

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

JUNE 11, 2019

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:02 p.m. on June 11, 2019, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Amber Corrieri, Tim Gartin, Chris Nelson, and David Martin. As it was impractical for Council Member Betcher to be present in person, she was brought into the meeting telephonically. *Ex officio* Member Devyn Leeson was also in attendance.

PROCLAMATION FOR “WATERSHED AWARENESS MONTH:” Mayor Haila proclaimed June 2019 as “Watershed Awareness Month.” Those accepting the Proclamation were Public Works Municipal Engineer Tracy Warner, Stormwater Resource Analyst Elizabeth Calhoun, and Watershed Educator of Prairie Rivers of Iowa Dan Haug.

PROCLAMATION FOR “NATIONAL HOMEOWNERSHIP MONTH:” June 2019 was proclaimed as “National Homeownership Month” by Mayor Haila. Housing Coordinator Vanessa Baker-Latimer accepted the Proclamation.

CONSENT AGENDA: Council Member Beatty-Hansen requested to pull Item No. 8, renewal of beer permits, wine permits, and liquor licenses, for further discussion. Mayor Haila pulled Item No. 17, Resolution awarding contract to HPI, LLC, of Houston, Texas, for the Power Plant Unit 7 Turbine Generator Overhaul in the amount of \$411,464, for separate discussion.

Moved by Gartin, seconded by Corrieri, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving Minutes of the Regular Meeting of May 28, 2019
3. Motion approving Report of Contract Change Orders for May 15-31, 2019
4. Motion approving 5-day Class B Beer, Class B Native Wine, Class C Native Wine License with Outdoor Service (June 27- July 1) - The Whimsical Wine Trailer, Reiman Gardens, 1407 S University Boulevard
5. Motion approving 5-day Class C Liquor License (June 28- July 2) - Great Caterers of Iowa, Hansen Ag, 2508 Mortensen Road
6. RESOLUTION NO. 19-272 approving Contracts for Human Services (ASSET) with Lutheran Services in Iowa and HIRTA
7. RESOLUTION NO. 19-273 approving proposed revisions to Purchasing Policies and Procedures
8. RESOLUTION NO. 19-274 approving 2019-2020 Pay Plan
9. RESOLUTION NO. 19-275 approving termination of the Iowa Economic Development Assistance Agreements with Smart-Ag and Xpanxion, LLC
10. RESOLUTION NO. 19-276 approving preliminary plans and specifications for Asbestos Remediation and Related Services and Supply Contract for the Power Plant; setting July 10,

- 2019, as bid due date and July 23, 2019, as date of public hearing
11. RESOLUTION NO. 19-277 approving preliminary plans and specifications for Non-Asbestos Insulation and Related Services and Supplies for the Power Plant setting; July 10, 2019, as bid due date and July 23, 2019, as date of public hearing
 12. RESOLUTION NO. 19-278 approving preliminary plans and specifications for Campustown Public Improvements - Water Service Replacement (Lincoln Way from Hayward Avenue to Welch Avenue) setting; July 3, 2019, as bid due date and July 9, 2019, as date of public hearing
 13. RESOLUTION NO. 19-279 awarding contract to Plibrico Company LLC of Omaha, Nebraska, for the Power Plant Boiler Maintenance Services Contract in an amount not to exceed \$250,000
 14. RESOLUTION NO. 19-281 awarding contract renewal with Baldwin Pole & Piling of Des Moines, Iowa, for the purchase of Electric Utility Poles
 15. RESOLUTION NO. 19-282 approving contract and bond for Power Plant Steam Turbine No. 7 Parts Procurement - Mechanical Dynamics & Analysis LLC
- Roll Call Vote: 6-0. Resolutions/Motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

RENEWAL BEER PERMITS, WINE PERMITS, AND LIQUOR LICENSES: Council Member Beatty-Hansen requested to pull this Consent item due to a conflict of interest.

Moved by Gartin, seconded by Corrieri, to approve renewal of the following beer permits, wine permits, and liquor licenses:

- a. Class C Liquor License with Sunday Sales - Fuji Japanese Steakhouse, 1614 S Kellogg Ave. # 101
- b. Class C Liquor License with Outdoor Service and Sunday Sales - Old Chicago Pizza and Taproom, 1610 S. Kellogg Ave
- c. Class E Liquor License with Class B Wine, Class C Beer and Sunday Sales - Casey's General Store #2560, 3020 S Duff Ave
- d. Class A Liquor License with Outdoor Service and Sunday Sales - Green Hills Residents' Association, 2200 Hamilton Drive, Suite 100
- e. Class E Liquor License with Class B Wine, Class C Beer and Sunday Sales - Kum & Go # 214, 111 Duff Ave
- f. Class E Liquor License with Class B Wine, Class C Beer and Sunday Sales - Kum & Go #200, 4510 Mortensen Road
- g. Class E Liquor License with Class B Wine, Class C Beer and Sunday Sales - Kum & Go #216, 203 Welch Ave
- h. Class E Liquor License with Sunday Sales - MMDG Spirits, 126A Welch Avenue - PENDING DRAM SHOP
- i. Special Class C Liquor License with Class B Wine, Outdoor Service and Sunday Sales - Wheatsfield Cooperative, 413 Northwestern - PENDING DRAM SHOP
- j. Class C Liquor License with Catering and Sunday Sales - Texas Roadhouse, 519 South Duff Avenue

- k. Special Class C Liquor License with Sunday Sales - Hickory Park Restaurant Co.,
1404 South Duff

Vote on Motion: 5-0-1. Voting aye: Betcher, Martin, Gartin, Nelson, Corrieri. Voting nay: None. Abstaining due to Conflict of Interest: Beatty-Hansen. Motion declared carried.

POWER PLANT UNIT 7 TURBINE GENERATOR OVERHAUL: Mayor Haila explained that he pulled this item from Consent, as there were a lot of alternates listed, but only the base bid was used for the award. He asked if any of the alternatives would be awarded post-bid. Electric Services Director Don Kom commented that, for this project, they are not sure what is all going to be needed until the Unit is opened up, and that is why they asked the bidders to bid on the alternatives so they have an idea of the cost, if needed.

Moved by Corrieri, seconded by Gartin, approving RESOLUTION NO. 19-280 awarding a contract to HPI, LLC of Houston, Texas, for the Power Plant Unit 7 Turbine Generator Overhaul in the amount of \$411,464.

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 came forward to speak, so he closed Public Forum.

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.

Mr. Culhane highlighted the following projects that the AEDC has been working on:

- Prairie View Industrial Center - waiting on utilities to be set-up
- John Deere Innovation Center - nearly completed and their groundbreaking is scheduled for July 22, 2019
- Collins Aerospace
- Business Retention & Expansion Award - AEDC won this award in May 2019
- Performance Livestock Analytics - recently expanded into the CPMI building in the ISU Research Park
- Start Up Ames - includes One Million Cups that occurs every Wednesday morning at 7:30 a.m. and rotates between the ISU Campus and Downtown Ames

Mr. Culhane explained that the unemployment rate in Ames for 2019 is at 1.20% which is the lowest in the United States. He noted that CNBC rates the best job markets; and Ames, Iowa, is listed as number one. He mentioned that funding continues to remain strong from the private sector.

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

Moved by Corrieri, seconded by Beatty-Hansen, to approve RESOLUTION NO. 19-283 approving the Contract with Ames Economic Development Commission for Economic Development Activities from July 1, 2019, through June 30, 2020, 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.

FY 2018-19 SUSTAINABILITY COORDINATOR ACTIVITIES: Merry Rankin, Sustainability Coordinator, stated the Council had already received a report on the various contract items. She highlighted a few items from the report.

Beneficial Waste Project. This Project was through funding that was received through the Department of Natural Resources SolidWaste Alternatives Program. The funds allowed them to hire a consultant: SCS Engineers. Mechanical changes that have been done are: air knife additions and exploration of optical scanner and disc spreader additions. Ms. Rankin noted that during the next fiscal year they will look at doing a kick-off study for the RDF system renovation or new construction. She noted that operational changes have been done to the Resource Recovery Plant as well. There is now a reuse opportunity for used bicycles offered as part of the car line drop-off landfill diversion efforts, and citizens may also drop off usable household items for storage and transportation for donated items to the Rummage Rampage. Public Relations Officer Susan Gwiasda stated there will be a \$10.00 to \$25.00 disposal fee.

Food Waste Diversion Pilot. This program is derived from the Beneficial Waste Study. They are going to do a pilot program starting July 1, 2019, that will be a year long. It is a “Pay as you Compost” voluntary, drop-off program for food waste composting available to any Story County resident or business. Participants can use their own collection containers or purchase a four-gallon collection bucket, five compost collection bags, and a punch card for five compost drop-offs for \$20.00. Ms. Rankin stated that the items accepted for composting include produce, meat, dairy and fish, pet food, coffee grounds and tea bags. The locations for drop-off sites include the Ames Resource Recovery Plant (RRP) and City of Ames Yard Waste Disposal Site (400 Freel Drive).

Council Member Gartin asked where will the City take the compost that it receives. Ms. Rankin stated that they have contracted with the vendor GreenRU, and they are taking it to that facility to make it finished compost.

Smart Business Challenge. They are continuing to work on the recruitment of additional businesses as they still have 34 participants. Ms. Rankin commented that they had their second annual Smart Business Challenge Luncheon where they recognized three new platinum businesses: Wild Water Car Wash, Mary Greeley Medical Center, and Morning Bell Coffee Roasters.

Rummage Rampage. The event will be extended by two days for a total of nine days; it will be July 26, 2019, through August 3, 2019. The Re-homing Our Aquariums and Animals Responsibly (ROAR) initiative will be at the Rummage Rampage this year as well.

Ms. Rankin notified the Council that the 2019-20 Actions Items were: Smart Trash, Smart Business Challenge, Rummage Rampage 2019, and Community Greenhouse Gas Inventory.

Ms. Gwiasda stated that they have entered into a contract with ISU since 2010 to buy a portion of Ms. Rankin's time. There is a great partnership between ISU and the City of Ames, and the City recommended continuing the contract.

Council Member Martin asked if the compost bags are biodegradable and would they stand up for several weeks with wet food. Ms. Rankin stated that the bags are biodegradable but does recommend keeping the bags inside something as the food starts to compost.

Mr. Martin noted that the incentives for this program seem backwards as the composting will benefit the Resource Recovery Plant (RRP) and not the citizens. Ms. Gwiasda commented that they had spoken with the Superintendent of the RRP Bill Schmitt, and his response was that the food is neutral; it doesn't hurt and it doesn't help. She explained that this country wastes a lot of food. It would be more appropriate to not landfill the food and instead find a different use.

Council Member Gartin stated that Ms. Rankin had a chance to meet with some representatives from the Climate Action Plan Organization. He wanted to know if the organization gave any recommendations that could be shared with the Council. Ms. Rankin stated that some of the initial recommendations would be creating a new program and to get examples from other communities as to what they are doing.

Moved by Nelson, seconded by Corrieri, to accept the progress report from the Sustainability Coordinator regarding FY 2018-19 activities.

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

Mayor Haila asked for public input. No one came forward to speak.

Moved by Corrieri, seconded by Gartin, to approve RESOLUTION NO. 19-284 approving the Contract with Iowa State University for Sustainability Advisory Services from July 1, 2019, through June 30, 2020, in an amount not to exceed \$25,000.

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

MIRACLE LEAGUE FIELD AND INCLUSIVE PLAYGROUND: Parks and Recreation Director Keith Abraham provided an update and highlighted a few items regarding the Miracle League Field and Inclusive Playground. Mr. Abraham noted that one of the reasons this item is before the Council tonight is because the Ames Foundation would like to start with construction. The City of Ames and the Ames Foundation have an Agreement that states that no construction shall begin prior to all sufficient funds either being in hand or pledged. The Ames Foundation is proposing if they have 90% of the funds, to proceed with construction. Mr. Abraham explained there were a few items that could be done that would reduce the overall project to \$2,148,000 or

\$2,027,400, depending on which items are selected. Mr. Abraham stated that the reductions would not affect the overall quality of the project. He noted that to date there has been \$1.8 million raised.

Council Member Betcher inquired about Attachment B, No. 2: the recommendation to reduce the concrete under the Field and equipment from 5" to 4." The consultant had indicated that 4" meets the minimum depth. Ms. Betcher wanted to know if reducing the depth would compromise the stability of the Field. Mr. Abraham stated that, with the design there are paths and walkways that are through the entire design, and the original design had 5" to be able to accommodate a snow plow. He noted that the consultant felt that with the compacted sub-base, 6" of rock, and 4" of concrete, it would be enough to provide a very solid base and be sufficient for longevity.

Ms. Betcher asked for more information on Item 12, which recommended reducing the allocation for the sensory plaza. She said she was trying to picture what cutting \$50,000 from the plaza would mean. Mr. Abraham stated that even with the cut back they would still have a very nice plaza. Instead of having vertical sensory components, it would be more ground-level sensory components and items embedded into the concrete. He explained that they have not defined what that is all going to entail, but feels that \$30,000 will still provide a good quality sensory project.

Council Member Nelson advised that he will be abstaining from voting due to a potential conflict of interest.

Lynn Carey, 436 Lynn Drive, Nevada, Iowa, stated she is representing the Board of the Ames Foundation. She noted that the Ames Foundation has been working closely with the City of Ames, the project designer, and their contractor. Ms. Carey asked the Council to consider the community members who will benefit from the project. The Ames Foundation is confident that they will be able to complete the funding, as they already have 90% pledged or in hand. She explained that the Ames Foundation is committed to this project and is willing to take on the role of completing the fund-raising. Ms. Carey reported that the Foundation has 12 fund-raising requests that are still outstanding in the amount of \$480,000, and they are also applying for a Community Attraction and Tourism grant for \$200,000. Ms. Carey noted that once they are able to move forward, they will be able to approach sub-contractors to see if they are able to provide in-kind contributions, but they are unable to do that until they sign a Letter of Intent to move forward.

Larry Ebbers, 220-24th Street, Ames, stated he is representing the Inis Grove Neighborhood Association. He explained that the City Council and the Parks and Recreation Commission have passed motions that funds will be completely raised before the project can begin. He noted that a concern of the Association is that the project will not be able to get done this year and will continue into next year. Mr. Ebbers commented that he heard that it is anticipated that there will be over 700 loads of dirt moved in the Park; this would be a big disturbance in the area. There are some concerns about the water retention area, but he commented that he is sure this will be taken care of by City staff. He noted that even with the adjustments being proposed, there will still be a shortage of \$201,000. Mr. Ebbers believes that those adjustments will also reduce the aesthetic value of the Park. The Inis Grove Neighborhood Association is also concerned about the removal of the contingency

fund. Mr. Ebbers commented that the tourism grant that the Ames Foundation applied for is just speculation as the outcome of the grant request will not be known until August 2019. He noted that the Inis Grove Neighborhood Association is not against the project, but just the timing and duration of the project; and they recommend that the Council take no action.

Mayor Haila stated that he fully supports this project, but wanted to know what happens if the rest of the funds can't be received and the project is only half-completed. Ms. Carey explained that the Ames Foundation will cover the contingency and will take full responsibility for any additional funds.

Council Member Corrieri mentioned that she has worked on this project as part of the Steering Committee, and there is nothing on the list that will take away from the project. The integrity of the design is just as amazing as it was when it was first presented. Ms. Corrieri stated that, as a representative of MainStream Living that serves individuals with disabilities, the sensory plaza will still provide all the same sensory opportunities.

Further discussion was had regarding the amount of money received so far by the Foundation.

Mayor Haila stated that he didn't review every page of the contract, but believes it should be in writing that The Foundation will cover every penny that is short on the pledges. He recommended having the City Attorney look over the contract and make sure it is written in there. City Attorney Mark Lambert stated that it wouldn't be difficult to come up with that Agreement.

Mayor Haila asked if Mr. Abraham could speak to Mr. Ebbers' concerns about the project taking two years and the amount of dirt that would need to be moved. Mr. Abraham stated that, if construction were to start in July, it should be completed in May of next year depending on temperatures. He noted that cost-saving measures were looked at to not move as much dirt. It was noted that almost all of the work would be done this year except the surfacing, which would be done next year. Mayor Haila asked what the original budget was for landscaping. Mr. Abraham stated he did not bring those figures with him, but thought that the reduction was about 30%.

Moved by Gartin, seconded by Corrieri, to approve RESOLUTION NO. 19-288, approving Option 2, stating that the Council agrees with the cost reductions shown in Attachment B and C for an estimated cost project reduction of \$2,027,400; approve the plans and specifications for the Miracle Field and Inclusive Playground with the modifications shown in Attachment B and C, and allow the Foundation to proceed with construction, subject to an Agreement with the Ames Foundation to provide a guarantee for the performance of the contract, as approved by the City Attorney.

Roll Call Vote: 5-0-1. Voting aye: Betcher, Martin, Gartin, Beatty-Hansen, Corrieri. Voting nay: None. Abstaining due to potential Conflict of Interest: Nelson. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes

CEMETERY MASTER PLAN: Moved by Corrieri, seconded by Beatty-Hansen, to adopt

RESOLUTION NO. 19-285 approving the Cemetery Master Plan.

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

HEARING ON TEAGARDEN DRAINAGE IMPROVEMENTS: The Mayor opened the public hearing and closed it after there was no one wishing to speak.

Moved by Nelson, seconded by Corrieri, to adopt RESOLUTION NO. 19-286 approving final plans and specifications and awarding a contract to Con-Struct, Inc., of Ames, Iowa, in the amount of \$333,494. Roll Call Vote: 6-0.

Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON NORTH RIVER VALLEY WELL FIELD & PIPELINE PROJECT: The public hearing was opened by the Mayor. He closed the hearing after no one asked to speak.

Moved by Nelson, seconded by Beatty-Hansen, to reject all bids.

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

HEARING ON VACATING RIGHT-OF-WAY ADJACENT 635 AGG AVENUE, SUBJECT TO RECEIPT OF NEW UTILITY EASEMENT: The Mayor opened the public hearing and closed it after there was no one wishing to speak.

Moved by Corrieri, seconded by Gartin, to pass on first reading an ordinance vacating the right-of-way adjacent to 635 Agg Avenue, subject to receipt of a new Utility Easement.

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

HEARING ON ZONING TEXT AMENDMENTS (CHAPTER 29) REGARDING GUEST LODGING IN SPECIFIED ZONING DISTRICTS: Planning and Housing Director Kelly Diekmann stated that this item was brought before the Council in the Spring. The Council had directed staff to remove “Vacation Lodging” from the proposed ordinances so that guest lodging might move forward to a first reading. Mr. Diekmann stated they are recommending approval of three ordinances. There are amendments to the Zoning Ordinance to address these types of uses, there is a new chapter being added to the *Municipal Code*: Chapter 35; and there are some minor coordinating edits to the Rental Code.

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

Mr. Diekmann stated that he wanted to point out that when looking at Alternative 1, there will need to be three separate motions made, and then another motion to establish a registration fee of \$50.00.

Council Member Martin noted that he had concerns with the provision that exempts people who are currently renters from operating Short-Term Rental (STR) from the license requirement. He noted

that the way the ordinance is currently written, a renter who wants to operate an STR, doesn't have to get a license at all. Mr. Martin suggested that the wording be changed to stated that renters can operate a STR, but need to have sign-off from the property owner.

Moved by Martin, seconded by Beatty-Hansen, to replace the overall renter exemption from licensing with a provision to allow renters to get an STR license with sign-off from the property owner.

Director Diekmann stated that when looking at the Code, it looks like what Council Member Martin is referring to is Chapter 35,300, that states "apartment tenants offering home shares or hosted home shares may operate without a license in all districts allowing guest lodging;" that section would need to be taken out from the ordinance. Mr. Martin stated he would agree, but there could be further changes as well.

Council Member Betcher wanted to verify that if she was a renter and wanted to get a license, she would have to work through the landlord, and the landlord would have to apply for the license. Assistant City Attorney Jane Chang stated that was correct.

Further discussion ensued regarding the correct verbiage to have in order for the renter to not be able to have an STR without the landlord's permission.

Mr. Diekmann explained that upon further review of the proposed ordinance, if apartments are going to be brought into this process, there are some definition issues that will need to be changed. He noted that there will not be any structural changes, but a lot of the language will need to be changed to reference that a primary resident may not be the person receiving the license.

Council Member Gartin inquired if that was something that was going to be enforced. He noted that he doesn't believe college kids will take the time to fill out the application and will just do it without permission.

Mr. Diekmann stated that if the motion passed, staff would need to edit the proposed ordinance and bring it back for first reading.

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

Moved by Corrieri, seconded Beatty-Hansen, to continue the public hearing on June 25, 2019.
Roll Call Vote: 6-0. Motion declared carried unanimously.

Director Diekmann wanted to remind the Council that with the delay of these ordinances, they were hoping to do first, second, and third reading before July 1, 2019, as they did have deferred enforcement starting on September 3, 2019, but the Council might want to reconsider changing that date.

STAFF REPORT ON VACATION LODGING: Planning and Housing Director Kelly Diekmann stated that staff had drafted an option that included the ability for an absentee property owner to use a house as a hotel without being present. He noted that a lot of cities do not allow that use at all. Mr. Diekmann stated that there are several options for the Council to consider in the staff report. The options are:

1. Allow Vacation Lodging as previously proposed in all zoning districts where guest lodging may occur subject to a Special Use Permit
2. Limit Vacation Lodging based upon Citywide base zoning districts
3. Limit Vacation Lodging by an Overlay
4. Separation Distance
5. Licensing Requirements

Director Diekmann explained that staff was needing direction from the Council in order to prepare a draft ordinance.

Council Member Beatty-Hansen inquired as to what method was the most commonly deployed by other cities. Mr. Diekmann noted that there was not one that was common. Ms. Beatty-Hansen noted that the separation distance options seemed the most simple. She asked if other cities had utilized that option. Mr. Diekmann stated that there had been some cities that had used that option.

Council Member Gartin stated that the staff report showed examples in Texas, but he wanted to know if there were any in Iowa. Mr. Diekmann stated that Des Moines prohibits them while Clear Lake allows them.

Council Member Gartin commented that this issue felt like the rental cap process all over again. He doesn't want to take the time to do all of this and then have the State Legislature change what the City had already done. Mayor Haila mentioned that with the Rental Housing Workshop meeting next week, he would recommend for the Council to receive tonight's report and wait until after the workshop to do anything.

Mr. Gartin inquired that, if nothing was done with Vacation Rentals, what would prevent someone from getting a Letter of Compliance (LOC), and instead of doing a year-long lease, the property owner just did a month-to-month lease. Mr. Diekmann stated that the Rental Code states that the property owner still needs to be compliant with the Code, and then the property owner would still need to follow the Zoning Code. He explained that, with the new ordinances that were proposed earlier tonight, staff is defining the duration of living in a home as 31 days or fewer is not living in a home and would be considered lodging, which is what the state uses as a definition as well.

Further discussion was had about whether to table this item or proceed with a motion.

Mayor Haila stated that since no motion was made, they will move one to the next item.

321 STATE AVENUE: Planning and Housing Director Diekmann stated that the goal of the update

on the 321 State Avenue project was to give the Council an understanding of what financial issues will arise once they move forward with the property. Director Diekmann noted that the construction of Tripp Street had been completed. Staff is now looking at how to move forward with both completing additional infrastructure in the area and how to have an affordable home built. He explained that Housing Coordinator Vanessa Baker-Latimer was able to lay out in the staff report the CDBG Funds and HOME funds along with some cost-estimating. Mr. Diekmann explained that they will need the CDBG funds to be used for infrastructure and HOME funds to help assist with the placement and construction of housing. The proposal is moving ahead as a City project, as described in the staff report; then the City would take on the initial responsibility for the first few homes and then make lots available for others to purchase.

Director Diekmann noted that nothing needed to be approved tonight, but staff would like endorsement from the Council to proceed.

Council Member Amber Corrieri asked if the Council agreed with the staffs report as to what the next steps should be;. Mr. Diekmann stated that they would need to move forward with the design phase and would have to hire a designer, which would be done some time in the summer.

Council Member Nelson inquired as to how the Council will know they are moving in the right direction with this area. Ms. Baker-Latimer stated that they have already been accepting preliminary applications from people who would be interested in buying a home and then from there they would work with lenders to help to determine what the potential home owners could afford.

Council Member Betcher stated there is a building company in Austin, Texas, called ICON, that have developed 3D printers that build concrete homes up to 2,000 square feet in size, and asked if this is something the City should be looking into. Ms. Baker-Latimer stated that the City will be going through the Request for Proposals (RFP) process and can reach out to that company at that time as well. Ms. Betcher stated that it would be to purchase a 3D printer. Mr. Diekmann stated they would not be able to explore that option for the first few homes.

Mr. Gartin wanted to know how the homes were going to be marketed to the public. Ms. Baker-Latimer stated even though they have already started taking application,s they will still advertise and they will have the new home owners go through an educational course.

Mr. Gartin stated they had previously talked about having restricted covenants, and he wanted to know if that was still the plan. Ms. Baker-Latimer stated that the HOME program funds require that the City set up a re-sale or re-capture provision; that is in their five-year plan that will be coming to the Council at the Workshop on June 18, 2019. Mr. Diekmann mentioned that HOME funds do have a provision that if the home is not sold within a defined period, it can't stay vacant; the home may need to be rented out to satisfy that requirement.

Further discussion was had about what the Council would like for staff to bring back.

Moved by Corrieri, seconded by Nelson, to move forward with the administrative steps that were listed in the staff report.

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

ORDINANCE AMENDING CHAPTER 22 OF THE AMES MUNICIPAL CODE REGARDING DEFERRAL OF INFRASTRUCTURE IMPROVEMENTS: Public input was opened by Mayor Haila and then closed after no one came forward to speak.

Moved by Corrieri, seconded by Nelson, to approve the first passage of an Ordinance amending Chapter 22 of the *Ames Municipal Code* regarding deferral of infrastructure improvements.

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

ORDINANCE REPEALING RENTAL CONCENTRATION CAP: Moved by Corrieri, seconded by Nelson, to pass on second reading the Ordinance repealing the Rental Concentration Cap.

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

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Moved by Nelson, seconded by Corrieri, to place on a future agenda the e-mail from Chuck Winkleblack regarding the property located at 1016 South Duff Avenue.

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

COUNCIL COMMENTS: Mayor Haila stated he sent an e-mail to the Council late in the afternoon today from Dr. Stewart from Iowa State University regarding crosswalk painting.

Moved by Beatty-Hansen, seconded by Corrieri, to put Dr. Stewart's e-mail request regarding crosswalk painting on a future agenda.

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

ADJOURNMENT: Moved by Nelson to adjourn the meeting at 8:28 p.m.

Amy L. Colwell, Deputy City Clerk

John A. Haila, Mayor