

**MINUTES OF THE MEETING OF THE AMES AREA
METROPOLITAN PLANNING ORGANIZATION
TRANSPORTATION POLICY COMMITTEE AND
REGULAR MEETING OF THE AMES CITY COUNCIL**

AMES, IOWA

MAY 25, 2021

**AMES AREA METROPOLITAN PLANNING ORGANIZATION (AAMPO)
TRANSPORTATION POLICY COMMITTEE MEETING**

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.

CALL TO ORDER: The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee meeting, which was being held electronically, was called to order by Ames Mayor and voting member John Haila at 6:00 p.m. on the 25th day of May, 2021. Other voting members brought into the meeting were: Bronwyn Beatty-Hansen, City of Ames; Gloria Betcher, City of Ames; Amber Corrieri, City of Ames; Tim Gartin, City of Ames; Rachel Junck, City of Ames; David Martin, City of Ames; Linda Murken, Story County Board of Supervisors; and Jacob Ludwig, Transit Board. Jon Popp, Mayor of Gilbert; and Bill Zinnel, Boone County Supervisor, were absent.

HEARING ON THE FY 2022 TRANSPORTATION PLANNING WORK PROGRAM (TPWP): Public Works Director John Joiner explained that this item went before the Committee in March 2021, and received unanimous approval of the draft version. The item was then open for public comment for over a month. There were no public comments. Agency partners were able to review the draft and minimal administrative changes were made based on comments from the agencies.

The public hearing was opened by the Mayor. He closed the hearing after no one asked to speak.

Moved by Betcher, seconded by Ludwig, to adopt RESOLUTION NO. 21-257 approving the Final FY 2022 Transportation Planning Work Program for submission to the Iowa Department of Transportation.

Vote on Motion: 9-0. Motion declared carried unanimously.

HEARING ON AMENDMENT TO THE FFY 2021-2024 TRANSPORTATION IMPROVEMENT PROGRAM (TIP): Public Works Director John Joiner mentioned that this Amendment is to add the Clean Air Attainment Program (ICAAP) grant funding that CyRide received from the Iowa Department of Transportation.

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

Moved by Beatty-Hansen, seconded by Murken, to approve the Amendment to the FFY 2021-2024 Transportation Improvement Program.

Vote on Motion: 9-0. Motion declared carried unanimously.

DRAFT FFY 2022-2025 TRANSPORTATION IMPROVEMENT PROGRAM AND SETTING JULY 13, 2021, AS THE DATE OF PUBLIC HEARING: Transportation Planner Kyle Thompson explained that this item was the Transportation Improvement Program that the Ames Area Metropolitan Planning Organization (AAMPO) is required to develop every year. The Draft Federal Fiscal Year 2022-2025 Transportation Improvement Program (TIP) is the short-range implementation program for federally funded and regionally significant transportation projects. It is important for the projects to be listed in the TIP in order to be eligible to receive federal funds. As part of the process, the AAMPO distributes regional applications for Surface Transportation Block Grant (STBG) funding or Transportation Alternative Program (TAP). There were two STBG applications received and no TAP applications. To maintain fiscal constraints, it was recommended to award \$2,814,000 to the City of Ames for the South 16th Street widening project and to award \$225,000 to CyRide for its vehicle replacement project from the STBG funds. Both projects will be in the FFY 2025. Mr. Thompson mentioned that the next step is a virtual public open house on May 26, 2021 at noon. The public comment period will be open through June and details regarding how to submit comments can be found on the AAMPO website at www.aampo.org. The Policy Committee will hold a final public hearing and take action on approval on July 13, 2021.

Moved by Ludwig, seconded by Junck, to approve the Draft FFY 2022-2025 Transportation Improvement Program and set July 13, 2021, as the date of public hearing.

Vote on Motion: 9-0. Motion declared carried unanimously.

POLICY COMMITTEE COMMENTS: No comments were made.

ADJOURNMENT: Moved by Beatty-Hansen to adjourn the AAMPO Transportation Policy Committee meeting at 6:08 p.m.

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

CALL TO ORDER: Mayor John Haila called the Regular Meeting of the Ames City Council, which was being held electronically, to order at 6:09 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 Trevor Poundstone 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.

Mayor Haila announced that the applicant requested to have Item No. 7i: Class E Liquor License with Class B Wine Permit, Class C Beer Permit, Carryout, & Sunday Sales - Wheatsfield

Cooperative, 413 Northwestern to be pulled from the Agenda. Council Member Junck asked to pull Item 20: Resolution awarding contract to Renewable Energy Group of Ames, Iowa, for CyRide fuel purchases from July 1, 2021, through June 30, 2022, in a not-to-exceed amount of \$1,072,500 due to a conflict of interest.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Regular City Council Meeting held May 11, 2021, and Special City Council Meeting held May 18, 2021
3. Motion approving ownership change for Class E Liquor License with Class B Wine Permit, Class C Beer Permit, Carryout & Sunday Sales - Casey's General Store #2560 3020 S Duff Avenue
4. Motion approving ownership change for Class E Liquor License with Class B Wine Permit, Class C Beer Permit, Carryout & Sunday Sales - Kum & Go #214 111 Duff Avenue
5. Motion approving ownership change for Class E Liquor License with Class B Wine Permit, Class C Beer Permit, Carryout & Sunday Sales - Kum & Go #200 4510 Mortensen Road
6. Motion approving ownership change for Class E Liquor License with Class B Wine Permit, Class C Beer Permit, Carryout & Sunday Sales - Kum & Go #216 203 Welch Avenue
7. Motion approving renewal of the following Beer Permits, Wine Permits and Liquor Licenses:
 - a. Class C Liquor License with Catering Privilege, Class B Wine Permit, Outdoor Service & Sunday Sales - Della Viti, 323 Main Street, **pending DRAM Shop Insurance**
 - b. Class C Liquor License with Outdoor Service & Sunday Sales - Old Chicago Pizza & Taproom, 1610 S Kellogg Avenue, **pending DRAM Shop Insurance**
 - c. Class E Liquor License with Class B Wine Permit, Class C Beer Permit, Carryout, & Sunday Sales - Casey's General Store #2560, 3020 S Duff Avenue
 - d. Class A Liquor License with Outdoor Service & Sunday Sales - Green Hills Residents Association, 2200 Hamilton Drive, Ste 100
 - e. Class E Liquor License with Sunday Sales - MMDG Spirits, 126A Welch Avenue, **pending DRAM Shop Insurance**
 - f. Class E Liquor License with Class B Wine Permit, Class C Beer Permit, Carryout, & Sunday Sales - Kum & Go #214, 111 Duff Avenue
 - g. Class E Liquor License with Class B Wine Permit, Class C Beer Permit, Carryout, & Sunday Sales - Kum & Go #200, 4510 Mortensen Rd
 - h. Class E Liquor License with Class B Wine Permit, Class C Beer Permit, Carryout, & Sunday Sales - Kum & Go #216, 203 Welch Avenue
8. RESOLUTION NO. 21-258 setting date of public hearing for June 8, 2021, to authorize additional uses of General Obligation Bond Series 2017 and Series 2018A to fund extension of utilities to the East Industrial Area
9. RESOLUTION NO. 21-259 approving revisions to ASSET Policies and Procedures
10. RESOLUTION NO. 21-260 approving request to waive enforcement of the prohibition of motorized vehicles in Ada Hayden Heritage Park (*Municipal Code* Section 19.9) to allow the

- Friends of Ada Hayden Heritage Park to provide golf cart tours to mobility-impaired individuals
11. RESOLUTION NO. 21-261 approving Agreement with Verbio Nevada, LLC, to accept biosolids from Ames Water Pollution Control Facility for a period of three years from the executed date (to be effective upon signed approval from both parties)
 12. RESOLUTION NO. 21-262 authorizing payment to StoryComm for annual radio system subscriber fees in the amount of \$133,965.51
 13. RESOLUTION NO. 21-263 approving contract with WHKS & Co., of Ames, Iowa, for Water Pollution Control Site Utility Mapping in an amount not to exceed \$53,456
 14. RESOLUTION NO. 21-264 approving preliminary plans and specifications and re-issue Notice to Bidders for WPC Sludge Pumping Building Improvements project; setting June 23, 2021, as bid due date and July 13, 2021, as date of public hearing
 15. RESOLUTION NO. 21-265 approving Police Department's application to and participation in the Department of Justice Office of Justice Programs Bulletproof Vest Partnership Program
 16. Purchase of Transformers for Electric Services:
 - a. RESOLUTION NO. 21-266 waiving local consideration accommodation in the evaluations allowed by the Purchasing Policies
 - b. RESOLUTION NO. 21-267 awarding contract to RESCO of Ankeny, Iowa, for in accordance with unit prices bid and quantities ordered inclusive of applicable sales taxes
 17. Purchase of Copper Cable/Wire for Electric Services:
 - a. RESOLUTION NO. 21-268 awarding contract to RESCO of Ankeny, Iowa, for 6,000 feet of 750 KCMIL Copper Cable in the amount of \$197,222.40 (inclusive of Iowa sales tax)
 - b. RESOLUTION NO. 21-269 awarding contract to Graybar Electric of Des Moines, Iowa, for 2,000 feet of Copper Wire in the amount of \$10,455.18 (inclusive of Iowa sales tax)
 18. RESOLUTION NO. 21-270 awarding contract to Northway Well and Pump Company of Waukee, Iowa, for Year Five (5) [2021/22] of Water Plant Well Rehabilitation Contract in the amount of 104,923.37
 19. RESOLUTION NO. 21-271 approving contract to DPC Industries, Inc., of Bellevue, Nebraska, for purchase of liquid sodium hypochlorite for the Water Plant and Power Plant in the amount of \$0.98/gallon for FY 2021/22
 20. RESOLUTION NO. 21-273 awarding contract to Nationwide Office Care of Clive, Iowa, for CyRide custodial services for the initial contract period from July 1, 2021, through June 30, 2022, (with possible four additional renewal options) at an initial cost of \$2,330.50/month
 21. RESOLUTION NO. 21-274 approving Change Order No. 2 to RW Excavating Solutions, LC, of Prairie City, Iowa, for additional seeding/mulching and wattles for enhanced erosion control and hauling of felled trees for Flood Mitigation - River Flooding (Tree Clearing) project in the amount of \$74,800

22. RESOLUTION NO. 21-275 approving Change Order No. 2 to Commonwealth Electric to expand the scope of work on the Fast Electronic Vehicle Charger installation at 2108 Isaac Newton Drive in the amount of \$5,481
 23. RESOLUTION NO. 21-276 awarding renewal of contract with Baldwin Pole & Piling, Inc., of Des Moines, Iowa, for the purchase of electric distribution utility poles in accordance with unit prices bid and actual quantities ordered, plus applicable sales taxes
 24. Specialized Wet Dry Vacuum, Hydro Blast, and Related Cleaning Services for the Power Plant:
 - a. RESOLUTION NO. 21-277 approving renewal of contract with HTH Companies, Inc., of Union, Missouri, from July 1, 2021, through June 30, 2022 for hourly rates and unit prices bid, in an amount not to exceed \$235,000
 - b. RESOLUTION NO. 21-278 approving Performance Bond
 25. Scaffolding and Related Services and Supplies Contract for the Power Plant:
 - a. RESOLUTION NO. 21-279 approving renewal of contract with HTH Companies, Inc., of Union, Missouri, from July 1, 2021, through June 30, 2022. in the amount of \$53,000
 - b. RESOLUTION NO. 21-280 approving Performance Bond
 26. Asbestos Remediation and Related Services for the Power Plant:
 - a. RESOLUTION NO. 21-281 approving renewal of contract with Earth Services & Abatement, LLC, of Des Moines, Iowa, from July 1, 2021, through June 30, 2022, in the amount of \$200,000
 - b. RESOLUTION NO. 21-282 approving Performance Bond
 27. Non-Asbestos Insulation and Related Services and Supplies Contract for the Power Plant:
 - a. RESOLUTION NO. 21-283 approving renewal of contract with HTH Companies Inc., of Union, Missouri, from July 1, 2021, through June 30, 2022, in the amount of \$150,000
 - b. RESOLUTION NO. 21-284 approving Performance Bond
 28. RESOLUTION NO. 21-285 approving Plat of Survey for 623 Agg Avenue
- Roll Call Vote: 6-0. Motions/Resolutions declared carried/adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

AWARDING CONTRACT TO RENEWABLE ENERGY GROUP OF AMES, IOWA FOR CYRIDE FUEL PURCHASES FROM JULY 1, 2021, THROUGH JUNE 30, 2022, IN AN AMOUNT NOT-TO-EXCEED \$1,072,500: Council Member Junck explained that she had pulled this item from the Consent Agenda in order to abstain from voting due to a conflict of interest. She mentioned that she had just started an internship at Renewable Energy Group.

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 21-272 awarding contract to Renewable Energy Group of Ames, Iowa, for CyRide fuel purchases from July 1, 2021, through June 30, 2022, in a not-to-exceed amount of \$1,072,500.

Vote on Motion: 5-0-1. Voting Aye: Beatty-Hansen, Betcher, Corrieri, Gartin, Junck. Voting Nay: None. Abstaining: Junck.

Roll Call Vote: 6-0. Resolution declared 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.

FACE-COVERING ORDINANCE: Mayor Haila stated the Story County Board of Health had met, and its recommendation was to have the Story County Board of Supervisors repeal the County-wide Face-Covering Ordinance. Earlier today, by Resolution, the Story County Board of Supervisors did approve to repeal the County's Face-Covering Ordinance.

Moved by Beatty-Hansen, seconded by Martin, to pass on first reading an ordinance repealing the Face-Covering Ordinance.

Mayor Haila opened Public Input.

Matt Hinrichsen, 815 Narland Drive, Ames, wanted to let the Council know that he was supportive of removing the Face-Covering Ordinance.

Public forum was closed when no one else came forward to speak.

Council Member Gartin mentioned that the Council had received a number of different questions about the impacts of removing the Face-Covering Ordinance. He asked if a private business wanted to have their own face-covering requirement would it be able to do so. City Attorney Mark Lambert confirmed that a private business could if it wanted to. Mr. Gartin inquired what would happen to events on City property. Attorney Lambert commented that if the Ordinance was repealed then there would no longer be a mandate for face-coverings on City property. It was also asked if masks would still be required at the Ames Public Library. It was noted that the Library would be following the Council's direction regarding face-coverings.

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

Moved by Martin, seconded by Junck, to suspend the rules necessary for the adoption of an ordinance.

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

Moved by Martin, seconded by Corrieri, to pass on second and third readings and adopt ORDINANCE NO.4439 repealing the Face-Covering Ordinance.

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

City Attorney Lambert mentioned that the repealed Ordinance will not become effective until it is published, which is typically on a Friday following a Tuesday City Council meeting. Therefore, the Face-Covering Ordinance would remain in effect until Friday, May 28, 2021.

The Mayor mentioned that the next item on the Agenda was a request to have a Resolution excluding the City of Ames from Story County's Face-Covering regulation. Attorney Lambert advised that Story County had repealed its face-covering requirement earlier today, so the request is now moot and no longer needed.

Council Member Gartin wanted to know procedurally how to remove the enforcement of the Face-Covering Ordinance before the repealed Ordinance is published. Attorney Lambert explained in the past the Council had suspended enforcement of an Ordinance. It was noted that a motion stating that the City will not enforce the Ordinance between now and Friday would be one way to have the removal of the Face-Covering Ordinance become effective immediately.

Moved by Gartin, seconded by Corrieri, to suspend enforcement of the Ordinance until the publication makes the new Ordinance effective.

Council Member Martin mentioned that he was having trouble comprehending how the motion changes anything for citizens. He understood it emphasized that the Council wants to repeal the Face-Covering Ordinance quickly. City Attorney Lambert stated the Ordinance still has enforcement, but no penalties. He noted there are some businesses that are waiting for the Council to take action before they lift their own policies. A motion would send the message that this Ordinance is gone and businesses wouldn't have to wait until Friday.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 21-286 to suspend the enforcement of the Face-Covering Ordinance until the publication makes the new repealed Ordinance effective.

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

City Manager Steve Schainker explained that with the removal of the mask mandate, a follow-up issue would be how the City is going to handle the situation in all City buildings and facilities. He noted that with the rescinding of the Ordinance, staff can still wear their masks if it makes them more comfortable and the barriers will remain in place for now. Hand sanitizer and face masks will still be made available to the public.

FY 2021/22 CONTRACTS WITH HUMAN SERVICES AGENCIES (ASSET): Assistant City Manager Deb Schildroth explained that this item is normally on the Consent Agenda; however, she wanted to have it as a separate item due to a change in the ASSET allocations. She stated that the Volunteer Center of Story County had declined the FY 2021/22 contracts with all ASSET funders. Therefore, it was recommended that the \$3,285 previously approved by Council could be added to

the current amount of unallocated funds of \$17,277 for human service needs that may arise during the fiscal year. The additional funds would increase the total amount of unallocated funds to \$20,562.

Moved by Betcher, seconded by Junck, to adopt RESOLUTION NO. 21-287 approving the Contracts for FY 2021/22 for ASSET.

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

Moved by Beatty-Hansen, seconded by Junck, to adopt RESOLUTION NO. 21-288 approving the unallocated funds as “reserve funds” in the new amount of \$20,562 to address additional human service agencies’ needs that may arise during FY 2021/22.

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

Ms. Schildroth further explained that a year ago at the start of the pandemic, the ASSET administrative team had surveyed the agencies to get a sense of where they were at with providing services. Some agencies had to scale back while others had to stop providing services. At that time the City had allowed the agencies to make a request to carry funds over to the following fiscal year. There were two agencies that did carry over its requests. Ms. Schildroth commented that some agencies are now starting to reopen and getting back to offering regular services. She didn’t know how many agencies would request to carry-over funds, but during preliminary conversations a couple agencies had expressed interest in being able to carry forward its funding. Any carry-over requests would go to staff to be reviewed and brought back to the Council. Ms. Schildroth stated that if the agencies don’t use the extra funds by FY 2022/23 then the funds would revert back to the Local Option Sales Tax Fund.

Moved by Junck, seconded by Betcher, to adopt RESOLUTION NO. 21-289 allowing agencies, if they request, to carry-over FY 2020/21 funding to FY 2021/22 due to the COVID-19 pandemic.

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

AMES ECONOMIC DEVELOPMENT COMMISSION: President and CEO of the Ames Chamber of Commerce and Ames Economic Development Commission (AEDC) Dan Culhane stated that his Annual Report to the City of Ames is well-documented and he is seeking to renew the Agreement between the Ames Economic Development Commission and the City of Ames.

Dan Culhane stated that COVID had changed the way the AEDC operated during the last year. One of the projects was Perfect Flight, a Brazilian company that will provide 60 employment opportunities to the City of Ames.

The connection with Mr. Culhane was lost at 6:41 p.m. and he was brought back online at 6:52 p.m.

Mr. Culhane mentioned that everyone is looking to hire people and Perfect Flight is creating jobs for Iowa State graduates and people coming from other states due to the technical qualities needed.

Another project was the Prairie View Industrial Center. The AEDC was thrilled to see that the City of Ames was awarded a federal grant from the U.S. Economic Development Administration for the Prairie View Industrial Center. Mr. Culhane commented that there was a company looking at the 151-acre tract of the southeast corner of Lincoln Way and Teller Avenue. He pointed out that Danfoss, Merck, and many other companies are continuing to expand in Ames. One thing that stood out in 2020 was the unemployment rate in Ames. Mr. Culhane noted that the unemployment rate went up fast and came down fast. People were displaced, especially in the hospitality industry. He highlighted that the AEDC partnered with DMACC and United Way of Story County on a training program. The training program focused on three demand job areas: welding, manufacturing, and certified nursing assistant (CNA). To date 36 students have completed the program. It was also noted that the AEDC will continue to be strong on its business retention efforts and marketing. Mr. Culhane mentioned that he was excited for 2021, as there are some great opportunities coming.

Council Member Betcher asked if the AEDC had noticed a shift in the number of interns that have been involved in the “See Yourself in Ames” internship program. Mr. Culhane mentioned that there are currently just over 100 interns registered for the 2021 “See Yourself in Ames” event. He noted that in 2020 there were 154 participants. The numbers were down a little this year and one of Ames big tech companies, Workiva, didn’t have a lot of interns this year as they are not operating 100% back in the office yet.

The Mayor mentioned that he noticed as he was looking at the numbers in the Report that the job searches on social media for the “WorkInAmes.com” site had 230,686 hits from July 1, 2019, through June 30, 2020, but from July 1, 2020, to May 20, 2021, there were only 125,017. Mayor Haila wanted to know if Mr. Culhane had any insight as to why the numbers would have such a significant decline. Mr. Culhane stated that part of the reason would be that people are unemployed, and he believed that the pandemic shifted people out of the workforce altogether. He had spoken to several businesses and when employees were let go, they did not re-enter the workforce. Mr. Culhane pointed out that he gets frustrated when he sees comments that there are no jobs available in Ames when he knows that there are plenty of openings.

Mayor Haila asked Mr. Culhane to speak about the amount of work that was put into Ames keeping its Metropolitan Statistical Area (MSA) status. Mr. Culhane commented that having the MSA status matters; it matters from a funding and marketing standpoint. The MSA status puts the City of Ames on a list with other major Metropolitan areas and helps put the City of Ames on the map. It helps with site selection, consultants, and people who are looking for places to develop. He was unsure of what the funding from the federal government would do for the City of Ames if it lost the MSA status. The reason there has been discussions about the City of Ames losing its MSA status is due to a survey that had been done that indicated that MSAs should have a core community of at least 100,000 people. The City of Ames population is currently around 77,000 and would be short of the 100,000 threshold. Right now, as an MSA, the population is about 124,000 due to the population of Story County and the population of Boone County. Boone County is included in the MSA due to the heavy commuter patterns that come from Boone County into Ames. Mr. Culhane mentioned that the reason the City has access to U.S. Economic Development Administration funding is because the

City of Ames is included with Boone and Story County. He noted that the City of Ames cannot afford to lose its MSA status. There are two cities in Iowa that could lose the MSA status: Ames and Dubuque. Mr. Culhane stated he felt that if the City of Ames fell off the MSA list it would look like the City of Ames is not growing; when it is.

The Mayor asked if anyone wanted to provide input. No one requested to comment, and public input was closed.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 21-290 approving a Contract with the Ames Economic Development Commission for Economic Development Activities from July 1, 2021, through June 30, 2022, in an amount not to exceed \$150,000.

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

STAFF REPORT REGARDING SMALL ART GRANT AWARDS: One representative from the Committee was present: Angie DeWaard. Ms. DeWaard commented that there were some great applications, but the Committee had to be careful about what defines “new art” for the Ames community. The committee was able to find four applications that met the criteria.

Council Member Betcher inquired how many of the applications were from students. Ms. DeWaard mentioned that there was one from the Campustown Action Association (Kipp Davis) where the mural was done by a current student or a graduating student. It was mentioned that Vivian Cook may also be a student.

Council Member Junk stated that two of the requests were funded over the amount that was asked for and wanted to know why the Committee decided to give more money than what was requested versus funding additional projects. Ms. DeWaard commented that the Committee had to be picky about current art. She noted that some of the requests were good ideas for a film festival or little libraries, but were not new art. There were a few applications where the Committee couldn’t define what the money would be used for. The two projects that received funding over the requested amount were projects that didn’t ask for the full funding and by offering more was the Committee’s way to help the projects out a little more.

Moved by Betcher, seconded by Junck, to direct staff to prepare contracts for four Small Art Grant projects in accordance with the recommendations provided by the Review Committee.

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

HEARING ON FINAL AMENDMENT TO FISCAL YEAR 2020/21 BUDGET: Finance Director Duane Pitcher mentioned that typically the Amendments wrap up a few items that may happen, but last year due to COVID, each department was tasked to look at its budget for ways to cut back. Due to the cutbacks there was a very detailed Amendment process last year. Director Pitcher felt this year the City was back to its normal Amendments.

The Mayor opened the public hearing and closed it after there was no one who wished to speak.

Moved by Beatty-Hansen, seconded by Corrieri, to adopt RESOLUTION NO. 21-291 amending the Fiscal Year 2020/21 budget by increasing revenues by \$3,901,515 and increasing expenditures by \$4,212,534.

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

ANNEXATION OF PROPERTIES AT THE INTERSECTION OF LINCOLN HIGHWAY AND NORTH 500TH AVENUE: Planning and Housing Director Kelly Diekmann mentioned that there were two items on the Agenda to consider. The first item was for an Ames Urban Fringe Plan (AUFPP) Amendment to change the Land Use Class Map to allow for Annexation of the property. The second item was the Annexation itself.

City Planner Eloise Sahlstrom stated that back in March 2021, the Council initiated a Voluntary Annexation. When looking at the details of the Annexation, staff discovered that an Urban Fringe Plan Amendment was required in order to proceed with the Annexation. A portion of the property was still designated on the Land Use Class Map as “Rural/Urban Transitional Area.” In order for the property to be annexed, it has to have the designation of “Urban Service Area.” The area involved is about 26.5 acres, and the applicant is the City of Ames. The AUFPP is a Shared Land Use Plan for the two-mile area around the City that was cooperatively developed by Story County, the City of Ames, and the City of Gilbert through a 28E Intergovernmental Agreement. The 28E Agreement lays out processes for Annexation, Subdivision, Plan Review, and Amendments for lands within the Fringe Area. The 28E Agreement requires that before any land may be annexed into the City, the Land Use Class Map for a property must have an “Urban Service Area” designation, regardless of the Framework Map. Both areas to the north of the subject property and south of Lincoln Way are already designated as “Urban Service Areas.” On May 3, 2021, the Gilbert City Council approved the Amendment and on May 11, 2021, the Story County Board of Supervisors passed a Resolution supporting the proposed map change. The Ames Planning and Zoning Commission met on May 5, 2021, and recommended approval of the proposed map change. Staff is recommending that the Council approve the Minor Amendment to the Ames Urban Fringe Plan Land Use Class Map from “Rural/Urban Transition Area” to “Urban Service Area” for the area extending westward from the current City boundary to the County line (approximately 1,500 feet along Lincoln Highway) and northward along North 500th Avenue (approximately 768 feet), comprising approximately 26.5 acres.

City Planner Sahlstrom stated that on March 23, 2021, the City Council voted to initiate a Voluntary Annexation for 11 parcels, totaling 41.11 acres plus rights-of-way, located immediately west of the Ames corporate limits and extending westward along Lincoln Highway to the Boone County line and then northward along North 500th Avenue. It was noted that this is the quadrant of land that is immediately to the west and the south of the Sunset Ridge Subdivision. This request was in response to an Annexation petition received from Chuck Winkleblack, which included seven parcels owned by two owners: Flummerfelt Quail Ridge, LLC, and John R. Crane along with rights-of-way along North 500th Avenue totaling 36.76 acres. State law permits a Voluntary Annexation to include up

to 20% of the territory with non-consenting abutting properties. There are four properties considered non-consenting as part of the Annexation request. At the time the City Council initiated the Annexation, there were several conditions that were placed upon the Annexation. Ms. Sahlstrom noted that those conditions have been met. The 80/20 Annexation was initiated in order to form a more uniform boundary for the area and to avoid creating an island. The proposed Annexation did include a 0.5-acre parcel that is owned by Lemer Land Holdings, LLC, which is a non-consenting property. Islands are not permissible by State law and must be included with the Annexation. There are three remaining parcels on the north side of Lincoln Highway, which comprise 5.92 acres of land. All four non-consenting properties are interspersed among the applicants' properties with private drive extensions to Lincoln Highway. The inclusion of the four properties is important to make a uniform boundary along Lincoln Highway, which provides access to all the properties. The City already has jurisdiction of Lincoln Highway to the Boone County line at 500th Avenue. There are three separate entities that own the four non-consenting properties. The property owners are: Lemer Land Holdings, LLC; Brant Lemer; and Brian Adams. The 41.11-acre Annexation territory includes 6.42 acres of non-consenting parcels. The non-consenting parcels represent 15.6% of the total Annexation territory, not including the rights-of-way. Additionally, the Annexation includes approximately 4.04 acres of rights-of-way.

The Planning and Zoning Commission considered the request at a Public Hearing on May 5, 2021, and voted 6-0 to recommend that the City Council approve the Annexation. On May 11, 2021, the Story County Board of Supervisors passed a Resolution supporting the proposed Annexation.

Ms. Sahlstrom explained that at the time of the Annexation initiation, staff identified issues related to infrastructure and future development that were appropriate to address with a Development Agreement along with the Annexation. Staff also noted to Council that much of the property was part of a previously rural subdivision that created a number of undeveloped 6,000 square foot lots that City staff was concerned would be considered as legal lots according to City standards. The Developers Agreement addressed those issues with the following requirements as they relate to the consenting property owners of the Annexation; Crane and Flummerfelt: 1) A traffic study must be completed to look at how the development would be impacted by access to the sites, and what improvements would be needed. It was noted that the traffic study is already in process and would be completed prior to any Rezoning; 2) Infrastructure Extensions; 3) Stubbed streets from the Sunset Ridge Subdivision; and 4) Previously Platted County Lots. Ms. Sahlstrom noted that this area is within the Southwest Growth Area 1 of the City's current Land Use Policy Plan (LUPP). The Southwest Allowable Growth Area has long been considered the next development area on the periphery of Ames. This area is designated as a Tier 1 growth area in the Draft Ames Plan 2040.

With approval of the Fringe Plan change to Urban Service Area, the Annexation request would be consistent with both the City's LUPP and the Ames Urban Fringe Plan process for Annexation. The Annexation cannot proceed as 100% voluntary, due to the half-acre island owned by a non-consenting property owner. Therefore, it must proceed as an 80/20 Annexation to include all the territory that is part of the initial petition for Annexation plus the one "island" parcel. If the Annexation were to proceed without the entire quadrant, irregular boundaries would be created along

Lincoln Highway. It was the recommendation of the City Manager that the City Council approve the 80/20 Annexation of 41.11 acres of real property and approve the Development Agreement related to future development requirements with the consenting property owners. The next step would be for the request to go to the City Development Board for final approval due to there being non-consenting property owners.

The Mayor asked if the Development Agreement had been signed by the Flummerfelt and Crane properties. Ms. Sahlstrom indicated that staff had received the signed Agreement and it had been given to the City Clerk's office.

Council Member Gartin said he was curious if there had been any additional analysis done to see if this property would be appropriate as a manufactured home area. Ms. Sahlstrom mentioned that the development plan has not been submitted to the City, and when talking with the developer, it was clearly stated that the stubbed streets from Sunset Ridge would be extended into the property. Planning and Housing Director Kelly Diekmann explained that the evaluation of the site to be a manufactured home site has not been done because it has not been proposed to the City. The scope of the traffic study includes commercial development and housing, but staff hasn't evaluated a specific layout or uses. City Manager Steve Schainker wanted to know if the Land Use Policy Plan (LUPP) would allow manufactured homes on this site. Mr. Diekmann stated that the LUPP would let the developer consider asking for a rezoning to RLP (manufactured home park zoning), FSRL, FSRM, or PRD. There are four zoning options for the developer to look at with a wide variety of housing types that could be considered.

The Mayor opened the public hearing.

Brian Adams, 5507 Lincoln Way, Ames, wanted to remind the group that ownership and property lines will not change post Annexation. He asked why the Council felt it was a personal benefit for him to be annexed, forcibly, into the City. Mr. Adams mentioned that he had previously spoken to Director Diekmann to get information on how his property use would change by being annexed into the City. He stated that Director Diekmann's response was to give him a page of frequently asked questions, which was very vague and short. Mr. Adams commented that he was still at a loss as to what is going to happen to him and what he is financially responsible for. He noted that the front of his property already has easements to run all the utilities across his property. He didn't see how the annexation of his property would be of any benefit to the City.

Chuck Winkleblack, 105 S. 16th Street, Ames, urged the Council to approve the Annexation in order to keep this project moving forward. He understood there would be a more vigorous discussion during the rezoning process.

Brant Lemer, property owner of 5333 Tabor Drive and 5615 Lincoln Way, Ames, wanted to put the Annexation request on hold for a week or two as there have been a few questions from the non-consenting properties that have not been answered. He had no problem moving forward with the Minor Amendment to the Ames Urban Fringe Plan Land Use Class Map. The Mayor had asked what

questions still needed to be answered. Mr. Lemer noted his questions have been identified in past meetings and staff has all his emails. He mentioned that there were many of them. The questions were regarding road access, storm water, and the cost of adding storm water. Mr. Lemer stated he would like to have his engineer be present during conversations and would prefer an in-person meeting.

The Public Hearing was closed when no one else spoke.

Director Diekmann explained that it had been over a year since he had any communications with Mr. Adams. There is a Frequently Asked Questions (FAQ) page, which talks about some of the changes and nuances of being in the City. If anyone was concerned about property taxes, Story County has a tool that can estimate the taxes. It was explained that for most properties being Annexed into the City, the property would come in as Agricultural zoning. Regarding having utilities brought to the properties, Mr. Diekmann noted that does not happen as the property owner has the option to hook up to City utilities or extend utilities to serve themselves. The other questions were unable to be answered at this time as those questions would be addressed later in the process. Mr. Diekmann pointed out that when it comes to property tax questions, staff refers citizens to the Story County Assessor's page. The City does not have any infrastructure projects that are being put forward in this area where it is expected to have other properties participate in. Mayor Haila confirmed that the property owners can continue to use their property "as is" without having to worry about having City utilities put in.

Moved by Martin, seconded by Gartin, to adopt RESOLUTION NO. 21-292 approving a Minor Amendment to the Ames Urban Fringe Plan Land Use Class Map from Rural/Urban Transition Area to Urban Service Area for the area extending westward from the current City boundary to the County line (approximately 1500 feet along Lincoln Highway) and northward along North 500th Avenue approximately 768 feet.

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

Moved by Beatty-Hansen, seconded by Corrieri, to adopt RESOLUTION NO. 21-293 approving the Annexation of all consenting and non-consenting properties.

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

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 21-294 approving the Development Agreement addressing the infrastructure needs and developer responsibilities for future development.

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

HEARING ON MASTER PLAN AMENDMENT FOR 5571 HYDE AVENUE (HAYDEN'S PRESERVE - FORMERLY KNOWN AS ROSE PRAIRIE) [CONTINUED FROM MAY 11,

2021]: Planning and Housing Director Kelly Diekmann stated staff was still working on finalizing a few details, but this item should be ready for the June 8, 2021, meeting.

Moved by Beatty-Hansen, seconded by Betcher, to continue the hearing to June 8, 2021.

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

HEARING ON AUDITORIUM HVAC REPLACEMENT: Mayor Haila mentioned that on the Agenda it stated that the request is for a Resolution to award a contract, but the City Manager's recommendation was to Accept the Report of Bids only.

Fleet Services Director Corey Mellies stated that per the Council Action Form, this project had been before the Council before and all bids were rejected as all bids had come in too high. Staff looked over the project again and removed a few items along with adding some Alternates. However, the bids came in even higher than before. Director Mellies mentioned that while speaking with a contractor and engineer there are a lot of supply chain issues and materials are going up in cost. Staff would like to take this time to see if there is something that can be done with the project and explore funding.

Council Member Gartin asked if there were any timing issues with the project. Director Mellies stated that the only issue would be if the current system failed. He noted that part of the system is original to the building and the rest were put in when the building was turned into City Hall. The system is currently working, but he isn't sure when it will fail.

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

Moved by Betcher, seconded by Junck, to accept the Report of Bids for the Auditorium HVAC Replacement.

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

HEARING ON 2020/21 ARTERIAL STREET PAVEMENT IMPROVEMENTS - 13TH STREET (DUFF AVENUE TO MEADOWLAND AVENUE): The Mayor opened public comment. It was closed when no one came forward to speak.

Moved by Corrieri, seconded by Junck, to adopt RESOLUTION NO. 21-296 approving the final plans and specifications and awarding a contract to Con-Struct, Inc., of Ames, Iowa, in the amount of \$2,934,292.90

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

PRESENTATION OF THE PROPOSED EXTERIOR PROPERTY MAINTENANCE CODE: Building Official Sara Van Meeteren mentioned at the City Council meeting on August 25, 2020, the City Council requested a memo from staff regarding recommendations for a potential Exterior Property Maintenance Code. Over the years, the Inspection staff has been unable to adequately

address complaints from neighboring property owners regarding conditions of non-rental properties, thus causing frustration on the part of these citizens. Attached to the Staff Report was a draft Ordinance that contained information based on complaints received throughout the years. The draft Ordinance contains three main areas: 1) lack of regulation; 2) scattered code information; and, 3) length of time to gain compliance. Staff had surveyed numerous jurisdictions around Central Iowa and found that many of them have a single ordinance for property maintenance that consolidates all the necessary code sections, enforcement procedures, and appeal procedures for owner-occupied properties. This one-stop-shop approach will provide clarity and consistency for staff and citizens. The proposed ordinance is directed only towards owner-occupied residential properties, owner-occupied or rental commercial properties, and owner-occupied or rental industrial properties. As a result of consolidating the currently scattered sections, revisions to existing chapters will be necessary to remove language so that code requirements are not duplicated throughout the *Municipal Code*.

Ms. Van Meeteren went over the proposed Ordinance recommendations. There were 15 new regulations in the proposed ordinance. The following items that are not currently violations would become violations under the proposed ordinance:

1. Leaving garbage receptacles at the curb for more than 24 hours
2. Allowing garbage, junk, and yard waste to be stored
3. Allowing stagnant water to pool
4. Depositing mud/gravel/etc. on sidewalks
5. Placing/pushing snow/ice onto public streets.
6. Grasses over 12 inches in the right-of-way and right-of-way Encroachment
7. Trees hanging over the right-of-way
8. Dense growth of vegetation (weeds, vines, brush)
9. Turf grasses exceeding 12 inches on private property
10. Dangerous trees
11. Conditions that harbor vermin
12. Open holes/excavation for up to 30 days
13. Vacant, unsecured structures
14. Exterior, structural requirements (siding, roofing, decks)
15. Graffiti removal

Ms. Van Meeteren stated that staff is also recommending a new appeal process. Currently, three different Boards have jurisdiction over the types of violations for the proposed ordinance. They are the Property Maintenance Appeals Board, Building Board of Appeals, and the Zoning Board of Adjustment. The new ordinance proposes the creation of a separate board to hear appeals of this new Chapter. The recommended make-up of the Board includes neighborhood representatives from each ward and will meet monthly. Staff will be recommending changing the name of the appeal board for Rental Housing to “Rental Housing Code Appeal Board” and naming the new board for the “Property Maintenance Code” chapter the “Property Maintenance Appeals Board.”

Fire Chief Rich Higgins stated that this is a first attempt at a Property Maintenance Code. He wanted to emphasize that this is a starting point. Tonight, was to present the concept to the Council and then will be getting feedback from the community to move forward. Chief Higgins noted that this is a “touchy issue” when dealing with personal properties, and staff wants to be respectful. It is a balancing act of how to protect the property owner while respecting the neighbor’s rights as well. By taking nine different *Code* sections and putting them all into one easy-to-find location will be beneficial to customers. He noted that the Inspections division is good about doing education first. City Manager Steve Schainker asked how the proposed ordinance was different from the Rental Code. Mr. Higgins stated that this Ordinance would cover all properties except for rentals. Of the 15 proposed new regulations, there are about seven of them that are not covered in Chapter 13 of the *Rental Code*. It was suggested that, after this proposed ordinance is approved, to have staff modify Chapter 13 of the *Code* to match.

Mr. Schainker commented that on Pages 6 and 7 of the Staff Report there are four specific topics that staff was requesting guidance on. The four topics were grass height restrictions, junk vehicles, ordinance applying to all properties that are not residential rentals, and the proposed Appeal Board composition.

Council Member Beatty-Hansen commented that she liked the definition of graffiti that the City of Des Moines used because, once you have the owner’s permission to have the graffiti, it is no longer considered graffiti. Ms. Beatty-Hansen inquired if the proposed ordinance was intended to be complaint-driven opposed to City staff driving around finding issues. Ms. Van Meeteren stated that it is primarily complaint driven, but staff does patrol the Campustown area for furniture, garbage, and other issues that are typical for that area. Ms. Beatty-Hansen wanted to know what the rate was for the City to assess the work that it does. She was worried that a property owner may let something go knowing that the City will correct the problem and just accept the assessed fee as it may be cheaper than doing the work themselves. Ms. Van Meeteren commented that those situations have been discussed as staff doesn’t want to always be mowing people’s lawns. The City of Ames contracts out the work and the property owner is assessed the amount that the City is charged. The proposed abatement process also adds in the ability for staff to add in administrative fees that are not currently done. If the bill is not paid, it will go to the Council for assessment, which could potentially have an interest rate applied to it. Chief Higgins mentioned that there would also be a citation that could be issued that would have a municipal fine of \$500 for the first occurrence and \$750 for additional occurrences; however, education would be done first. Ms. Beatty-Hansen stated she would be concerned with the citation as the enforcement mechanism. The reason why some people can’t fix the problem is due to lack of funding, and she wanted to know how a citation is going to work at all if the property owner can’t even afford to fix the problem, let alone pay a fine. Ms. Van Meeteren stated that is something that staff would take into consideration. It was noted that a citation would be staff’s last effort to get compliance and only be used to get permission from the judge to enter the property. The citation is up to \$500 and the judge could waive the citation fee.

Council Member Betcher wanted to know how staff determines the difference between native prairie grass versus just neglected property. Ms. Van Meeteren explained this was discussed thoroughly with

the Public Works and Parks and Recreation Departments as there are qualified staff who know the difference in grasses. Inspection staff is happy to consult with the City Forrester or the Public Works Department to get an opinion on the grass type. There have been discussions about a registration program to consider a property to be a prairie area and may require a sign that indicates that the City approved the criteria.

Council Member Betcher wanted to know more information about abandoned vehicles. She noted that there are junk vehicles and then other vehicles that might sit on a property for more than 15 days. She inquired if RVs or boat trailers are part of the proposed ordinance or are they specifically excluded. Ms. Van Meeteren mentioned that RVs and boat trailers are already part of the *Municipal Code*. The junk vehicle section states that if it is deemed a junk vehicle, it can be on the property for 72 hours and the proposed ordinance would change it to 48 hours. If it is not a junked vehicle, the current ordinance says it can stay on the property for 15 days, but there is an exception if a property owner is going to be gone for an extended period of time. It was noted that this issue is one of the questions that staff would like Council's help with. There are also exceptions to the Junk Vehicle Ordinance where, if a tight-fitting vehicle cover is placed over the vehicle, it is no longer deemed junk. Another concern is the parking of vehicles behind the front of the house.

Council Member Martin recommended for junk vehicles that the Council should not restrict how long a non-junk vehicle can be stored on a permissible parking spot on private property. Mayor Haila inquired if Mr. Martin meant in the front setbacks. Mr. Martin stated that it may be an issue with RVs and boat trailers, but he is talking about passenger vehicles only. Ms. Beatty-Hansen stated she agreed with passenger vehicles and thought it would be hard to force someone to move their RV every 15 days, especially during the middle of winter. Ms. Betcher commented that she is aware of several properties that have an RV parked in the driveway. Ms. Betcher commented that she is more concerned about the junk vehicles.

Moved by Martin, seconded by Beatty-Hansen, that the next time the material is reviewed, a written proposal be included to eliminate the 15-day limit for non-junk vehicles and that would also be applied to RVs and larger vehicles so that they would be permitted to be stored in front of the house as well as in a driveway.

Ms. Van Meeteren clarified that the current Ordinance states that a property owner may have a boat parked behind the house, but then this triggers the outdoor storage section in the *Zoning Code* that would disallow it from being stored there. It was asked what the difference was between parking and storage. Ms. Van Meeteren stated that the definition of outside storage in the *Zoning Code* states: "any items including vehicles stored outdoors for more than 72 hours." She noted that the definition was very broad.

Council Member Martin withdrew his motion.

It was discussed to have a Workshop to discuss the Proposed Exterior Property Maintenance Code.

Council Member Betcher stated that one thing that the Council has heard throughout the years from rental property owners is to see a more consistent treatment of owner-occupied properties to match what the requirements are for rental property owners. She felt that having a *Code* section would be beneficial to staff and the community.

Ms. Van Meeteren commented that if there were no strong feelings to add or remove anything from the Proposed Ordinance tonight, she is prepared to send out the Draft Ordinance to neighborhood associations, homeowner associations, Central Iowa Board of Realtors, and a list of neighbors that have complained about certain properties.

Council Member Gartin stated, in terms of receiving public input, staff has been successful on several initiatives to allow feedback online and would encourage staff to utilize its website. He felt strongly that the appeal period should only be 30 days. Mr. Gartin was concerned about some of the language in the Ordinance. One of them was “dense” growth and Mr. Gartin stated that wording was very vague. He was also concerned about “dangerous trees” and the amount of time given to remove graffiti. He mentioned that when he first started on the Council, there was a program called “Neighbors Helping Neighbors,” which is no longer active, allowing for citizens to volunteer to help property owners who didn’t have the means to do minor property repairs. He explained it would be beneficial to try to bring that program back.

Council Member Corrieri noted that the Story County Housing Trust Fund annually contributes money to help low-to-moderate families with owner-occupied properties. Ms. Van Meeteren mentioned staff also referred citizens to Ames Repair and Care through the Story County Volunteer Center.

Moved by Gartin, seconded by Martin, to adopt the 12-inches standard for grass height as outlined in the Staff Report.

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

Mr. Schainker asked how quickly staff would like to have a Workshop. It was agreed that June 15, 2021, would work for a Workshop to discuss the proposed Exterior Property Maintenance Code.

REQUEST FROM THE AMES CHAMBER OF COMMERCE TO PROCEED TO IMPLEMENT THE CAMPUSTOWN LINCOLN WAY BEAUTIFICATION PLAN (LINCOLN WAY MEDIANS FROM BEACH TO SHELDON): Council Member Betcher questioned the renderings of the design for the medians. She mentioned that when she was on the Historic Preservation Commission, they were not able to have rock in the medians and she was concerned about having huge rocks in the medians especially if there are accidents. Parks and Recreation Director Keith Abraham explained that topic was discussed, and noted that there are also trees and artwork in the medians and having rocks would not be any different.

Council Member Gartin stated that this proposal is from the Chamber, and to him, it seemed odd that the City was not contributing any funding. Mr. Abraham mentioned that, per the Council Action

Form, it indicated that initially the Council chose not to do anything. The Ames Chamber of Commerce came back with the same project after they secured private funding. Council Member Betcher pointed out that the City is committing to help maintain other aspects of the medians.

Moved by Gartin, that the City contribute \$25,000 to the project.
Motion failed due to lack of a second.

Council Member Beatty-Hansen commented that she appreciated the motion, but if private funding had been found, she didn't see why the City would need to dip into taxpayer dollars. Mr. Gartin stated that he appreciated the Chamber stepping up, but thought this project was something that the City should have taken the lead on. Ms. Beatty-Hansen mentioned that there are "a lot of irons in the fire," and while there is some need for it, the Council needs to prioritize; there are other needs that are greater at this time.

The Mayor opened public input. It was closed when no one spoke.

Moved by Junck, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 21-297 approving the request from the Ames Chamber of Commerce to proceed to implement the Campustown Lincoln Way Beautification Plan (Lincoln Way medians from Beach to Sheldon), subject to its agreement to purchase material and replenish mulch in the medians annually.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

2021-22 CDBG PROPOSED ANNUAL ACTION PLAN FOLLOW-UP: Housing Coordinator Vanessa Baker-Latimer pointed out that on May 12 and 13, 2021, City staff hosted online public forums to gather input regarding possible projects for consideration for the 2021/22 CDBG/HOME Annual Action Plan as part of the City's Entitlement Program. Four people attended and participated in the forum discussions. The public feedback was centered around the need to continue to address affordable housing and neighborhoods. Staff's takeaway from the public input was that there still seems to be a continued consensus that affordable housing and neighborhood investment is needed in the community. Initially, on February 25, 2021, the federal Housing and Urban Development Department (HUD) notified the City that it would be receiving, for the 2021/22 program year, \$590,475 in CDBG funds (which is a \$12,075 decrease from 2020), and \$350,543 in HOME funds (which is a \$118,034 decrease from 2020). However, on May 13, 2021, HUD notified the City of a correction in the 2021/22 CDBG allocation amount, which was adjusted from the \$590,475 to \$599,177 (which was a \$8,702 increase above the February amount). Of the additional \$8,702 in CDBG funding, \$1,740 was added to administration for a total budget of \$119,835, and the remaining balance of \$6,962 was added to the Acquisition/Reuse for Slum/Blight Program for a total budget of \$279,342. Ms. Baker-Latimer mentioned that the proposed 2021/22 Action Plan Expenditure Budget would cover CDBG Acquisition/Reuse Program for Affordable Housing (including demolition), CDBG Acquisition/Reuse Program for Slum/Blight Removal (including demolition), CDBG Public Infrastructure Improvements Program for the Baker Subdivision (including Engineer costs), CDBG-CV CARES (Rent, Mortgage, and Utility) Relief Assistance,

HOME Homeownership Construction Program, HOME Down Payment Assistance, HOME LIHTC Multi-Family Assistance, and the General Administration for CDBG, HOME & CARES programs. She pointed out that HUD has changed the required 30-day public comment period down to a three-day comment period.

Council Member Gartin stated he was concerned about future funding with the population decreasing in the City and wanted to know if this would impact future funding. Ms. Baker-Latimer stated that it would affect the funding, especially the HOME funds. Mr. Gartin stated if working under the presumption that the funding may decrease in the future would impact the way in which the City utilizes the current funding. Ms. Baker-Latimer stated that it would not as the City would still work on the projects that were laid out in the five year Consolidated Plan.

Moved by Beatty-Hansen, seconded by Betcher, to adopt RESOLUTION NO. 21-298 approving the proposed 2021/22 Annual Action Plan Program Projects and proposed budget and set August 10, 2021, as the date of public hearing.

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

AGREEMENT WITH AG OUTCOMES, INC., OF ANKENY, IOWA, TO PURCHASE WATERSHED NUTRIENT-REDUCTION CREDITS: Water and Pollution Control Director John Dunn pointed out that this item is a unique Agreement with AgOutcomes, Inc., a subsidiary of the Iowa Soybean Association. Director Dunn explained that AgOutcomes will do all of the legwork for the City by making the arrangements with farmers to get the nutrient-reducing land practices in place. Once arrangements have been completed with the farmers AgOutcomes works on quantifying the nutrient reduction in terms of pounds per acre, and then they record the nutrient reduction credits with the Iowa Nutrient Reduction Exchange. The credits are recorded in the City of Ames name. Once the credits are recorded, the City of Ames makes the payments to AgOutcomes to reimburse them for the expenses that they paid up-front. The City's only part is to pay the amount due at the end.

Council Member Gartin asked if there was a Request for Proposals (RFP) done for something like this. Mr. Dunn stated that he is not aware that anyone else is doing anything like this as it is a unique approach that the Soybean Association is taking. Mr. Gartin stated that he read through the Report, but wanted to know what the credits would be applied against. Mr. Dunn stated that his whole concern with the way the Iowa Nutrient Reduction strategy is written is that there is an obligation for point sources that covers 20% of the load while 80% is for non-point sources. He is concerned that 20 years down the road, the State is going to change its strategy. The credits that the City "banks" will help the City if future regulations change. Mr. Gartin wanted to know how staff would know what needs to be "banked." Mr. Dunn stated that the City is one of four communities within the state that have entered into a formal Memorandum of Understanding with the Iowa Department of Natural Resources where they say that if the City does these types of practices, they guarantee that the City will get credit towards any type of future regulations.

Council Member Martin mentioned that he liked the emphasis on the structural modifications to the land that will help in the future. He wanted to know, in the meantime, if the land users would have done this year on their own. Mr. Dunn stated that AgOutcomes handled all the contracts so he is not sure if the farmers would have followed the process or not.

Public input was opened by the Mayor and closed when no one asked to speak.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 21-296 approving the Agreement with AgOutcomes, Inc., of Ankeny, Iowa, to purchase the watershed nutrient-reduction credits in the amount not to exceed \$50,000 for the Water Plant.

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

ORDINANCE ESTABLISHING A NEW PLANNED UNIT DEVELOPMENT (PUD) OVERLAY ZONE WITHIN THE ZONING ORDINANCE ALONG WITH PRIVATE STREET STANDARDS IN THE SUBDIVISION ORDINANCE: Moved by Betcher, seconded by Beatty-Hansen, to pass on second reading an ordinance establishing a new Planned Unit Development (PUD) Overlay Zone within the Zoning Ordinance along with private street standards in the Subdivision Ordinance.

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

DISPOSITIONS OF COMMUNICATIONS TO COUNCIL: Mayor Haila mentioned that there was one item to discuss tonight: a Staff Report from the Planning and Housing Department regarding the request from Chuck Winkleblack and Roger Underwood for a Fringe Plan Amendment, Annexation, and Tax Increment Financing Partnership for the Industrial Subdivision Proposal at 2105 Dayton Avenue.

City Manager Steve Schainker pointed out that there were two options to the request. A motion can be made to initiate the Amendment to the Ames Urban Fringe Plan (AUFPP). The second part is the tax financing; in order to move forward on the second motion, staff will need to do an analysis.

Moved by Martin, seconded by Betcher, to allow the applicant to apply for a Minor Amendment to the Ames Urban Fringe for property located at 2105 Dayton Avenue as an Urban Service Area and a Planned Industrial land use classification, and to direct staff to proceed with an analysis of the need and benefit for incentivizing another small lot industrial development.

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

COUNCIL COMMENTS: Council Member Gartin stated that he had received correspondence from a citizen by the name of Steve Martin about speeding on the west side of Hyde Avenue. He thought the Council had looked at this area in the past and could provide the old report to Mr. Martin.

Moved by Gartin, seconded by Beatty-Hansen, to direct staff to respond to Mr. Martin's inquiry about speeding on Hyde Avenue with the previous traffic study that was done and provide any updated information as well.

City Manager Steve Schainker stated there had been a previous traffic study in 2018/19 and can provide that Report. Traffic Engineer Damion Pregitzer could give his conclusion to the study with any new information to Mr. Martin.

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

Council Member Gartin stated that the Story County Board of Supervisors is moving forward with a tanning bed ordinance. An email had been sent to the Council from Assistant City Manager Deb Schildroth with additional information regarding tanning beds. He wanted to make the Council was aware of what the Board of Supervisors was looking at and maybe the City of Ames could look at doing the same in the future.

Council Member Betcher stated she was excited about the outcome of the Small Art Grant Program. She mentioned that she had been participating in the National Town and Gown, and during one of the sessions, it was discussed that there were a lot of good things happening in college towns, trying to rebound after COVID.

Council Member Gartin explained that this year, the Ames Patriotic Council made the decision to have the Memorial Day celebration in a virtual format. He encouraged everyone to watch. The guest speaker was a former ISU student who flew as a F16 pilot for 20 years. The event will be on Monday, May 31, 2021, at 11:00 a.m. via Facebook or the Ames Patriotic Council's website.

Mayor Haila stated that on Friday, June 4, 2021, he was invited to give an official greeting to the VFW that are coming to town for its annual convention. It is the VFW's 100th Anniversary.

ADJOURNMENT: Moved by Junk to adjourn the meeting at 9:58 p.m.

Amy L. Colwell, Deputy City Clerk

John A. Haila, Mayor

Diane R. Voss, City Clerk