

MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

OCTOBER 13, 2020

The Special Joint Meeting of the Ames City Council and Iowa State University Student Government was called to order by Mayor Haila at 6:00 p.m. with the following Council members participating: Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and David Martin. *Ex officio* Member Nicole Whitlock was also present.

Mayor Haila announced that it is impractical to hold an in-person Joint Meeting due to the Governor of Iowa declaring a public health emergency because of the COVID-19 pandemic. Therefore, limits have been placed on public gatherings, and this meeting is being held as an electronic meeting as allowed by Section 21.8 of the *Iowa Code*.

Student Government Vice-President Schrader explained to save time he will not be doing role call tonight and will make note of who is online.

2020 ELECTION: Jacob Schrader, Student Government Vice-President asked if anyone within the City would like to speak about what the City is doing regarding civic engagement. Mayor Haila noted that this election is more of a County organized election. There are no City elections this time, but there are County elections that will be on the November 3, 2020, ballot. The Mayor mentioned that it is very important to exercise your right to vote and hopes students are already registered and ready to vote. Council Member Corrieri stated that if there are any students that are interested in working on Election Day, the County Auditor is looking for volunteers to help, due to the Pandemic, they are trying to keep the older population safe and away from working at the polls. Council Member Junck explained there is a form on the Story County Auditors website that anyone can fill out to apply to help. Council Member Betcher noted that there were some satellite absentee voting locations at the Public Library and at the Scheman Building. Ms. Betcher commented that she is working with the NAACP and the League of Women Voters to help with answering phones, and if anyone is looking to help, to let her know. The Iowa League is helping at all the voting locations and Ms. Betcher noted that you can also drop off your absentee ballots in a secure location at those locations.

Mr. Schrader asked Senator Sehba Faheem to give an update about what is happening on Campus regarding what the Student Government's efforts are with the Catt Center and working with other organizations. Senator Faheem explained that the Civic Engagement Committee recently had a seminar on voter information for students. She noted that in the past they had created the vote.iastate.edu website and encouraged students to go to the site for further voting information. They have placed voter registration forms and absentee ballot requests around Campus and in every residence hall on Campus. Senator Faheem mentioned they were currently working on getting the students excused absences on Election Day; this way the students can go out and vote.

Council Member Betcher stated it is important for the students to be a part of Ames and reminded students to claim Ames on the current Census.

Senator Abigail Schulte wanted to know if the Council had any recommendations on how to promote engagement in future elections. She pointed out that they always see a low turnout rate from students on local elections, and she wanted to know how to continue to make sure students and citizens of Ames vote in the future. Council Member Betcher stated the Council is continuing to work on outreach and improving public engagement. Part of the public engagement will be trying to reach out to students. The City is currently partnering with the Community and Regional Planning Class to look at different methods of engagement for different populations in the community. Ms. Betcher stated that Karen Kedrowski, Director of the Catt Center, is committed to getting students involved in voting and working on how to get students more committed to vote. She is hoping that Ms. Kedrowski will be reaching out to the Council and the Student Government with ideas. Senator Mason Zastrow mentioned that he voted earlier at the Scheman building and it was busy all day. He noted to try to give yourself 45 minutes when going to vote. Mayor Haila stated it is an excellent question about student engagement and recommended broadening the question to how to get students engaged in the community year-round. Within the last year, the Council has talked about how to get more exposure on what is happening in the community to the students on Campus. They Mayor thought if that could be accomplished it would help students to get out and vote.

Council Member Junck thanked the Civic Engagement Committee for all the work they have done with providing resources to students. She noted from her experience about getting students involved in elections is voter contact. She mentioned that having the Civic Engagement Committee put flyers on everyone's dorm doors may be helpful.

Ex officio Whitlock mentioned that a lot of students feel that when they are on Campus, they have their own little community and don't see the need to go anywhere else around Ames. She noted that she came from a small town and it is a little scary to venture out. She recommended providing a list to the students of things that are available to do in Ames as she didn't think the students would Google that information.

Vice-President Jacob Schrader stated he worked for the Census as a numerator and it was hard to get the information needed. He reminded students to vote.

COVID-19: President Morgan Fritz mentioned that she had worked all summer long with the academic continuity work group regarding to Campus, which was a working group that set up how classes would go. She noted that a lot of mitigation efforts have been done and she listed a few. Student Government President Fritz explained there is COVID-19 testing happening at the Hilton Coliseum. Recently, ISU implemented randomized testing and a significant number of students have been contacted to take part in the random testing. The Student Government provided some funding for incentives to get students to stop in and get tested.

Vice-President Schrader asked for someone on Council to speak about what efforts the City of Ames had taken with COVID-19. Mayor Haila stated he was impressed by the communication and collaboration between ISU and the City of Ames. The Mayor mentioned that the City was brought in early on with the "Cyclones Care" campaign. They have worked with partners in the community

to get the message out. He explained that in late March, he organized a meeting with Story County Emergency Management where they had weekly meetings to get updates and to understand what was happening in the community. The City of Ames Police Chief and ISU's Chief Newton have been working closely with mass gatherings. ISU and the City of Ames have worked together to make sure the same message about face coverings is given to all students and citizens of Ames. He noted that there are very few citizens in Ames that have been in the ICU at the hospital. Mayor Haila pointed out that the City has no influence on the Governor, and he had reached out to her on multiple occasions to get information on face coverings, but has never received a phone call or email back. He noted that he is not saying that to be critical of the Governor, but just more or less she is not responding to anyone.

Council Member Betcher stated that a constituent wanted her to reach out to the Student Government about having large parties with no face coverings as those are very disconcerting to neighbors. Ms. Betcher noted that the constituent was not complaining about the party itself as they are used to them, but because of the mask mandate, any large gatherings should be social distancing and have face masks. The Story County Board of Supervisors had approved the Story County Board of Health's face covering mandate, and she noted it was the same as the City of Ames.

Senator Advait stated that he did hear about the mandate not having any penalties and wanted to know if the City had any data about compliance. City Manager Steve Schainker stated there is not any surveying being done as it is all antidotal, but if you are looking around town you will see people are abiding the face covering mandate. The amount of complaints coming into the Police Department have lessened. Mr. Schainker commented that he believes there are not a lot of large gatherings happening and people are trying. He noted he went to the football game the other day and everyone was in compliance. He wanted to encourage people to have fun, but still practice safety. Mayor Haila stated that if a resident calls in a complaint of a nuisance parties to law enforcement and the party is being hosted by some students; those students names are given to Iowa State law enforcement and Administration. ISU Administration has been taking action on students that are not complying. ISU had asked the City to turn into the names of those responsible if they happen to be students.

Council Member Betcher stated in regards to data, she is on the Ames Visitor and Convention Bureau and they are not collecting data, but many members on the Board are happy with the mask mandate as it allows them to refer to the City when people complain. It takes some pressure off some of the hotels and businesses.

OPEN FORUM: Mayor Haila stated one way to get student engagement is for students to serve on the City's Boards and Commission. He noted that he has an immediate opening for a student renter to serve on the Property Maintenance Appeals Board (PMAB). The PMAB is an ad-hoc board that meets only when needed. The Mayor explained it would be a great education opportunity. Mayor Haila mentioned that the only qualification is that you have to be a student and renting off Campus. He requested anyone who is interested to email him. Mr. Schrader asked for the website for more information about the Boards and Commissions. Mayor Haila asked for *ex officio* Whitlock to send the website address to Mr. Schrader.

City Manager Steve Schainker provided an update on Welch Avenue. He noted that they are hoping to have the project completed by November.

Senator Faheem inquired to when the application deadline would be for the Boards and Commission position. Mayor Haila mentioned that the application period will remain open until the position has been filled. The Mayor then explained the normal Boards and Commission application process.

Senator Advait questioned a few construction projects and wanted to know about the extension of Grand Avenue and the status of the project. Mayor Haila stated it is actively under construction and it is anticipated by this time next year it will be ready. City Manager Schainker explained that there is still a big bridge that needs to be built. Mayor Haila noted that the bike path that is just south of Hy-Vee that goes to the ISU Research Park will be paved.

Senator Advait inquired about the area by US 30 and South Dakota and noted there are traffic lights there now and he wanted to know about the traffic flow. Mr. Advait mentioned that anecdotally those lights have been slowing traffic down. Mr. Schainker explained that there is any current data, but previous data showed there was a need for a light at that intersection to help avoid back-ups onto Highway 30 during rush hour.

Senator Mason Zastrow stated that the bridge has been out for a while on the trail from Oakland Avenue to McCarthy Lee Park. He wanted to know if the bridge is scheduled to be fixed. Mr. Schainker explained that the Council just approved the work to have the bridge redone, but there was a delay as the City was waiting to see if would be able to get federal funding. Council Member Martin stated that there is some construction equipment down around the missing bridge and this should be done around November. Parks and Recreation Director Keith Abraham stated that they are still awaiting to hear back from FEMA about some additional funding, but the goal is to have the project proceed. Henkel Construction was awarded the contract and hoping to start later this month and to have the bridge completed by the end of this month. Mr. Abraham noted that, from the parking lot to the bridge on the McCarthy Lee side, they will be asphaltting the path. Director Abraham noted they are upgrading the sanitary sewer in Munn Woods, and they will be installing some steppingstones from Munn Woods to the north side of the creek to McCarthy Lee Park. This will make a continuous path on City property.

Council Member Gartin wanted to know what the students' perceptions were about ridership with CyRide. He noted that thankfully the City had received some federal funding to help get over the impacts that COVID-19 has had on CyRide. Mr. Gartin wanted to know if students are riding the bus as much as they did before COVID-19 or less. Mr. Schrader stated the numbers show about 40% for this year, but explained that it feels like there are a lot fewer people riding the bus. Mr. Gartin hopes that the ridership will rebound.

Council Member Beatty-Hansen was appreciative of the Joint Meeting. She told the student government to always feel free to reach out to the City Council if there were any questions or if anyone wishes to provide input on City topics.

Council Member Betcher wanted to say thank you to Senator Zastrow for helping with the National Town and Gown’s webinar series that was discussed the student perspective regarding COVID-19.

ADJOURNMENT: Moved by Betcher to adjourn the meeting at 6:01 p.m.

Amy L. Colwell, Deputy City Clerk

John A. Haila, Mayor

Diane R. Voss, City Clerk

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

OCTOBER 13, 2020

CALL TO ORDER: Mayor John Haila called the Regular Meeting of the Ames City Council, which was being held electronically, to order at 6:07 p.m. with the following Council members participating: Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and David Martin. *Ex officio* Member Nicole Whitlock was also present.

Mayor Haila announced that it is impractical to hold an in-person Council meeting due to the Governor of Iowa declaring a public health emergency because of the COVID-19 pandemic. Therefore, limits have been placed on public gatherings, and this meeting is being held as an electronic meeting as allowed by Section 21.8 of the *Iowa Code*. The Mayor then provided how the public could participate in the meeting via internet or by phone.

The Mayor announced that the Council was working off an Amended Agenda. City staff had added a Resolution approving a Plat of Survey for 235 Alexander Avenue to the Consent Agenda.

CONSENT AGENDA: Moved by Betcher, seconded by Junck, to approve the following items on the Consent Agenda.

1. Motion approving payment of claims
2. Motion approving Minutes of Special Meetings of September 15, 2020, and September 29, 2020, and Regular Meeting of September 22, 2020
3. Motion approving Report of Change Orders for period September 16 - 30, 2020
4. Motion approving New 12-month Class C Liquor License with Class B Wine Permit and Sunday Sales - Dollar General Store #22303, 3407 Lincoln Way - pending final inspection
5. Motion approving 5-day (October 27 - October 31) Class C Liquor License - Christiani's Events LLC, 2601 E. 13th Street
6. Motion approving Class Beer Permit with Sunday Sales Ownership Change for Doc Stop 5, 2720 E. 13th Street - pending satisfactory background check
7. Motion approving premises update for Levy @ Scheman Building to allow ISU Dining to serve alcohol on October 15, 2020, for special event to be held at Scheman Building
8. Motion approval renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Liquor License with Sunday Sales - North Grand Cinema, 2801 Grand Avenue
 - b. Class E Liquor License with Class B Wine Permit, Class C Beer Permit (Carryout Beer), and Sunday Sales - Target Store T-1170, 320 S. Duff Avenue
 - c. Class C Liquor License with Sunday Sales - London Underground, 212 Main Street
 - d. Class B Beer with Sunday Sales - Chicha Shack Ames, 131 Welch Avenue
 - e. Class C Beer Permit with Sunday Sales - Docs Stop 5, 2720 E. 13th Street
9. RESOLUTION NO. 20-524 Approving and Adopting Supplement No. 2020-4 to the *Ames Municipal Code*
10. RESOLUTION NO. 20-525 approving Revisions to the Personnel Policies effective October 19, 2020
11. RESOLUTION NO. 20-526 approving increase in authorized FTE count for Public Safety

- Dispatchers from 11 to 12 for period between November 1, 2020, and January 1, 2021
12. RESOLUTION NO. 20-527 appointing Neil Upadhyay to serve on ASSET
 13. RESOLUTION NO. 20-528 appointing Leslie Ginder to serve on Human Relations Commission
 14. RESOLUTION NO. 20-529 appointing Patti Engelmann to serve on Property Maintenance Appeals Board
 15. Amendments to 2020 Commission On The Arts (COTA) Fall Special Project Grant Contracts:
 - a. RESOLUTION NO. 20-530 approving Amendment to Octagon Center for the Arts' Fall 2020 Grant for the "Chalk the Block" community event to extend the contract term to December 31, 2021
 - i. RESOLUTION NO. 20-531 approving a carry-over of \$738 in funding from FY 2020/21 to FY 2021/22 for the "Chalk the Block" community event
 - b. RESOLUTION NO. 20-532 approving Amendment to Ames Town and Gown Chamber Music Association's Fall 2020 Grant for the outreach event by the Merz Trio to extend the contract term to June 30, 2021
 - c. RESOLUTION NO. 20-533 approving Amendment to Story Theater Company's Fall 2020 Grant for the production of "Frozen, Jr." to extend the contract term to June 30, 2021
 - d. RESOLUTION NO. 20-534 approving Amendment to Story Theater Company's Fall 2020 Grant for the production of "You're a Good Man, Charlie Brown" to extend the contract term to December 31, 2021
 - i. RESOLUTION NO. 20-535 approving a carry-over of \$700 in funding from FY 2020/21 to FY 2021/22 for the production of "You're a Good Man, Charlie Brown"
 16. RESOLUTION NO. 20-536 approving Conflict of Interest Waiver for Ahlers & Cooney Law Firm to represent Ames Community School District regarding a cost-sharing agreement for path lighting at Furman Aquatic Center
 17. RESOLUTION NO. 20-537 approving Encroachment Permit for a sign and lights at 316 Main Street
 18. RESOLUTION NO. 20-538 setting date of public hearing for November 24, 2020, on proposed changes to the East University Impacted Urban Revitalization Area and Plan
 19. RESOLUTION NO. 20-539 approving Amended Intergovernmental/Agency Agreement to Fund Administrative Services for the ASSET Process
 20. RESOLUTION NO. 20-540 approving renewal of Intergovernmental Agreement for Tobacco, Alternative Nicotine, and Vapor Product Enforcement between the Police Department and Iowa Alcoholic Beverages Division
 21. RESOLUTION NO. 20-541 approving financial support as a sponsor for the 2020 Symposium on Building Inclusive Organizations in the amount of \$2,500
 22. RESOLUTION NO. 20-542 approving Professional Services Agreement for 2020/21 Arterial Street Pavement Improvements with WHKS & Co., of Ames, Iowa, in an amount not to exceed \$143,800
 23. RESOLUTION NO. 20-543 approving Memorandum of Understanding with Ames Community School District to utilize the Furman Aquatic Center parking lot, sidewalks, and

- paths while new High School is being built
24. RESOLUTION NO. 20-544 accepting the 2020 Department of Justice, Office of Justice Programs, and Bureau of Justice Assistance Edward Byrne Memorial Justice Assistance Grant Program and authorizing Police Department to participate in the Program
 25. RESOLUTION NO. 20-545 approving extension of the Service Agreement with RFID Library Solutions for the automated materials handling system in the total amount of \$82,500 for a five-year period
 26. RESOLUTION NO. 20-546 approving Emergency Purchase Order for the tree removal from the August 10, 2020, windstorm damage to Weiss Tree Service, Inc., of Ames, Iowa, for Electric Services Department, in the amount of \$142,898.50 inclusive of sales tax
 27. RESOLUTION NO. 20-547 approving bid due date and project completion date changes for the Baker Subdivision Geothermal Heat Pump System, setting October 21, 2020, as new bid due date and June 1, 2021, as the new project completion date
 28. RESOLUTION NO. 20-548 awarding contract to Blade Runner Turbomachinery Services, LLC, of Navasota, Texas, for Unit 8 Turbine Generator Overhaul in the amount of \$699,800 for base bid plus Alternate #10
 29. RESOLUTION NO. 20-549 approving contract with Burke Corporation of Nevada, Iowa, for hauled waste disposal at the Water and Pollution Control Facility
 30. RESOLUTION NO. 20-550 approving contract and bond for 2017/18 Main Street Pavers (Clark to Burnett)
 31. RESOLUTION NO. 20-551 approving Change Order No. 1 for Scaffolding and Related Services and Supply Contract for Electric Services with HTH Companies, Inc., of Union, Missouri, in the amount of \$20,000 (plus \$1,400 sales tax)
 32. RESOLUTION NO. 20-552 approving Change Order No. 1 for Specialized Wet Dry Vacuum, Hydro Blast, & Related Cleaning Services for Electric Services with HTH Companies, Inc., of Union, Missouri, in the amount of \$100,000 (\$7,000 sales tax)
 33. RESOLUTION NO. 20-553 accepting completion of CyRide 2020 Pavement Improvements Middle School Turnaround Project
 34. RESOLUTION NO. 20-554 approving Plat of Survey for 2740 Ford Street and 505 Bell Avenue
 35. RESOLUTION NO. 20-557 approving Plat of Survey for 235 Alexander Avenue
 36. RESOLUTION NO. 20-555 approving partial completion of public improvements and reducing security for Birch Meadows Subdivision, 1st Addition

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 Public Forum. No one requested to speak, so he closed Public Forum.

STAFF REPORT REGARDING GUEST LODGING: Planning and Housing Director Kelly Diekmann stated that on June 29, 2020, Governor Kim Reynolds signed House File 2641 into law which impacted the local regulation of short-term rentals. The terminology that the City of Ames uses for short-term rentals was guest-lodging. Director Diekmann noted that based on the State's

action, staff has very limited options on what it can do. The new law does allow local governments to “regulate, prohibit, or limit if enforcement is performed in the same manner as enforcement applicable to similar properties that are not short-term rentals” for such things as the “protection of public health and safety related to fire and building safety, sanitation, or traffic control,” and “residential use and zoning purposes related to noise, property maintenance, or nuisance issues.” This would mean that short-term rentals are still subject to zoning as a residential use and are included under the purview of Chapter 13 of the *Rental Housing Code*. Mr. Diekmann stated that staff would like to know what the Council would recommend doing with owner-occupied homes. He asked if the City would default to the current Code (meaning anyone that has more than a roomer in an owner-occupied home would need to register as a rental and subject to the *Rental Code*). The other two options that were described in the Staff Report were different versions of what exceptions may be acceptable to the City. Staff is asking for the Council to help determine how to fit owner-occupied homes into the regulatory structure.

Council Member Gartin asked Director Diekmann if he knew what other communities were doing regarding the change made by the State. Mr. Diekmann stated he had only reached out to Des Moines, and they have not moved forward on anything yet. He pointed out that Des Moines had a more restrictive Code than the City of Ames had.

Council Member Betcher questioned if each current guest-lodging home would fall under the *Rental Code* if the Council did nothing. Director Diekmann stated about two dozen property owners received different versions of Guest-Lodging licenses last year. The way the *Rental Code* is structured is if a property-owner has a Guest-Lodging Permit, they are exempt from the *Rental Code*. All the guest-lodging properties would continue to be exempt from the *Rental Code* while they have the Permit, but when it expires next year, the property would need to come into compliance with the full *Rental Code*. Any new applicants would be told they would have to comply with the *Rental Code*. Ms. Betcher commented that the current Guest-Lodging Permits would have a grace period if the Council did nothing. Director Diekmann noted that would be correct. Mayor Haila inquired if the guest-lodging homes would have to comply with all the parking requirements. Mr. Diekmann explained that the Guest-Lodging Permits have higher parking requirements than which the *Rental Code*.

Council Member Martin stated that he was interested in Option 3, would allow property owners to voluntarily adopt a different set of rules that would exempt them from the *Rental Code*. Mr. Martin commented that he was worried about any legal issues with choosing Option 3. He wanted to make sure the Council followed the State law change. Council Member Martin mentioned he was concerned that if a property owner opted into the guest-lodging requirements and then did not uphold their part of the Permit and allowed the tenants to stay longer than 30 days. He asked if it would affect the City’s regulations that apply to only short-term rentals. City Attorney Mark Lambert stated that in response to Mr. Martin’s first question about having an exemption from the *Rental Code* and if it would be legal his answer would be “yes.” The City is making it easier for the property owner as opposed to making it more strict. Mr. Lambert noted that regarding Mr. Martin’s second question about having a property owner follow the 30-day rule, it would be a legitimate concern. He asked

if Director Diekmann had any concerns. Mr. Diekmann stated that with guest-lodging, the owners were given an exception from the *Rental Code*. Attorney Lambert stated that if the City states that a property owner violates the Guest-Lodging Permit, that would violate the *Rental Code*. Council Member Martin inquired if any action was being taken tonight on bed and breakfasts. Mr. Lambert stated that bed and breakfasts do not fall under this category; it is a separate part of the Code. Mr. Diekmann stated that the exception would be from the *Rental Code*, and the question would be if the property owner was violating the *Rental Code*, not Chapter 35. He explained until staff knew what they were permitting, he is not sure he could answer the question. Director Diekmann noted that he wanted to be clear that the only two versions of owner-occupied; one was called hosted-homeshare and the other was a homeshare. Mr. Martin inquired if any action needed to be taken to fix bed and breakfast establishments. Attorney Lambert explained that bed and breakfast establishments are not covered under the language that the Legislature passed.

Council Member Gartin stated that the landlord-tenant statute provides great protection for tenant and if there was a default back to that, it would be helpful. He asked the City Attorney to explain how the relationship changes when the Iowa Landlord Tenant Statute kicks in. Mr. Gartin wanted to know, on the enforcement side, if there are any factors that the Council should be thinking of. Mr. Lambert stated in terms of the landlord-tenant law, he didn't believe anyone staying in a short-term rental or Airbnb would fall under the language of the landlord-tenant statute. Attorney Lambert felt the landlord-tenant statute was put in place to address long-term residential situations. Mr. Lambert explained that he will look at the landlord-tenant statute again and will have that done before anything is drafted. Director Diekmann stated in terms of enforcement, since the Council had already adopted all the different standards and rules, he didn't believe that enforcement would change. If anything, an Airbnb was easier to police, since Airbnb's advertise what they are offering. Director Diekmann noted that if they carve out an exception for someone from the *Rental Code*; the code enforcement issue would only be a loophole for a regular rental property getting licensed. He noted that the only exception they would be talking about is for the 28 properties that are currently licensed as guest-lodging.

Council Member Betcher commented that the landlord-tenant law may not apply, but the City has always said the *Rental Housing Code* was designed to protect those who are renting from safety issues. Mayor Haila asked if it was possible for only the hosted-homeshares to be carved out. Director Diekmann explained that the homeshare was always the hardest to monitor with the 90-day limit of guest stays and the hosted-homeshare fits into the vein of the owner-occupied exemption that is already in the *Rental Code*. He noted that the Council could separate them out.

Council Member Gartin wanted to know how to get public input on the options. Director Diekmann commented that staff did not seek any input for the options provided tonight, because the options that were suggested are continuing with the current Code or default to the more stringent Code. There were not a lot of options to discuss with the public. Director Diekmann stated that at this time, staff's opinion were the only options presented. Mayor Haila commented that if any changes were made it would only affect about 28 people. Mr. Diekmann mentioned that staff would reach out to the 28 properties that have licenses to let them know about any changes that will be made.

Mayor Haila questioned if the Council decided to have everything but hosted homeshares fall under the *Rental Code*, it would require property owners to make significant investments in their properties in order to become compliant with the *Rental Code*. Director Diekmann noted that when looking at the map from the Staff Report there is only one homeshare that was licensed and seven hosted-homeshares. The rest of the properties were already subject to the *Rental Code* because they were vacation lodging or were something else that had to comply with the *Rental Code*. Council Member Betcher explained that if there was a house that needed to have a lot of work done to it, in order to meet the *Rental Code*, but filed for a Guest-Lodging Permit would the Council deem the property safe. If that is the case, she wanted to know why they wouldn't apply the *Rental Code* to all properties. Mr. Diekmann stated that based on what was adopted in Chapter 35, the City Council already did exempt, under the hosted-homeshare, full compliance with the *Rental Code*.

Mayor Haila opened public comment and closed it when no one asked to comment.

Moved by Martin, seconded by Corrieri, to approve Option 3 to give optional licensing of owner-occupied homes as exempt from the Rental Code; which maintains current standards for owner-occupied homeshares.

Council Member Martin explained that he didn't really see how the state law change had meaningfully affected the risk profile decisions that the Council had previously discussed at length and made decisions on. The question is if the Council still had an interest in allowing people to use their properties in a way that extends a different hospitality to visitors in town than what is available through hotels. Mr. Martin noted that he still has concerns about the legality, but if staff had any issues, he believed that would be brought to the Council's attention.

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

2020 RESIDENT SATISFACTION SURVEY RESULTS: Public Relations Officer Susan Gwiasda presented highlights from the 38th Annual Residential Satisfaction Survey. Assistance was received from the Institute for Design Research and Outreach (IDRO), College of Design. Surveys were mailed to 1,350 randomly selected utility users and emailed to randomly selected Iowa State University students. This year they offered the option to take the survey online instead of by paper, and 55 citizens opted to take the survey online. There were 844 returned surveys. Ms. Gwiasda pointed out that the survey went out in April and was due in Mid-May. It was noted that the timeframe was during the early stages of COVID-19, before the George Floyd incident and the derecho. She explained that those three events were significant in 2020, and are probably not reflected in the Survey results. The survey is done yearly prior to kicking off the budget. The Survey is done as a benchmark for City services, but also to provide the Council with some direction as they go into the budgeting process.

Two new additional questions were added this year; 1) Added a Sense of Community Section, and 2) Replaced "What would make Ames cool?" with "What would make Ames a fun, vibrant,

community?” The completed Survey results will be placed on the City of Ames website under the City Manager’s Office. In the report, 96% of those surveyed ranked the service quality as “good” or “very good.” The “very good” ranking saw a notable increase of 7% over the 2019 survey, and there was a small increase in the “poor” ranking. Ms. Gwiasda went over the ongoing service priorities and noted that 56% to 86% of respondents said to spend the same amount of money as in previous years. The trends in Preferred Property Tax Adjustments showed similar results to the previous five years where the majority recommended no changes in property taxes. Capital Improvement Priorities rated the same as they have been for the past ten years.

Ms. Gwiasda explained that with the new question of “Sense of Belonging” almost 80% of the community felt they were valued as an individual in the Ames community. She noted that it is hard to know what to do with the numbers since this is the first year this question had been asked, but they will be digging a little bit deeper into the data. Council Member Gartin inquired if it was possible to be able to drill down and to see how different cross-sections of the Survey responded to the question. Mr. Gartin mentioned he brought up that question as previously there had been a Campus climate survey regarding their satisfaction, and they would love to have African Americans to have a greater sense of connection within the community. Ms. Gwiasda explained that question had previously been asked and she tried to drill down further. She was able to see that white women between the ages of 26-34 expressed some concern about not belonging. Ms. Gwiasda mentioned she was hesitant with the data as she just received it and has not had any time to analyze the data further. Mr. Gartin noted that the Survey is a great tool, and if additional insights could be provided, it would be helpful for the Council.

The health question now has two years’ worth of data, and this year 21% of respondents said they had excellent health, while in 2019, it was 13%. Ms. Gwiasda explained that 390 responses were received regarding the “What would make Ames a fun, vibrant community” and she didn’t believe the responses were that different than the previous question that was asked about “What makes Ames cool.” It was pointed out that 51 respondents (11%) indicated that Ames is already a fun, vibrant community. Ms. Gwiasda noted that overall, it was a good report and she didn’t see anything that jumped out as a major concern.

Council Member Betcher asked if there had ever been any comparisons done on the overall satisfaction with the City from when the Survey started 38 years ago. She noted that the Council sees the five-year comparisons, but wanted to know if the City has come a long way in the past 38 years or has the City remained the same. Ms. Gwiasda explained she would not have a lot of great information, and noted that when she started with the City it was in the middle of a Survey and the Survey was done by a consultant. She explained that the City worked with the ISU Extension for about five years before the survey was moved over the ISU’s College of Design. Regarding benchmarking, the scales have changed throughout the years, and she isn’t sure the data would be correct. Ms. Gwiasda explained that they could do a longitude study from when the College of Design took over and probably when ISU Extension did the Surveys, as they were digitized; anything earlier than that she would not be able to get.

The Mayor opened public comment. It was closed when there was no one wishing to speak.

PRIMARY HEALTH CARE’S REQUEST FOR FUNDING: Assistant City Manager Deb Schildroth explained that Primary Health Care (PHC) operates dental clinics in its Des Moines and Marshalltown locations. In late Spring 2020, Mid-Iowa Community Action (MICA) approached PHC about taking over the dental clinic services. MICA’s dental clinic is financially supported through the ASSET process. Council had budgeted funding for MICA’s dental clinic in the amount of \$95,000 for FY 2020/21; however, due to the pending transition of the dental clinic from MICA to PHC, the FY 2020/21 MICA contract approved by Council on August 25, 2020, did not include the \$95,000 for dental clinic services. PHC has requested that the funds that were originally intended for MICA’s dental clinic service be given to them. PHC has initiated similar requests to Story County and United Way of Story for the funds they had initially allocated to MICA’s dental clinic. PHC has been approved as an ASSET agency and has submitted a budget request for the FY 2021/22 funding cycle.

Council Member Gartin wanted to know if there was a cost comparison of running the dental clinic through PHC instead of MICA. Ms. Schildroth mentioned that the figures were comparable, and MICA provided PHC with the data regarding the clients and types of dental services provided. The starting cost will be a little bit higher for PHC, but they do have projections for the number of clients they will see through 2024. She pointed out that, with PHC, they qualify as a federally qualified health center and they are able to receive enhanced Medicare rates, and have access to other federal funds.

Marissa Conrad, Director of Marketing and Communication with PHC, commented that she was available to answer any questions.

Council Member Betcher asked if all the operatories would be in the same location. Ms. Conrad explained that they would be as they are co-locating with its medical clinic. It will be a great integration between medical and dental.

Mayor Haila wanted to know if the same number of people will be served as opposed to how many MICA served. Ms. Conrad stated they are projecting to see more patients than MICA did, because MICA had four operatories while PHC will have six operatories. The Mayor inquired if there was any data from previous years to how many patients MICA served per year. Ms. Schildroth commented that she does not have that data available, but could look it up and provide it to the Council. She noted that when the dental clinic first started through MICA, the dental clinic was staffed by dentists in the area who volunteered their time, which made the hours very limited. Over time the dental clinic did acquire enough funds to hire a full-time dentist. There were two hygienists on staff with MICA. Mayor Haila asked Ms. Conrad how many dentists and staff would be employed by PHC. Ms. Conrad noted that PHC will have one dentist and two dental hygienists, but they have more dentists on staff at their other locations who could help, if needed. Mayor Haila mentioned that the letter from Kelly Huntsman, CEO, showed a snapshot of the number of uninsured, Medicaid, or insured patients that PHC was expecting to serve, and he wanted to know why the number of patients

would increase each year. Ms. Conrad noted that it takes a couple years to establish a business, and when they hire more dental hygienists, they can get more kids in for cleanings, etc., and will be able to see more patients in a different capacity.

Mayor Haila inquired if MICA served only uninsured patients and Medicaid or were there others. Ms. Schildroth explained that the uninsured and Medicaid patients were their primary population group, but MICA also would serve insured patients. Ms. Schildroth mentioned that MICA served around 1800 - 2000 individuals, and 80% of those were Story County clients.

Mayor Haila opened public comment and closed it after no one came forward to speak.

Council Member Gartin noted that he has worked with citizens who have had dental emergencies and have not been able to afford to have the work done. He commented that this would be a huge service to the community.

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 20-556 approving Primary Health Care's request for funding for the opening of a dental clinic at its Ames clinic location, in the amount of \$95,000 and direct staff to draft a contract to be approved by Council at a future date. 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 explained that the first item was a memo from Mark Gansen P.E., Civil Engineer II with Public Works, regarding the Council's request about contacting the Union Pacific Railroad regarding a new 24th Street sidewalk crossing.

Council Member Gartin explained that he had brought up this request and understands waiting until next year to have the project started due to the budget, but he is disappointed about the Union Pacific Railway's additional collaboration cost. The City of Ames works with the Railroad in a variety of different capacities and the City doesn't try to stick the fees on them.

No action was taken on this item as the Council agreed that the project can wait until it is budgeted.

The second request was a Staff Report on a citizen's request for the City of Ames to purchase Rose Prairie property.

Council Member Betcher mentioned that the Council may have gotten a few emails, that there are a few statistics in the Staff Report that are not reflecting what others have seen regarding nitrates.

Moved by Betcher, seconded by Martin, to place the Staff Report on a future agenda.

Council Member Martin stated the Staff Report made a very convincing case as to the reasons of the current trajectory, and if that is all the information that the Council had to consider, then he would

not want to move forward. On the other hand, the City does have a good relationship with the Friends of Ada Hayden Heritage Park and felt they had some wisdom to share with the Council. Mr. Martin felt that they could spend some time to discuss the request further.

Council Member Gartin stated his reservation is because the area is a critical piece of potential property to provide housing in the community. He thought this would be a neat project to add, but he is having trouble understanding how the Council would embrace the project given the need for housing. If the land is taken away from the options for housing, it will diminish the amount of buildable lots.

Council Member Martin explained that by having this item on an agenda it would start the conversation to find out if there was more improvement that could be deployed that will not abandon all the development possibilities for the property. Council Member Betcher mentioned that her intent was to get something out of a conversation to see what possibilities there were and an in-depth conversation can't be held during Dispositions.

Council Member Betcher stated her motion was to put the Staff Report on a future agenda and invite the Friends of Ada Hayden Heritage Park to speak during open forum.

Council Member Gartin would like to hear what Planning and Housing Director Kelly Diekmann's thoughts would be regarding this area with the Ames 2040 Plan.

City Manager Steve Schainker stated that if anything was to be done, it would take a bond issue and there would have to have willing seller and price. A bond issue would need to be done to obtain the land and then to develop the wetlands. Mr. Schainker mentioned that they would need a vote of 60% of the people.

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

COUNCIL COMMENTS: Council Member Martin explained he was thinking about the Policing in Ames Report and the recommendations, and it was his understanding that the topic would not be discussed again until November, but thought it would be wise to reach out to Ames Human Relations Commission (AHRC) to see if they could provide some written comments on the recommendations.

Moved by Martin, seconded by Beatty-Hansen, to ask the Ames Human Relations Commission to provide written comments on the recommendations as they find appropriate and submit them to the Council by the first week in November.

Council Member Martin mentioned that the AHRC has a meeting scheduled on Thursday, October 22, and that should give the Commission time to have a good discussion and be able to write up and circulate a draft. Mayor Haila wanted to clarify that the intent of the motion was to get AHRC opinion, in their context of the role, as to what they have seen, heard, and experienced. Mr. Martin stated that he is not asking the AHRC to take on a public outreach program; however, he is interested

in their perspective on the recommendations on the report.

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

Council Member Betcher commented that she will be participating in a virtual career fair for high school students. She noted there is also a career fair for Story County that is not virtual, and there is information regarding the career fair on the Chamber of Commerce's website. Ms. Betcher explained she was happy about the outcome of the Joint Meeting with the Student Government and glad to hear there is interest in getting more students involved in politics, voting, and engaging in the Ames community.

Mayor Haila mentioned that the Property Maintenance Appeals Board has an opening for a long-term non-student renter. He noted that the long-term renter has to have been renting for the past five continuous years or longer. The Mayor can be emailed directly if anyone is interested in serving on the Board. It was pointed out that it is not a big time commitment. Mayor Haila stated that the Board is also looking for a student renter who lives off Campus.

Mayor Haila stated that back in March he had weekly Thursday night meetings regarding COVID-19 and due to low numbers, they will be meeting twice a month now. He mentioned that Story County is working on getting vaccines, but has not received anything yet. Mayor Haila explained that he was honored to have been elected to the Executive Committee on the Iowa League of Cities Board. He will represent the City of Ames and will make the City's needs known. He will also continue to serve on the Iowa League of Cities Legislative Committee.

ADJOURNMENT: Moved by Junck to adjourn the meeting at 7:35 p.m.

Amy L. Colwell, Deputy City Clerk

John A. Haila, Mayor

Diane R. Voss, City Clerk