

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

**AMES, IOWA**

**MAY 14, 2019**

The Regular Meeting of the Ames City Council was called to order by Mayor Pro Tem Chris Nelson at 6:00 p.m. on May 14, 2019, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. In addition to Mayor Pro Tem Nelson, Council Members present were, Bronwyn Beatty-Hansen, Gloria Betcher, Tim Gartin, David Martin, Amber Corrieri were in attendance. *Ex officio* Member Allie Hoskins was also present. Mayor John Haila was absent.

**PROCLAMATION FOR “PEACE OFFICERS’ MEMORIAL DAY,” MAY 15, 2019:** Mayor Pro Tem Nelson proclaimed May 15, 2019, as “Peace Officers’ Memorial Day.” Accepting the Proclamation was Commander Huff, Sargent Arkovich, and Officer Klaric.

**PROCLAMATION FOR “NATIONAL PUBLIC WORKS WEEK,” MAY 19-25, 2019:** Mayor Pro Tem Nelson proclaimed May 19-25, 2019, as “National Public Works Week.” Accepting the Proclamation on behalf of the City of Ames Public Works Department were Director John Joiner and Municipal Engineer Tracy Warner.

**CONSENT AGENDA:** Moved by Betcher, seconded by Martin, to pull Item No. 12: Appointment of *ex officio* student liaison to City Council from the Consent Agenda for separate discussion. Vote on Motion: 6-0. Motion declared carried.

Moved by Martin, seconded by Beatty-Hansen, to pull Item No. 19 from the Consent Agenda: requests from Ames Main Street for Summer Sidewalk Sales on July 25-27, 2019, for further discussion. Vote on Motion: 6-0. Motion declared carried.

Moved by Corrieri, seconded by Beatty-Hansen, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving Minutes of Special Meeting held April 16, 2019, and Regular Meeting held April 23, 2019
3. Motion approving multiple 5-day Class C Liquor License Outdoor Service Privileges - Tip Top Lounge, 201 E Lincoln Way
  - a. 5/17/19
  - b. 5/31/19
  - c. 6/14/19
  - d. 6/28/19
  - e. 7/12/19
  - f. 7/26/19
  - g. 8/9/19
  - h. 8/23/19

4. Motion approving new 5-day (May 15 - May 19) Class C Liquor License for Gateway Hotel and Conference Center at ISU Alumni Center, 429 Alumni Lane
5. Motion approving new 5-day (May 24 - May 28) Class C Liquor License for Christiani's Events at ISU Alumni Center, 429 Alumni Lane
6. Motion approving new 5-day (May 26 - May 30) Special Class C Liquor License for Gateway Hotel and Conference Center at Reiman Gardens, 1407 S. University Boulevard
7. Motion approving new 5-day (May 30 - June 3) Special Class C Liquor License for Gateway Hotel and Conference Center at ISU Alumni Center, 429 Alumni Lane
8. Motion approving new 12-month Class C Liquor License with Outdoor Service and Sunday Sales - Cornbred BBQ, 526 Main Street, Ste. 106
9. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
  - a. Special Class C Liquor License with Sunday Sales - Creative Spirits Ames, 4820 Mortensen Road, Ste. 101
  - b. Class C Liquor License with Sunday Sales - Cy's Party Time Lounge, 115-5<sup>th</sup> Street
  - c. Class C Beer Permit with Class B Native Wine and Sunday Sales - Tobacco Outlet Plus #530, 204 S Duff Avenue
  - d. Special Class C Liquor License with Outdoor Service - Octagon Center for the Arts, 427 Douglas Avenue
10. RESOLUTION NO. 19-190 approving updated Story County Multi-jurisdictional Hazard Mitigation Plan
11. RESOLUTION NO. 19-191 approving Agreement between Mary Greeley Medical Center and the City to extend Emergency Medical Information Interface to August 30, 2019, pending renegotiation
12. RESOLUTION NO. 19-192 approving Ames Police Department's application to apply for and participate in the Department of Justice Bulletproof Vest Partnership Program
13. RESOLUTION NO. 19-193 approving Consent of Assignment from Design Alliance to Farnsworth Group regarding design of Homewood Clubhouse
14. RESOLUTION NO. 19-194 approving dedication of right-of-way for 1712 E. Lincoln Way
15. Requests from Ames Patriotic Council for Memorial Day Parade on Monday, May 27, 2019:
  - a. Motion approving blanket Temporary Obstruction Permit for closed area
  - b. RESOLUTION NO. 19-195 approving closure of Pearle Avenue and 5th Street from east of Pearle Avenue through Clark Avenue intersection from 9:00 a.m. to 11:00 a.m. for parade line-up
  - c. RESOLUTION NO. 19-196 approving temporary closure of Clark Avenue from 5th Street to 9th Street from 10:30 a.m. to 11:00 a.m. for movement of parade
  - d. RESOLUTION NO. 19-197 approving temporary closure of 9th Street between Clark Avenue and Maxwell Avenue from 10:45 a.m. to 11:00 a.m. for movement of the parade
  - e. RESOLUTION NO. 19-198 approving temporary closure of 6th Street at Clark Avenue and Duff Avenue at 9th Street, as parade moves through those intersections
16. RESOLUTION NO. 19-201 approving preliminary plans and specifications for Water Plant Radio Telemetry Upgrades; setting June 12, 2019, as bid due date and June 25, 2019, as date of public hearing
17. RESOLUTION NO. 19-202 approving preliminary plans and specifications for Underground

- Trenching Contract for Electric Services; setting June 12, 2019, as bid due date and June 25, 2019, as date of public hearing
18. RESOLUTION NO. 19-203 awarding contract to Wesco Distribution of Des Moines, Iowa, for purchase of 15kV 1/0 Stranded Aluminum Cable for Electric Services in the total amount of \$75,756
  19. RESOLUTION NO. 19-204 awarding contract to Ames Ford of Ames, Iowa, for the purchase of two pickup trucks in the total amount of \$61,049.60
  20. RESOLUTION NO. 19-205 awarding contract to Aeries Industries of Waukesha, Wisconsin, for purchase of pipe inspection camera system in the total amount of \$115,889
  21. RESOLUTION NO. 19-206 awarding contract to Graymont Western Lime, Inc., of West Bend, Wisconsin, for FY 2019/20 Pebble Lime for Water Treatment Plant in the amount of \$162/ton
  22. RESOLUTION NO. 19-207 awarding contract to ACCO Unlimited Corporation of Johnston, Iowa, for FY 2019/20 Liquid Sodium Hypochlorite for Water Treatment Plant in the amount of \$1.12/gallon
  23. RESOLUTION NO. 19-208 awarding contract to Nutri-Ject Systems, Inc., of Hudson, Iowa, for Biosolids Disposal for Water Pollution Control Facility in a total amount not to exceed \$83,480
  24. RESOLUTION NO. 19-209 awarding contract to Independent Salt Co., of Kanopolis, Kansas, for 2019/20 Purchase of Rock Salt requirements in the amount of \$72.50/ton
  25. RESOLUTION NO. 19-210 awarding contract to Reilly Construction Co. Inc., of Ossian, Iowa, for FY 2019/20 Concrete and Asphalt Crushing in the amount of \$51,800
  26. Unit 7 Steam Turbine Parts:
    - a. RESOLUTION NO. 19-211 awarding contract to Argo Turboserve Corporation, of Rutherford, New Jersey, for Unit 7 Steam Turbine Parts in the amount of \$265,694
    - b. RESOLUTION NO. 19-212 awarding contract to Mechanical Dynamics & Analysis LLC (MD&A), of Clifton Park, New York, for Unit 7 Steam Turbine Parts in the amount of \$114,613.67
  27. RESOLUTION NO. 19-213 approving contract and bond for 2018/19 Collector Street Pavement Improvements (Hickory Drive)
  28. RESOLUTION NO. 19-214 approving contract and bond for Fire Station #1 Parking Lot Reconstruction
  29. RESOLUTION NO. 19-215 approving Change Order to contract with Helfrich Bros. Boiler Works for Unit 7 Boiler Repair Project in the amount of \$218,000 plus sales tax for a total amount of \$233,260
  30. RESOLUTION NO. 19-216 approving Change Order #2 for Water & Pollution Control (WPC) Digester Improvements Phase II Project with Shank Constructors, Inc., in the amount of \$49,933
  31. RESOLUTION NO. 19-217 approving Change Order No. 3 with TEI Construction Services for Boiler Maintenance Services for Power Plant in the amount of \$400,000
  32. Electrical Maintenance Services:
    - a. RESOLUTION NO. 19-218 approving renewal of Contract for FY 2019/20 with Tri-City Electric Company of Davenport, Iowa, for the Electrical Maintenance Services contract for the Power Plant in an amount not to exceed \$150,000
    - b. RESOLUTION NO. 19-219 approving contract and bond
  33. Motor Repair for Power Plant:

- a. RESOLUTION NO. 19-220 approving renewal of Contract for FY 2019/20 with Electrical Engineering Company of Windsor Heights, Iowa, for Motor Repair for Power Plant in an amount not to exceed \$20,000
- b. RESOLUTION NO. 19-221 approving contract and bond
- 34. Valve Maintenance, Related Services and Supplies for Power Plant:
  - a. RESOLUTION NO. 19-222 approving Contract Renewal #2 with Pioneer Industrial Corporation for period from July 1, 2019, through June 30, 2020 in an amount not to exceed \$65,000
  - b. RESOLUTION NO. 19-223 approving contract and bond
- 35. Specialized Wet Dry Vacuum, Hydro Blast, and Related Cleaning Services for the Power Plant:
  - a. RESOLUTION NO. 19-224 approving renewal of contract with HTH Companies, Inc., for Specialized Wet Dry Vacuum, Hydro Blast, and Related Cleaning Services for the Power Plant in an amount not to exceed \$45,000
  - b. RESOLUTION NO. 19-225 approving contract and bond
- 36. RESOLUTION NO. 19-226 approving renewal of contract with MPW Industrial Water Services, Inc., for FY 2019/20 Bottle Exchange Program (Rental), Two Bed Demineralizer, and Related Services for Power Plant for unit prices bid with the total amount not to exceed \$50,000
- 37. RESOLUTION NO. 19-227 approving renewal of contract for FY 2019/20 with Reliable Maintenance Company of Des Moines, Iowa, for Custodial Services at Ames City Hall in the amount of \$53,027.44 plus \$1,000 for emergency callback and additional work as authorized at \$16.00/hour.
- 38. RESOLUTION NO. 19-228 accepting completion of WPC Launder Cover Project
- 39. RESOLUTION NO. 19-229 approving Plat of Survey for 1921 Ames High Drive
- 40. RESOLUTION NO. 19-230 accepting partial completion of public improvements and reducing security being held for Scenic Valley Subdivision, 3<sup>rd</sup> Addition
- 41. RESOLUTION NO. 19-231 accepting partial completion of public improvements and reducing security being held for Menard's Subdivision

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

**APPOINTMENT OF *EX OFFICIO* STUDENT LIAISON TO CITY COUNCIL:** Council Member Betcher said she had requested Consent Item No. 12 be pulled in order to acknowledge the departure of the current *ex officio* Allie Hoskins. Ms. Hoskins stated that it had been an honor and a privilege to work with the Council for the past year and thanked them for all their hard work.

Mr. Devyn Leeson gave a brief description about himself and what he is looking forward to when working with the Council.

Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 19-189 approving the appointment of student liaison Devyn Leeson as the new *ex officio* to City Council.

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

**REQUESTS FROM AMES MAIN STREET FOR SUMMER SIDEWALK SALES ON JULY 25 - 27, 2019:** Council Member Martin noted he pulled this item to further discuss waiving parking meter fees. He explained that in January there was a request to do something similar with waiving parking fees for \$5,300 and also at that meeting the Council approved reducing the parking meter rates in Downtown to half. Mr. Martin explained that he has no issue with approving the Temporary Obstruction Permit for this request but has an issue with the parking meter fees being waived. He further explained that in February, Ames Pridefest, had requested to waive parking meter fees for \$1,379 and the Council voted no. Mr. Martin stated that the Council started saying “no” at that Council meeting and until they can develop a policy on waiving parking meter fees, the Council should continue to vote “no.”

Moved by Martin, seconded by Beatty-Hansen to approve Alternative 2, which will approve the requests for Sidewalk Sales, but require reimbursement for the lost parking meter revenue.

Council Member Betcher stated that it was her recollection that during the vote on the Ames Pridefest request the Council voted 3-3, causing the motion to fail. She explained that the discussion at the time had to do with the fact that the Council routinely approves items for Ames Main Street for the entire Downtown and one of the concerns is if they approved the request from Ames Pridefest, then they would need to approve other requests from other organizations that were not Ames Main Street. Ms. Betcher thought there was an Agreement with Ames Main Street to give support and other “perks.” Assistant City Manager Brian Phillips came forward and stated that there are some Funding Agreements with Ames Main Street, but the waiving of parking funds is separate. Ms. Betcher commented that she agrees that there needs to be a policy regarding waiving parking meter fees, but doesn’t feel this is the time to deny the request.

Council Member Gartin asked Council Member Martin if he reached out to Ames Main Street to let them know that he was going to pull this item so they could be present to give their opinion. Mr. Martin stated that he had not. It was noted that Sara Dvorsky, Events Coordinator for Ames Main Street, was present at the meeting. Mr. Gartin asked Ms. Dvorsky if she could explain what the impacts would be if the Council did not grant the approval for the parking waiver. Ms. Dvorsky stated Ames Main Street had requested the waiver to help attract more people to the Downtown businesses, and by not having the waiver, it would impact the amount of sales the businesses would receive. Mr. Gartin asked, if Ames Main Street would be able to cover the cost of the parking meter fees. Ms. Dvorsky stated that Ames Main Street does not have the money at this time to cover the costs, but if given more time, might be able to come up with something for future events.

Council Member Beatty-Hansen mentioned that they had a similar event with the same goal of attracting more people to the Downtown area. Council Member Corrieri pointed out that for the Ames Pridefest event, they did allow the parking around the event area to be waived and parking was already waived for the Farmers Market.

Council Member Martin stated that even though there was no notice given that this item was going to be pulled tonight, it is on the Agenda and there are multiple alternatives offered. Mr. Gartin stated

that the Council has had this agenda since Friday, and it would be a courtesy to notify the applicant that they were going to pull the item for further discussion.

Vote on Motion: 3-3. Voting aye: Martin, Beatty-Hansen, Corrieri. Voting nay: Betcher, Gartin, Nelson. Motion failed.

Council Member Martin withdrew his first motion due to this item being a resolution and in order to follow policy it needed to be a roll call vote.

Moved by Betcher, seconded by Gartin, to approve Alternative 1, which approves the requests for Sidewalk Sales as requested by Ames Main Street as follows:

- a. Blanket Temporary Obstruction Permit
- b. RESOLUTION NO. 19-199 approving suspension of parking regulations and enforcement for the Downtown from 8:00 a.m. to 8:00 p.m. on Saturday, July 27
- c. RESOLUTION NO. 19-200 approving waiver of parking meter fees and enforcement

Roll Call Vote: 4-2. Voting aye: Gartin, Nelson, Corrieri, Betcher. Voting nay: Martin, Beatty-Hansen. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**PUBLIC FORUM:** Richard Deyo, 505-8<sup>th</sup> Street, Ames, requested to speak during Council Comments. Mayor Pro Tem stated the policy still stands and that is not possible.

There being no one else wishing to speak, the Mayor Pro Tem closed Public Forum.

**PRESENTATION BY JIM THOMPSON, IOWA ECONOMIC DEVELOPMENT AUTHORITY, REGARDING STRATEGIES FOR MAINTAINING DOWNTOWN BUILDINGS:** Jim Thompson explained that he is a Downtown Economic Development Specialist for the Iowa Economic Development Authority. He works with all 942 towns in Iowa. Mr. Thompson stated that when their job has been done correctly, they improve the assessed value of every building in downtown. He noted that the City of Ames has one of the best Downtown's in the State of Iowa and he would like this community to be ready for a Great American Main Street Award nomination.

Mr. Thompson stated that, with Tax Increment Financing (TIF), it is critical that it is used appropriately. He noted that what gets in the way are personalities; some are worried about if a current property owner is going to make an extra dollar, instead of worrying about investing in the community and getting the return on the investment in the long term.

Mr. Thompson noted that Urban Revitalization Areas are addressed in Chapter 404 of the *Code of Iowa*, and intended to encourage development, redevelopment, and revitalization within a designated area of a city by authorizing property tax development incentives to the private sector. He noted that the rental units in town are exceeding the amount of owner-occupied homes. He is worried that people won't be able to find the proper housing when leaving the University to join the job force.

Mr. Thompson then explained a few funding options that the City of Ames could take advantage of: Community Catalyst Building Remediation Program, Main Street Challenge Grants, and Historic Tax Credits. He stated that he is offering his assistance to the Ames Downtown Area and would like to work together with the City Council.

Council Member Nelson asked what the next steps would be for the City of Ames. Mr. Thompson stated he would start with recommending a meeting with Ames Main Street, Economic Vitality Committee, and partner with a design committee.

**REQUEST FOR SIGN (CORNBRED BBQ) APPROVAL AT 500 MAIN STREET (THE DEPOT BUILDING):** Planning and Housing Director Kelly Diekmann stated the Council had received a request from the property owner of The Depot building to consider approval of a sign request to change out an existing sign to a new sign for Cornbred. He explained that there is currently a Development Agreement for the property that has a statement that ensures that changes to the building are compatible with the historic qualities of the building.

Mr. Diekmann stated he had informed the applicant that the proposed sign was not compatible with the historic qualities of The Depot due to the style of the sign and the increased height of the sign as it is proposed on the roof of the building. The roof slope and materials are important elements of the historic aesthetic quality of the building. Staff recommended sizing the sign to be no greater in height than that of the current sign support assembly for the panel sign, regardless of the style of the sign.

Council Member Martin stated there are some perspective issues for this sign on the property. He stated that the Council received an updated version of the sign by e-mail earlier today, which was then shown overhead.

Council Member Beatty-Hansen explained that she appreciates the staff's work on this item and understands where their interpretation is coming from, but when looking at the sign, it is still keeping a lot of the features intact.

Moved by Beatty-Hansen, to approve Cornbred's new sign design. Motion withdrawn.

Ryan Newstrom, 829 Douglas Avenue, Ames, owner of Cornbred, stated they are trying to create something of value. He wants to create something that is would be an asset for the City of Ames and Downtown. Mr. Newstrom is proposing to remove the backboard. He thought the scale and size is consistent with the building and the width is made to fit between the three windows. The illuminations are actually neon letters that will mount on top and be in front of each letter and be three-dimensional.

Moved by Beatty-Hansen, seconded by Betcher, to approve the request for the Cornbred BBQ sign at The Depot building.

Vote on Motion: 5-0-1. Voting aye: Beatty-Hansen, Corriero, Betcher, Martin, Gartin, Voting nay:

None. Abstaining due to a potential conflict of interest: Nelson. Motion declared carried.

**2019 DOWNTOWN FACADE GRANTS:** Planner Julie Gould stated that the Downtown Facade Grant Program was introduced in 2000, and each year the City Council annually budgets \$50,000. She explained that there are typically two rounds, but this year was an anomaly and there is only one round. Ms. Gould noted that there were four applications received for a total amount of \$54,500. All applications have now been reviewed and scored, staff is recommending approval of all four applications.

Each request was reviewed by Planner Gould, as follows:

210 Main Street - This location is currently The Frame Shop. The ground floor of the building will be renovated to replace the front windows to their original size, addition of transom area above the door to match historic design, and enlarge the display window size, among other exterior material changes. The canopy will be removed and windows will be enlarged, along with lowering the kick plate area. The proposed design would bring the store front in line with its original historic design. No work is being proposed at this time to the second story.

212 Main Street - This address is owned by Jess Clyde and is presently occupied by London Underground. The work needing to be done will be demolishing non-originals materials of the lower-level facade and return it to its original dimensions. This included increasing the size of the display windows, add a transom area above the door, and replace the kick plate at a location that more closely reflects the original design.

Ms. Gould noted that the proposed work at 210 and 212 Main Street will need to occur simultaneously in order to maintain the structural integrity of the shared party wall between the two properties.

300 Main Street - Ms. Gould stated that this address had received a Facade Grant in 2016 for the east facade (Kellogg Avenue), which included replacement of all the windows on the first and second floors of Kellogg. This request is for the removal and replacement of three windows on the second story of the north facade, the removal of the awnings and wood panels above the transom on both sides (east and north facades) of the storefront and replace with windows as found in historic photos of the building.

236 Main Street - Planner Gould stated this application was from Gilger Designs for the second floor only. She noted that typically Facade Grants are for the ground floor only for commercial properties. This project proposed to replace three windows on the upper story. The replacement windows would be double-hung windows similar to what was part of the original design and the area would be enlarged to match the original window frame that had been filled-in at some point.

Council Member Nelson questioned the amount available as the amount was requested \$54,500 and the annual amount is \$50,000. Ms. Gould noted that when funds are not used, they roll over to the



next year. Planning and Housing Director Kelly Diekmann stated that the Gilger Designs amount is capped at \$7,000 due to the lack of range on the cost provided, and because it is just the windows, it will be a low-value project. Mr. Diekmann stated that they do have roll-over funds from previous years; there is actually \$75,000 in the budget with additional funding being available after July 1, 2019.

Council Member Gartin asked if a precedent would be set if the Council approved the windows at 236 Main Street. Mr. Diekmann stated that the Council would be, as this is something that has not been funded before. Mr. Gartin inquired if there was anything that could be done in the future on the ground floor to make the work on the second level windows eligible. Ms. Gould stated that she did not pull the historic facade photos for this property. Work has been done on the ground floor but the property owner did not ask for a Facade Grant. Mr. Diekmann stated that it is being recommended for funding because there is available funding; however, if there had been another grant request, they would not be funding 236 Main Street as it did not score high enough. Mr. Diekmann further explained that any requests similar to this would only be considered in the second round of funding only.

Council Member Martin stated he is concerned what would happen if, in the first round, all the requests were to replace second-floor windows. Mr. Diekmann stated that is why there are scoring criteria and recalled a few times where the recommendation was to not fund something.

Mr. Gartin asked if the criteria were mandatory, and if the Council has to follow the rules created by the criteria or are they just recommendations. Mr. Diekmann stated the criteria are both: There is an adoptive program where there has to be prerequisites that need to be met and then there are the scoring criteria that are guidelines to help the Council understand the value of what is being proposed.

Council Member Betcher stated that she wanted to remind everyone that some time in the future there will be a discussion of a Downtown Improvement Grant program that could replace the Downtown Facade Grant program. She noted that the Downtown Facade Grant program may not be around anymore.

Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 19-232 approving Facade Grants totaling \$54,500 for:

- a. 210 Main Street in the amount of the estimated eligible costs up to \$16,00 for the Main Street facade in conjunction with structural work for 212 Main Street.
- b. 212 Main Street in the amount of the estimated eligible costs up to \$16,000 for the Main Street facade in conjunction with structural work at 210 Main Street.
- c. 300 Main Street in the amount of estimated eligible costs up to \$15,0003
- d. 236 Main Street in the amount of estimated eligible costs up to the remaining amount of funds available, approximately \$7,000.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby

made a portion of these Minutes.

**ANNEXATION BOUNDARY DETERMINATION FOR BURGASON PROPERTY:** Planning and Housing Director Diekmann stated that the City Council had directed staff to prepare a Pre-Annexation Agreement for 100% voluntary annexation within the area located south of the existing city limits between Cedar Lane and University Boulevard. Mr. Diekmann stated that staff has drafted the Agreement that includes provisions that allow for reduced connection fees for water and sewer for existing homes, granting construction easements, and the City of Ames would not be responsible for any rural buyout that may occur in the future by the property owner. Staff is recommending approval and to refer the Annexation application to the Planning and Zoning Commission.

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 19-233 accepting the Annexation application with the Pre-Annexation Agreement and Waiver of Right to Withdraw Annexation Application for each of the 18 properties and direct staff to initiate the voluntary annexation process.

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 refer the Annexation application to the Planning and Zoning Commission.

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

**CAMPUSTOWN PLANNING, PLAZAS, AND PARKING:** Planning and Housing Director Kelly Diekmann stated that the City Council had provided direction on design priorities for the 100 block of Welch reconstruction, review options for a plaza, and parking quantity and duration of parking. City Council considered parking and plaza options on December 11, 2018, and directed staff to seek feedback regarding plaza size in relation to closing Chamberlain Street as well as changes to the timing of parking meters.

The main purpose of the request was to reach out to property owners and businesses in the area. A direct mail invitation was sent to business and property owners for a meeting on March 27, 2019, and approximately 15 people provided feedback. He noted that they did another pop-up event to see if they could get more feedback. Planner Julie Gould and volunteers from the Iowa State Planning Club went out to Parking Lot Y and only received another 15 people to provide feedback.

Director Diekmann stated they are looking for direction on:

1. Moving ahead with changing the timing of the parking meters
2. On whether to plan for a plaza
3. Consideration for adding parking in the future along Stanton

Plaza Design Options: Mr. Diekmann presented two plaza design options. One design showed a full closure of the street with an option for fire access and the second design allowed for two-way street

traffic. The feedback received was that the larger option was preferable if a plaza was to be designed.

Council Member Gartin asked if outreach was done by Campustown Action Association (CAA) and Iowa State on the two proposals. Planner Julie Gould stated that CAA helped out at both outreach efforts. The Iowa State Planning Club helped out as well and had mentioned they would reach out to the ISU Government student body but she was not sure if that was done.

Parking Management: Mr. Diekmann reminded the Council of prior meetings regarding parking and the removal of parking and how that affects access for customers to Campustown. He noted that staff recommended 2-hour parking within Lot X in place of 10-hour parking and replacing 10-hour parking in Lot Y with 4-hour parking. Staff also recommended changing on-street parking on the 2400 and 2500 block of Chamberlain Avenue from 4-hour to 2-hour parking.

Council Member Betcher asked if the numbers included or excluded the 100 block of Welch. Ms. Gould stated it excluded and noted that 11 stalls would be lost with the redesign. Council Member Martin asked about the ADA spot at the corner of Chamberlain and Welch and wanted to know if there has been any thought to moving the ADA spot closer. Mr. Diekmann stated that will be addressed by Public Works with the redesign of Welch Avenue.

Parking Supply: Mr. Diekmann stated staff is recommending keeping parallel parking as it currently is. He explained that the pilot project that they had done on the 100 and 200 block for the planters and the parklet functions have come to an end. It was recommended that, on the 200 block, staff proceed with taking out the planters and adding the parking back in, which will add six more spaces. He noted that if Chamberlain closes, it could be considered to add angled parking. Director Diekmann noted that if you look at Stanton Avenue you will notice that the street is not as wide, but it does have some carved out parallel parking and there is some right-of-way available to widen the road with the ability to add parallel or angled spaces at that time, which has the potential to add about 20 parking spaces.

Mr. Diekmann mentioned he was asking for motions to direct staff to move ahead with the re-striping on the 200 block back to parallel parking, direction to change the timing of the parking meters, and asked for direction on what to do next with the plaza design. He noted that there are a few items that may influence future decisions and gave examples of the Fire Station 2 reconstruction and the design of Welch Avenue.

Council Member Beatty-Hansen wanted to know if it was possible to add a few more ADA accessible spots in Lot X and the first two on Chamberlain to the west of Welch. Mr. Diekmann stated that he can't speak to the sizing available and would need to address that with Public Works. Ms. Beatty-Hansen noted she doesn't care where they would go but would like to designate a few more spots to become ADA accessible.

Council Member Gartin stated that the feedback so far is from the public but there was no

information about the utilization. He asked how the citizens would be affected if parking was changed from 10-hour to 2-hour. Mr. Diekmann stated that they can pull a report, but it would not show the full picture. He noted that the Intermodal facility is underutilized. Mr. Diekmann explained that more long-term parking could be added to the Intermodal facility rather than change the customer-oriented parking near the businesses.

City Manager Steve Schainker stated that the Intermodal facility is not underutilized, but is utilized more for long-term parking than short-term. He noted that the impact would be that the more hourly parking that is put in is not going to have the same revenue return. If a change is going to be made, he would need to get in touch with ISU as the budget has already been set for July 1 and the spots may have already been reserved. *Ex officio* Member Devyn Leeson stated that as someone who has worked in the Kingland building for the past two years and knowing a lot of people who work in the Campustown area, he knows the 10-hour parking is utilized a lot by the people who work in the area. He stated that a lot of people will take the \$5 parking ticket instead of walking all the way from the Intermodal facility to the businesses.

Mark Schroeder, 2309 Fillmore Avenue, Ames, current owner of University Barbers, has been on Welch Avenue for 52 years. He stated he has seen a lot of changes on Welch Avenue and noted that the decrease in parking is one of the worst he has ever seen. He explained that his customers don't want to walk from the Intermodal facility to his shop and prefer to park close by.

Mr. Schroeder noted that, while he appreciates the idea of a plaza, there is a beautiful campus right across the street and sees the students using the area and hammocks available. He is not sure what the plaza is going to be used for as there are bars all around and is afraid a lot of people will not respect the area. Mr. Schroeder recommended leaving some waste bags in the plaza if dogs will be walked through there, to be available. He then mentioned that currently there is a corner plaza and the wall was run into and there were blocks littering the ground for a few months until someone cleaned them up. He believes there are going to be maintenance issues for the City. He noted that he lost an employee who had worked for him for 29 years due to the lack of parking; that employee is going to another facility where there is free parking. Mr. Schroeder stated that he has committed for another two-year lease and enjoys being on Welch Avenue.

Council Member Gartin asked Mr. Schroeder for feedback on the change on the meters. Mr. Schroeder recommended having more of the two-hour meters on Chamberlain as the four-hour meters would be too long.

Nancy Schroeder, 2309 Fillmore Avenue, Ames, who is the co-owner of University Barbers, stated she is in favor of the two-hour meters but not in favor of the plaza due to the elimination of parking. A petition was submitted a while ago of about 700 people who did not want the parking removed. She noted that, due to the winters in Iowa, a plaza wouldn't be utilized for very many months and in the summer time the majority of the students will be gone. Ms. Schroeder would like the Council to favor the businesses in Campustown and to rethink supporting the plaza.

Moved by Betcher, seconded by Beatty-Hansen, directing staff to begin re-stripping the 200 block of Welch, as soon as possible.

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

Moved by Betcher, seconded by Beatty-Hansen to change the timing of the meters as recommended by staff.

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

Moved by Beatty-Hansen, seconded by Betcher, to direct staff to have a goal of finding/adding more ADA spots within the Commercial Core area in Campustown.

Council Member Nelson stated that there is only one spot along a three-block radius of Lincoln Way.

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

Moved by Betcher, seconded by Beatty-Hansen, to hold off on making designs regarding the plaza until the future of Fire Station 2 becomes clearer or at least until the Welch Avenue project is completed.

Council Member Betcher stated the reason she was making that motion was because, depending on what is going to be done to the Fire Station building, it could be something that could change the design of the Plaza. The Fire Station building may contribute to the plaza or if the building gets sold, what goes in the building may help determine what to do with the plaza. City Manager Steve Schainker stated they are working with Iowa State University Administration to get an answer on this issue.

Council Member Martin stated that he is concerned about the low amount of feedback received. Mr. Diekmann stated that it is really hard to ask people “what do you think” when there is no design to show. He noted that he is not sure what else can be done for feedback.

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

**UPDATE ON CAMPUSTOWN PUBLIC IMPROVEMENTS (WELCH AVENUE):** Municipal Engineer Tracy Warner stated that staff had done a lot of outreach with the project, and unfortunately, they have received only a 50% response and their goal is to continue with outreach. Campustown Action Association (CAA) had sent a letter to the Council stating they would help with outreach in the area. Ms. Warner stated that their goal is getting in contact with all the businesses because they know the construction will be impactful to the businesses. Staff will gather more information about their businesses, their operations, their delivery schedules, what are their needs, answer questions, and if they have a basement. They will also let the businesses know about the potential to update their utilities. She noted that staff is recommending doing some water service transfers on Lincoln Way between Hayward Avenue and Welch Avenue during the current 2019 construction season and delay the work on Welch Avenue until the 2020 construction season.

Council Member Betcher wanted to know if the main concern is if businesses are aware of the project. Ms. Warner stated she is more concerned about the information that needs to be obtained from the businesses to make sure they can stay open during construction. She commented that she is quite sure people are aware the project is coming. Ms. Betcher asked if sending registered letters would be a better option to contact the businesses. Ms. Warner stated they will go out in person to the businesses to personally obtain the information.

Moved by Betcher, seconded by Corrieri, to confirm delay of construction along Welch Avenue, thereby commencing the Welch construction project in early spring 2020, with the intended completion of August 2020. In addition, direct staff to proceed in the summer of 2019 to complete the water system improvements along the Lincoln Way portion of the project.

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

**HEARING ON TEAGARDEN DRAINAGE IMPROVEMENTS:** Moved by Beatty-Hansen, seconded by Betcher, to continue the hearing to May 28, 2019. Vote on Motion: 6-0. Motion declared carried unanimously.

**ORDINANCE AMENDING CHAPTER 14 OF THE AMES MUNICIPAL CODE TO ELIMINATE THE INVESTIGATIVE FUNCTION OF THE HUMAN RELATIONS COMMISSION:** Moved by Gartin, seconded by Beatty-Hansen, to pass on third reading and adopt ORDINANCE NO. 4385 to eliminate the investigative function of the Human Relations Commission.

Roll Call Vote 6-0. Ordinance declared adopted, signed by the Mayor, and hereby made a part of these Minutes.

**DISPOSITION OF COMMUNICATIONS TO COUNCIL:** City Manager Steve Schainker explained that the request from Matthew Goodman is for the Campustown Facade Grant Program. He noted that, for the Campustown Facade Grant Program, they take applications once a year, normally in February with the hope that if approved the projects can begin in the spring. Mr. Schainker mentioned that in the past they have not gotten a lot of applications and believes Mr. Goodman is asking for the Council not to wait until February to do another round.

Moved by Betcher, seconded by Beatty-Hansen, to place Mr. Goodman's request on a future agenda for discussion.

Council Member Gartin asked the other members of the Council if there was enough interest to open up another round if not they should not put it on a future agenda.

Vote on Motion: 4-2. Voting aye: Beatty-Hansen, Corrieri, Betcher, Martin. Voting nay: Gartin, Nelson. Motion declared carried.

City Manager Schainker recommended getting a memo from staff on the request from Civil Design Advantage LLC, for a text amendment, as it is a complex issue. Planning and Housing Director

Kelly Diekmann stated that the request was for a text amendment to allow nursing/convalescent and assisted-living facilities to have more than one principal building on a lot. It does come up about once a year on different projects; it's not a one-person issue.

Moved by Gartin, seconded by Beatty-Hansen, to direct staff to prepare a memo in response to the letter from Civil Design Advantage LLC requesting to consider a text amendment to allow nursing/convalescent and assisted-living facilities to have more than one principal building on a lot. Vote on Motion: 6-0. Motion declared carried unanimously.

**COUNCIL COMMENTS:** Moved by Betcher, seconded by Beatty-Hansen, to direct staff to come back at a workshop in June with some options to enhance rental ordinances to address quality of life, life safety, and potential increased enforcement, citywide. Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Betcher, seconded by Gartin, to direct staff to work on the repeal of the Rental Cap Ordinance.

City Attorney Mark Lambert stated that the Iowa Legislature passed a law that prohibits cities from having a cap on rental permits for single-family homes and duplexes. The Governor signed this law on May 2, 2019. The City of Ames Ordinance is now ineffective and unable to be enforced. He recommended proceeding with repealing the Rental Cap Ordinance that is currently in the books to clean up the Code.

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

Moved by Martin, seconded by Betcher, to put on an agenda as soon as possible to discuss a parking meter waiver policy.

Council Member Gartin stated he would support this request and would like staff to see what other peer communities are doing.

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

Moved by Martin, seconded by Beatty-Hansen, to add the email from Kyle Poorman to the next City Council meeting during Disposition of Communications to Council. Vote on Motion: 6-0. Motion declared carried unanimously.

Mr. Gartin stated that he had sent an email to the Council a couple months ago regarding two properties on Lincoln Way in Campustown that have been allowed to fall into a state of disrepair. He noted that he believes these properties are approaching health and safety issues.

Moved by Gartin, seconded by Corrieri, to direct the Legal Department to review and prepare options pertaining to the properties on Lincoln Way in Campustown owned by Scott Randall.

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

**ADJOURNMENT:** Moved by Betcher to adjourn the meeting at 8:21 p.m.

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Amy L. Colwell, Deputy City Clerk

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John A. Haila, Mayor