

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

AUGUST 10, 2021

The Regular Meeting of the Ames City Council was called to order by Mayor Pro-Tem Amber Corrieri at 6:00 p.m. on August 10, 2021, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Gloria Betcher, Bronwyn Beatty-Hansen, Tim Gartin, and David Martin. *Ex officio* Member Trevor Poundstone was also in attendance. Mayor John Haila and Council Member Rachel Junck were absent.

CONSENT AGENDA: Moved by Martin, seconded by Beatty-Hansen, to approve the following items on the Consent Agenda.

1. Motion approving payment of claims
2. Motion approving Minutes of Regular City Council meeting held July 27, 2021
3. Motion approving Report of Change Orders for period July 16 - 31, 2021
4. Motion approving new 12-Month Class C Liquor License with Outdoor Service, Sunday Sales and Catering Privilege - Sweet Caroline's, 316 Main Street
5. Motion approving renewal of the following Beer Permits, Wine Permits and Liquor Licenses:
 - a. Class C Beer Permit with Class B Wine Permit and Sunday Sales - Hy-Vee Gas #5013, 4018 West Lincoln Way
 - b. Class C Liquor License with Catering Privilege, Outdoor Service and Sunday Sales - Iowa State Center/CY Stephens, CY Stephens
 - c. Class E Liquor License with Class B Wine Permit, Class C Beer Permit (Carryout Beer) and Sunday Sales - Kwik Stop Liquor & Groceries, 125 6th Street
 - d. Class C Liquor License with Sunday Sales - El Azteca, 2120 Isaac Newton
6. Requests from Octagon Center for the Arts for Octagon Art Festival on Sunday, September 26, 2021
 - a. Motion approving a blanket Temporary Obstruction Permit and a blanket Vending License for the Central Business District
 - b. RESOLUTION NO. 21-433 approving closure of the following streets from 5:00 a.m. to 6:00 p.m.
 - i. Main Street, east of Clark to just west of Duff Avenue
 - ii. Douglas Avenue between 5th Street and Main Street
 - iii. Kellogg Avenue between south of the alley and Main Street
 - iv. Burnett Avenue between south of the alley and Main Street
 - c. RESOLUTION NO. 21-434 approving waiver of fees for blanket Vending License
 - d. RESOLUTION NO. 21-435 allowing usage of electricity and approving waiver of costs of electricity
7. Request for 35th Anniversary Run for the Roses on October 17, 2021
 - a. Motion approving Blanket Temporary Obstruction Permit
 - b. RESOLUTION NO. 21-436 approving full and partial closure of the following streets from 6:00 a.m. to 1:00 p.m.:
 - i. Hayward Avenue from Mortensen to Storm Street - full
 - ii. State Avenue - full from Tripp to Mortensen
 - iii. Hayward Avenue from Storm Street to Knapp Street - partial, south bound lanes

coned

- iv. Knapp Street to Sheldon Ave - partial, east bound lanes coned
 - v. Sheldon Avenue from Knapp Street to Hunt Street - partial
8. RESOLUTION NO. 21-437 approving request from Ames Community Arts Council to waive enforcement of Section 4.8(4) of *Municipal Code* pertaining to the operation of motorized bicycles on City sidewalks and bike paths through October 31, 2021, for the “Music on the Move” mobile music stage
 9. RESOLUTION NO. 21-438 setting date of public hearing for August 24, 2021, to vacate Sanitary Sewer Easement in South Dayton Subdivision
 10. RESOLUTION NO. 21-439 approving Professional Services Agreement with HRGreen of Johnston, Iowa, for 2021/22 Concrete Pavement Improvements (Stange and 24th) in an amount not to exceed \$233,400
 11. RESOLUTION NO. 21-440 approving American Rescue Plan Act (ARPA) Grant Agreement for Ames Municipal Airport in an amount not to exceed \$59,000
 12. RESOLUTION NO. 21-441 authorizing payment to ISU for its share of the Transformer Conversion Project expenses in the amount of \$93,465
 13. RESOLUTION NO. 21-442 approving preliminary plans and specifications for CyRide 2022 HVAC Improvements Project; setting September 8, 2021, as bid due date and September 14, 2021, as date of public hearing
 14. RESOLUTION NO. 21-443 approving preliminary plans and specifications for Southeast 16th Street and South Duff Avenue Transmission Modifications; setting September 15, 2021, as bid due date and September 28, 2021, as date of public hearing
 15. RESOLUTION NO. 21-444 awarding contract to Terry-Durin Company of Cedar Rapids, Iowa, for LED Luminaries Supply Contract for Electric Distribution in accordance with unit prices bid
 16. Sanitary Sewer Rehabilitation (Munn Woods):
 - a. RESOLUTION NO. 21-445 approving Change Order No. 2 in the amount of \$33,993.97
 - b. RESOLUTION NO. 21-446 accepting completion

Roll Call Vote: 5-0. Motions/Resolutions declared carried/adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

PUBLIC FORUM: Mayor Pro Tem Corrieri opened Public Forum. No one requested to speak, so she closed Public Forum.

GENERAL OBLIGATION CORPORATE PURPOSE AND REFUNDING BONDS, SERIES 2021A: Finance Director Duane Pitcher explained the City had accepted bids this morning on the sale of the General Obligation and Refunding Bonds. He noted that the biggest part of the refunding was for the Library. Director Pitcher commented that also present for the meeting was City Treasurer Roger Wisecup and the City’s Municipal Financial Advisor from PFM, Susan Gerlach.

Ms. Gerlach mentioned that the market had been working in the City’s favor. Moody’s Investors Service affirmed the City’s strong ‘Aa1’ rating. She noted that the goal with competitive sales is to get at least three bids, and today they had 12 bidders sign-up with 100% participation. Of the 12

bidders, the true interest rate ranged from 0.99% to 1.13%. The winning bid came from Huntington Securities, Inc., from Chicago, Illinois, with a 0.9903% true interest rate. Ms. Gerlach stated that the refunding savings was \$1,097,000 from the Library bonds issued back in 2013. She stated that the City's goal is to have at least 4% refunding savings and the City saved 9.91%. She commented that it was a successful sale.

Moved by Betcher, seconded by Martin, to adopt RESOLUTION NO. 21-447 accepting bids and authorizing the sale and issuance of the General Obligation Corporate Purpose and Refunding Bonds in an amount not to exceed \$22,405,000.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

STAFF REPORT REGARDING INTERIM TRAFFIC CONTROL PLAN FOR THE INTERSECTION OF HYDE AND 190TH STREET: Traffic Engineer Damion Pregitzer explained that this item was a request from Story County. The request was to look at what could be done between now and the corridor study scheduled for FY 2022/23. Story County officials had expressed safety concerns with the current operation of the intersection. Staff looked at the area and developed two temporary intersection control options to address traffic volume issues. The two options were a temporary signal or an all-way stop condition. Mr. Pregitzer noted that the all-way stop did not do well in the morning peak hour, and the all-way stop had the queueing of vehicles backed up to the railroad tracks. He noted that staff is recommending the temporary traffic signal due to the high volume of traffic during the morning peak hours and because the area is close to the railroad tracks.

Mr. Pregitzer stated that staff had received a quote from Iowa Signal for a temporary signal; Iowa Signal would be available to do the work. The quote from Iowa Signal was \$38,200 to install wood poles and a temporary signal. The temporary traffic signal would have a monthly rental of \$250 per month or \$3,000 a year until the City develops a permanent solution. Option 2 was the all-way stop option. Mr. Pregitzer commented that operationally staff did not feel this option would work, but did get an estimated quote between \$10,000 - \$15,000. This option included stop signs in all directions with an overhead red-flashing light beacon mounted using wood poles and span wire.

Mr. Pregitzer mentioned that staff consulted with the Legal Department regarding the sections of 190th Street that are under City jurisdiction. Under *Iowa Code* the section of 190th Street can be designated at 45 mph. He noted that he spoke with the Story County Engineer to coordinate the speed limit changes under Story County's jurisdiction. Mr. Pregitzer stated that the City's portion of land would be changed to 45 mph immediately due to the annexation of the land and all staff needed to do was coordinate the sign updates. It was explained that if the Council decided to go with the temporary traffic signal option, it would be easier to meet the regulations of a traffic signal when the speed limit is 45 mph or less.

Council Member Gartin asked if the City was able to go with Iowa Signal without having a formal bidding process. Mr. Pregitzer commented that it was as the project is below the \$70,000 requirement for formal bidding. Mr. Gartin wanted to know if the speed limit could be re-visited

once the formal traffic study was done. Mr. Pregitzer answered that speed will be taken into consideration during the corridor study.

Council Member Martin wanted to verify, that under *Iowa Code*, the speed limit was supposed to be 45mph already and the City just needs to update the signage. Mr. Pregitzer stated that in the absence of a speed study, the legal speed limit would be 45 mph under *Iowa Code*.

Mayor Pro Tem Corrieri opened public comment.

John Popp, Mayor of Gilbert, thanked the Council for stepping up and doing something at this intersection. He mentioned that they get a lot of comments from the Gilbert school and fire department. He encouraged the City Council to do something and felt the temporary traffic signal would make more sense. He also asked the City to continue to do what they can to expedite the traffic study in this area.

Linda Murken, 17185 GW Carver, Gilbert, stated she is a Story County Supervisor and is also a resident of the Franklin Township who travels this area daily. Ms. Murken mentioned that a letter was sent on September 19, 2020, to the City; that was the first time the City and County started discussing this intersection. It is the hope that a study of the three intersections on 190th could be moved into the current fiscal year. She understood that the City doesn't have the staff resources to do the study at this time. Ms. Murken requested that when the City does the traffic study to include Story County, Iowa Department of Transportation, and the Gilbert School District. She had reviewed some data and statistics that were given to her by the Story County Engineer on accidents in the area. It appeared that, since 2017, when Grant Avenue was paved, the number of accidents at this intersection has gone up. Most of the accidents were due to not yielding to the stop sign or making a lefthand-turn in front of an oncoming vehicle. Mr. Murken mentioned Story County had lowered the speed limit in the area as of this morning. She had spoken with several people in the Franklin Township and the Gilbert area who have indicated that the intersection needs more than a two-way stop. The only thing that the Story County Supervisors have done to date is lower the speed limit. She noted that in the Staff Report it mentioned that the City is requesting the County to financially share the cost of a temporary traffic signal. She asked that the City send the Story County Board of Supervisors a letter requesting to share the finances for this project in order for the item to be placed on its next meeting Agenda.

Moved by Gartin, seconded by Betcher, to approve Option 1: to direct staff to: 1) install a temporary traffic signal at the intersection of 190th and Hyde; 2) request that Story County cover the cost for one-half of the project; and 3) reduce the speed limit along the City's portion of 190th Street to 45 mph in coordination with Story County.

Mayor Pro Tem Corrieri inquired if the City Manager's Office will draft a letter to the County. Assistant City Manager Brian Phillips commented that he will put something together.

Vote on Motion: 5-0. Motion declared carried unanimously.

DOWNTOWN PARKING PERMITS FOR CHAMBER INDOOR EVENTS: Traffic Engineer Damion Pregitzer noted that this was a request that came from Dan Culhane, President & CEO of the Ames Chamber. He explained that the Chamber had made a significant investment in its building at 304 Main Street to create an event space, which can hold up to 60 people each day. He mentioned that the issue is that Main Street and side streets only offer a maximum of four-hour parking and anyone attending an all-day event would have to take a break from the event to move vehicles to make sure they didn't get a ticket. The idea for the event parking permit involved using single-use daily permits, valid only in the time-limited parking stalls within the CBD lots (X, Y, & Z) behind the businesses south of Main Street. The permits would exempt the user from the time limitations. The current parking rate is \$0.50 per hour. For the nine metered hours of the day, the daily cost would be \$4.50. Staff felt that charging \$4.50 per hang tag would be a fair price.

Council Member Betcher asked if any outreach had been done with any of the Downtown merchants. Mr. Pregitzer commented that staff had not. He noted that staff based their recommendation on information they had received from the recent parking study. There was an average of 30 - 40% occupancy in the CDBG lot. Mr. Pregitzer mentioned that the City has enough infrastructure to meet this need. Ms. Betcher inquired if there was still a Parking Input Group that could be reconvened for Downtown. It was noted that the Parking Input Group was still in effect; they meet at least once a year either virtually or in-person to discuss issues.

Mayor Pro Tem Corrieri opened public comment and closed it when no one came forward to speak.

Moved by Gartin, seconded by Martin, to approve Alternative 1, directing staff to implement a new Downtown Chamber Event Parking Permit as outlined in the Report.

Council Member Betcher commented that she had concerns about approving this request without approaching the Parking Input Group first. She stated that the Council has acted on parking issues in the past and had not earned the goodwill of Downtown merchants by not talking to them first. Ms. Betcher said if there was not an urgency to the request, she would like to ask the Group for its input first. Therefore, she would be voting "no" due to the lack of input from the Group.

Council Member Beatty-Hansen noted that this is for Chamber events and felt this hang tag system might be equitable to other groups that want to have similar events. She wanted to know if other groups asked for the same thing would the City have the capacity to handle those requests. Mr. Pregitzer mentioned that this is the only event space in Downtown. He could ask the Chamber how they are going to offer the event space to be rented out. Public Works Director John Joiner stated that this hang tag system for Chamber events would be a good pilot project to see what type of feedback is received. Staff could look at the potential for expanding the hang tag system depending on the success of the pilot program.

Council Member Martin commented that both Council Members Betcher and Beatty-Hansen made good points and asked if there was any urgency to the request. Mr. Pregitzer noted he has not heard from the Chamber as to if the event space is already open for use, but felt the request from the

Chamber was immediate.

Mayor Pro Tem Corrieri mentioned that this is a pilot program and the Council will get feedback from the Downtown District as the program is implemented. Council Member Betcher stated that she knows the Council will get input, but the input will be “why didn’t you ask before the Council acted.” Ms. Betcher explained it was a great idea and should be available to others, but she was hypersensitive to any changes being made to Downtown parking without input.

Council Member Gartin stated that the staff has reviewed the information and noted there is adequate capacity. This is not a situation where “prime” parking spaces are being affected. He noted that the reason the Downtown owners were not happy was not because they were not given notice, but they didn’t like the changes the Council implemented. Mr. Gartin felt the Council should defer to staff on the request.

Council Member Beatty-Hansen stated she doesn’t mind starting the project, but thought they should reach out to the parking group to let them know the City is starting the pilot project and ask for their feedback.

Council Member Martin asked Council Member Gartin to accept a friendly amendment to the motion to specify that it would be a “Pilot” project. Council Member Gartin accepted the friendly amendment.

Council Member Betcher supported the concept, but not the process that was being taken. She wanted it on record that at least somebody had spoken up for the Downtown merchants.

Vote on Amendment: 4-1. Voting Aye: Beatty-Hansen, Corrieri, Gartin, Martin. Voting Nay: Betcher. Amendment declared carried.

Moved by Gartin, seconded by Martin, to amend the motion to state “directing staff to implement a new Downtown Chamber Event Pilot Parking Permit Program.”

Vote on Motion: 4-1. Voting Aye: Beatty-Hansen, Corrieri, Gartin, Martin. Voting Nay: Betcher. Motion declared carried.

AGREEMENT FOR TRANSPORTATION DATA & ANALYTICS SUBSCRIPTION SERVICE WITH STREETLIGHT DATA, INC.:

Traffic Engineer Damion Pregitzer noted that this is an expansion of an existing data service. The City previously purchased the base service, which provides the City with transportation data and analytical capabilities across the entire Ames regional area for vehicle traffic only. The expansion will include the non-motorized elements. Staff felt the expansion would provide valuable data to have for multi-modal planning efforts, including the development of an Ames Bike-Ped Master Plan and Wayfinding implementation. The cost to add the upgraded multi-modal capabilities will be initially funded from the wayfinding project, which has \$250,000 from General Fund savings. The ongoing annual costs for the base and multi-modal licenses will be programmed in the MPO’s budget, with the local match paid for with budgeted Road

Use Tax Funds. Mr. Pregitzer noted that any AAMPO member can use the data that will be available. Public Works Director John Joiner pointed out that the Council will be having a bicycle Workshop in November and the data from this service would be beneficial for the Workshop.

Council Member Gartin wanted to clarify that the City can proceed with StreetLight Data, Inc., due to an already existing contract and nothing needed to be rebid. Mr. Pregitzer explained that this was a sole-source purchase as no other company provides this type of service. Mr. Gartin noted that there was a referral on wayfinding signs for bike trails and wanted to know if this would be part of the project. Mr. Pregitzer noted it would be as staff is merging the wayfinding project with the Bike-Ped Master Plan. Mr. Gartin mentioned that they had previously discussed including the Ames Bicycle Coalition in conversations and wanted to make sure they would still be included. It was confirmed that this is just another “tool in the box,” and public feedback was always welcome.

Council Member Martin said he had a couple questions regarding privacy. He noted that the Staff Report stated that the data is sourced primarily from mobile devices and fleet/navigational devices. He understood the fleet/navigational devices were City vehicles and any commercial carrier, but wanted to know about mobile devices. Mr. Pregitzer noted that any data used on this platform is from when someone uses an app and turns on the location function. It was explained that the data is completely anonymized. Mr. Pregitzer noted that StreetLight Data does not get any raw data from any app user and all the device information is removed. The take-away would be that the City of Ames is not putting the software on anyone’s phone and it is believed to be impossible to track the data back to any one person. Mr. Martin noted that the Staff Report mentioned the process does include gathering socioeconomic data. Mr. Pregitzer mentioned that the main platform is location services and it also pulls census block information and merges it with the location services.

Moved by Beatty-Hansen, seconded by Betcher, to adopt RESOLUTION NO. 21-448 approving the Agreement for Transportation Data & Analytics Subscription Service with StreetLight Data, Inc., of San Francisco, California, for August 30, 2021, to October 31, 2024, in an amount not to exceed \$105,666.67.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

SETTING THE DATE OF PUBLIC HEARING TO REVIEW THE PROPOSAL TO ADOPT THE 2021 EDITION OF THE UNIFORM PLUMBING CODE AND THE 2021 EDITION OF THE INTERNATIONAL MECHANICAL CODE WITH STATE AND LOCAL AMENDMENTS: Building Official Sara VanMeeteren mentioned that the State of Iowa had adopted the 2021 Uniform Plumbing Code (UPC) and the 2021 International Mechanical Code (IMC) with amendments on June 23, 2021, and now requires all cities to adopt them. She stated that the City cannot be less restrictive than the State; therefore, the City would be adopting all the amendments and not proposing any new local amendments. Staff has taken these changes as an opportunity to clean up the *Code* and remove items that are duplicated or are no longer pertinent. She noted the action tonight would be to set the date of public hearing for August 24, 2021.

Council Member Gartin asked what outreach efforts were done. Ms. VanMeeteren explained that three emails had been sent to anyone that had pulled a plumbing or mechanical permit in the last year. Two of the emails notified the recipients of the Building Board of Appeals meeting on August 2, 2021, to provide public input. She noted that no one was present at the meeting. Another email was sent after the Building Board of Appeals meeting to let the contractors know that the Building Board approved the 2021 UPC and 2021 IMC and would be going before the Council tonight. She pointed out that there has not been any positive or negative feedback received.

Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 21-449 setting the date of public hearing for August 24, 2021, to review the proposal to adopt the 2021 edition of the Uniform Plumbing Code and the 2021 edition of the International Mechanical Code with State and local amendments.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON THE PROPOSED 2021/22 CDBG ANNUAL ACTION PLAN PROGRAM PROJECTS AND BUDGET: Housing Coordinator Vanessa Baker-Latimer stated that before the Council was the 2021/22 Proposed Action Plan for the Community Development and HOME Programs. On May 12, 2021, and May 13, 2021, City staff hosted online public forums to gather input regarding possible projects for consideration for the 2021/22 CDBG/HOME Annual Action Plan as part of the City's Entitlement Program. Those comments were reviewed by City Council at its May 25, 2021, meeting, and staff was directed to proceed with preparing the proposed 2021/22 Annual Action Plan for public comment. The Plan was made available for public comment from July 31, 2021, through August 3, 2021. The Department of Housing and Urban Development (HUD) had reduced the required 30-day public comment period to a three-day comment period.

The CDBG allocation had increased to \$599,177 for FY 2021/22 and the HOME funds were \$350,543, which was considerably down from previous years. Ms. Baker-Latimer brought to the Council's attention the acquisition for Slum and Blight. She noted that when looking at the Program guidelines she wanted to expand the Slum and Blight to include public facilities and public infrastructure. Some examples of public facilities would be improvements that the City can acquire, reconstruct, rehabilitate, or install public improvements. She explained that the City had previously purchased Heartland Senior Services, bought a home for ACCESS, and purchased other properties acquired under the Program. Ms. Baker-Latimer mentioned that she wanted to expand the Program in case the City wanted to do something else and would not be locked into only Slum and Blight properties.

Ms. Baker-Latimer pointed out corrections on Page 21 of the Proposed Annual Action Plan to the amount of funds for the upcoming budget. She had said in the Plan that \$250,000 was going to be set aside for the Acquisition/Reuse Program for Affordable Housing; however, that amount has been adjusted to \$264,000. Ms. Baker-Latimer explained for the Acquisition/Reuse for Slum/Blight or Public Facilities and Improvements she had listed \$229,342, but this amount had been adjusted to \$304,342 to match all the anticipated Program income and anticipated Program roll-over to match

HUD's numbers. She advised that the Staff Report shows the proposed correct budget for each project. There are still CARES funds available, and it was noted that they are starting to get more applications again. Staff is continuing to work on the Baker Subdivision to get that area up and running.

Council Member Gartin asked with, the eviction moratorium ending if there had been an increase in requests for rental assistance. Ms. Baker-Latimer noted that in the City of Ames most leases end at the end of July and they did not have a rush of people asking for help. She said the problem she is seeing is that a tenant's lease would be ending, but they didn't have anywhere to go. Ms. Baker-Latimer stated that with the CARES funding it is hard to tie those non-renewals to COVID. Staff has been working with families to see how they could tie the leases not being renewed to COVID and still find a way to help families with six months' rent and deposit at a new location. She explained they are working with the Iowa Finance Authority as they have a program that will pay a tenant's previous 12 months rent and Story County has a "pot of money" to help with these types of situations as well. It is the hope that between these organizations they can help families that are struggling.

Council Member Gartin asked for an update on the Baker Subdivision. Ms. Baker-Latimer stated that right now all the geo-thermal wells have been dug on each lot and they are now working on getting the alley and the bike path improvements done. She had a meeting, a couple weeks ago with HUD and is now in the process of working with a local lender. Ms. Baker-Latimer explained that the City used to do its own First Time Homebuyer Program, but HUD had changed the regulations and now you have to be a certified HUD counseling agency and have a certified counseling person on staff. The City does not meet those requirements, and Ms. Baker-Latimer had to meet with an agency that is willing to partner with the City to provide the requirements. She is hoping to get a proposal from the agency soon that she can present to the Council. Hopefully, once an Agreement is signed, the City can start offering classes and get buyers on board for the Baker Subdivision development. It is the hope that by fall of this year at least one or two houses will have been started.

Council Member Betcher noted that the census data is going to be released on August 12. The City has been concerned, with the students being gone, that the numbers will come back lower than anticipated. She wanted to know if the lower census numbers would affect the amount of money received from HUD. Ms. Baker-Latimer mentioned the funding would depend on the City of Ames staying at the 50,000 person threshold for CDBG funds. It was mentioned that the census data is reviewed to determine the formula on what each City gets. She felt this is what happened with the decrease in HOME funds. Assistant City Manager Brian Phillips mentioned that the City is concerned about what the census data is going to show as it not only impacts funding for the City's housing programs, but also the City's portion for road-use tax revenue and other revenues. He noted that the City will scrutinize the data when it comes out to determine what options the City may have.

The public hearing was opened by Mayor Pro Tem Corrieri.

Jodi Stumbo, 225 South Kellogg Avenue, Ames, stated she works for The Bridge Home. She mentioned that she is aware the Council had received her previous letter that addressed some of her

concerns with the proposed Plan. Ms. Stumbo reiterated that the Plan, moving forward, is focusing on entry-level housing for middle-income families. She noted this is an important demographic that needs to be taken care of, but it doesn't take care of the people who come to The Bridge Home. It was stated that more than likely The Bridge Home clients will never own a home, and what she is not seeing is affordable rental units. Ms. Stumbo explained that Ames is the fourth most expensive place to live in Iowa. To rent a two-bedroom apartment in Ames a family must earn \$16.48 an hour, but when looking at the estimated hourly mean renter wage, it is only \$11.89. In order for a family to afford a two-bedroom apartment they would need to have the rent be around \$600 a month. The average market rate to rent a two-bedroom unit in Ames is more than \$900 per month. Ms. Stumbo commented that this is why so many families are struggling. She stated that out of the 2,500 individuals The Bridge Home served in the last fiscal year, 34% of the individuals are children under the age of 18. The most common housing problem in Ames is housing cost burdens, and Ms. Stumbo noted that 50% of renters in Ames are overburdened or severely overburdened. It was pointed out that the majority of people asking for help are "your next-door neighbors," not ISU students. Ms. Stumbo mentioned when looking to the future, there are going to be roughly 19,435 renter households in 2050, and 60% of those will be overburdened. She understood this was a problem where the City of Ames will probably never be able to meet all the needs, but felt the City needed to focus on how it could do better. She understood that Baker Subdivision will have some rental units, but only 36 units. Ms. Stumbo mentioned that The Bridge Home filled ten units in less than two months, and they have over 60 people on a waiting list. She asked the City to look at the demographic that is often overlooked; the City can no longer put "band-aids" on this problem as there is a homeless crisis in the community. She encouraged the Council Members to spend a day at The Bridge Home to see what is really happening in the community and asked the Council to think creatively on how to get more affordable rental units in Ames. Ms. Stumbo commented that she was disappointed that the area that was formerly set aside for affordable housing is now going to be turned into a parking lot for the Downtown Plaza. She wanted to know why developers were not willing to build in that location. Council Member Gartin inquired if The Bridge Home collected racial demographics on its clients. Ms. Stumbo explained that they do; the majority of its clients are white.

Lauris Olson, 1705 Buchanan Drive, Ames, said she is the President of Home Allies, Inc., which is a new non-profit organization. Its mission is to create and manage affordable and attainable housing for people whose incomes and life experiences prevent them from entering into the Ames and Story County market. She wanted to echo what Ms. Stumbo had said and she felt she had communicated to all the Council Members and the Mayor about what she was doing. Ms. Olson mentioned that the proposed Plan does not address people in the 50% or lower LMI (low-and moderate-income). She had read through the draft Plan and it was pointed out that the City spent a lot of money to meet the requirement of HUD for the 70%, but there is a crisis, and the Plan seemed to be oriented to housing in the Baker Subdivision. Ms. Olson mentioned that the Baker Subdivision is a huge project and desperately needed; however, those houses are for individuals that are at 80% LMI. She noted that she is still working on getting eight studio apartments placed on a vacant lot on Duff Avenue. Her project would not be included in the proposed Plan because of all the specifics. Ms. Olson advocated for the Council to approve Option 2, which was to approve the proposed 2021-22 Annual Action

Plan Program Projects and proposed budget in connection with the City's CDBG/HOME programs with modifications, and direct staff to submit the Plan for approval by HUD on or by August 16, 2021. She stated that when she went through the proposed Plan there was nowhere to include her project or to add something else that someone might want to bring forward. She indicated that in the Acquisition/Reuse Program for Affordable Housing amount that was adjusted to \$264,000, she would recommend adding an additional \$39,200 to the amount as that is how much she would be asking for from the City. Ms. Olson mentioned that the City needs to look at the people who will never own a home or the people who will need to be subsidized in some fashion. She asked that a modification be made to add \$40,000 to the Acquisition/Reuse Program for Affordable Housing. Ms. Olson also mentioned on Page 21 of the proposed Plan, in the second paragraph that discussed HOME funding, there was \$52,581 that has to be set aside for a Community Housing Development Organization (CHDO), and the City of Ames does not have an official CHDO. Ms. Olson commented that there are now three (Habitat for Humanity, Community Housing Corp., and Home Allies, Inc.). She asked that the Council postpone the approval of the proposed Plan and bring it back in two weeks and direct staff to consider other projects.

The public hearing was closed by Mayor Pro Tem Corrieri when no one else came forward to speak.

Council Member Gartin asked Ms. Baker-Latimer if there was anything else she wanted to add in response to the questions that were brought up by Ms. Stumbo and Ms. Olson. Ms. Baker-Latimer explained that under the CDBG Acquisition/Reuse Program for Affordable Housing, it can include the purchase of units that can be converted to use as rentals, but there has to be interested and qualified developers or non-profits that would be able to run the rentals. She explained that the City has previously purchased rental units, but was unable to find anyone who wanted to own and maintain the building. Ms. Baker-Latimer further explained that the CDBG funds are to be used to acquire properties, do infrastructure, or do rehabilitation, not to build housing. The City has set aside all the HOME funding for the Baker Subdivision, and 15% of that can be used for CHDO; however, there is not any qualified CHDO within Ames or Story County. The money has been set aside until the Baker Subdivision is completed and then staff can look to see if any non-profits in the area would qualify for CHDO. Ms. Baker-Latimer stated the City is focused on moving forward on the Baker Subdivision that has been in process since 2015. There is the possibility that units could be bought, or a duplex could be bought as low-income rental units, but the City would need to have an experienced non-profit available to run the rentals. It was pointed out that the City did buy a duplex a few years ago, but was unable to find a non-profit to help and ended up selling the property to Habitat for Humanity. All the City can do is buy the property and then the non-profits have to do everything else. Ms. Baker-Latimer explained that the City had tried to do a rental rehab program, but because you had to rent to 50% or less LMI, the City was unable to get any property managers who wanted to restrict themselves to that income level.

Council Member Gartin asked if there was anything regarding Ms. Stumbo's data that should be taken into consideration. Ms. Baker-Latimer stated that the data given is in the City's 2019/23 Consolidated Plan that comes directly from HUD. There is also the ongoing subsidized housing (Section 8) Program, which the City does not administer, but is a big help to people who can't afford

housing. The City can buy a property, get it ready, and have it become a rental, but not able to go any further.

Council Member Martin wanted to know what the difficulty was with developing the properties on Sixth Street for affordable housing. Ms. Baker-Latimer explained that a Request for Proposals (RFP) was sent out to developers; however, none of the developers were qualified for the project. The developers did not have the capacity or financial ability to make the project happen. As the City moved forward with the Baker Subdivision, the City was hoping to find a developer that would be willing to develop at the Baker Subdivision, and the Sixth Street lots. The developers were not interested in the Sixth Street lots as they were not contiguous for them and they would not score with IFA points. Ms. Baker-Latimer noted that the Baker Subdivision started off as all single-family homes, but at the Council's direction, staff had applied for low-income housing tax credits to add an additional 36 units to the area. She understands that is not a lot of units, but it is hard to find ten acres of undeveloped land in the City that is close to all the points that will score high with IFA. She pointed out that some families even with low-incoming tax credits still need Section 8 to make it affordable. Currently, the City partners with CIRHA to administer the Section 8 vouchers and are working to get as many vouchers as possible. Ms. Baker-Latimer mentioned that there is now a requirement that landlords do not have to take/participate in the Section 8 program. It is a challenge to get landlords to participate in the program.

Moved by Gartin, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 21-450 approving the Proposed 2021/22 CDBG Annual Action Plan Program Projects and Budget and directing staff to submit the Plan for approval by HUD on or by August 16, 2021.

Council Member Beatty-Hansen stated she understood that the City needs more than the 36 units it is going to provide, but even to get those it was hard. She commented that the Council decided to go through the process as they understand the need for affordable housing. Ms. Beatty-Hansen explained that the money received from the federal government has a lot of strings attached and a lot of qualifiers as to how the funding can be used. She noted that she is trusting staff to know how to use those funds. The Baker Subdivision is a big project that needs to be completed.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON REZONING PROPERTY LOCATED AT 525-6TH STREET FROM RESIDENTIAL MEDIUM DENSITY (RM) TO SPECIAL PURPOSE GOVERNMENT/AIRPORT DISTRICT (SGA): City Planner Eloise Sahlstrom noted that this property is across the street from City Hall on 6th Street. The property was originally three parcels, but they have been consolidated into one parcel. The land was originally purchased by the City of Ames for the purpose of constructing affordable housing. The City Council had determined that the development of affordable housing at the site was not feasible with available resources and decided that the land should be sold, and the funds returned to HUD to be utilized for affordable housing at another location in the City, specifically the Baker Subdivision. With the proposed development of

a public plaza east of City Hall in place of Parking Lot N, the City Council determined that the 6th Street property should be retained by the City for use as parking rather than sold for private development purposes. The change of zoning for the property from Residential Medium Density (RM) to Special Purpose Government/Airport District (S-GA) will facilitate the development of the property as a City-owned parking lot. The Planning and Zoning Commission reviewed the request on July 21, 2021, and voted to recommend the City Council approve the rezoning.

The public hearing was opened by the Mayor Pro-Tem.

Jodi Stumbo, 225 S. Kellogg, Ames, asked the Council for more consideration to the rezoning for this property. She understood the struggles to get someone to come in and purchase the property. Ms. Stumbo stated they have learned a lot during COVID and what housing programs work. She noted The Bridge Home does have a housing program that helps people pay their rent. Ms. Stumbo mentioned that The Bridge Home is just starting a partnership with Central Iowa Regional Housing Authority (CIRHA) in order to get access to housing vouchers. Her request was for more exploration and discussion about other ways the property could be used to help those that are most vulnerable in the community.

Lauris Olson, 1705 Buchanan Drive, Ames, stated she wanted to mention conversations with staff and how information that staff had provided her did not coincide with what was presented to the Council. Ms. Olson explained that she was told by Ms. Baker-Latimer that she could submit a letter to Mr. Schainker asking for funding and Mr. Schainker would determine if any funds would come from the CDBG account or the General Budget. She mentioned that she was now told that was not possible. When the rezoning first came up Ms. Olson mentioned she had just started her project and was looking for opportunities to develop a property that would fit the demographics of the individuals that she is trying to serve. She mentioned she had called and spoken with Ms. Baker-Latimer and asked about the Council taking bids from non-profits for the property. She mentioned that there were developers that were not qualified for the property and she noted one of the developers was the Story County Housing Corporation and since they weren't qualified, she was curious as to what the qualifications were and who determined if a business was qualified or not. Ms. Olson explained that she was told that the City needed the \$195,000 in order to complete the Baker Subdivision infrastructure, and she didn't want to stop the process. She is having difficulty finding two lots for her proposed project. Ms. Olson commented that it was unfortunate that with all the talk about affordable housing the decisions that are being made do not indicate that. She asked that the Council take more time to consider rezoning.

Mayor Pro Tem Corrieri closed the public hearing when no one else came forward to speak.

Mayor Pro Tem Corrieri noted that there was previously a robust conversation about the responses that were received from the Request for Proposals (RFP) for 6th Street. One of the primary qualifications for potential partners with the City was that they had to be in compliance with prior State grants and other monies that they had received. Ms. Corrieri noted that those who applied did not meet those requirements.

Moved by Gartin, seconded by Martin, to pass on first reading an ordinance rezoning the property located at 525-6th Street from Residential Medium Density (RM) to Special Purpose Government/Airport District (SGA).

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

ORDINANCE AMENDING URBAN DEER MANAGEMENT PROGRAM REGARDING REPORTING REQUIREMENT: Moved by Gartin, seconded by Betcher, to pass on second reading an ordinance amending Urban Deer Management Program regarding the reporting requirement.

Roll Call Vote: 5-0. Motion declared carried unanimously.

ORDINANCE REZONING, WITH MASTER PLAN, 4514 AND 4605 HYDE AVENUE FROM AGRICULTURAL (A) TO SUBURBAN RESIDENTIAL LOW DENSITY (FS-RL): Moved by Betcher, seconded by Beatty-Hansen, to pass on third reading and adopt ORDINANCE NO. 4442 rezoning, with Master Plan, 4514 and 4605 Hyde Avenue from Agricultural (A) to Suburban Residential Low Density (FS-RL).

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

DISPOSITION OF COMMUNICATIONS TO COUNCIL: None.

COUNCIL COMMENTS: Council Member Betcher mentioned that the census results will be available on August 12, 2021. Ms. Betcher also noted that the Rummage RAMPage was a huge success. It was noted that the City made around \$40,000, to be distributed to non-profit groups which beat the goal in 2019 of \$33,000.

Council Member Beatty-Hansen stated that there was an item on the Consent Agenda about the “Music on the Move,” and in the Staff Report, it noted that the City needed to temporarily rescind the Ordinance for this event. It was noted that the Ordinance states “No person shall operate any motor vehicle, including a motorcycle, motor scooter, ‘moped’ or motorized bicycle, when under power, upon any sidewalk or bike path separated from the roadway.” She commented that people are already doing that and doesn’t believe it is unacceptable. The average rider on an e-bike is not going to achieve speeds greater than a good rider on a regular bike.

Moved by Beatty-Hansen, seconded by Betcher, to ask staff for a memo on what options the Council could look at to allow e-bikes on such paths.

Council Member Martin mentioned that this seemed like a topic that could be covered under an outstanding referral to staff regarding micro-mobility, but he liked that this motion was specific to one concern.

Vote on Motion: 5-0. Motion declared carried unanimously.

ADJOURNMENT: Moved by Beatty-Hansen to adjourn the meeting at 7:38 p.m.

Amy L. Colwell, Deputy City Clerk

John A. Haila, Mayor

Diane R. Voss, City Clerk