

## MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

APRIL 21, 2020

The Special Meeting of the Ames City Council was called to order by Mayor John Haila at 6:00 p.m. on the 21<sup>st</sup> day of April, 2020. Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and David Martin were present. *Ex officio* Member Devyn Leeson was also present.

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

**AMES PLAN 2040 WORKSHOP ON FUTURE LAND USE MAP:** Planning and Housing Director Kelly Diekmann said the draft Future Land Use Map of the City and descriptions of the designations have been provided. Mr. Diekmann stated that questions and comments from the Council will be received during the meeting and following the meeting, and then direction from Council can be given at the City Council meeting on April 28. Mayor Haila advised that a Land Use Map and a Zoning Map will both be needed. Mr. Diekmann concurred. Mr. Diekmann said the point of the map is to describe future land use of the city as well as general character of areas. He noted zoning will be detailed and on a different map after receiving clarification from Council on the concepts.

The following categories of land use designations were reviewed: Neighborhoods, Centers, Special Development, and Employment.

Council Member Martin asked about the areas on the map not previously named growth areas. Mr. Diekmann answered that throughout the scenario exercises there were a few Tier 1 areas that can be built off existing areas, so they were included. Mr. Diekmann added that the Tier scenarios not chosen are not included, but the areas needing protected for future use need will need to be discussed. He noted the area to the south includes some Tier 3 area because it's connected.

Council Member Betcher said some near-campus neighborhoods are being labeled as Established Neighborhoods. Mr. Diekmann explained that staff could have gone either way, naming those neighborhoods Traditional or Established; that designation is easy to change. Ms. Betcher said the north South Campus Area Neighborhood (SCAN) area and the Colonial Village area were developed before 1950 and the area between Beach and Ash Avenues was developed in the 1930's. Mr. Diekmann stated age is not the only descriptor in labeling neighborhoods, but the team will take a look at those areas. Mayor Haila pointed out that the first two bullets of those categories may need re-worded.

Council Member Gartin asked about land use characteristics being descriptive of the community as it is today. Mr. Diekmann said generally the characteristics would be descriptive of the current use, and if the use needs to be different, the policy should state a plan to accommodate future uses. Mr. Gartin asked if it makes sense to add a pre-scripted element regarding infill. Mr. Diekmann concurred and said intentional development should be described.

Council Member Betcher noted that Greek Houses are included in multi-family neighborhoods. Mr. Diekmann said multi-family neighborhoods are all zoned Residential High Density (RH), which allows group living.

Mr. Diekmann said within the category of Centers are major commercial and neighborhood commercial areas. The type and scale of retail and commercial use would be the characteristics used to determine the designation, rather than highway or arterial street designations. He added that the team is proposing adding General Commercial, which would be a hybrid between commercial and light industrial in response to comments received from Council regarding accommodating commercial.

Council Member Gartin asked about the amount and location of commercial land to be designated. He wondered if, as the population of Ames grows, the amount of commercial grows at the same proportion. Mr. Diekmann said where commercial will be successful will not change. Mr. Gartin pointed out that many communities have vacant commercial space. Mr. Shukert, one of the consultants, said the function of commercial is very important, and they are anticipating most commercial would be neighborhood service like supermarkets or pharmacies, not a regional mall or big box stores. Mr. Diekmann asked if Mr. Gartin feels the area should expect small and large businesses. Mr. Gartin said when he thinks about communities with light industrial areas, there will be support businesses in the periphery. Mr. Diekmann stated that Regional Commercial is shown there because of past decisions of the City regarding a regional mall. He said they are being consistent, but that designation should not be predictive.

Mr. Martin asked about Y Avenue and the designation of Commercial Retail. He said it looks more substantial west of the county line than east. Mr. Diekmann said existing conditions are reflected and it was presumed to become residential. Mr. Martin wondered about sales tax as an incentive to Ames. Director Diekmann said if this portion of the Plan goes forward, a conversation with the Boone County Board of Supervisors will need to take place regarding local option sales tax being collected in that area.

Director Diekmann discussed the category of Employment, and noted there will be different zoning districts within that category. He said the East Industrial Area will need attention after infrastructure decisions have been made. He advised that there is a policy in place to be resource-conscious when discussing growth.

Redirection areas were defined as areas where what is currently there will eventually become something else. Mr. Shukert said policy should guide the Redirection areas toward more useful uses. He noted that the area east of Downtown and north of Lincoln Way near the Resource

Recovery Plant (RRP) is an example of a Redirection area, and said that would become a maker space and creative area that incorporates residential if the RRP relocates in the future.

Mr. Gartin stated that access improvements to Interstate 35 would be exciting. He said showing some possible interchanges and doing an overlay of multi-use trails would be helpful. Mr. Diekmann advised that a transportation layer needs to be added to this to include streets and trail options. Mr. Gartin commented that money may have to be put into transportation for the future of the community.

Mr. Diekmann showed Attachment B, which was a close-up view of the areas near Campus. He said the diagonal hashing represents the near-campus neighborhoods. He asked if the near-campus overlay, as used in the Rental Code, makes sense in application at this scale and if it applies to as many areas as was shown in the Rental Code. He said they are expecting some redevelopment in the south part of Campustown and expect those lots could be redeveloped with more intense uses. Director Diekmann advised that the Urban Corridor or Redirection designation would be needed as a transition between single-family and higher-density housing.

Mayor Haila asked what the implications were for the university overlay. Mr. Diekmann said the team needs assistance with that question, but the current meaning states single-family homes cannot add bedroom capacity, and before that was created, there was a University Impacted Area that required slightly higher design implications and higher parking requirements. He stated that considering reducing some parking expectations to recognize walkability may be needed.

Ms. Betcher asked if the City is using the parking requirements in the single-family neighborhoods as a means to control density. Mr. Diekmann stated that only two parking spaces are needed to have a rental home, not one per bedroom. He noted that vacation lodging has a higher parking requirement. Ms. Betcher said her main concern is whether the expectations have impact on the transition of single-family homes to rentals.

Mayor Haila asked why the area west of Hyland Avenue is labeled Village. Mr. Shukert said the area has a village center feel to it, and as some of those properties get redeveloped or change character, there could be a more pedestrian-scale, center-oriented type of form that develops. He added that the evolutionary change would take into account the potential of the area. Mr. Diekmann said this area is different than multi-family because it could justify more pedestrians and zero setbacks. Mayor Haila asked about the Urban Corridor area west of that. Mr. Shukert said that area reflects some of the ideas included in the Lincoln Way Corridor Plan. Mayor Haila asked if those designations mean that those properties could be rezoned to higher density or commercial. Mr. Diekmann advised that most of them are already zoned RH and wouldn't need changed because mixed use is allowed in the RH zone. Director Diekmann added that Urban Corridor can have commercial, but would expect moderate- to medium-density residential as well. Mayor Haila said the COVID-19 crisis could have a prolonged effect on the community and wondered about the impact on small businesses and other commercial.

Ms. Betcher asked about the area around Hickory Drive. Mr. Diekmann said it wouldn't all be commercial, and could be an overlay. Ms. Betcher then asked if the overlay is there to protect

existing near-campus areas. Mr. Diekmann answered the overlay there protects the recently adopted Rental Code. He said it's being suggested that the single-family rentals not remain long-term. Mayor Haila said the map could be clarified. Mr. Diekmann said it's possible the overlay doesn't apply, and the team will look at it further. He stated that the team would like feedback from Council regarding the areas transitioning from low-density residential, and if an overlay is desired that relates to neighborhoods like in the Rental Code. He said feedback on the University overlay could be received by Council on April 28.

Council Member Martin asked if the restriction on adding bedrooms to homes could be undone by decisions made for the Comprehensive Plan. Mr. Diekmann said that is a separate ordinance and will remain no matter what is decided in the Comprehensive Plan. He added that, in general, balanced neighborhoods are desired. Mr. Diekmann stated that the area south of Campustown is an area that additional higher-density housing could be added; it is labeled Redirection. Mr. Diekmann said that area is currently pretty restrictive.

Director Diekmann discussed the Redirection area south of Campustown that is meant to be a transition out of Campustown and would be a change from current policy. Ms. Betcher asked how it would be a change. Mr. Diekmann answered that significant redevelopment is currently not asked for in that area and it is restrictive. He said if it was changed to allow higher density, density expectations could be updated. Ms. Betcher said she's not interested in anything more than four stories in that area because it's right next to a single-family neighborhood. Ms. Betcher said the foot traffic through the neighborhoods has been problematic because of the Towers dormitories, and she does not want to see that get worse.

Council Member Gartin said there's been a policy for some time on decreasing density in that area. He added that, because it's a broad conversation, he would like to see draft documents leaning more aggressive with options so feedback can be received. Mr. Shukert said the Redirection option does not say the buildings would be eight stories. Mr. Diekmann commented that good conversations are needed to make sure what is being considered is clear to the public.

Director Diekmann stated that the area labeled Core Redirection is an area where change is desired. He said the area along Northwestern Avenue near Wheatsfield is labeled Redirection. Mr. Gartin asked if it could be suggested that Downtown Core could be expanded north into the Old Town neighborhood. Mr. Shukert said south of Lincoln Way is the area designated for Downtown growth. Mayor Haila pointed out that the overlay preempts developers from doing work in that area. Mr. Gartin asked if the types of shops Downtown could be replicated south of Lincoln Way. Mr. Diekmann answered that the area would be more office space, not Main Street retail shops. Mr. Shukert said it would be more likely to see a combination of office, residential, and a secondary amount of commercial. Mr. Gartin commented that other voices should be invited to provide feedback. Mayor Haila asked about expanding the Core area north toward 7<sup>th</sup> Street. Ms. Betcher asked why expanding into an area that is succeeding would be a good idea. Council Member Gartin said constituents in the entire community need to have growth opportunities for a robust Downtown. Mr. Diekmann advised between Clark and Grand Avenues from 6<sup>th</sup> Street to 7<sup>th</sup> Street could be an appropriate Redirection area that would be consistent with the current Plan.

Mr. Diekmann said the older multi-family properties north of 30<sup>th</sup> Street just east of Grand Avenue are included in a Redirection area. He said the Neighborhood Core areas were discussed as including smaller retail, office, and restaurants. Mr. Diekmann said the map is reinforcing commercial in the mall area. Ms. Betcher asked about a North Ames Employment zone. Mr. Diekmann said professional offices can be located in the Neighborhood Core areas.

Mr. Gartin asked if there could be value in providing designations for areas in the County, but not yet in the City, like the Squaw Valley development. He said it would be worth considering adding details to those areas on the map so it can be seen how they relate to the rest of the map. Mr. Diekmann said there will be a Fringe Area discussion with Story County and then the Tier boundaries will be added to the map to show relationship to existing development. Mr. Gartin commented that would be helpful.

Council Member Gartin asked about the City-owned land north of 13<sup>th</sup> Street and west of Interstate 35. Mr. Diekmann said that area includes lime ponds, an old landfill, and leftover area where differences are not anticipated.

Mayor Haila asked about East Lincoln Way between Duff Avenue and the Employment area. Mr. Diekmann said most of that land is flood plain. He noted that there's an extension of Cherry Street planned that will tie into 3<sup>rd</sup> Street and 5<sup>th</sup> Street to create a commercial collector street; however, staff needs direction on if the area could be a commercial area meeting flood plain requirements. Mayor Haila said it makes sense to leverage the taxpayer funds used to extend the street with tax-paying properties since there's an identified scarcity of Highway-Oriented Commercial. Mr. Martin suggested erring on the side of being aggressive to see what the public has to say about it. Mr. Gartin said he would like to hear if Municipal Engineer Tracy Warner has any comments about the area based on flood modeling.

It was discussed that direction is needed by Council on overlays in University areas; the Redirection area south of Hunt Street and north of Knapp Street; the area north of 6<sup>th</sup> Street being considered as Redirection area; and the commercial area on Cherry Street.

Mr. Diekmann stated that changes will be made to reflect comments received in the Urban Corridor area. He also said Council will need to consider broad acceptance of the designations and proposed mapping pattern with corrections at the next Council meeting.

Mr. Gartin asked if there's anything about the designation of Core that should be taken into account as they are hoping for more residential in the Main Street area. Mr. Diekmann said the policies should be in line with the designation and allow for higher-density infill development options.

Council Member Martin asked what Council should expect at the meeting next week. Mr. Diekmann said updates will be made, but for the most part, the materials won't change. He said Council could decide to move forward with the designations and the map. Ms. Betcher said the

near-campus neighborhood and SCAN residents will be interested in possible changes. Mr. Diekmann stated that he can send those residents notice of the meeting.

**DISPOSITIONS OF COMMUNICATIONS TO COUNCIL:** Mayor Haila acknowledged the letter received from Henkel Construction regarding Brookside Park restrooms dated April 9, 2020.

Moved by Gartin, seconded by Betcher, to request a memo from staff on the intersection of 6<sup>th</sup> Street and Northwestern Avenue in response to the email from Carrie Michalec dated April 16, 2020.

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

**COUNCIL COMMENTS:** Council Member Betcher noted that COVID-19 could reshape the Comprehensive Plan. She also said she has been lobbying for Ames regarding the 2020 Census.

Mayor Haila said a letter is being sent to a congressman to ask that the City of Ames be included in the COVID-19 Stimulus Bill financial package that would benefit cities with populations that exceed 500,000. City Manager Steve Schainker advised that the Bill passed with no relief for lost revenue for cities at this point.

Mayor Haila said [www.testiowa.com](http://www.testiowa.com) is now available and the goal is to test 3,000 people per week. He commented that he had registered online, and the idea is to find out if people have symptoms and if they are eligible for a test. He explained that this will help the government track symptoms and collect information to be used for reopening the economy.

Mayor Haila stated that he is sending a letter to Iowa State University students to communicate regret that they cannot be in Ames and also to emphasize how critical it is that they claim Ames for the 2020 Census. Ms. Betcher commented that parents have been advising children to claim their hometowns because they are at home. She thanked the Mayor for sending a letter. Ms. Betcher said she is part of a group lobbying for funding to help with a recount, if needed.

Mayor Haila said the peak for COVID-19 cases in Iowa could be a couple weeks away. He noted that he's encouraged that Story County numbers have remained so low.

Mr. Schainker stated that staff has been moving forward to consider the safety of the economy with a recovery plan for the City of Ames. He said a two-step process is being looked at with many goals. The impact of lost revenue will go into the next fiscal year, and a set of recommendations will be coming. Mr. Schainker advised that meeting the first goal will involve recovering the remainder of this fiscal year. He said recommendations for cuts in expenditures for operations and CIP projects will soon be shared with Council, as well as the criteria being used to determine the recommendations.

**ADJOURNMENT:** The meeting was adjourned at 8:26 p.m.

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Diane R. Voss, City Clerk

John A. Haila, Mayor

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Erin Thompson, Recording Secretary

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

AMES, IOWA

APRIL 28, 2020

**CALL TO ORDER:** Mayor John Haila called the Regular Meeting of the Ames City Council, which was being held electronically, to order at 6:01 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 Devyn Leeson was absent.

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

The Mayor noted that the Council was working off an Amended Agenda. He explained that Item No. 32, Kingsbury's Subdivision, Third Addition (315 SE 3<sup>rd</sup> Street) was pulled from the Agenda by the request of the applicant, and under Administration an Additional Item was added "Request from Ames Main Street Farmers' Market to reconsider suspension of Market."

**PROCLAMATION FOR "NATIONAL HISTORIC PRESERVATION MONTH":** Mayor Haila proclaimed the month of May 2020, as "National Historic Preservation Month." He encouraged residents to join their fellow citizens across the United States in recognizing this special observance.

**PROCLAMATION FOR "FAIR HOUSING MONTH:"** April 2020 was proclaimed as "Fair Housing Month" by Mayor Haila. He encouraged all citizens of the community to support and endorse Fair Housing, reaffirm their commitment to Fair Housing for all, and wholeheartedly recognize these rights and responsibilities throughout the year.

**PRESENTATION OF THE AMES HUMAN RELATIONS COMMISSION "A HOME FOR EVERYONE" AWARD:** Human Relations Commission Chair Jill Crosser explained that each year, during the month of April, the commission recognizes and honors an individual or organization that has made a commitment to providing safe, quality, and equitable housing opportunities that enhance the quality of life of members of disadvantaged populations. This is the "A Home for Everyone" Award.

Ms. Crosser stated she was honored to announce that the first award will be presented to the ACCESS Housing team. The ACCESS Housing team works to advocate housing for crime victims experiencing housing instability and homelessness to secure housing. The ACCESS Housing team also offers a housing first approach to their work which means, housing is the first step to recovery. She mentioned that having a safe home can be a kick-start for people who have experienced diversity and re-stabilization. Ms. Crosser thanked the ACCESS Housing team for all they have done for the community, for thinking creatively in challenging situations, and for helping to navigate the cities of Story County.



The second award will be given to Cassandra Kramer, who leads the ACCESS Housing team. It has been proven that Ms. Kramer's leadership has been instrumental in the work that the team does day-in and day-out. Ms. Kramer's advocacy goes beyond the normal 8 a.m. to 5 p.m. shift and she makes herself available to those that need assistance. Ms. Kramer often juggles complex issues, she remains calm, and is people-centered. Her compassion has significantly impacted the survivors whom she has served in the community.

Cassandra Kramer, address unknown, explained that she and her team were on the phone and wanted to thank everyone for the Award and appreciated being nominated. They enjoy working with the community and being able to help those who are struggling with housing. Ms. Kramer mentioned that the team will use the Award to continue their platform and continue to do the work they do.

Assistant City Manager Deb Schildroth mentioned that Wayne Clinton, who is also on the Human Relations Commission, was also present online for this meeting. Mr. Clinton is the Co-Chair on the Human Relations Commission.

Mayor Haila thanked Ms. Crosser and Mr. Clinton for their time and volunteering to serve the Human Relations Commission.

**CONSENT AGENDA:** Mayor Haila pointed out that Item No. 16b had an incorrect Disadvantaged Business Enterprise Program goal; the Agenda and Council Action Form had it listed as 0.3% when it is actually 0.6%.

Council Member Betcher requested to pull Item No. 10, Ames Velo Grand Prix, for further discussion. Council Member Martin pulled Item No. 24, Resolution renewing contract with Pitts Lawn & Tree Service of Huxley, Iowa, for FY 2020/21 Tree Trimming & Removal Program for the Parks & Recreation Department in an amount not-to-exceed \$85,000, for separate discussion.

Moved by Betcher, seconded by Martin, to approve the following items on the Consent Agenda.

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting held April 14, 2020
3. Motion approving certification of Civil Service applicants
4. Motion approving Report of Change Orders for April 1 - 15, 2020
5. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
  - a. Class C Beer Permit with Sunday Sales - Swift Stop #2, 3406 Lincoln Way
  - b. Special Class C Liquor License with Sunday Sales - The Great Plains Sauce & Dough Co., 129 Main Street
  - c. Class E Liquor License with Class B Wine Permit, Class C Beer Permit, and Sunday Sales - Walgreens #12108, 2719 Grand Avenue
  - d. Class C Liquor License with Catering Privilege, Outdoor Service, and Sunday Sales - Mother's Pub, 2900 West Street
  - e. Class B Beer with Sunday Sales - Jeff's Pizza Shop LLC, 2402 Lincoln Way

6. RESOLUTION NO. 20-186 approving Quarterly Investment Report for Period Ending March 31, 2020
7. RESOLUTION NO. 20-194 setting May 12, 2020, as date of public hearing regarding vacating Ingress-Egress Easement at 2500 SE 16<sup>th</sup> Street
8. RESOLUTION NO. 20-195 setting May 12, 2020, as date of public hearing regarding vacating storm water retention easement across portions of the 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, and 5<sup>th</sup> Additions of Dayton Park Subdivision
9. RESOLUTION NO. 20-196 setting May 12, 2020, as date of hearing on extension of Industrial Tax Exemption Ordinance
10. RESOLUTION NO. 20-197 approving acquisition of three pieces of artwork from Black Arts and Music Festival for Public Art Commission
11. RESOLUTION NO. 20-198 authorizing emergency repairs to WPC Digester Cover by Shank Constructors of Minneapolis, Minnesota, on a time-and-materials basis in the amount of \$244,138
12. FY 2020/21 Airport Improvements Program (Electrical Vault & Lighting Project):
  - a. RESOLUTION NO. 20-199 approving preliminary plans and specifications for FY 2020/21 Airport Improvements Program (Electrical Vault & Lighting Project); setting May 20, 2020, as bid due date and May 26, 2020, as date of public hearing
  - b. RESOLUTION NO. 20-200 approving the 2019-2021 Disadvantaged Business Enterprise (DB) Program Update for the Ames Municipal Airport, setting the DBE goal of 0.6% for the FY 2020/21 Airport Improvements Program (Electrical Vault & Lighting Project), all pending final FAA approval
13. 2020 Coronavirus Aid, Relief, and Economic Security (CARES) Act Grant for the Ames Municipal Airport:
  - a. RESOLUTION NO. 20-201 approving Grant Offer in the amount of \$69,000
  - b. Motion designating Damion Pregitzer as the City's Airport Manager, authorizing him to sign and accept the Grant on behalf of the City of Ames
14. RESOLUTION NO. 20-202 approving preliminary plans and specifications for Electric Distribution Parking Lot Reconstruction Project; setting May 20, 2020, as bid due date and May 26, 2020, as date of public hearing
15. RESOLUTION NO. 20-203 approving purchase of additional radios and accessories from RACOM of Marshalltown, Iowa, in the amount of \$77,228
16. RESOLUTION NO. 20-204 approving contract for FY 2020/21 Purchase of Rock Salt requirements for Public Works with Independent Salt Co., of Kanopolis, Kansas, in the amount of \$74.80 per ton
17. RESOLUTION NO. 20-205 approving contract and bond for 2020 Pavement Improvements - Middle School Turnaround Project
18. RESOLUTION NO. 20-206 renewing contract for FY 2020/21 purchase of Pebble Lime for Water Treatment Plant with Graymont Western Lime, Inc., of West Bend, Wisconsin, in the amount of \$166 per ton
19. RESOLUTION NO. 20-207 renewing contract for FY 2021 Hauling and Related Services for the Resource Recovery Plant with Waste Management of Ames, Inc., in the amount of \$14.63 per ton

20. RESOLUTION NO. 20-209 renewing contract for FY 2020/21 Custodial Services at Ames City Hall with Reliable Maintenance Company of Des Moines, Iowa, in the amount of \$53,028.44
21. RESOLUTION NO. 20-210 approving Five-Year Renewal of ISU and City of Ames Smartcard Agreement
22. RESOLUTION NO. 20-211 accepting completion Installation Services for 69kV UG power cable and for the Top-O-Hollow Substation
23. RESOLUTION NO. 20-212 accepting completion for Unit 7 Turbine Generator Overhaul Project
24. RESOLUTION NO. 20-213 approving Plat of Survey for 1016 South Duff Avenue
25. RESOLUTION NO. 20-214 approving completion of public improvements and releasing security required for Sunset Ridge Subdivision, 6<sup>th</sup> Addition

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

**AMES VELO GRAND PRIX:** City Council Member Betcher explained that the planning for this event is going to be challenging this year due to the COVID-19 pandemic. She noted that her main concern was that during these uncertain times, the Ames Velo Grand Prix is looking to add a beer garden and vending to its event. Ms. Betcher commented that she could not see having a beer garden and maintaining social distancing. She asked the Council to look at this event minus the beer garden and vending, and allow the event planner to apply at a later date for those items.

Mayor Haila stated that the event is requesting Saturday, June 13, 2020, and Sunday, June 14, 2020, with alternative back-up dates of August 22 and 23, 2020. He asked Ms. Betcher if her recommendation was for the dates in June or August. Council Member Betcher explained that she would be more comfortable if the Council didn't add the beer garden and vending to the event this year. She mentioned she would be willing to consider it for the June or August date, but doesn't think it will be very likely to have this type of sporting event in June.

Council Member Corrieri commented that she had the same concern about the June dates as there are bigger bicycle events that have already been canceled for the year. She noted that she would be in support of Ames Velo coming back for the August date, but she is not in favor of the June date.

Mayor Haila mentioned that there were two topics being discussed at this time: having the event on the June or August dates and the beer garden.

Council Member Martin pointed out that the Council Action Form did state that "further Council action would be required for the liquor license," but wanted to clarify with Council Member Betcher that knowing the request would come back to the Council, would she want to add another step to the application process for the vending. Ms. Betcher stated that the beer garden and vending are both problematic from her perspective. She would be more comfortable not having the event in June, but with having the contingency planning already worked in, she wouldn't have difficulty approving the event. She inquired if Ames Velo was approved for a vending license last year. Assistant City

Manager Brian Phillips mentioned that he believed it was. He stated that two organizers were available by phone to answer questions.

Jason Quinn, 1412 Burnett, Ames, stated he is the race promoter for Ames Velo. He wanted to point out that Downtown Ames is hosting the beer garden as a separate event in concert with Ames Velo, and maybe the paperwork needs to be resubmitted to clarify the difference. Mr. Quinn explained that Downtown Ames came to Ames Velo and asked if they could host an event inside of their event, and at the time Ames Velo thought it would be a great community opportunity. He mentioned that they already had one of their events canceled by USA Cycling. It was noted that RAGBRAI has already been canceled, but RAGBRAI is a larger-scale event that requires more coordination and planning. The August date was put in with the hopes that if the City Council approved the date maybe USA Cycling would as well. Council Member Betcher wanted to clarify with Mr. Quinn that if the Council was not comfortable approving the June date, Ames Velo would be okay with pursuing the August date. Mr. Quinn explained that he would like to have both dates approved because, if things were to suddenly change, they could proceed, but would be okay if the City decided to pull the June event at a later date. He noted that Ames Velo works in the community and they certainly don't want to endanger anyone.

Mayor Haila pointed out that on the Council Action Form under Alternative 1, it does state "This approval is contingent on the City Council removing the prohibition of public gatherings on City rights-of-way due to the COVID-19 emergency for the event dates requested by the Ames Grand Prix." Mr. Quinn noted that he fully understands that, and he just wants to be able to announce to the participants that they received approval from the Council, but it is tentative and the event may be moved to a later date or even cancelled. Mayor Haila asked Mr. Quinn how much advance notice would Ames Velo need to have to ensure they have insurance through USA Cycling. Mr. Quinn explained that based on their Agreement with USA Cycling, anything outside of their control should still be covered and if the race gets cancelled then they could just refund the participant's their money. Mayor Haila explained that the City is appreciative that Ames Velo was brought to the community, they would love to have the race, but the hesitation is due to uncharted territory. Council Member Martin asked if there was a strong preference to which date Ames Velo would like to have. Mr. Quinn stated that he would prefer both dates to be approved, but will defer to the Council.

Scott Wall, Ames Velo Race Director, 1306 Douglas Avenue, Ames, mentioned that USA Cycling has currently suspended all racing until May 31, 2020. He is anticipating knowing if the suspension will be extended around May 10, 2020. Mr. Wall is requesting that both dates be approved by the Council and noted that, if June doesn't work, they will already have the August date approved.

Council Member Betcher stated if the beer garden was a separate event that Ames Downtown wanted to host in conjunction with Ames Velo, that issue should be put aside in this motion. It would be a question of the vending for this event. She inquired how the vending license would relate to the event this year and wondered if it was as simple as removing items on 10a of the Agenda. She proposed removing on Item No. 10a: number 2 (Motion approving blanket Vending License for the enclosed area) and 3 (Resolution approving waiver of fee for blanket Vending License), and also

Item No. 10b: number 2 (Motion approving blanket Vending License for the enclosed area) and 3 (Resolution approving waiver of fee for blanket Vending License). Mr. Phillips explained that would be appropriate if the Council did not want to include vending as part of the approvals for the event. Mayor Haila wanted it clarified whether the vending was for selling souvenirs or other items besides alcohol. Scott Wall explained that the vending is for food truck services. Last year they did not invite any vendors to the Saturday race, but they invited a food truck to the Sunday race at the ISU Research Park. He noted they do not want to compete with the Ames Downtown businesses that serve food. The vending request was mainly for Sunday's event. Mayor Haila inquired if the Council didn't approve the blanket vending for the Ames Main Street but did for the ISU Research Park would that work for Ames Velo. Mr. Wall confirmed it would work.

Motion by Betcher, seconded by Martin, to approve the following for Ames Velo Grand Prix:

- a. Ames Main Street Criterium on Saturday, June 13, 2020:
  - i. Motion approving blanket Temporary Obstruction Permit for the closed area
  - ii. RESOLUTION NO. 20-188 approving closure of Main Street from Clark Avenue to Douglas Avenue, Douglas Avenue from Main Street to Sixth Street, Sixth Street from Douglas Avenue to Burnett Avenue, Burnett Avenue from Sixth Street to Main Street, Fifth Street from Douglas Avenue to Clark Avenue, Kellogg Avenue from Main Street to Sixth Street, and Clark Avenue from Fifth Street to Main Street from 4:00 p.m. to 11:00 p.m.
  - iii. RESOLUTION NO. 20-189 approving closure of 280 metered parking spaces from 2:30 p.m. to 11:00 p.m. along the race route and approving suspension of parking enforcement
  - iv. RESOLUTION NO. 20-190 approving backup event date of Saturday, August 22, 2020
- b. ISU Research Park Circuit Race on Sunday, June 14, 2020:
  - I. Motion approving blanket Temporary Obstruction Permit
  - ii. Motion approving blanket Vending License
  - iii. RESOLUTION NO. 20-191 approving waiver of fee for blanket Vending License
  - iv. RESOLUTION NO. 20-192 approving closure of University Boulevard from Ames Fitness Center south parking lot to Collaboration Place, Collaboration Place, and Plaza Loop from 8:00 a.m. to 5:00 p.m.
  - v. RESOLUTION NO. 20-193 approving backup event date of Sunday, August 23, 2020

Council Member Gartin explained that his only hesitation was that he wanted to be careful with these types of requests. He would like to have a consistent policy as other similar requests will come in, and there are still a lot of unknowns.

Council Member Beatty-Hansen mentioned that she agreed with Council Member Corrieri's earlier statement about wanting to aim for the August date. She noted that she would be okay with the motion, but the likelihood of this event happening in June is very low. She would be supportive of

the August date.

Council Member Corrieri stated there are still a lot of unknowns and doesn't believe the Council is at a point to approve Special Events until the Council has more information. Council Member Betcher explained that she thought they built in the option to pull this event if the Council is not comfortable with the health situation in June. Council Member Corrieri stated she would hate to have events being promoted and sending a message to other organizations that the Council is encouraging others to proceed with their events.

Council Member Junck echoed the same concerns. She stated there is a potential of 500 people coming to the race, and people coming from other cities. Ms. Junck noted the City wants to have those people come to Ames; however, would prefer that they do so when it is safe. The August date would be a lot safer.

Moved by Beatty-Hansen, seconded by Junck, to amend the motion to approve the event for the August date and not the June date, and to also have the August date approval still contingent on the City Council removing the prohibition of public gatherings on City rights-of-way due to the COVID-19 emergency.

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

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

**RIGHT-OF-WAY TREE TRIMMING & REMOVAL CONTRACT RENEWAL:** Council Member Martin explained that the Council received an inquiry with a concern about renewing the contract. Parks & Recreation Director Keith Abraham stated that the email that was received was some time back in 2019, after a contract was awarded for tree trimming. The citizen's email explained that an incident had occurred in the summer of 2019, which was before the tree trimming contract started. Mr. Abraham noted that it was a private contract with the homeowner and the tree that was removed was not in the right-of-way. He noted that the City Forrester Paul Tauke had sat down with the owner of Pitt's Lawn & Tree Service and explained all the expectations that the City had. Since Pitt's Lawn & Tree Service had the contract in 2019, the City has not received any complaints about Pitt's. Mr. Abraham noted that staff has found Pitt's Lawn & Tree Service to be very responsive and corrected anything that was not up to the City's standards.

Moved by Martin, seconded by Corrieri, to approve RESOLUTION NO. 20-208 renewing the contract with Pitts Lawn & Tree Service of Huxley, Iowa, for FY 2020/21 Tree Trimming & Removal Program for the Parks & Recreation Department in an amount not-to-exceed \$85,000.

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.

**PRELIMINARY PLAT FOR 321 STATE AVENUE (BAKER SUBDIVISION):** Planner Justin Moore stated the Preliminary Plat is for a proposed subdivision that will support the affordable housing goals of the City as a mixed-income development with a minimum of 51% of the homes affordable to low- and moderate-income households. The City of Ames will be the developer for the subdivision. The Preliminary Plat is virtually identical to Concept F that was chosen by the Council. The proposed Preliminary Plat consists of 27 buildable lots, 26 single-family home lots, and one lot for future multi-family development. Mr. Moore noted that South Wilmoth Avenue will have 13 lots fronting on it and access will be gained on South Wilmoth. There are another group of lots that are configured around the loop street of Latimer Lane. The loop street will have an outlot in the middle, and the planned use for the outlot is for a pocket park. The pocket park will be owned by the City of Ames and maintained by the Parks & Recreation Department.

The subdivision includes Tripp Street, which was built in 2019, so the development will only require the construction of Latimer Lane. One of the features discussed in the Council Action Form was the placement of the shared use path. The north boundary of the site is the planned location for the construction of the shared use path trail connection south of Lincoln Way from Wilmoth to State Avenue. This segment is part of a larger City project that extends from Campustown to Dotson Drive. A redesign of the trail had been proposed. The original proposed location was along the north edge of the property, but after discussions with the Public Works Department and the Electric Department, it was decided to propose a design that includes both a paved alley/trail design. The design will be compatible with the design of the trail to the west of South Wilmoth and will run with the alley. The path in the outlot is a ten-foot-wide shared use path.

Mr. Moore explained that the design is to facilitate storm water down to the southeast corner of the property where it will be detained and released according to standards. The far southeast boundary of the site is also subject to the 100-year flood plain. Most of the lots are similar in size, a few larger lots are configured around Latimer Lane facing the future pocket park. If feasible, a pond design may also support an initiative of creating fishponds through a program of the Department of Natural Resources (DNR). The fishpond concept would be pursued by the Public Works Department and any maintenance would be the responsibility of the City. The fishpond would be an alternate option that could be changed if bids come in too high.

Mr. Moore mentioned that the costs for the bicycle path, were not known at the time, but they hope to finalize that soon and will have it for approval with the Final Plat.

Council Member Gartin asked if Mr. Moore could go over the two options for the bike trail again and explain what staff is recommending is preferable over the initial option. Mr. Moore stated that the original configuration was the bike trail with a ten-foot wide shared use path on the site versus the combined alley design to help facilitate for the relocation of the electric lines in conjunction with being able to maximize the room that is available on the single-family home lots. The change will

allow the homeowners to gain approximately up to 10-15 extra feet on the rear side of the lots. There will still be a ten-foot public utility easement. Mr. Gartin questioned if the electric would be underground in the area. Mr. Moore mentioned that the final design for the underground electric has not been finalized, but the reason they have the public utility easement is to facilitate the underground electric if needed. Currently the electric poles are right against the property line just inside the alley. Council Member Gartin wanted to know if the properties to the north were accessed by the alley. It was noted that the properties to the north do have direct access. Mr. Gartin inquired if there were any safety concerns with putting the configuration in the alley. Mr. Moore stated that the final proposed width of the alley will be a 16-foot-wide paved area, and based on the discussion with traffic in the Public Works Department, they believe it is a safe design and the usage of the alley is low enough. Mr. Gartin noted that there may be some usage for proper signage in that area.

Council Member Gartin mentioned that there was a lot of land in the area and suggested a community garden could be put into the subdivision. Planning and Housing Director Kelly Diekmann stated that they haven't really set up the park space yet and they were just making sure it was "clean and green" for the Parks and Recreation Department. The Parks and Recreation Department would work through what to put into that space.

Council Member Betcher inquired if there was potential with any of the larger lots, should the City end up changing the zoning, to allow accessory dwelling units. Director Diekmann explained that, without knowing what their standards would be, it would be hard to say right now. When doing the multi-family development to the south, they may rezone the whole property to PRD and at that time they could add in allowances for accessory living units, but he doesn't believe affordable housing would be able to support a second living unit on the property.

Mayor Haila wanted to know if staff would be offering an alternative trail/alley. He noted that the staff report stated that it may not be done due to cost, but wanted to know if the decision will be based on bid or budget. Mr. Moore stated that he believed it would be based on the budget and are hoping to get a better idea from the Public Works Department. At this point only a preliminary estimate had been provided. Once the consulting engineer puts together a more specific project cost they will know more, but could go back to the original design if needed to save some money. Mayor Haila inquired if staff went back to the original design would it require a change in the Plat. Planner Moore stated it would require an amendment. Mayor Haila noted he was trying to figure out how to keep this project moving forward as they have seen bids come in over-budget on a lot of projects. Director Diekmann mentioned that staff may set it up with bid alternates or set up a separate project that is not part of the first addition.

Mayor Haila stated that typically a utility will charge money to put electric lines underground. He wanted to know if that charge would be incurred on this project. Mr. Diekmann explained that since the current electric poles are in the right-of-way, the Electric Department will have to pay for the cost of relocation of the electric lines; they have budgeted for the amount. The numbers are estimated at \$50,000 to relocate the electric lines and put them underground. Electric Services Director Donald Kom mentioned that Planning and Housing, Electric, and Public Works are involved in this project.



He noted that as the road gets paved it will allow the Electric Services Department to take the electric lines from overhead and put them underground. Typically, with developers, it is the developer's cost to put in the conduit and then Electric Services picks up the other costs. Those are some details that are still being worked on, but Electric Services will pick up most of the costs.

Mayor Haila appreciated the geothermal design and asked for more information about the design. Director Kom explained that they had a preliminary design where it would be Electric Services responsibility to have a contract to put in the wells and own, maintain, and operate the basic well system that would feed all the individual homes. When the expansion happens for the multi-family dwellings, staff would be looking at expanding the service or another well would need to be put in. A ground source heat pump (well) would be put into the ground. Mr. Kom noted that because the City is putting in the infrastructure, it is more cost-effective. It was noted that their concept will be coming before the Council with more detail at a later date. The concept was approved by the Electric Utility Operations Review & Advisory Board (EUORAB).

Council Member Gartin inquired if it was the expectation that the City would maintain the geothermal system indefinitely. It was noted that it would be, and it would be the first of its kind in the City of Ames. Mr. Gartin commented that he loved the idea, but wanted to make sure it wasn't costing taxpayers any additional money. Director Kom explained that there is no taxpayer money involved and any funds would come from the Electric Utility Fund. City Manager Schainker stated that Electric Services is getting involved not because they support affordable housing, but this would be paid for by the demand-side management. This is another method that can be used to lower the demand on the electric system. It should be seen as a pilot project and it will be studied. Mr. Kom mentioned that this method would be better than air conditioners as it will keep the peak usage down and will help lower the greenhouse gas. Mr. Schainker explained staff believes the homeowners would benefit from a geothermal system as it should lower their overall monthly bills. Mayor Haila inquired if there would be any natural gas. Director Kom stated there would not, and they are looking at electric water heaters along with solar water heaters.

Council Member Gartin wanted to know if staff had any examples of other communities that have done something similar. Mr. Kom mentioned that there are probably several dozen across the country and maybe possibly two in Iowa. He will gather that information and bring it with him when staff comes back to the Council. Mr. Gartin explained that it would be helpful to have some data as to what the potential cost would be for maintenance in the future.

Mayor Haila inquired about the surface drainage and what the grading plan would be. Planner Moore explained that what is shown in the staff report is what is planned for the infrastructure. As the homes are constructed each site will likely require some additional grading. There are swales on certain locations within the site. The properties along South Wilmoth have flowage along the rear from the north to the south and some along Tripp. Municipal Engineer Tracy Warner mentioned that typically they have the front yard, which drains towards the street, and the back yard will drain towards the swale. In general, the area that is draining to the street on South Wilmoth is offset as a storm water management plan. There is water that is entering from the State Avenue right-of-way

and the swale in the backyards will be flowing into the detention basin. Mayor Haila explained the reason he is bringing this up is because he doesn't want to have issues with different developers grading differently. Ms. Warner mentioned that staff end up in subdivisions often with that type of problem, but they are very conscience of the designs for the grading. She noted that as Stormwater Permits are turned it, staff will make sure to look at the grading.

Mayor Haila asked if there was anyone wishing to speak.

Tony Ramey, 425 Hilltop Road, Ames, stated he is encouraged by the discussion tonight along with the proposal. He noted that as this project is part of the greater neighborhood association, he is hopeful that this project will improve the area. His only concern is that a lot of the cool items that are being proposed for this project are subject to the budget and will get pulled if the money is not available. Mr. Ramey hopes the same care will be used when the houses are built and the Shared Use Path goes in.

JoAnne Pfeiffer, 3318 Morningside Street, Ames, stated that she is excited about this project and wanted to mention that she believed her uncle designed the geothermal concept. She questioned if the City of Ames knew her uncle designed the geothermal. Mr. Kom mentioned he is not sure if staff was aware of that, but knows that a lot of the work on the design was done in the upper Midwest. He is hoping that staff can take what her uncle started and improve upon it if possible.

Mayor Haila closed public input.

Moved by Martin, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 20-215 approving the Preliminary Plat for 321 State Avenue (Baker Subdivision).

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

**AMES PLAN 2040 LAND USE MAP:** Planning and Housing Director Kelly Diekmann explained that City Council held a Workshop on April 21, 2020, to discuss the draft of the land use designations and map for the City. Consultants RDG and staff are now seeking direction from the City Council regarding two options. Mr. Diekmann noted that, in Option 1, staff listed five items where adjustments would be made based on input received during the workshop discussion. Those five items were:

1. Correct erroneous mapping of designations
2. Continue developing commercial descriptions
3. Adjust the Core/Redirection designation for the area between 6<sup>th</sup> and 7<sup>th</sup> Streets/Grand to Clark
4. Include commercial land in relation to the Cherry Street extension
5. Review the Residential Neighborhood 1 (Traditional) neighborhood designation for additional neighborhoods south and west of Campus

Mr. Diekmann mentioned that there is not any new information to present. The staff report is giving

the Council two options: (1) accept the draft Designations as presented on April 21, 2020, and (2) provide specific feedback to change the designations and/or mapping of specific areas presented during the workshop.

Mayor Haila asked Mr. Diekmann to explain the process that the Council is going through. Director Diekmann stated that with the workshop schedule that was approved for the next three months, staff and RDG will bring information to the Council in draft form. This will give updates to the Council on progress and then staff will be seeking direction regarding the information. He noted the plan for April, May, and June is to have staff and the Council discuss the remaining issues, get direction from the Council, and then prepare a final draft that will be available for public review and comments. The action tonight is to give direction to staff to finalize the designations and map with the idea that by July staff would be able to have a public draft. There will be a longer public engagement option to make sure plenty of feedback is received.

Council Member Martin inquired if the Council were to approve Option 1, when would be the next time the map or the designations would come back to the Council. Mr. Diekmann stated that staff wouldn't bring it back unless there is a specific issue, otherwise the Council wouldn't see it until July.

Council Member Betcher questioned No. 5 with the review of the residential neighborhood categories and which neighborhoods fit, would the Council need to give staff specific direction on how they want staff to look at it. Mr. Diekmann explained that if no specific direction is given tonight, RDG and staff will revisit the map and designations through the lens of how they think it should be in the overall category. Staff would probably recommend changes to some areas, but not sure how extensive it would be. City Council could give more direction tonight letting staff know that they want a specific street range to have a specific designation. Ms. Betcher questioned if she was correct that the Traditional neighborhood would offer a little more flexibility whereas the Established neighborhood definition was more restrictive. She commented that she didn't fully understand this at the meeting on April 21. Council Member Betcher stated that she knows there is concern around the near-campus neighborhoods, especially given the Council's previous attempt to have the rental housing cap overlay in those neighborhoods. She asked if the Council needed to give staff direction on how to apply the University overlay in order to ensure those areas that are the most threatened get enough protection. Mr. Diekmann explained that staff did place the overlay on the draft map that was shown at the workshop, and if the Council was okay with how it was shown, they would just continue with it.

Council Member Betcher asked whether the Council needed to decide if the redirection area South of Campustown needed to have specific guidelines, e.g., being a transition zone versus what is allowable in Campustown (up to seven story buildings). Mr. Diekmann commented that is a good point of clarification. Mr. Diekmann stated that he had previously described the redirection area as allowing for intense redevelopment. However, RDG questioned how to view the area as a transition to a single-family area; staff was questioned if it was more of a four-story environment or more of six-to seven-story location. Director Diekmann explained that if the Council is wanting something

more aggressive they should state that now. Generally, people react more positively to reducing as opposed to enlarging. Council Member Martin pointed out that the transitional redirection doesn't really say which one it is. Director Diekmann stated that RDG would have looked at the area and would describe it as a transitional area and would be in the four-story or fewer range. Ms. Betcher commented that she is still very interested in having the Council give direction to that area, and it should be a transition zone to a single-family neighborhood, rather than having a seven-story building be placed right next to single-family homes.

Moved by Betcher, seconded by Corrieri, that the redirection area south of Campustown be designated as a transition area where they see intensification, but no building taller than four stories.

Council Member Gartin asked to hear from the other Council members as there are other priorities, and the area is where the Council has prioritized intensification. He didn't believe that there would be a lot of substantial development in the near future with the vacancy right now. This area is a long-term plan where the Council would say if there was market demand, this would be an area to look at. He felt to vote on this area without a more robust conversation would not give the Ames Plan 2040 justice. Council Member Betcher explained that it is not just her voice as she had forwarded two emails from concerned citizens about this area.

Council Member Martin asked Director Diekmann if developers were looking for places to do larger intensification, up to seven stories, and whether there was enough demand for that type of housing. He also wanted to know if Mr. Diekmann was aware of any other area on the map that would be more appropriate. Director Diekmann stated that no one has come by the office asking to put up more student housing, but a lot of times the reason developers were asking about larger intensification was to get out of the restrictions of the University Impact Overlay, which had extra parking requirements. He noted that staff did look at the map on the west of Campus in the Village area. The area is already built, but there are certain properties that could change. Mr. Diekmann explained that staff also looked at the Village area being part of the Core with five-to six-story buildings. He noted that a 75-foot height is a practical limit in building construction due to the change in the Fire Code.

Council Member Beatty-Hansen inquired if there was a chance for intensification in that area even with a four-story limit. She noted that Ms. Betcher's motion still allows intensification, but it is somewhat limited. It seemed reasonable to her.

Council Member Corrieri commented that she agreed with Council Member Betcher's motion to allow some intensification in the area.

Mayor Haila wanted to know if ten years from now the map would be able to be modified by Council Action. Mr. Diekmann explained that it could be done by doing a Comprehensive Plan Amendment.

Council Member Gartin was concerned about moving forward with the motion without having any student perspective. He noted that providing additional intensification will take the pressure off the

SCAN neighborhoods, but would drive more people to turn their owner-occupied homes into rental properties. He felt there would be some unintentional consequences to what is being proposed.

Council Member Junck stated that both the Campustown Core and the Downtown Core are going to have to expand in the next 20 years, and she did see the redirection area as a good spot for more intensification. She doesn't believe all the tall multi-family buildings would necessarily have to be student-centered. It would be a good place that is walk-able, bike-able, and in close proximity to Campus for employees as well. Ms. Junck thought it would be possible to have greater intensification in the redirection area and still be an okay transition from seven-story to the three-story on Welch and the other neighborhoods.

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

Council Member Beatty-Hansen inquired as to what the classification for the Wheatsfield area would be. Mr. Diekmann explained that what RDG showed the Council in December was showing the area as wholesale redevelopment neighborhood. RDG was looking at the concept of consolidating the single-family lot to the northwest edge into multi-family housing options, and on the Grand Avenue side, they were looking at more intense options to maximize the Downtown area.

Council Member Gartin asked the Council if any further discussion needed to be had on the Downtown Area.

Director Diekmann answered that the area between Grand and Clark is in Option 1 would be part of the Core, with the intent of matching 6<sup>th</sup> Street with the Downtown intent. Council Member Gartin questioned whether ten years down the road future Councils could change that if there was an interest for a greater commercial development moving further past 7<sup>th</sup> Street. Director Diekmann explained that with any of the descriptions a future Council could say that times have changed and could make an Amendment.

Mayor Haila explained that this a vision for the next 20 years, and as it is being presented the vision is to preserve the area north of 7<sup>th</sup> Street and east and west of Grand and Duff.

Council Member Gartin stated that a lot of his visions are contingent on adding hundreds of people to be living Downtown and changing a lot of the Downtown buildings to allow for greater intensification. If that happened, he is not sure that a developer would be too interested in going farther south. A lot of the people living in Old Town would appreciate having more options available to them, but he is not sure if the people in the area would have the same opinion.

Moved by Beatty-Hansen, seconded by Betcher, to adopt RESOLUTION NO. 20-219 approving the Ames Plan 2040 Land Use Map, with adjustments based on input received during the Workshop held on April 21, 2020, and directing RDG to move forward along with Council Member Betcher's earlier modification.

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

**EAST INDUSTRIAL AREA UTILITY EXTENSION PROJECT:** Public Works Municipal Engineer Tracy Warner mentioned that the Council had seen the report of bids for this project. Stanley Consultants, Inc., and City staff have evaluated the bids received and the design to identify potential causes of the high bids received. Ms. Warner explained that a few design modifications that were currently being considered were:

- Provide additional bid item requirements and construction technique details in the plans and specifications in an attempt to reduce the perceived risks to the contractors.
- Provide more construction area for equipment and material by obtaining additional temporary and/or permanent easements.
- Evaluate the lift station design and site layout for minimum requirements.
- Remove the gravity sewer main east of Teller Avenue (580<sup>th</sup>) from this project. This approach would require the removed section of sewer to be constructed later as part of a future project.
- Extend the construction schedule to open opportunity to reduce costs.

If these modifications were pursued, a change in the project scope will be required. If directed, the design team will work to come back to the City Council with modified design plans for re-bidding the project.

Council Member Corrieri noted that the Council Action Form stated that the rebidding would happen in the Summer of 2020, and wanted to know if there was more detail about that. Ms. Warner explained that staff has spoken with the design company and the redesign could be done in June or July and be ready to go back out for bid. Ms. Corrieri mentioned that she just wanted to see the project continue. Municipal Engineer Warner stated that it is a different bid environment right now with COVID-19, but they could always design the project to have some “Add Alternates,” similar to the Welch Avenue design.

Mayor Haila clarified that with the redesign, the pump station and the rest of the infrastructure would be laid out to support the extension to 590<sup>th</sup> Street. Ms. Warner commented that was correct, and the redesign is set up to keep the maximum service area and be extended with the trunk line.

Mayor Haila inquired as to what the consultant is thinking in terms of the revised cost estimate and what do they think they can get the cost down to. Ms. Warner explained that staff is probably looking at the need to issue some additional bonds in the next fiscal year, but she was unsure of the amount at this time. Mayor Haila explained that he asked about the cost estimate because if the long-term vision is to go out to 590<sup>th</sup> Street, short of cutting off the water and sewer service from 580<sup>th</sup> to 590<sup>th</sup> Street, what other redesign is happening to reduce cost. Ms. Warner answered that staff has had conversations with the contractors and what they had heard is the space is really tight, especially for the extra deep sewer, on the north side. The new plans and specifications will provide more details and more information to the plans, so the bidder knows what to expect. It will come down to constructability and adding more detail to the plans.

Mayor Haila mentioned that he is a big fan of adding alternates to a project and wanted to know if the new design would allow the completed project with some alternates. Ms. Warner explained that staff would like this project to move forward as well and they will be looking at having the alternates.

Mayor Haila inquired if the \$35,000 redesign fee would include redesigning to the point where the City of Ames could serve all the lots. Staff could do the base bid plus some alternate's. Municipal Engineer Warner mentioned that so far staff has only had a brief conversation and will need to have a more in-depth conversation to go over the scope of the redesign. The amount may be slightly different than the \$35,000 fee.

Council Member Gartin asked for a map of the area to be shown overhead. He explained that normally when looking at a road project the Council sees the costs and then compares it to the benefit of the service to the community. This project is a different analysis for the Council because the City is going to invest the money, but there is a huge upside potential that is not being reflected in what the Council is seeing. He explained that given the scope of the project they are looking at, he worried that there isn't utilities in the area, and it is important for the Council to know that it would have a deterring effect for someone interested in developing a particular piece of property in this area if the City doesn't have the water and sewer in place. Council Member Gartin wanted to know if the City could at least get utilities out to 580<sup>th</sup>; that would speak volumes to the City's commitment.

Mayor Haila stated that with the redesign they will still need the forced main pump station and asked, if going from 580<sup>th</sup> east, if it would be primarily just an extension of water and sewer lines. Ms. Warner stated that was correct. He suggested that if the City is going to have to issue more than the current bonds issued, they might as well get additional bonds to go all the way to 590<sup>th</sup> Street. Mayor Haila wanted to know if staff will be digging deep or if it would be more shallow since they are going to pump it and lift it anyway. Ms. Warner explained that staff is setting up the area so everything can gravity flow south to the Wastewater Treatment Plant. It will be set up for an interim flow towards the west and they will want to have it as deep as possible for the maximum service area as developers grade the sites.

Council Member Gartin inquired if it would be possible when the project is rebid to have utilities in the ground this year. Ms. Warner stated that they could get it rebid this year and start in the late fall depending on the contractor's schedule.

Mayor Haila asked what the estimated cost savings would be with the redesign. Ms. Warner stated that has not been fully established yet. City Manager Steve Schainker mentioned that they don't think they can get the cost down to \$5.3 million, but by redesigning and rebidding the project, it could reduce the cost. He noted that staff could do the best they can with estimates, but in the bidding environment it might be worse and there are a lot of unknowns as this time. Mr. Schainker pointed out that he doesn't believe the Council is opposed to rejecting the bids, but would like to have the staff bid the project with alternates. Ms. Warner mentioned that with the current bid, staff estimated

they could save roughly \$650,000 to \$750,000 by stopping at 580<sup>th</sup> Street.

Council Member Junck wanted to know what the sewer rate increase could potentially be with the saving of \$650,000 to \$750,000. Mr. Schainker stated that the \$3 million is estimated to be at a 2.6% increase in sewer rates, but if at \$1.5 million it would be 1.3%; these percentages are just estimates.

Dan Culhane, Ames Economic Development Commission, 3115 Aspen Road, Ames, stated that as the letter they provided, the AEDC is extremely interested in moving this project along. He noted that with the five-year options on the property, there are a little over 700-acres under option, and those options have been underwritten by Alliant Energy. The site certification process has an expiration date that is also underwritten by Alliant Energy. He noted that they are in the third year of the five-year option and they would really like to see something get moving as soon as possible. Mr. Culhane mentioned that it is easy to poke holes and suggest that nothing has happened, because there is not proper infrastructure in place. They can see incredible activity on the property given the rail that sits on the north side of the Prairie View Industrial Center, and there is a 309-acre property that sits on the north side of Lincoln Way that is incredibly valuable, but needs sewer and water. Mr. Culhane noted that Alliant Energy has been patient, and they are ready to see the project move ahead as well.

Chuck Winkleblack, 105 S. 16<sup>th</sup> Street, Ames, explained that Mr. Culhane summed it up pretty well. They need to have water and sewer out there before any development can happen. He noted that people have looked at this area, but no one is willing to make a commitment based on the hope that the City will have sewer and water to the area. It all starts with the utilities even if they need to scale back. He believed the Council would be amazed at what projects would come in for this area once the sewer and water are put in.

Moved by Beatty-Hansen, seconded by Martin, to reject all bids for the East Industrial Area Utility Extension Project and direct staff to contract with Stanley Consultants, Inc., to create the revised plans and specifications for a utility extension project along East Lincoln Way, stopping sanitary sewer at Teller Avenue.

Council Member Beatty-Hansen stated this area was discussed a long time ago, and she is willing to scale back the distance, but this would still open up a lot of land. She understands the efficiency of doing it all at once rather than waiting, and Mr. Winkleblack's point about having it available before anyone is going to make an investment, but she is comfortable with the need to scale back.

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

Mayor Haila asked if an alternate would be included to try and get the sewer and water out to 590<sup>th</sup> Street. Ms. Warner stated they could add that in.

**REQUEST FROM AMES MAIN STREET FARMERS' MARKET TO RECONSIDER SUSPENSION OF MARKET:** Assistant City Manager Brian Phillips stated that the Farmers'



Market has requested the City Council to reconsider staff's action to suspend all events taking place on City property, including streets and sidewalks, effective from March 16 until May 15, 2020. The Ames Farmers Market would like the Council to allow it to operate on May 9, 2020. The Governor had revised her Proclamation that makes it permissible to have a Farmers' Market if it meets certain requirements; however, the City is empowered to decide whether to allow the use of City property for that purpose. The Council was asked if they would like to allow the Farmers Market to proceed on May 9, and if so, what additional safety precautions need to be done or to uphold the staff action to continue the suspension of events through May 15, 2020. Mr. Phillips explained that staff does plan to bring to the May 12, 2020, City Council meeting a report discussing how to proceed beyond May 15, due to the COVID-19 pandemic.

Council Member Gartin asked if the City knew how other communities were responding to opportunities for Farmers' Markets. Mr. Phillips stated he does not have any of that information on other Farmers' Markets, but had seen some discussion with other City Managers about how they're responding to the loosening of restrictions on business activities, i.e. opening City Hall, and the comments have been mixed.

Council Member Beatty-Hansen commented that she is torn. On one hand now is the time to support local farmers and agriculture as it doesn't feel different than people walking around Walmart or Target except it is outside, which is better. Ms. Beatty-Hansen doesn't object, but wanted to take extra precautions, such as no entertainment, no seating, and maybe extend the area.

Council Member Corrieri stated that it is more about the message the Council is sending to the community, and noted that the Des Moines Farmers' Market is going virtual for the first three weeks and then going to continually re-evaluate. She noted that when the Ames Farmers' Market advertised that they were going to do a virtual market, it was in response to a lot of the community concerns. There were a lot of comments commending the Ames Farmers' Market for offering a virtual event and she doesn't think it was fully communicated that they would be having a street event as well. Ms. Corrieri commented that the message the Council is getting from the community is they want the Council to be cautious, and if allowing the Ames Main Street Farmers' Market, the Council would be sending a mixed message.

Council Member Betcher stated she wanted to know how the Council could allow this event until they had voted on the Ames Velo event. If the Council is going to be concerned about bringing 500 people to Downtown Ames in the middle of June, why wouldn't the Council be even more concerned about having the Ames Farmers' Market on May 9, 2020. One of her biggest concerns is she did not see a lot of indication that citizens have been complying well with social distancing. It would be very difficult for the City to enforce anything. Council Member Beatty-Hansen mentioned that it wouldn't be the Ames Police Department's responsibility to enforce the social distancing, but the venue and staff would need to be available to do that. Ms. Betcher questioned if the venue or staff would even have the authority to enforce the social distancing as the event is on public property. City Manager Steve Schainker mentioned that there are groups that sponsor events and they oversee controlling the crowds, and if someone doesn't listen, the Police would be called.

Ms. Betcher stated there is not even a mandate that people wear masks. Ms. Beatty-Hansen stated they could make that a condition of the approval and have Ames Main Street enforce it. Ms. Betcher asked what the Council would have to lose by saying they would not approve this event on May 9, but would consider it further on May 12, 2020.

Council Member Martin explained that this request is different than the Ames Velo as the Governor had carved out Farmers' Markets specifically being able to open. In terms of enforcement, the Governor's Proclamation already removes the people who are coming to hang out with other people, and buy things from food trucks; everyone would see a smaller crowd of people. The event is a repeated event and can be re-evaluated, and the risks would be very low. Mr. Martin wanted to know what kind of policy the Council has identified for managing these types of situations. He noted that the Council hasn't voted on much, but did agree on principle for the City Manager's recommendation for City facilities. Council Member Martin mentioned that he felt it was worth a try and wants the farmers to be able to sell their goods. He doesn't see this event as any different than going to the grocery store. Mr. Martin stated the Council should make it clear that there will not be any food trucks allowed at the event, no food being prepared on site, but food that people are bringing to sell from their tents is a good thing.

Council Member Betcher questioned if the Council is looking at the City's plan and the strategic phasing-in of different activities and the plan to phase out again, why would they want to jump the plan by a week. Mr. Martin believed this event is a great test case, and believes the numbers will be lower since the event is repeated.

Council Member Junck stated she would be more in favor of the cautious consistent approach and hopefully discussing this item on May 12 in conjunction with the other events. She noted that she would like to hear from the Ames Farmers' Market to see what precautions they are recommending.

Council Member Gartin mentioned that he is torn as well on this item as it is hard to be able to go into Target and Walmart and not let this event happen, but he wanted to be careful about what message the Council is sending to the community.

Dan Culhane, Ames Economic Development Commission, 3115 Aspen Road, Ames, mentioned that what Ms. Petersen was going to talk about were the different types of precautions that the Ames Farmers' Market was going to do. According to Mr. Culhane, she had been mapping out how to run the event for weeks and she would be willing to work with the City.

Lojean Petersen, address unknown, stated that they did put out that the virtual market would be starting and was hoping that a lot of people would utilize this; the Farmers' Market Coordinator that would evaluate the problem of having people on the streets. However, they don't feel the on-line option would be available to all customers as some do not have the capability to order on-line. She noted that, with the SNAP and Double-Up Food Program that they are starting, many of the customers would not be able to purchase their produce on-line.

Council Member Junck wanted to know what types of things would be done at the Ames Farmers' Market to encourage social distancing and good hygiene. Ms. Petersen stated they will have a lot of signage up, there will be 'X's on the street indicating where people should stand, there will not be any food sampling, all vendors will use gloves and masks, no tables or chairs will be set-up, and all the vendors who are bringing home-baked goods to the Market will have to pre-wrap and packaged their goods. Ms. Petersen mentioned that all the state guidelines that had been put in place by the Governor will be followed.

Council Member Beatty-Hansen asked Ms. Petersen if they would be able to enforce situations where there was not appropriate social distancing, and would the Ames Farmers' Market consider mandating masks for visitors as well as vendors. Ms. Petersen commented that they would try, but they do not have a large staff.

Council Member Corrieri asked if it would be a significant hindrance to the season if the Council postponed the opening until after the Council meets on May 12 to discuss Special Events. Ms. Petersen stated that the Ames Farmers' Market would be okay with that, but asked to still leave the street closed for the Market. She advised that their on-line ordering should be available when the Market is set up during the designated market hours. She would like to have the streets they asked for to be closed in order to provide the on-line market and for people to drive up and pick up their items. Ms. Petersen commented that their plan would be for half the street to be for the on-line vendors and the other half for the drive-up pick-up line.

Mayor Haila stated that an email came from a citizen stating that it was their observation that it was very hard to maintain social distancing especially first thing in the morning when people are trying to get the "pick of the litter." He wanted to know if there were any recommendations that could be done for the first 30 minutes or so of the opening. Ms. Petersen explained that is not how it is with the Ames Farmers' Market as they always have a slow start. She understands the problem and will enforce the social distancing with the staff they do have and may have to only allow a certain amount of people into the area at a time. Ms. Petersen stated that they would need to start and see what happens as there are a lot of unknowns.

Council Member Gartin stated he appreciates the flexibility of the Ames Farmers' Market, but is concerned if the Council votes to open the Farmers' Market, the wrong message might be sent. Ms. Petersen explained that she fully understands as the main priority is to keep everyone safe, and she looks forward to a day when they can open.

Assistant City Manager Phillips stated that the way the Market is structured, anyone can walk between the event and the sidewalk to go into businesses and it would be difficult to manage people coming in and out and monitoring the restrictions. He noted that if the Council were to allow them to open, they may want to consider having the Farmers' Market look at a way to have the area enclosed. Council Member Betcher stated it would be very difficult to limit the number of people as some will be going into the stores and others will be going to the Market.

Council Member Martin stated he had planned to move Alternative 3; that would allow the Ames Main Street Farmers' Market to be open on May 9, 2020, but based on the rest of the Council's comments, that is not going to get approved. He would like to make this work, but is concerned about the message that the Council would be sending.

Moved by Junck, seconded by Corrieri, to approve Alternative 1: Not grant the request to hold the Ames Main Street Farmers' Market on May 9, and address the status of this event at the same time City Council considers how to proceed with the other events on City property.

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

Moved by Corrieri, seconded by Junck, to approve the exemption of pick-up options for the Ames Main Street Farmers' Market from the closure of events on City property.

Clarity was asked for on the motion to determine what area needs to be blocked off. Mr. Phillips explained that the Council already approved the vending license, closure of streets, etc., a few months ago. Mr. Phillips mentioned that this motion would be to allow the first Saturday of the Farmers' Market to only be allowed as a pick-up option.

Moved by Council Member Corrieri, seconded by Junck, to amend her motion to include the closure of parking spaces and waiver of fees.

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

Mayor Haila recessed the meeting at 9:05 p.m., and reconvened it at 9:13 p.m.

#### **FY 2019/20 FUNDING CONTRACTS IMPACTED BY COVID-19:**

**ASSET:** Assistant City Manager Deb Schildroth stated that the Council was provided information about the fiscal year 2020 contracts with ASSET agencies. In the Council Action Form, staff listed the number of agencies that still had funds available until June 30, 2020. There was a total of 18 agencies with 37 services that have ending fund balances. The COVID-19 has impacted the way services are delivered for those agencies. To better determine the impact, the ASSET Administrative Staff sent a Status of Services Survey to agencies, and 27 agencies responded to the Survey. The questions on the survey were:

1. Has your agency laid off staff due to COVID-19?
2. Has your agency continued, modified, or stopped services?
3. When do you anticipate services being reinstated?
4. What revenue sources and anticipated amounts has your agency lost (April - June)?
5. Does your agency have reserves?
6. Has your agency applied for federal funding through the CARES Act?

The ASSET Administrative Staff reviewed the Survey responses and collectively agreed that funding should continue to be available to those services being provided in the same manner with no modifications, and any modified services that meet the unit of service definition as outlined in the

ASSET Reference Manual. The ASSET Administrative Staff additionally recommended that services that have stopped should not be funded unless they are reinstated and units of services are provided prior to June 30, 2020. Ms. Schildroth mentioned that the majority of the services had been modified and may be able to continue to draw down their funding, but wanted to point out that there are agencies that have funds available to move to other service areas. The agencies that indicated that they wanted to move funds to other services are ChildServe, Good Neighbor, Heartland Senior Services, and MICA. The agencies that had applied for funding through the CARES Act are in different states of receiving information back. A few agencies have received funds already through the Payroll Protection Plan, while others had applied and are waiting for their lending institutions to get their applications pushed through. Some of the agencies missed the first round of funding, but still have applications pending for the next round.

Council Member Betcher inquired if any of the 14 agencies, that are no longer offering services, would likely not return to business as usual when the pandemic is over. Council Member Corrieri asked for clarification if Ms. Betcher meant permanently or just this fiscal year. Ms. Schildroth stated that they did not have indication that an agency would close its doors or stop providing the services all together. The agencies that have stopped services, i.e. daycare agencies, had decided to close even though it was not covered under the Governor's Proclamation; the respective Boards and Directors decided to close for safety reasons. One of the agencies is looking at possibly reopening after Memorial Day weekend. Ms. Schildroth mentioned that now that there is more definite information on school closing it will help a few of the agencies with planning. Heartland Senior Services closed their Adult Day service and are not doing activities. Central Iowa RSVP decided to stop services due to social distancing.

Council Member Corrieri stated that she would support Option 1 or 2. She believed it is important to offer flexibility during this time. It is an evolving situation on a daily basis, and it is important for funders to be flexible and work with organizations.

Council Member Martin stated that Option 1 is a pretty good balance, and if the agencies have unforeseen needs that they need to change their service offerings, that is something the Council should consider and act upon.

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 20-220 directing staff to issue reimbursement based on contracted units of service actually provided through June 30, 2020. If there are remaining funds:

1. Allow agencies to request a re-allocation of funding to a service area that demonstrates a need for additional funds and those services can be provided through June 30, 2020.
2. If funds still remain as of June 30, 2020, allow agencies to carry FY 2019/20 funds over into FY 2020/21 if they are not drawn down due to COVID-19.
3. The City Council should authorize staff to review and approve re-allocations and/or rollover requests.

Council Member Gartin wanted to make sure that staff had reached out to Jean Kresse with United Way, and that some coordination had happened. Ms. Schildroth stated that coordination had happened between, United Way, Story County, and the City of Ames. United Way will be taking this information to its Allocations Board on April 30, 2020, and the Story County Board will go before the Board of Supervisors on May 1, 2020.

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

**EMERGENCY RESIDENCE PROJECT:** Assistant City Manager Deb Schildroth stated that the Emergency Residence Project (ERP) closed its shelter facility on March 22, 2020, in order to safely implement social distancing among clients and staff. Ms. Schildroth noted that ERP had exhausted its City funding in February 2020. ERP is presently utilizing motel rooms to shelter individuals, and this has significantly increased the cost of the service. At the April 14, 2020, Council Meeting, the Council approved ERP's request to re-allocate \$6,569.31 from Service Coordination to Emergency Shelter services. Ms. Schildroth explained that Jodie Stumbo with ERP had been working on a larger request to present to the Council knowing she would need to request more funds in order to offer shelter services until June 30, 2020. The total amount of the request was \$52,650, and of that amount \$22,600 is being asked of the City. Ms. Stumbo had worked with United Way, Story County, and the City of Ames to determine the amount to request. The unit of service cost increased from \$28.75 to \$143.84 per day. Given the negative impact that COVID-19 has had on the Local Option Sales Tax Fund, it is difficult to justify additional funding from that source at this time. However, a possible funding source for the Council to consider using in these extenuating circumstances is the remaining funds from the Human Services Capital Funding Program. United Way of Story County is the contracted entity administering this Program on the City's behalf and reported a balance of \$121,500 for a second round of project requests. The total amount requested for the projects submitted is \$90,500, and if the total amount is approved, that would leave a balance of at least \$31,000.

Council Member Gartin noted that the amount being requested seems reasonable and wanted to know if Ms. Schildroth had the number of people that ERP is serving.

Mayor Haila opened public comment.

Jodie Stumbo, Emergency Residence Director, Ames, advised that ERP serves between 600-700 individuals per year, and of those, about 28% are under the age of 17. The large number consists of families experiencing homelessness. Council Member inquired if Ms. Stumbo had seen an increase in the numbers since the start of the pandemic. Ms. Stumbo commented that they have seen an increase in families. ERP has been running at half capacity with the beds they were able to sustain and were having to turn away people for a short period of time. There has not been any decline. They are seeing more families.

Council Member Betcher asked if the other two funding agencies have already approved the amounts

that are shown in the Council Action Form. Ms. Schildroth stated that they have not.

Ms. Schildroth stated that she wanted to add that Federal funding may be available to ERP, and maybe Ms. Stumbo can speak to the status of ESG Funds that come from the Federal Government through the Iowa Finance Authority. Ms. Stumbo mentioned that they do not have an update at this time, but she is hoping to by the end of the week. The Iowa Finance Authority should be getting \$3-4 million and the funding will be divided by regions. Ms. Stumbo noted that ERP serves five counties (Boone, Marshall, Story, Hardin, and Greene County), the funds that come through the ESG will be distributed throughout the five counties.

Mayor Haila closed public input.

Moved by Martin, seconded by Gartin, to adopt RESOLUTION NO. 20-221 approving the Emergency Residence Project's request of \$22,600 in additional funding to help increase bed capacity for Emergency Shelter service with funding for this request would come from the balance of the Human Services Capital Funding Program.

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

**COTA:** Assistant City Manager Brian Phillips stated that the Commission met earlier in the month and recommended that the City Council allow art agencies that had funding left in their current year annual contracts and Spring Special Grant projects to draw down those funds, whether or not the program actually occurred. If approved this would release \$48,851.43 to annual grant contracts and \$2,729 to Spring Special Grant recipients. The Commission had noted that a number of agencies had already expended their funds by obtaining rehearsal space, preparing for the rehearsals, etc., and the Commission felt the best course of action would be to allow the agencies to receive the funding whether or not they completed the performances. Mr. Phillips stated that staff's recommendation is to follow the recommendation of COTA and allow the draw down of funds.

Moved by Corrieri, seconded by Gartin, to adopt RESOLUTION NO. 20-222 approving Option 1 and direct staff to issue reimbursement to the agencies for the full FY 2019/20 contract amounts, even if the activities are not all completed.

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

**OUTSIDE FUNDING REQUESTS:** Assistant City Manager Brian Phillips explained that the Council is faced with similar questions for this item as the previous items. In this request, there is not an outside group that has provided the Council with a recommendation. There are a handful of event related activities that will not be able to be drawn down this fiscal year. The staff recommendation is to allow the agencies to reallocate the funding to a different task and draw it down before the end of June; and if funds are still available, allow those funds to be transferred over to the next fiscal year.

Council Member Betcher wanted to know how much staff time it would take to renegotiate with the agencies. Mr. Phillips stated that he doesn't believe it would take a lot of time, but would be a little bit of back and forth; there would only be four agencies to work with.

Mayor Haila opened public input and closed it when no one spoke up.

Moved by Corrieri, seconded by Gartin, to adopt RESOLUTION NO. 20-223 approving Alternative 1, which states to direct staff to issue reimbursement based on contracted services actually provided through June 30, 2020. If there are remaining funds:

1. Allow agencies to request a re-allocation of funding to a task that demonstrates a need for additional funds and those services can be provided through June 30, 2020.
2. If funds still remain as of June 30, 2020, allow agencies to carry FY 2019/20 funds over into FY 2020/21, and be allocated to new activities through a contract amendment for FY 2020/21.
3. The City Council should authorize staff to review and approve re-allocations and/or rollover requests.

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

**REQUEST FROM AMES MAIN STREET FOR ADDITIONAL LANDSCAPING FUNDS:**

Assistant City Manager Brian Phillips stated that this request was received from Ames Main Street relating to landscaping in the Downtown area. Ames Main Street requested an additional \$21,922.72 to be added to the current year allocation for landscaping. Mr. Phillips stated that the Council Action Form outlines the history of the landscaping and beautification-related contracts in the current year and the next year. The concern that staff has is that this request would be taking additional funds from the Local Option Sales Tax Fund, and the current health situation is having a detrimental impact on that Fund. The recommendation from staff is to not approve the request. Mr. Phillips noted that Ames Main Street would be able to conduct beautification activities under the existing contract in the amount of \$7,500. If the Council desired, they could reallocate funding in next year's contracts.

Mayor Haila opened public input. No one spoke up, and Mayor Haila closed public input.

Council Member Betcher wanted to confirm that there was about \$45,000 in this year's contract that was already allocated to events that will not likely occur due to the pandemic. Mr. Phillips stated that there were two events and if the Council wanted to, they could reallocate those funds to beautification or some other task. Ms. Betcher commented that she was just trying to get an aggregate amount of what may be available for reallocation.

Council Member Gartin stated that it is hard to justify beautification in a time of austerity, but he would like to try. He noted that when visiting Downtown it is amazing the impact that the flowers and landscaping have made. Mr. Gartin stated that the beautification efforts really make a difference



and it is hard to quantify the request. He explained that it is a small amount of money, and he would be open to looking at other sources to allow the funding.

Moved by Beatty-Hansen, seconded by Martin, to approve Alternative 1; Not approve the additional funds for Ames Main Street to conduct expanded beautification activities.

Council Member Beatty-Hansen stated she agrees that beautification is needed, but the Council is going to really need to tighten the belt during these times. She felt that the beautification could still be done by volunteers or by some other means for this year.

Council Member Martin stated he would agree that the beautification is important and would make a difference to the Downtown are, but the timing is not correct.

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

**BUDGET AMENDMENTS FOR 2019/20:** City Manager Steve Schainker stated that City staff had been working on a COVID-19 response plan. It is now time to develop a COVID-19 financial recovery plan. He noted that it is time to not only think about the physical safety of the citizens, but also the financial safety of the City. This year's final amendments are different this year and this budget amendment is the first of two phases. Mr. Schainker stated that in during the financial recovery period he has two goals. The first goal is to try to end this fiscal year with the same ending balances that were projected back in February. The second goal is to end the next fiscal year with the same projected ending balance. He noted that it was ambitious. Mr. Schainker stated that there had been a \$9 million reduction in revenue. In the first phase everyone will have to work together to reduce expenditures by \$9 million. He explained that with the good work of dedicated staff, the Executive Leadership Team, and staff members, he will present phase one of the plan. Phase one was represented in the final amendments. The second phase will be to start asking Department Heads to start making cuts for the next fiscal year, and a lot can happen within the next couple of months. Mr. Schainker explained that any future cuts will be presented to the Council in August. He stated there will be some major changes to next year's budget and there is no way to tell what is going to happen during these unexpected times. To get ahead of what may happen, he had directed all departments to cease any outside travel or training, whether in state or out of state, for this fiscal year and also next fiscal year. He noted they will be looking at other adjustments as well. City Manager Schainker mentioned that they are anticipating not sponsoring the Ames Municipal Band, due to the financial aspect and social distancing. The actual budget assumes that the City will open the outdoor pool on June 1, but that is yet to be determined.

Finance Director Duane Pitcher explained that the Budget Amendments are laid out well in the report, and noted that Page 1 provides a summary sheet. Mr. Pitcher noted that on the summary sheet most of the major areas were able to be balanced out. He noted that the City has great control over the expenses, but the revenue has a few unknowns that will continue to be monitored.

Council Member Gartin stated that he believes the Council already runs a very lean budget, and when the task is to cut costs, it is very hard to do. He appreciates that they are not looking at a straight across-the-board cut as he has very strong opinions on across-the-board cuts. He appreciated the department chairs and the thoughtfulness that went into the adjustments. Mr. Gartin stated he doesn't think it would be beneficial to go line by line, but wanted to know if there were a few of the line items that would stand out that would impact how the City delivers services to the community.

Mr. Schainker explained that he will have Mr. Pitcher address that, but noted that the Ames Municipal Band is a popular event that will affect a lot of people. He added that he did cut out two important projects. There was a substantial amount of savings in the General Fund and some projects were identified for use of those funds. He cut out moving ahead with any consultants to develop concepts for a new indoor aquatic center and the Fire Station 2 relocation. He explained that it is not just the money, but staff doesn't need to move quickly right now on these items. Mr. Schainker mentioned that if a bond issue was put before the community there would not be much success as the economy is going to need to turn around before wanting to think about having a tax increase. He didn't cut out any money for the Internet Feasibility Study or the Climate Action Plan.

Council Member Gartin wanted to know timing wise where that would put the City regarding having a pool. Mr. Schainker explained that the City would have had to rush to have a new pool constructed and opened in time to replace the action done by the School District to tear down the Municipal Pool. It was noted there may be a year's time where the community will not have an indoor pool.

The General Fund was impacted mostly by the reduction in Local Option Sales Tax where 60% of the fund goes to property tax relief. City Manager Schainker noted that he had not included any funding that may be received from the Federal Government, and that some of the cuts may be able to be restored if any funds are provided by the CARES Act. Mr. Schainker pointed out that he was able to make the adjustments to end this fiscal year as projected. He stated that it was a major accomplishment as there were cities across the country that were not able to do that and noted that the City of Ames will have even more trouble next year meeting the budget. Mr. Schainker mentioned that he had already cut the easiest items from the budget and may have to come up with more drastic recommendations for the Council. He doesn't believe they will put a freeze on any staff positions, but may delay some of the new positions that were built into the budget until he can be more sure that the economy has turned around.

Finance Budget Manager Nancy Masteller stated that most of the savings that had been identified was due to the departments doing a really good job. A lot of the savings were from conferences that were canceled, travel, training, and salary savings. The main program areas that were impacted were the ones that needed to be canceled, i.e. Parks & Recreation, with the canceling of classes that was a loss to revenue. Ms. Masteller explained that from the Capital Improvements Plan the reductions were from ongoing programs: Water System Improvements, Downtown project, and City Hall renovations. She noted that some reductions were from projects being delayed in this fiscal year and going next fiscal year. Finance did take out the rest of the funds for the Downtown and Neighborhood Facade Grants for this fiscal year, but a new allocation will start as of July 1, 2020.

Mayor Haila asked if any conversations have been had with the Ames Municipal Band about not performing this year. Parks & Recreation Director Keith Abraham stated that the Auditorium/Band Shell Manager Craig Kauffman has had conversations with Dr. Mike Golemo, Band Director. Mr. Abraham explained that Dr. Golemo had wanted to speak with the rest of the band, but had been asked to wait as the final decision would be made on May 12. Council Member Gartin inquired if by June the City received the “all clear” that it was okay to proceed with special events again; would there be a way to find funding to allow them to have some concerts. Mr. Schainker mentioned that he believed the City would be able to find the money. City Manager Schainker pointed out that the estimates were correct, but if the estimate was off a few million, it may not work out. Mayor Haila noted that not having the Ames Municipal Band play is hard for him as having the band playing would be a good community healing event that would be needed. He understands what the City is trying to accomplish. Mr. Abraham mentioned that they were thinking of other options and mentioned having the band play virtually that could still be played on Channel 12.

City Manager Schainker stated the Parking Fund lost a lot of revenue in the amount of \$289,900. This loss of revenue was the impact of no one being able to go Downtown or to Campustown due to the lock-down. The City had hoped with charging .50 an hour for parking it would generate enough revenue to cover the operating costs and to transfer funds into a reserve account. He noted that they have tried to cut as much as they could. Mr. Schainker that the Community Resource Officers have cut back on their hours, since they are not doing as much enforcement.

Council Member Gartin wanted to know if there had been some consideration on how the budget cuts will be communicated to the community. Mayor Haila pointed out that on a positive note there have not been any staff layoffs. Mr. Schainker explained that Mr. Abraham had been working very hard to think of ways to save and keep his staff employed. Normally, the City hires companies to cut the grass in some of the parks and this year those companies will not be hired. City staff will have some of the full-time staff members from Parks and Recreation cut the grass. The City wants to be as efficient as possible, and people may be redeployed to areas that they don’t normally do.

Moved by Gartin, seconded by Betcher, to approve the budget amendments as listed in the staff report and to adopt RESOLUTION NO. 20-216 setting the date of public hearing for the Budget Amendments for 2019/20 to May 26, 2020.

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

**HEARING ON PARTIAL VACATION OF THE REMOTE PARKING EASEMENT AT 901 N. 4<sup>TH</sup> STREET:** Mayor Haila declared the public hearing opened. He declared it closed after there wasn’t anyone wishing to speak.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 20-217 approving the vacation of a Remote Parking Easement on Lot 1 at 901 N. 4<sup>th</sup> Street.

Roll Call Vote: 5-0-1. Voting aye: Beatty-Hansen, Betcher, Corrieri, Junck, Martin. Voting nay: None. Abstaining due to conflict of interest: Gartin. Resolution declared adopted, signed by the

Mayor, and hereby made a portion of these Minute.

**HEARING ON PROPOSED ZONING TEXT AMENDMENT RELATING TO THE INDUSTRIAL USE PARKING REQUIREMENT:** The Mayor opened the public hearing and closed it after there was no one wishing to speak.

Moved by Betcher, seconded by Gartin, approving the first passage of an ordinance amending the Industrial Use Parking Requirements.

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

**HEARING ON THE BOILER TUBE SPRAY COATING & RELATED SERVICES AND SUPPLIES FOR THE POWER PLANT:** The public hearing was opened by the Mayor. He closed the hearing after no one asked to speak.

Moved by Beatty-Hansen, seconded by Betcher, to adopt RESOLUTION NO. 20-218 approving the final plans and specifications and awarding a contract to Whertec, Inc., of Jacksonville, Florida, in an amount not to exceed \$350,000 for FY 2019/20 and \$200,000 for FY 2020/21.

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

**ORDINANCE CHANGING THE STREET NAME AND SPEED LIMITS FOR UNIVERSITY BOULEVARD IN THE BURGASON ANNEXATION AREA:** Moved by Corrieri, seconded by Betcher, to pass on third reading and adopt ORDINANCE NO. 4409 changing the street name and speed limits for University Boulevard in the Burgason Annexation Area.

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

**ORDINANCE REZONING 207 S. TELLER AVENUE FROM AGRICULTURAL “A” TO GOVERNMENTAL/AIRPORT DISTRICT “S-GA:”** Moved by Betcher, seconded by Junck, to pass on third reading and adopt ORDINANCE NO. 4410 rezoning 207 S. Teller Avenue from Agricultural “A” to Governmental/Airport District “S-GA.”

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

**ORDINANCE APPROVING ZONING TEXT AMENDMENT RELATING TO HIGH-SCREEN LANDSCAPING CONTAINED IN SECTION 29.403(3)(F) OF THE *MUNICIPAL CODE*:** Moved by Beatty-Hansen, seconded by Betcher, to pass on third reading and adopt ORDINANCE NO. 4411 relating to High-Screen Landscaping contained in Section 29.403(3)(F) of the *Municipal Code*.

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

**DISPOSITION OF COMMUNICATIONS TO COUNCIL:** Mayor Haila mentioned that there

were five items listed. The first item was a letter from Dan Culhane, President and CEO of the Ames Chamber of Commerce requesting to continue the FY 2019/20 funding for Ames Main Street and Campustown Action Association in light of changes made to programming and events due to COVID-19. The Mayor pointed out that the item was already addressed during discussions earlier on the Agenda Item 35d.

The second request was from Lojean Peterson, Ames Main Street Farmers' Market Manager, requesting the Council to reconsider the suspension of the Ames Main Street Farmers' Market. It was noted that this item was addressed under Administration on the Agenda.

The third request was from Chuck Winkleblack and Dan Culhane requesting to proceed with sewer and water utilities in the Prairie View Industrial Center. The Council already discussed the request during Item 34 on the Agenda.

The final two requests were emails received from Ames residents who would like the Council to examine the speed limits on Mortensen.

Moved by Betcher, seconded by Beatty-Hansen, to refer the email requests about the speed limit on Mortensen to staff for a memo.

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

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**COUNCIL COMMENTS:** Council Member Junck wanted to thank *ex officio* Devyn Leeson for a great year of serving the students and citizens of Ames. She also thanked the City of Ames staff for adapting the Ecofair to be virtual. She thought it was a great way to still have the event.

Council Member Beatty-Hansen stated that she has received a phone call from a citizen earlier and wanted to pass on the citizens comments. The citizen was very concerned about the Governor re-opening areas on May 1, 2020, and wanted the Mayor to do a Proclamation. Mayor Haila asked Ms. Beatty-Hansen to forward the citizen's information to him and he will reach out to them.

Council Member Gartin stated that he had been watching the COVID-19 website closely and had noticed that Story County has had its first death. He sends his condolences to the family.

Council Member Betcher wanted to thank *ex officio* Leeson for his time on the Council, noting that he has been a great advocate for the students. Ms. Betcher advised that she is still working on a lobbying effort with the National League of Cities, the Institute of Cost Management Accountants (ICMA), and the National Town and Gown Association to try to get Congress to allocate additional funds for college towns. The letter has been finalized and she will forward the letter to the rest of Council for their review.

Mayor Haila wanted to also send his condolences to the family who lost their loved one to COVID-19 in Story County.

**ADJOURNMENT:** Moved by Gartin to adjourn the meeting at 10:28 p.m.

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Amy L. Colwell, Deputy City Clerk

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John A. Haila, Mayor

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Diane R. Voss, City Clerk