO2 & AHJ modifications that was not anticipated in the contract for the Fitch Family Indoor Aquatic Center in the amount of \$12,066
9. RESOLUTION NO. 24-676 approving contract and bond for the 2019/20 Storm Water Erosion Control Program (Ioway Creek - 6<sup>th</sup> to 13<sup>th</sup> St) with Iowa Earthworks, of Huxley, Iowa
10. RESOLUTION NO. 24-677 approving contract and bond for the 2023/24 Ames Plan 2040 Sanitary Sewer Utility Infrastructure (265<sup>th</sup> Street Extension) with S.M. Hentges and Sons, Inc., of Jordan, Minnesota
11. RESOLUTION NO. 24-678 approving contract and bond for the Ames City Hall Interior Updates Phase II with GTG Construction, LLC, of Des Moines, Iowa
12. RESOLUTION NO. 24-679 approving contract and bond for the Ames/ISU Ice Arena Radiant Heat Replacement Project with Converse Conditioned Air, Inc., of Ames, Iowa
13. RESOLUTION NO. 24-680 approving partial completion of public improvements and reducing financial security on file for Scenic Valley 6th Addition to \$16,102.75
14. RESOLUTION NO. 24-681 accepting the North Sunset Ridge Sanitary Sewer (798 N. 500<sup>th</sup> Avenue) project as completed by Rognes Corp. of Ankeny, Iowa in the amount of \$939,949.84

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, shared ideas that he presented to the Ames Human Relations Commission related to the Martin Luther King Jr. Day Celebration Essay Contest.

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

**FY 2024/25 FALL DOWNTOWN FACADE GRANTS:** Planner Benjamin Campbell provided an overview of the three grant applications received.

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

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 24-682 approving the Downtown Facade Improvement Grants as proposed by the applicants for:

- a. 220 Main Street for up to \$15,960 in estimated eligible costs for a new facade and \$2,000 in design fees.
- b. 502 Burnett Avenue for up to \$18,000 in estimated eligible costs and \$2,000 in design fees with the condition of approval of obtaining an encroachment permit prior to staff's approval of a Notice to Proceed.
- c. 409 Douglas Avenue for up to \$21,825 in estimated eligible costs and \$2,000 in design fees with no additional conditions.

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

**PLAT OF SURVEY AND WAIVER OF SUBDIVISION ACCESS STANDARDS FOR 1420 SOUTH GRAND AVENUE AND 623 SOUTH 16<sup>TH</sup> STREET:** Planning and Housing Director Kelly Diekmann presented the Plat of Survey and detailed the waiver request.

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. 24-683 approving the request for a waiver from the Subdivision regulations, in accordance with Section 23.103(1), of the restriction for access from a lot to an arterial street, as specified in in Section 23.403(9)(b) of the *Municipal Code*, and authorize the Planning & Housing Director to approve the Plat of Survey for the properties located at 1420 S. Grand Avenue and 623 S. 16<sup>th</sup> Street.

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

**FITCH FAMILY INDOOR AQUATIC CENTER PROPOSED OPERATING BUDGET:** Director of Parks and Recreation Keith Abraham reviewed the proposed operating budget, highlighting that staff was seeking approval of the budget concept to further direct by staff.

Moved by Betcher, seconded by Rollins, to approve Option 1: Approve in concept the proposed budget for the Fitch Family Indoor Aquatic Center as presented by staff.

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

**HEARING ON AMENDMENT TO THE CITY-WIDE URBAN REVITALIZATION AREA DESIGNATION AND PLAN:** Director Diekmann presented the amendment.

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

Moved by Betcher, seconded by Rollins, to adopt RESOLUTION NO. 24-684 amending the plan to include an alternative tax exemption schedule and an additional eligibility requirement for solar installation for new construction of ownership housing.

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 Rollins, to adopt RESOLUTION NO. 24-685 amending plan boundaries to include property that has been annexed to the city through December 31, 2024.

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

**HEARING ON ACCEPTANCE AND SUBMITTAL OF THE CITY'S 2023-24 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) IN CONNECTION WITH THE CITY'S COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG) AND HOME PROGRAMS:** Housing Coordinator Vanessa Baker-Latimer reviewed the report and program accomplishments for FY 2023/24.

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

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 24-686 approving the submittal of the City's 2023-24 CAPER.

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

**SECOND READING OF ZONING TEXT AMENDMENT (ZTA) TO ALLOW SOCIAL SERVICE PROVIDERS IN THE SINGLE- FAMILY CONSERVATION OVERLAY (O-SFC) ZONING DISTRICT WITH THE APPROVAL OF SPECIAL USE PERMIT FOR CERTAIN PROPERTIES ABUTTING COMMERCIAL ZONING:** Mayor Haila noted that the ZTA was pending appeal with the Zoning Board of Adjustment (ZBA) and City Attorney Lambert advised the City Council to continue the second reading to the next Regular Meeting of the City Council.

Moved by Gartin, seconded by Junck, to continue the second reading of an Ordinance relating to a ZTA to allow Social Service Providers in the Single- Family Conservation Overlay (O-SFC) Zoning District with the approval of Special Use Permit for certain Properties abutting Commercial Zoning to January 14, 2024.

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

**THIRD READING AND ADOPTION OF ORDINANCE NO. 4542 FOR REZONING OF 3200 UNIVERSITY BOULEVARD FROM "RI" (RESEARCH PARK INNOVATION DISTRICT) TO "FS-RM (FLOATING SUBURBAN - RESIDENTIAL MEDIUM**

**DENSITY) WITH "PUD" PLANNED UNIT DEVELOPMENT OVERLAY:** Moved by Beatty-Hansen, seconded by Rollins, to pass on third reading and adopt ORDINANCE NO. 4542 for rezoning of 3200 University Boulevard from "RI" (Research Park Innovation District) to "FS-RM (Floating Suburban - Residential Medium Density) with "PUD" Planned Unit Development Overlay.

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

**THIRD READING AND ADOPTION OF ORDINANCE NO. 4543 FOR REZONING OF 3300 UNIVERSITY BOULEVARD FROM "RI" (RESEARCH PARK INNOVATION DISTRICT) TO "FS-RM (FLOATING SUBURBAN - RESIDENTIAL MEDIUM DENSITY) WITH "PUD" PLANNED UNIT DEVELOPMENT OVERLAY:** Moved by Betcher, seconded by Beatty-Hansen, to pass on third reading and adopt ORDINANCE NO. 4543 for rezoning of 3300 University Boulevard from "RI" (Research Park Innovation District) to "FS-RM (Floating Suburban - Residential Medium Density) with "PUD" Planned Unit Development Overlay.

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

**CT-1 COMBUSTION TURBINE RETURN TO SERVICE REPAIRS:** Assistant Director of Electric Services Curtis Spence reviewed the item history and solution proposed by the contractor.

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

Moved by Gartin, seconded by Junck, to approve Alternative 1 and adopt RESOLUTION NO. 24-687 approving Change Order No. 2 with Sulzer Turbo Services of La Porte, Texas, in the amount of \$1,509,269.57 (inclusive of Iowa sales tax) to provide a temporary lease engine and provide a permanent, overhauled engine to be installed at CT-1 combustion turbine.

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

**PRESENTATION ON ELECTRIC SERVICES LONG RANGE PLAN:** Director of Electric Services Donald Kom and Assistant Director Spence presented the long-range plan, highlighting the utility's long-term considerations of affordability, reliability, and sustainability.

The meeting was recessed at 8:13 p.m. by Mayor Haila and reconvened at 8:19 p.m.

**BUDGET GUIDELINES:** Finance Director Corey Goodenow, Budget Manager Nancy Masteller, Assistant City Manager Brian Phillips, and Assistant City Manager Pa Vang Goldbeck detailed the guidelines.

Moved by Betcher, seconded by Beatty-Hansen, to approve a 5% increase over the FY 2024/25 Analysis of Social Services Evaluation Team (ASSET) Budget for FY 2025/26.

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

Moved by Junck, seconded by Corrieri, to approve a 5% increase over the FY 2024/25 Commission on the Arts (COTA) Budget for FY 2025/26.

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

Moved by Junck, seconded by Beatty-Hansen, to approve a 5% increase over FY 2024/25 to the Local Option Sales Tax Funding for Outside Funding Requests for FY 2025/26.

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

**DISPOSITION OF COMMUNICATIONS TO COUNCIL:** Mayor Haila noted that there were two items for consideration, a letter from Chuck Winkleblack and Justin Dodge regarding the additional tax abatement incentive for all electric homes and an update from Assistant City Manager Phillips concerning the Downtown Master Plan, both of which were for information only.

**REPORT OF GOVERNING BODY:** None.

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

**ADJOURNMENT:** Moved by Rollins, seconded by Beatty-Hansen, to adjourn the meeting at 9:46 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