

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

APRIL 27, 2021

CALL TO ORDER: Mayor John Haila called the Regular Meeting of the Ames City Council, which was being held electronically, to order 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 stated that it was impractical to hold an in-person Council meeting due to the COVID-19 pandemic. Therefore, this meeting was 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.

PROCLAMATION OBSERVING MOMENT OF SILENCE ON MAY 4 IN REMEMBRANCE OF THE FIRST COVID DEATH AT MARY GREELEY MEDICAL CENTER: Mayor Haila proclaimed a Moment of Silence for the first COVID-19 death at Mary Greeley Medical Center on May 4, 2021, at 1:30 p.m. and encouraged all residents to participate in this moment of silence.

Accepting the Proclamation was Brian Dieter, President and CEO of Mary Greeley Medical Center, and Amber Deardorff, Vice President/Clinical and Support Services. Ms. Deardorff stated this started as a way to recognize their own internal staff. The idea was presented at their community partners meeting and she was astounded by the level of engagement with the group and how many other businesses wanted to be a part of the “Moment of Silence.” Ms. Deardorff explained that it has been a hard year for everyone and encouraged everyone to take some time on May 4, 2021, to recognize the lives lost due to the COVID-19 pandemic. Mr. Dieter mentioned that Ms. Deardorff had done a great job during the entire pandemic. He noted that they have re-established the importance of community connections and collaborations. The community has shown tremendous resolve and resilience. Mr. Dieter pointed out that the staff have been tired and weary, but have been heroic.

PROCLAMATION FOR “ARBOR DAY,” APRIL 30, 2021: Friday, April 30, 2021, was proclaimed as “Arbor Day” in Ames. The Mayor encouraged residents to plant a tree, mulch existing trees, and protect the trees and woodlands by becoming good stewards of the land. Ames residents can receive a rebate for planting a native tree. Information can be found on the City of Ames website in the Smart Watersheds and Rebates area.

Accepting the Proclamation was Dianne Brotherson. Ms. Brotherson noted that in the past, Ames Trees Forever has had a voucher program, but due to COVID, they are unable to offer those. She explained the rebates are good for up to two trees, with the maximum allotment of \$75, which can cover a tree and a bag of mulch. Ms. Brotherson pointed out that now is a good time to plant a tree to replace any trees that were damaged during the derecho and to continue to plant trees to help the environment.

PROCLAMATION FOR “MENTAL HEALTH AWARENESS MONTH,” MAY 2021: The month of May 2021 was proclaimed as “Mental Health Awareness Month.” Mayor Haila called upon the citizens of the community to help raise awareness of the importance of good mental health to the overall health of the community.

Accepting the Proclamation were Police Commander Geoff Huff and Police/Mental Health Advocate Julie Saxton. Commander Huff mentioned that it has been a rough year for many residents. The Police Department has seen an increase in calls for mental health/substance abuse help. He felt this was a good time for everyone to take a step back and look for those services that are available. Ms. Saxton mentioned that a lot of individuals are suffering from the effects of COVID. She noted that once everyone can take a breath, maybe six to nine months from now, there is going to be a surge in mental health cases. To be able to create this awareness and educate the community on how to look for signs and symptoms will hopefully bring the numbers down.

PROCLAMATION FOR “NATIONAL HISTORIC PRESERVATION MONTH,” MAY 2021: The Mayor proclaimed the month of May 2021 as “Ames Historic Preservation Month.” He asked the residents of Ames to join their fellow citizens across the United States in recognizing this special observance.

PRESENTATION OF 2020 AND 2021 HISTORIC PRESERVATION AWARDS: The Ames Historic Preservation Commission’s Preservation Awards Program annually recognizes historic preservation activities within Ames. The Program is intended to not only highlight and honor these efforts, but to also promote and encourage future preservation.

Mayor Haila presented the following Awards:

1. Historic Rehabilitation for 2020: AVEC Design Build for the commercial building at 131 Main Street. When Avec Holdings purchased the commercial building in 2017, it was in a complete state of disrepair and water intrusion had deteriorated the north wall. Changes had occurred to the facade that were inconsistent with its character and history. Avec applied for historic tax credits. The rehabilitation had to follow strict standards and guidelines, established by the Secretary of the Interior with the period of significance being 1953. Deteriorated areas were repaired, and windows and doors were returned to their original opening sizes and materials. The original glass block was uncovered, cleaned, and sealed along with the yellow brick. An aluminum awning similar in size to the 1953 version, yet with a touch of the contemporary, was installed at the south and west facades, once again emphasizing the southwest corner entry of the building.

Elizabeth Erbes and Jason Dietzenbach, AVEC Design Build accepted the Award. Ms. Erbes stated it was an honor to receive the Award and appreciated being a part of the Downtown area.

2. Adaptive Reuse for 2020: Ryan and Sonya Newstrom for Cornbread Barbecue located at 526 Main Street. Built in 1900, the former Chicago & Northwestern Passenger Depot had seen

a range of commercial tenants since rail service ceased in the 1960s. In 2018, new tenants, Ryan and Sonya Newstrom, contracted with Dan Nutini, John Lott, and Casee Burgason to combine and convert two separate and distinct tenant spaces into a bustling restaurant and bar space. The team looked for opportunities to expose original elements in the building, including the double-vaulted waiting room, and original wood and brick that had been covered up. Recognizing the potential of the space, a mezzanine level was created to provide an increased amount of seating while creating a sense of drama around the station's entrance.

Dan Nutini on behalf of the planning and design team wanted to congratulate Ryan and Sonya Newstrom on the Award and the continuous vision to invest and enhance Downtown Ames.

3. Adaptive Reuse for 2021: OEI Ames, LLC, for its building at 319-321 Main Street. After acquiring the commercial building at 319-321 Main Street in 2019, OEI Ames, LLC retrofitted the historic building for modern use. OEI completed a historically-appropriate restoration of the Main Street facade including tuckpointing, masonry and terra cotta tile repairs, and new upper story paired windows replicating historically accurate muntins. Important to the building's design is the texture provided by the variegated brick color, cast concrete material, brickwork details, and the tile roof. The deteriorated upper-story apartment was remodeled to an open floor plan with updated infrastructure and reinforced rafters, and restoration of original flooring.

Accepting the award was Daniel Oh. He mentioned that he and his wife were happy to be able to improve Downtown. He encouraged others to help improve their communities. Mr. Oh commented that he looked forward to doing more rehabilitation work in the future.

4. Historic Rehabilitation for 2021: Angie and Dan Kolz for their residence at 802 Burnett Avenue. The single-family home at 802 Burnett Avenue dates back to 1910 and was constructed in the Queen Anne Style. In 2017, new owners, Angie and Dan Kolz, began hours of investigative research. Historically-minded repairs took three years to complete. Every element of the home's rehabilitation has its own story, as to how it was successfully implemented. Particularly significant to the character of the historic district was the rehabilitation of the wrap-around porch. The existing porch had become structurally unsound and was no longer accurate to its original style. The entry gable, which was an important historic feature of the home, was able to be structurally supported and repaired while the porch was demolished and new brick piers and skirtings matching the original were added. Pain-stacking research and implementation has resulted in a successful historic rehabilitation of the 1910 home.

The Award was accepted by Angie Kolz. She explained this was a big project and the support and participation from their neighbors and staff at the City of Ames was very sustaining. Ms. Kolz commented that they love the neighborhood and appreciated the recognition.

Mayor Haila asked to take a moment to thank *Ex officio* Nicole Whitlock for all her hard work and efforts representing the Iowa State University Student Body. Ms. Whitlock thanked the Mayor and Council for the experience while serving as the Student Body representative. She noted that she learned a lot and the experience helped inspire her to apply to law school in the Fall. Ms. Whitlock introduced Trevor Poundstone as the new *Ex officio*. He is a junior at Iowa State University in Management Information Systems.

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 Regular Meeting held April 13, 2021, and Special Meeting held April 15, 2021
3. Motion approving Report of Change Orders for period April 1 - April 15, 2021
4. Motion certifying Civil Service candidates
5. Motion approving New 12-Month Class E Liquor License, Class B Wine Permit, Class B Native Wine, Class C Beer Permit (Carryout) - Off Campus Beer & Spirits LLC, 4518 Mortensen Road, Suite 109
6. Motion approving Permanent Premise Transfer of Brick City Grill Class C Liquor License with Outdoor Service and Sunday Sales from 2704 Stange Road to 2640 Stange Road (pending final inspection)
7. Motion approving ownership change for Class C Liquor License with Sunday Sales - The Great Plains Sauce & Dough Co., 129 Main St
8. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Liquor License with Outdoor Service & Sunday Sales - Wasabi Ames, 926 S 16th St **pending Dram Shop Insurance**
 - b. Class C Beer Permit with Sunday Sales - Swift Stop #2, 3406 Lincoln Way
 - c. Special Class C Liquor License with Sunday Sales - The Great Plains Sauce & Dough Co., 129 Main St
 - d. Class E Liquor License with Class B Wine Permit Class C Beer Permit (Carryout Beer) & Sunday Sales - Walgreens #12108, 2719 Grand Ave
 - e. Class C Liquor License with Catering Privilege, Outdoor Service & Sunday Sales - Mother's Pub, 2900 West St
 - f. Class B Beer with Sunday Sales - Jeff's Pizza Shop LLC, 2402 Lincoln Way
 - g. Class C Liquor License with Class B Wine Permit, Outdoor Service & Sunday Sales - Bar la Tosca, 303 Welch Avenue, #101
 - h. Special Class C Liquor License, Class B Native Wine Permit & Sunday Sales- Szechuan House 3605 Lincoln Way **pending Dram Shop Insurance**
9. RESOLUTION NO. 21-193 approving appointment of *ex officio* student liaison to City Council
10. RESOLUTION NO. 21-194 confirming appointment of Natalia Martinez and Jacob Ludwig to serve as Iowa State University Student Government representatives to Ames Transit Agency Board of Trustees

11. RESOLUTION NO. 21-195 approving Quarterly Investment Report for period ending March 31, 2021
12. RESOLUTION NO. 21-196 approving Amended COVID-19 Leave Policy
13. RESOLUTION NO. 21-197 accepting report on the Ames Municipal Utility Retirement Plan from the Utility Retirement Advisory Board
14. RESOLUTION NO. 21-198 approving amendment to 28E Agreement to change the name of the Squaw Creek Watershed Management Authority to the Ioway Creek Watershed Management Authority
15. Requests from Ames Main Street for Summer Sidewalk Sales on July 29 - August 1, 2021:
 - a. Motion approving Blanket Temporary Obstruction Permit and Blanket Vending License
 - b. RESOLUTION NO. 21-199 approving suspension of parking regulations and enforcement for the Downtown from 8:00 a.m. to 8:00 p.m. on Saturday, July 31
 - c. RESOLUTION NO. 21-200 approving waiver of fee for Blanket Vending License
 - d. RESOLUTION NO. 21-201 approving request from Ames Main Street for Saturday, July 31 to transfer \$1,370.25 from the Local Option Sales Tax Fund to the Parking Fund
16. Requests from Ames Main Street for Shop for a Cause on November 6, 2021:
 - a. Motion approving Blanket Vending License
 - b. Motion approving Blanket Temporary Obstruction Permit
 - c. RESOLUTION NO. 21-202 approving waiver of fee for Blanket Vending License
 - d. RESOLUTION NO. 21-203 approving suspension of parking regulations and enforcement for the Downtown from 8:00 a.m. to 8:00 p.m. on Saturday, November 6
 - e. RESOLUTION NO. 21-204 approving transfer of funds from Local Option Sales Tax Fun to Parking Fund in the amount of \$1,370.25
17. Requests from Ames Main Street Small Business Saturday on November 27, 2021:
 - a. Motion approving Blanket Vending License
 - b. Motion approving Blanket Temporary Obstruction Permit
 - c. RESOLUTION NO. 21-205 approving waiver of fee for Blanket Vending License
 - d. RESOLUTION NO. 21-206 approving suspension of parking regulations and enforcement for the Downtown from 8:00 a.m. to 8:00 p.m. on Saturday, November 27, 2021
 - e. RESOLUTION NO. 21-207 approving transfer of funds from Local Option Sales Tax Fund to Parking Fund in the amount of \$1,370.25
18. Requests from Ames Main Street for Snow Magic on December 3 - 24, 2021:
 - a. Motion approving Blanket Temporary Obstruction Permit
 - b. Motion approving Blanket Vending License
 - c. RESOLUTION NO. 21-208 approving waiver of Blanket Vending License
 - d. RESOLUTION NO. 21-209 approving closure of Kellogg Avenue from Main Street to 5th Street and 12 metered parking spaces from 3 p.m. to 9 p.m. for Santa's Train
 - e. RESOLUTION NO. 21-210 approving closure of four metered parking spaces within the Downtown from 1:00 p.m. to 8:00 p.m. on December 3 to facilitate pick-up and

- drop-off of passengers on horse-drawn carriage rides through Downtown
 - f. RESOLUTION NO. 21-211 approving waiver of parking meter fees for closed parking meters
 - g. RESOLUTION NO. 21-212 approving usage of electricity in Tom Evans Plaza and waiver of fees for electricity
- 19. Request from Ames High School Homecoming Parade on May 13, 2021:
 - a. Motion approving Blanket Temporary Obstruction Permit
 - b. RESOLUTION NO. 21-213 approving closure of City Parking Lot MM, southern portion of City Parking Lot M, and a portion of CBD Lot Z from 5:30 p.m. to 7:30 p.m. for parade staging
 - c. RESOLUTION NO. 21-214 approving closure of 5th Street, from Grand Avenue to Pearle Avenue; Pearle Avenue; Main Street, from Pearle Avenue to Duff Avenue; Clark Avenue, from north of the CBD Lot exit to Fifth Street; Burnett Avenue, from Main Street to 5th Street; and Kellogg Avenue, from north of the CBD Lot exit to Main Street, from 6:00 p.m. to approximately 7:30 p.m.
 - d. RESOLUTION NO. 21-215 approving waiver of parking meter fees and enforcement from 4:00 p.m. to 6:00 p.m. for 55 metered parking spaces in Lot N
- 20. RESOLUTION NO. 21-216 approving preliminary plans and specifications for Ada Hayden Heritage Park Fishing Pier Renovation Project; setting May 26, 2021, as bid due date and June 8, 2021, as date of public hearing
- 21. RESOLUTION NO. 21-217 approving preliminary plans and specifications for 2020/21 Arterial Street Pavement Improvements: 13th Street (Duff Avenue to Meadowlane Avenue); setting May 18, 2021, as bid due date and May 25, 2021, as date of public hearing
- 22. RESOLUTION NO. 21-218 awarding contract to Ames Ford Lincoln of Ames, Iowa for purchase of two Ford truck chassis for Public Works Traffic Division in the amount of \$64,012.12
- 23. RESOLUTION NO. 21-219 awarding contract for purchase of pebble lime for Water Plant to Graymont Western Lime, Inc., of West Bend, Wisconsin, in the amount of \$166.50/ton for FY 2021/22
- 24. Electric Vehicle Charging Stations:
 - a. RESOLUTION NO. 21-220 waiving the Purchasing Policy threshold of \$25,000 and utilize the Pricing Agreement and Service Agreement with CD LLC, of Wheeling, Illinois for the purchase of the electric vehicle charging stations in the amount of \$120,508.65 (inclusive of sales tax)
 - b. RESOLUTION NO. 21-221 awarding contract to Commonwealth Electric, of Des Moines, Iowa for the installation of Electric Vehicle Charging Stations in the amount of \$16,837.52 (inclusive of sales tax)
- 25. RESOLUTION NO. 21-222 approving contract and bond for Fire Station #1 HVAC Replacement Project
- 26. RESOLUTION NO. 21-223 approving contract and bond for 2020/21 Concrete Pavement Improvements - 8th Street (Northwestern to Duff)
- 27. RESOLUTION NO. 21-224 approving contract and bond for 2020/21 Asphalt Street Pavement Improvements & Water System Improvements (McKinley Drive, Jensen Avenue,

- Luther Drive)
28. RESOLUTION NO. 21-225 approving Change Order No. 2 deduction in the amount of (\$85,878) for Homewood Slope Stabilization
 29. RESOLUTION NO. 21-226 approving Change Order No. 1 in the amount of \$31,813.35 for the 2020/21 Right-of-Way Restoration (Standard Vegetation)
 30. RESOLUTION NO. 21-227 approving Change Order No. 1 in the amount of \$120,582 for the 2017/18 Main Street Paver Replacement Project (Clark - Burnett)
 31. RESOLUTION NO. 21-228 approving renewal of contract to Diamond Oil Company, of Des Moines, Iowa, for the Low-Sulfur Diesel Fuel Supply Contract in the amount of (-\$0.0062) deduct off the Magellan “rack” fuel price, and in the amount of \$0.0163 increase off the Buckeye “rack” fuel price for an amount not to exceed \$300,000
 32. RESOLUTION NO. 21-229 approving partial completion of public improvements and reducing security for Wheelock Corner Subdivision

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: Merlin Pfannkuch, 1424 Kellogg Avenue, Ames, stated he wanted to know why the City of Ames “blunders along” with development and taxpayers have to subsidize the development. He was concerned with the increasing influence that Dan Culhane and the Ames Economic Development Commission (AEDC) seemed to have. Mr. Pfannkuch presumed it was Chuck Winkleblack from Hunziker Companies and others who have, so far, asked for an unreasonable tax increment financing amount to develop what would pay for the aquatic center and the Reinvestment District. He asked why the Council couldn’t examine proposals more closely. It was commented that he realized the Reinvestment District Proposal was put together in a hurry, but for five years he has asked the Council to take a good look at the East Industrial area. Mr. Pfannkuch mentioned that Mr. Culhane states “ if we build it the industries will come” and he felt this may or may not happen. He stated the City is planning to let the infrastructure go out for bid without looking at it closely. It was pointed out that the \$3.5 million for infrastructure will still not get the utilities out to the Verbio site. Mr. Pfannkuch pointed out that the IEDA only has anecdotal evidence as to how successful some sites have been. He asked for the City to have staff take a day and call some of the other cities and ask them about their sites. He stated the City never takes anything he says seriously. The Reinvestment District is too complicated, and the citizens have no idea what is going on. He mentioned that the developer and the owner of the property are starting with a request for a \$25 million tax increment financing to help pay for parking. He asked why the City doesn’t do a bond referendum on a paired down proposal.

AWARDING CONTRACT TO SUSTAINABILITY SOLUTIONS GROUP WORKERS COOPERATIVE OF VANCOUVER, BRITISH COLUMBIA, CANADA, FOR THE DEVELOPMENT OF A CLIMATE ACTION PLAN IN AN AMOUNT NOT TO EXCEED \$120,915 USD: Assistant City Manager Deb Schildroth explained that the development of a Climate Action Plan is an important step as it is one of the Council’s sustainability goals and it is the first Plan of its kind for the community. Staff is recommending the firm Sustainability Solutions Group Workers Cooperative (SSG) to lead the City through the planning process for the next 18 months. Ms. Schildroth noted that the Council Action Form outlines the process that was followed for

selecting SSG. Sustainability Solutions Group's proposal includes two subcontractors, Whatif? Technologies (WT) and Confluence. Whatif? Technologies will do the data collection and provide energy emission modeling along with financial and economic modeling. Confluence will be involved in the development and facilitation of community engagement in outreach activities. The Council has emphasized the need for public engagement and participation in this project, and SSG has a pre-engagement preparation phase that will interview key groups in order to make sure the sectors of the community are identified and how best to reach each sector. Included in the pre-engagement phase will be a review of the information and application that staff brought forward to the Council for the make-up of the community input group. This was discussed at the February 23, 2021 Council meeting. Ms. Schildroth pointed out that the community input group is not the only way for public participation in feedback, additional opportunities will include town hall meetings, on-line tools and activities, and surveys. She noted that pages four and five of the Council Action Form outline SSG's scope of work and the proposed timeline (including the meetings with the steering committee). The meetings are touch-points throughout the process and will give the Council the ability to provide direction and feedback to SSG as the process moves forward.

Council Member Martin commented that the proposal was solid, but one thing that caught his eye was the observation that SSG will be doing all its interactive work virtually. He understood that Confluence is a local firm and specialize in outreach. Mr. Martin stated he knows that staff will be paying attention to everything and mentioned if staff thought it was becoming a problem to only have virtual connections with SSG to let the Council know. The Council would like to know if there is anything they can do to help.

Council Member Gartin wanted to know if the committee had reviewed other Climate Action Plans that SSG had worked on, especially ones that were similar in size to Ames. Ms. Schildroth stated that part of the proposal was for the companies to provide a list of other communities that they have worked with in the past. The majority of SSG's work has been done in Canada and are in the process of working on Climate Action Plans in Tacoma, Washington, and Clackamas, Oregon (Oregon State). Staff was able to reach out to those references to discuss the work of SSG. It was pointed out that Canada is ahead of the United States with Climate Action Plans. Sustainability Coordinator Merry Rankin stated that when speaking to the various references, it was mentioned that diversified and robust community engagement was something SSG had done really well. It was noted that the table workbooks were helpful and there were creative aspects that would engage the community. Sustainability Solutions Group sees the value in including the Universities. Ms. Schildroth asked the Council to keep in mind that this Climate Action Plan is not being adopted by Iowa State University, but ISU is a partner in the project, because of its presence in the community. The City wants to make sure that the ISU Administration and the students are involved in the process.

Mayor Haila opened public comment. No one requested to speak.

City Attorney Mark Lambert stated that SSG is not registered as a foreign corporation with the Iowa Secretary of State's Office. He noted that registering with the State of Iowa provides for a registered agent in Iowa for service if there is litigation etc. He recommended that the Council give approval

contingent upon SSG registering as a foreign corporation with the Iowa Secretary of State's Office. Attorney Lambert commented that this would be a legal step that SSG should take before the Contract is signed by the Mayor.

Moved by Beatty-Hansen, seconded by Junck, to adopt RESOLUTION NO. 21-230 awarding a contract to Sustainability Solutions Group Workers Cooperative of Vancouver, British Columbia, Canada, for the development of a Climate Action Plan in an amount not to exceed \$120,915 USD, contingent upon SSG registering with the Secretary of State's Office as a foreign corporation.

Council Member Betcher questioned if the amount was correct in the motion. Ms. Schildroth stated that the amount in the Contract is correct and noted that in Appendix A, in the Scope of Services, the Cost of Services needed to be changed from \$120,950 to \$120,915.

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

MENTAL HEALTH WELLNESS, RECOVERY, AND RESILIENCY INITIATIVE: Assistant City Manager Deb Schildroth mentioned that in response to the Mayor's request, a small group of City staff had preliminary discussions about developing a mental health wellness, recovery, and resiliency initiative, especially due to COVID-19. Ms. Schildroth commented that as a City, staff wants to be able to provide information and resources for people to help one another. Starting on Thursday, May 20, 2021, from 6:30 p.m. to 8:30 p.m. the City will be hosting a Mental Health Forum for anyone that wishes to attend. There will be a keynote speaker and a panel of individuals that represent the school district, ISU, and local mental health agencies to discuss what resources are available. The Mental Health Forum will be in person, but the meeting will be live streamed through Facebook and YouTube. There will also be a series of mental health first aid training with Julie Saxton, Mental Health Advocate. Ms. Schildroth mentioned the final event will be in September coinciding with the annual Mental Health Expo and National Suicide Prevention Awareness Month.

Ms. Saxton explained that the mental health first aid class is an eight-hour course that covers mental health diagnosis, symptoms, and how to appropriately respond to someone experiencing symptoms. She noted that she teaches the class along with Kinsey Phillips, ISU Mental Health Advocate. The course will be divided into two four-hour days. Ms. Saxton noted that the course would be free; typically the course is \$250 per person, but the City and ISU have contributed to the cost of the course. She stated it is a great opportunity for the community to become educated, and given the influx of mental health and substance abuse calls, the community needs to come together to prevent a mental health crisis.

Police Commander Geoff Huff mentioned this is something that staff is good at by getting a lot of people together to collaborate and help solve problems. This approach was used for the Opioid Task Force and it was successful. The City is fortunate to have Ms. Saxton and Ms. Phillips available to teach the course.

Council Member Betcher commented that while teaching at ISU she is contacted regularly by her students about their declining mental health and the challenges they are facing due to feeling isolated. Many of her students can't really focus on their self-care right now, but the semester is going to end in mid-May, and many students will stay in town due to summer jobs. Ms. Betcher wanted to know if there will be a lot of advertising done to notify students that they can attend or may want to tune in via Facebook or YouTube. She pointed out that she has also heard from a lot of Veterans and their families that were impacted. Ms. Schildroth stated that the Mental Health Forum is open to everyone of all ages. She stated that staff had talked about promoting the event and they will be sending out a "Save the Date" card. Ms. Saxton stated that herself and Kinsey have a couple days planned for June, July, and August and will be working on getting the word out. The class will be open to all community members and ISU students. The Mental Health Expo in September will be another great time for students and community members to participate.

Mayor Haila inquired about any interaction with the school districts. Ms. Saxton explained that all students are struggling, and reacclimating to the classrooms has been difficult. Self-care has not been a priority for a lot of students. She is seeing a lot of depression and anxiety in students. Ms. Saxton noted that she collaborates with the guidance counselors and social workers with the Ames Community School District and Gilbert Schools. There have been a lot of team meetings with teachers, social workers, parents, and the school resource officers.

Council Member Betcher mentioned that there is a note that the \$5,000 may not be enough and more money may be needed. She wanted to know if more funds were needed then a request would need to come back to the Council. City Manager Steve Schainker stated that staff will do its best in planning, but if more funds are needed then it will come back to the Council.

Moved by Betcher, seconded by Beatty-Hansen, to direct staff to develop an initiative supporting Mental Health Wellness, Recovery, and Resiliency offering education, training, and resource opportunities to the public.

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

Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 21-231 approving up to \$5,000 in Council Contingency funds to help cover the costs associated with supporting the Mental Health Wellness, Recovery, and Resiliency. If more funds are needed to come back to the Council.

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

AWARDING CONTRACT TO ENVIRO-SERVICES & CONSTRUCTORS, INC., DBA RRT DESIGN & CONSTRUCTION OF MELVILLE, NEW YORK, FOR A WASTE-TO-ENERGY OPTIONS STUDY IN AN AMOUNT NOT TO EXCEED \$239,500: Public Works Director John Joiner gave a recap of what had been done to get the scope of service created for the Waste-to-Energy Options Study. A Request for Proposals (RFP) was issued on January 4, 2021, to 32 firms and three bid services. Responses were received from eight firms. An evaluation team was

composed of representatives from Electric Services, Public Works, and the City Manager's Office. The evaluation team invited the top three firms for interviews. The firms were asked to provide a brief presentation introducing its team members, their roles, and demonstrate their understanding of the Scope of Services. Team members were also offered tours of the Resource Recovery Plant and Power Plant prior to their interviews. RRT Design & Construction, of Melville, New York, emerged as the top candidate. City staff conducted reference checks on RRT's work with other utilities and positive feedback was received, both for the firm in general and the key staff that would be assigned to this project. The contract with RRT will conclude with a presentation of the final report to City staff and then a public presentation to the City Council. It was anticipated that the work would be completed in November 2021. Director Joiner pointed out that the timing of the final report from RRT will provide City staff with enough time to determine any subsequent steps that would need to be incorporated into the draft FY 2022/23 City budget or future Capital Improvement Plan. He pointed out that RRT staff is aware that the City is developing a Climate Action Plan, and that any decision made regarding the City's waste-to-energy future may have a significant impact on greenhouse gas emissions into the future. City staff will ensure that the Climate Action Plan consultant and RRT are apprised of any impacts one study may have on the analysis and/or potential options available in the other.

Council Member Betcher mentioned that when the Council had first approved the RFP, the Council had the discussion about looking at options other than waste-to-energy and the response was that the contractor should be able to make alternative recommendations for options that are more in-line with the Climate Action Plan. She wanted to know if RRT was willing to look for alternatives. Director Joiner stated that staff had discussed that possibility with all the firms they interviewed and the scope that RRT proposed included some "headroom" for an alternative option if needed.

Electric Services Director Donald Kom noted that through the interview process, there were a couple items that were important to staff. He explained that staff wanted to make sure they found a firm that was knowledgeable in both waste-to-energy or the generation side, and knew how to deal with municipal solid waste. He explained that RRT had the skill set that the evaluation team was looking for. Another item that was important was that the firm had worked on projects that were of a similar size to the City of Ames. Again, RRT had experience in communities that were similar to Ames and could understand the unique challenges and requirements of Ames.

The Mayor opened public comment. It was closed when no one came forward.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 21-232 awarding a contract to Enviro-Services & Constructors, Inc., dba RRT Design & Construction of Melville, NY, for a Waste-to-Energy Options Study in an amount not to exceed \$239,500.

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

JOINT USE PARKING PLAN FOR 414 LINCOLN WAY AND 119 WASHINGTON AVENUE: Planning and Housing Director Kelly Diekmann gave an update on the project as

opposed to how it was described in the Council Action Form. When staff had been working with the applicant, they had been working from earlier conversations that the proposal was an accessory function to the funeral homes operation to allow for events related to the funeral itself. After preparing the Council Action Form and reviewing the Easement, further discussions were had with the City Attorney and the applicant; staff came to a different understanding than what was proposed. The applicant had proposed to be an independent banquet hall facility for 119 Washington Avenue, that may at times work in conjunction with the funeral home, but not tied to it as an accessory function. Director Diekmann pointed out that the materials provided to the Council were with the assumption that the banquet hall was going to be an accessory use. After speaking with the property owner, the funeral home is proposed to operate with its peak events (funerals, visitations) to be limited to 12 times per month. The banquet hall would be able to operate for numerous days throughout a month and the hours would not be limited as a funeral function. The Agreement that was attached does not define the correct issues. Staff now has a clearer picture and would recommend Alternative 2, which is to approve the Joint Use Parking Plan for 119 Washington Avenue and 414 Lincoln Way with modifications required to the “Joint Use Easement Agreement or to table the request until the May 11, 2021, meeting where an updated report and Agreement could be provided.

Council Member Gartin asked for background information on the Joint Parking Agreements. The Council has seen them for apartment buildings that didn’t have enough parking, but none that he can recall for commercial buildings that would intensify the usage. He would like to say “yes” when he can, and it would be in the best interest of the funeral home to not have conflicting events. Director Diekmann explained that there are two alternative parking schemes. One is Remote Parking (parking spaces are in another area) and then the other is the Joint Use Parking (sharing parking spaces). The decision would be that the two operations are unlikely to cause conflicts. They want to prevent too much demand for too little supply; if there is too much demand, the parking would encroach onto neighboring businesses and that is what staff wants to avoid. Mr. Diekmann pointed out that staff’s findings are that the two operations can coexist, and they don’t have peak demand at the same time.

Council Member Martin inquired what would happen if one of the properties sold. Director Diekmann explained that an Easement would be recorded, and the Agreement would have successor language in it that would bind the owner of Parcel 1 as well as the owner of Parcel 2 to the arrangement. The arrangement is based on the fact that Parcel 1 is a funeral home and that Parcel 2 is going to be a banquet hall. Both parcels are agreeing to be those uses whether they are the owner, or it is sold. Director Diekmann mentioned that one factor that is not 100% clear is that the predication of use as a funeral home and banquet hall should follow through all sections of the Agreement. It was noted that the Agreement does include a clause that if the banquet hall was to cease operating then Parcel 1 (funeral home) could terminate the Agreement. Council Member Martin stated that if the Council could make this work, he would like to, but he was uncomfortable with having written material in front of the Council that was a lot different from what the Council would actually be approving.

Council Member Betcher commented that in the Addendum of the Council Action Form it notes that

if there is a problem with parking, the City can revoke the Easement. She wanted to know if she was interpreting it correctly. Director Diekmann explained that the Agreement doesn't specifically state that, but if the parties were operating inconsistently with the Agreement and Easement then the City would have to take action on the enforcement. There is not a cancellation clause in the Agreement where the City can cancel it. Ms. Betcher questioned what it meant then when it states "the joint use parking plan does allow for the City to require in the future the reevaluation of the parking if there becomes an issue with the required number of parking spaces," she noted that makes it sound like it would be in the Agreement somewhere. Mr. Diekmann explained that statement is not in the Agreement and he felt that staff would not want to be put in a position to revoke a business from operating. He stated he would have to speak with the City Attorney as he would see it as a code enforcement of the Zoning Ordinance that a business would be operating the site inconsistent with conditions of the approval.

Mayor Haila noted that currently there is a common owner. He wanted to know if in the future if the Agreement would stipulate that the Parcels have to always be a funeral home and a banquet hall or if the use changed would the Easement become null and void. The Mayor questioned if the funeral home was sold and remodeled into a restaurant, what would happen. Director Diekmann stated that the way the Agreement is structured is that Parcel 1 is giving up rights to benefit Parcel 2. There are other uses where the sharing could work, but if something was changed it would need to come back to the Council to make sure the change met the Zoning Ordinance.

The Mayor asked if anyone from the public wished to speak.

Tim Grandon, 414 Lincoln Way and 119 Washington Avenue, Ames, stated he is the owner of both properties being discussed tonight. He explained that his goal is to allow funeral participants to have a place to go to for some type of fellowship luncheon after the funeral. The same people that would be at the funeral would walk over to the banquet hall. The funeral home would be used eight to ten times a month. Mr. Grandon mentioned that if the property was sold it would have to fit the criteria of the new Zoning and go through City staff for approval. He pointed out that the funeral home is not always busy and most of the time there are less than ten people in the office. Mayor Haila inquired if the request was time sensitive. Mr. Grandon mentioned that he has had bids out since October 2020, and if he gets delayed; he could wait, but would like to proceed.

The Mayor closed public comment when no one else spoke up.

Council Member Gartin wanted to know if any of the surrounding neighbors had been notified of this request. Mr. Diekmann mentioned that there is not a notification process for this type of request.

Moved by Gartin, seconded by Beatty-Hansen, to approve Alternative 2, which was to approve the Joint Use Parking Plan for 119 Washington Avenue and 414 Lincoln Way with modifications required to the "joint Use Easement Agreement," consistent with the priorities that have been articulated by Council.

Council Member Martin said his concern with that motion is that it will have staff guess on some items to put in the Agreement. In writing the new Agreement if there was an issue found the motion would allow staff to work it out without coming back to the Council. Mayor Haila explained that the way the motion was worded it would not come back to the Council and it would be up to staff and the City Attorney to come up with the correct wording. City Manager Steve Schainker mentioned that the safest way would be to bring the request back to the Council, and maybe hold a Special Meeting if the corrections could be made within the next few days instead of waiting until the next meeting on May 11, 2021. Mr. Martin noted he would prefer to see everything before it is approved due to all the moving pieces.

Vote on Motion: 3-3. Voting Aye: Beatty-Hansen, Corrieri, Gartin. Voting Nay: Betcher, Junck, Martin.

Motion failed.

Moved by Martin, seconded by Beatty-Hansen, to have staff revise the CAF and Agreement and bring it back to the Council incorporating any relevant analysis pursuant to the Council's discussion and any additional ingredients staff feels are needed in the Agreement.

Voting Aye: 6-0. Motion declared carried unanimously.

Mayor Haila stated he would be willing to call a Special Meeting, if needed. Director Diekmann stated that if the Site Development Plan is not ready to be approved then there would not necessarily be a rush for the Agreement to be approved. He thought it would be appropriate to have a Special Meeting if the Site Development Plan and Agreement were both ready to be approved, if they are not ready then they can place this item on the agenda for May 11, 2021.

SECURITY CAMERAS IN CAMPUSTOWN: Police Commander Geoff Huff stated this proposal was presented to the City Council on December 8, 2020. City staff had presented a revised concept for the Campustown Cameras in which the data would be stored on the City's server instead of on Iowa State University's servers. Connecting to the City's network would result in savings of approximately \$2,880 per year and would provide more immediate access to camera footage in an emergency situation or to retrieve footage for an investigation. At that time the Council had directed staff to present the new concept to the ISU Student Government to ensure its understanding and support. Staff presented the new concept to the Student Government on February 17, 2021. Staff had received a Resolution dated February 24, 2021, unanimously supporting the project in its new form. The Campustown Action Association was previously supportive of the security cameras and continues to be supportive with the changes. On March 24, 2021, City staff provided the City Council with a description of the changes that would be made to the Policy to address the previous questions that were raised.

Council Member Martin stated that one thing that he learned during the process was the presumption of availability of recorded video. He asked Commander Huff to review the process for obtaining any footage. Commander Huff stated that for the Police Department any request for public information goes through a review process. Staff reviews *Iowa Code*, Chapter 22 (Open Records Law) and

determines if it is a public record. The Police Department has a few restrictions on confidential records. Commander Huff mentioned that there may be a few cases that staff would find that a record is confidential and would not be able to be released. When requests are received that are not related to a criminal investigation that information could be released, but is reviewed first. The process is the same for body-worn cameras and police records.

Ex officio Trevor Poundstone echoed that the Student Government was really excited for this project and fully supported it.

The Mayor asked if there was anyone from the public who wished to speak. There was no one wishing to speak.

Moved by Gartin, seconded by Beatty-Hansen, directing staff to proceed with the installation of the Campustown security camera system and house the recordings on the City's network.

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

Moved by Gartin, seconded by Beatty-Hansen, adopting RESOLUTION NO. 21-234 to adopt a Policy regarding the administration of the camera system and recordings.

Council Member Martin wanted to come back to the open records question. He thought it would be helpful to know how much the video system is used for the open record function versus the public safety function. Mr. Martin thought it made sense to circle back around to this security system in a year to hear how it went and to get some numbers as to how often things happened.

Moved by Martin, seconded by Beatty-Hansen, to ask staff to come back in a year, after the deployment of the system, with a report on how the system has worked, including the approximate total amount of video that was released pursuant to open records request and the number of open record requests for video that were actually completed to deliver the video to the requestor.

Council Member Gartin mentioned that there were already other public cameras and gave the example of City Hall. He inquired if there were any other public cameras. City Manager Steve Schainker mentioned that there were public cameras at City Hall, the Power Plant, the Electric Plant, and Parks and Recreation. Mr. Gartin wanted to know if there had ever been any requests for footage from those cameras. Commander Huff noted that there had been one request for footage from City Hall for a civil process that was fulfilled.

Council Member Betcher inquired if it would be beneficial to know how often footage was used in criminal investigations. Ms. Betcher proposed a friendly amendment to the motion to include obtaining data on the usage of the camera system for law enforcement activity. Mr. Martin asked Commander Huff if that information would be possible to obtain. Commander Huff commented that they would be able to offer a summary of the times the video footage had aided in an investigation.

Mr. Schainker reminded the Council that the new traffic system that the City Traffic Engineer is working on will have cameras on them as well. Mr. Martin mentioned that when that was discussed

there was motion about the video policy and assumed it would be similar to this Policy.

Council Members Martin and Beatty-Hansen were amendable to the friendly amendment.

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

AWARD OF ECONOMIC DEVELOPMENT ADMINISTRATION GRANT AGREEMENT IN THE AMOUNT OF \$1,500,000 FOR THE PRAIRIE VIEW INDUSTRIAL CENTER UTILITY PROJECT: Municipal Engineer Tracy Peterson stated she was excited to announce the award of the Economic Development Administration (EDA) grant that staff has been working on with the Ames Chamber of Commerce and Economic Development for the Prairie View Industrial Park extension project. The Grant Award is in the amount of \$1.5 million. The grant would cover the utility install up to Teller Avenue and then there will be an “Add Alternate” to extend the water and sanitary sewer to 590th Avenue. Ms. Peterson mentioned that staff is hoping to have plans out in May 2021, with bids being received in June 2021.

The Mayor asked for public comment. It was closed when no one requested to speak.

Moved by Gartin, seconded by Beatty-Hansen, adopting RESOLUTION NO. 21-235 approving the award to Economic Development Administration Grant Agreement in the amount of \$1,500,000 for the Prairie View Industrial Center Utility project.

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

HEARING ON ZONING TEXT AMENDMENT TO ESTABLISH A NEW PLANNED UNIT DEVELOPMENT (PUD) OVERLAY ZONE WITHIN THE ZONING ORDINANCE ALONG WITH PRIVATE STREET STANDARDS IN THE SUBDIVISION ORDINANCE: Moved by Martin, seconded by Betcher, to continue the hearing to May 11, 2021.

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

HEARING ON WATER POLLUTION CONTROL FACILITY SLUDGE PUMPING BUILDING IMPROVEMENTS: The Mayor opened the public hearing. It was closed when no one asked to speak.

Moved by Beatty-Hansen, seconded by Betcher, to accept the Report of Bids for the Water Pollution Control Facility Sludge Pumping Building Improvements.

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

Moved by Gartin, seconded by Betcher, to reject all bids for the Water Pollution Control Facility Sludge Pumping Building Improvements.

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

HEARING ON 2019/20 CONCRETE PAVEMENT IMPROVEMENT PROGRAM (DOUGLAS, 5TH STREET, E 3RD STREET, E 2ND STREET, DES MOINES AVENUE, AND

CENTER AVENUE): The Mayor opened the public hearing. There was no one wishing to speak, and the hearing was closed.

Moved by Betcher, seconded by Junck, to adopt RESOLUTION NO. 21-236 approving plans and specifications and awarding a contract to Manatt’s Inc., of Ames, Iowa, in the amount of \$1,571,889.43.

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

HEARING ON 2020/21 AIRPORT IMPROVEMENTS (RUNWAY 01/19 AND TAXIWAY A LIGHTING PROJECT): The Mayor opened the public hearing and closed it after there was no one wishing to speak.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 21-237 approving plans and specifications and awarding a contract to Voltmer, Inc., of Decorah, Iowa, in the amount of \$390,399.50 (Base Bid + Bid Alternate), contingent on the project being funded by the FAA grant.

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

Moved by Martin, seconded by Betcher, to adopt RESOLUTION NO. 21-238 approving the Grant Application to the FAA based on the total estimated project costs of \$493,299.50.

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

ORDINANCE NAMING THE ACCESS ROAD ON SOUTH RIVERSIDE DRIVE “AVIATION WAY”: Moved by Betcher, seconded by Beatty-Hansen, to pass on second reading an ordinance naming the access road on South Riverside Drive “Aviation Way.”

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

ORDINANCE INCREASING WATER RATES BY 6%, EFFECTIVE JULY 1, 2021: Moved by Beatty-Hansen, seconded by Gartin, to pass on third reading and adopt ORDINANCE NO. 4437 increasing the water rates by 6%, effective July 1, 2021.

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

DISPOSITIONS OF COMMUNICATIONS TO COUNCIL: The Mayor explained there were seven items to review. The first item was a letter from Helen F. McRoberts stating her support for the Rose Prairie Restoration Plan. The Mayor stated that this item was for informational purposes only.

This second item was a letter from Kay Berger also communicating her support for the Rose Prairie Restoration Plan, which was for information purposes only.

The third and fourth items were emails from Kyle Poorman requesting the City to study crosswalk

concerns on University Boulevard at South 16th Street and requesting a mixed-use trail extension along University Boulevard at the Iowa State Recreation Complex. City Manager Steve Schainker recommended referring both emails from Mr. Poorman to staff for a memo.

Moved by Martin, seconded by Betcher, to refer Mr. Poorman's email to staff for a memo.
Vote on Motion: 6-0. Motion declared carried unanimously.

The fifth item was a memo from Kelly Diekmann, Planning and Housing Director in response to a property owners request to amend the Ames Urban Fringe Plan Land Use Map at 2359-210th Street in Boone County to reclassify portions of the property as Rural Residential. Mr. Schainker stated that the memo gave the Council two options to choose from. Mayor Haila stated that Option 1, was to take no action on the request, but it would still allow the developer to build a single-family home.

Council member Gartin stated the hard part is the City is still in the process of developing the Ames Comprehensive Plan and asked City Manager Schainker what he recommended. Mr. Schainker commented that he doesn't believe Director Diekmann would change any of the natural areas that this would impact and to hold off on any further action until there is more clarification on the Ames 2040 Plan.

Moved by Betcher, seconded by Corrieri, to take no action on the request to amend the Ames Urban Fringe Plan Land Use Map at 2359-210th (Boone County) at this time.
Vote on Motion: 6-0. Motion declared carried unanimously.

Item six was a memo from Kelly Diekmann, Planning and Housing Director responding to a property owners request for a waiver of platting authority in the Ames Urban Fringe Plan at 2227, 2233, 2239, 2245, and 2249-229th Place, Ames.

Moved by Martin, seconded by Betcher, to place the request for a waiver of platting authority in the Ames Urban Fringe Plan at 2227, 2233, 2239, 2245, and 2249-229th Place, Ames on a future agenda.
Vote on Motion: 6-0. Motion declared carried unanimously.

The last item was a memo from Mark Lambert, City Attorney, in response to the legal requirements for suspending the rules for ordinances. Council Member Martin felt they didn't need to place this item on a future agenda, and to wait until this situation comes up again. City Attorney Mark Lambert mentioned that he would be willing to do a follow-up memo with recommendations. Council Member Martin stated he was comfortable allowing the City Attorney and the Mayor to work out any details. Mayor Haila mentioned he had always wanted to have a Council Handbook/Guide to know what everyone is supposed to do.

COUNCIL COMMENTS: The new *ex-officio* Trevor Poundstone stated that he is currently a Junior at Iowa State University majoring in Information Management Systems. He is from Knoxville, Iowa and he has watched several of the previous Council meetings. Mr. Poundstone is excited to meet and work with the Council. He noted he is excited to work on opportunities to enhance Iowa State and the City of Ames in the area's sustainability, mental health, and diversity and inclusion. Regarding

the Mental Health Forum and classes that were discussed earlier the Student Government would be happy to share those events on its social media page to get more student involvement.

Council Member Gartin mentioned that the NAACP had a Take the Lead Forum on sentencing in Iowa, and the video is available on the Ames Chapter of the NAACP's Facebook site.

ADJOURNMENT: Moved by Beatty-Hansen to adjourn the meeting at 8:22 p.m.

Amy L. Colwell, Deputy City Clerk

John A. Haila, Mayor

Diane R. Voss, City Clerk