

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

APRIL 11, 2023

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:00 p.m. on the 11th day of April, 2023, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Gloria Betcher, Bronwyn Beatty-Hansen, Amber Corrieri, Tim Gartin, Rachel Junck, Anita Rollins and *ex officio* Tabitha Etten.

PROCLAMATION FOR “ECONOMIC DEVELOPMENT WEEK:” Mayor Haila proclaimed the week of May 8 – 12, 2023, as Economic Development Week. Dylan Kline accepted the proclamation as a representative of the Chamber of Commerce and the Ames Economic Development Commission (AEDC). He briefly explained the scope of economic development and expressed his gratitude for the partnerships between the AEDC and the City, as well as local businesses.

PROCLAMATION FOR “FAIR HOUSING MONTH:” Mayor Haila proclaimed April 2023 to be Fair Housing Month and presented the proclamation to Housing Coordinator Vanessa Baker-Latimer and Beth Skluzacek of the Central Iowa Board of Realtors. Coordinator Baker-Latimer gave thanks to the City Council for the continued support of Fair Housing Month and explained the “I Support Fair Housing” social media campaign taking place throughout the month. Ms. Skluzacek detailed some of the training practices taking place during April to help expand fair housing and educate communities of its importance.

PRESENTATION OF “A HOME FOR EVERYONE” AWARD BY AMES HUMAN RELATIONS COMMISSION (AHRC): AHRC Vice Chair Wayne Clinton presented the 2023 “A Home for Everyone” awardee, Lori Allen. He shared a summary of Ms. Allen’s work as Director of Good Neighbor Emergency Assistance, which provides rent and utility assistance, and noted that this organization was able to help an average of 50 households a month. Ms. Allen gave thanks to all those who helped ensure there was a home for everyone in Ames.

INTRODUCTION OF DIVERSITY, EQUITY, AND INCLUSION (DEI) COORDINATOR: Assistant City Manager Deb Schildroth introduced DEI Coordinator Casandra Eames to the City Council and members of the public. Coordinator Eames greeted the City Council and gave an overview of her education and previous work experience. Assistant City Manager Schildroth shared that Coordinator Eames will be the staff liaison for AHRC.

CONSENT AGENDA: Moved by Corrieri, seconded by Betcher, to approve the consent agenda.

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting on March 28, 2023, and Special Meeting on March 21, 2023, and March 30, 2023
3. Motion approving Change Orders for period March 16-31, 2023
4. Motion approving premise update of Class C Retail Alcohol License – Sams Place, 125 Main Street

5. Motion approving ownership updates of Class C Liquor License – Cinemark Movies 12, 1317 Buckeye Avenue
6. Motion approving new 5-Day license (April 28 – May 2, 2023), Class C Retail Alcohol License – Christiani’s Events, 2601 East 13th Street
7. Motion approving new Class C Retail Alcohol License – Pasta al Forno, 2601 East 13th Street
8. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses
 - a. Class C Liquor License with Catering Privilege and Outdoor Service – Cyclone Experience Network, 1705 Center Drive Hilton Coliseum
 - b. Class C Liquor License with Catering Privilege and Outdoor Service – Perfect Games Inc., 1320 Dickinson Avenue
 - c. Special Class C Liquor License with class B Native Wine Permit – Szechuan House, 3605 Lincoln Way
 - d. Class C Liquor License with Catering Privilege and Outdoor Service – Provisions Lot F, 2400 North Loop Drive
 - e. Class C Beer Permit and Class B Wine Permit – Hy-Vee Fast and Fresh #2, 636 Lincoln Way
9. RESOLUTION NO. 23-195 approving exception to Section 22.32(c)(2)(v) to allow alcohol service in Sidewalk Café at Della Viti, 323 Main Street, Ste. 102
10. Motion setting July 18 and December 19, 2023, as Regular City Council meetings and canceling City Council meetings on July 25 and December 26, 2023
11. RESOLUTION NO. 23-196 approving appointment to Property Maintenance Appeals Board
12. RESOLUTION NO. 23-197 approving request from Heartland Senior Services to modify its FY 2022/23 ASSET Contract by reallocating \$4,500 from Activity and Resource Center, \$2,590 from Congregate Meals, and \$6,500 from Outreach to the Home Delivered Meals program for a total of \$13,590
13. RESOLUTION NO. 23-198 approving award of contract to RESCO, of Ankeny, Iowa, for the purchase of Electric Services aluminum cable in accordance with the bid amount of \$69,416.25 (inclusive of Iowa sales tax)
14. 2023 CyRide HVAC Improvement Project
 - a. Motion rejecting award for bid alternate #1 and bid alternate #2
 - b. RESOLUTION NO. 23-199 approving final plans and specifications and awarding contract to Mechanical Comfort Inc. of Ames, Iowa for the base bid in the amount of \$534,750 for 2023 CyRide HVAC Improvement Project
15. RESOLUTION NO. 23-200 approving Preconstruction Agreement with Iowa DOT for Highway 69 (Grand Avenue and South Duff Avenue) Resurfacing
16. RESOLUTION NO. 23-201 approving contract and bond for Airport Underground Line Crossing with Voltmer, Inc. of Decorah, Iowa
17. RESOLUTION NO. 23-202 approving contract and bond for Power Plant Maintenance Services Contract with The Waldinger Corporation, of Des Moines, Iowa
18. RESOLUTION NO. 23-203 accepting the City Access Control System Project as complete by Commonwealth Electric Company of the Midwest, of Des Moines, Iowa, in the amount of \$677,604
19. RESOLUTION NO. 23-204 accepting the Power Plant Unit #7 Boiler Repair Project as complete by Helfrich Brothers Boiler Works, Inc., of Lawrence, Massachusetts

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

PUBLIC FORUM: Mayor Haila opened and closed the Public Forum when no one came forward to speak.

AMES URBAN FRINGE PLAN UPDATE AND 28E EXTENSION: Director of Planning and Housing Kelly Diekmann explained the history of the Ames Urban Fringe Plan (AUFPP) and 28E Extension. Director Diekmann shared with the City Council that the January proposal, put together by staff at the request of the City Council, had not been accepted by Story County or by Gilbert. After detailing the proposals, as well as proposed changes from all parties, Director Diekmann requested direction from the City Council on how staff should proceed. He explained the City's January response partially agreed with the earlier Story County requests by removing all Urban Reserve Overlay designation in the southwest area located west of State Avenue but retained the Growth Area designation and related Natural Area Overlay for the former Champlin property. In response to requests for no Urban Reserve Overlay north of 190th Street by the County and for a buffer with no Overlay by Gilbert, the City reduced the overlay north of 190th Street to extend $\frac{3}{4}$ of a mile north of 190th Street and from the railroad tracks east to Arrasmith Trail (east of Hwy 69). Director Diekmann noted that based on the response letters, neither Gilbert nor Story County has agreed with the City's January proposal. Both entities suggest a $\frac{1}{4}$ mile extension of Urban Reserve north of 190th Street with the remaining area as Ag and Farm Services. Story County also addressed the southwest, accepting the reduced Urban Reserve Overlay but requesting again that the former Champlin property be removed from the Growth Area and designated Ag and Farm Services.

Director Diekmann shared that Story County also requests clarification that the Meadow Glen Neighborhood, designated as Rural Residential Existing, would also have the Urban Reserve Overlay removed. Story County suggested two policies be added to the Fringe Plan, One is to have a policy for directional drilling/boring for utility extensions in the Natural Areas. Secondly, that City will not annex into Urban Reserve until Growth Areas and Infill options have been utilized by the City. The directional boring is a new proposal, shared Director Diekmann, although the policy for infill utilization has been brought up by Story County during previous discussions.

Story County also approved extending the current 28E until June 30, 2023 and requested Gilbert and Ames do the same. Subsequently, Gilbert has approved an extension until June 30th as well. Story County also describes at the end of their letter a request that the City Council initiate hearings to adopt a AUFPP Update even if the City does not concur with their suggested changes to the Draft Plan. If the City Council approves an updated AUFPP, they would then consider City's approved plan and a new 28E agreement. Director Diekmann shared what options were available for the City Council to move forward and shared that staff did not have any further stance beyond the January proposal.

Council Member Betcher questioned what the process would look like without a 28E Extension and AUFPP. Director Diekmann stated that it would be similar to the current relationship with Boone County, giving the City complete autonomy under State Code for annexation. He also noted that both Story County and the City would have subdivision authority, and both set of standards would have to be met to proceed with any projects. Zoning is the main area the City would not have control over, but he further explained that Story County's zoning decisions could not prevent City annexation. Council Member Rollins questioned the City's options for protecting environmentally sensitive areas, which Director Diekmann detailed. After answering questions from the City Council, Director Diekmann reiterated that City staff had no recommendations to accept or adopt these requests, as staff believe that the November proposal was the most advantageous. He explained that with the fresh policies and comprehensive plan recently developed by the Planning and Housing Department, it did not make sense to adopt a new fringe plan given Ames Plan 2040.

Mayor Haila opened Public Input.

Mayor Jonathan Popp of Gilbert spoke, asking the City Council to give some consideration to the proposals from Gilbert and Story County Board of Supervisors. He encouraged maintaining land as farm ground between Ames and Gilbert and advocated for protection of Ames water sources, and protection of Ada Hayden watershed. He also expressed concerns of the effects on school districts, the Gilbert-Franklin township fire station, and conservation in the area. Mayor Popp encouraged the City Council to do the "right thing." He clarified for Council Member Gartin that further expansion into this area could lead to additional building and staffing requirements in the Gilbert school district stemming from students that weren't originally planned for.

Christine Hausner, 3505 245th Street, Ames, expressed her efforts to try to prove how important the Worle Creek corridor is and her belief the City should be focused on the conservation of this area. She shared that she had started an online petition which had received over 8,000 signatures. Ms. Hausner asked the City Council to keep the area in Ag and Farm services and protect the area from urban development.

Rosalyn Brandt, 6314 510th Street, Ames, shared her concerns with dissolving the AUFPP and her desire to protect the farmland in the area around Ames. She asked the City Council to limit urban sprawl and spoke against dissolving the AUFPP.

Kim Christensen, 2085 South Dakota Avenue, Ames, stated he agreed with the previous individuals' viewpoints and that he was attending the meeting to represent the trustees of the Washington Township. He stated they were opposed to the proposed AUFPP as Washington has shrunk due to annexation, and shared requests with the City Council from the Township of Washington.

Liesel Danielson, 2981 South Dakota Avenue, Ames, spoke in opposition to the AUFPP asked to keep the southwest area of the AUFPP in Ag and Farm Services to protect the land, and shared how involved the neighborhood had been in speaking out against it.

Phil Iasevoli, 3108 South Dakota Avenue, Ames, spoke against the proposed AUFPP designation in the southwest area. He shared the area is surrounded by Iowa State University owned land and his hope that the City Council will consider the removal of the southwest area from development.

Alex Christensen, 2984 South Dakota Avenue, Ames, echoed his support for prior comments.

Mayor Haila closed Public Input when no one else came forward to speak.

Director Diekmann clarified per the request of Mayor Haila what authority would be held by Story County and the City of Ames if there were no AUFPP to address concerns brought by those during Public Input.

Moved by Betcher, seconded by Beatty-Hansen to approve Option Two: direct City staff to prepare a modified proposal to respond to the Cooperators.

Vote on Motion: 2-4. Voting Aye: Betcher, Rollins. Voting Nay: Beatty-Hansen, Corrieri, Gartin, and Junck. Motion failed.

The City Council discussed their priorities in handling the AUFPP and continuing relationships with Story County and Gilbert, citing conservation and the best interests of the citizens of Ames.

Moved by Corrieri, seconded by Gartin, to approve Option Three to take no action in response to proposals from Story County and City of Gilbert, and let the current 28E agreement expire.

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

PERSONS LIVING IN THEIR VEHICLES ON CITY STREETS UPDATE: City Attorney Mark Lambert went over the memo provided to the City Council and detailed that the City has no jurisdiction from the perspectives of fire code, public health, or the animals living in the vehicle as there is no evidence the animals are not receiving adequate care. The Iowa Department of Transportation (IDOT) had responded that they had no authority over those living in their vehicles. City Attorney Lambert provided the City Council with potential restrictions on the size of vehicles on City streets, and potential ramifications for each option.

Mayor Haila opened and closed Public Input when no one came forward to speak.

After thorough discussion between Council Members, Mayor Haila indicated that he would like the City Council to take a position on the record for this issue as there had been several complaints and letters from concerned citizens. Each member of the City Council shared their stance on this issue and engaged in discussion of the implications of any further action.

Moved by Beatty-Hansen, seconded by Rollins, to take no further action on this item.
Vote on Motion: 4-2. Voting Aye: Beatty-Hansen, Betcher, Junck, and Rollins. Voting Nay: Corrieri and Gartin. Motion declared carried.

Moved by Beatty-Hansen, seconded by Betcher, to request a memo from staff on current City ordinance that prohibits people from living in a vehicle on private or public property, in commercial or industrial zoning only, and following options to modify it.
Vote on Motion: 6-0. Motion declared carried unanimously.

RESOLUTION ALLOCATING FY 2022/23 CITY ASSET RESERVED FUNDS FOR HOUSING SERVICES: Assistant City Manager Deb Schildroth explained the background of the request and noted one of the caveats was that requests had to be made for services the City already contracts with the agency to provide in Fiscal Year (FY) 2022/23. After reviewing how City staff arrived at the apportionment for each agency, Assistant City Manager Schildroth stated there were representatives from each agency available to answer questions from the City Council.

Mayor Haila opened and closed Public Input when no one came forward to speak.

Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 23-205 allocating FY 2022/23 City ASSET Reserved Funds for Housing Services.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

REQUESTS FOR AMES PRIDEFEST ON SEPTEMBER 30, 2023: Mayor Haila opened Public Input.

Katie Tschopp, Ames Pride Director, addressed the City Council and conveyed Pridefest's offer to consider waiving of parking meter fees as a sponsorship of the event. She shared that this would allow the City to make a statement of support for a low cost. Council Member Beatty-Hansen stated that she was never in favor of making parking easier, but viewed this as a very important event to support.

Mayor Haila closed Public Input when no one else came forward to speak.

Moved by Beatty-Hansen, seconded by Junck, to approve option two to approve the requests for Ames Pridefest on Saturday, September 30, including the waiver of fees for vending and all parking.
Council Member Beatty-Hansen withdrew the motion.

Moved by Junck, seconded by Beatty-Hansen, to approve Option Two to approve the requests for Ames Pridefest on Saturday, September 30, including the waiver of fees for vending and all parking and reimburse the lost revenue, \$373.50, from the Council Contingency fund.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Junck, seconded by Beatty-Hansen, to approving blanket Temporary Obstruction Permit and blanket Vending License.

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

Moved by Junck, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 23-206 approving closure of Douglas Avenue from Main Street to 6th Street and 5th Street between Kellogg and the alley east of Adams Funeral Home from 5:00 a.m. to 10:00 p.m.

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

Moved by Junck, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 23-207 approving waiver of parking meter fees and enforcement.

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

Moved by Junck, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 23-208 approving waiver of fee for blanket Vending License.

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

The meeting recessed at 8:00 p.m. and reconvened at 8:06 p.m.

AMES DOWNTOWN PLAZA PROJECT (STEVEN L. SCHAIKER PLAZA): Director of Fleet Services Corey Mellies provided a brief history of the project and the Change Orders that had been approved previously. He shared this change order was for upsizing the water line to the garage area for the ice resurfacer, a frost prevention system for the ice ribbon, removing the drop curb for the existing driveway on Clark Avenue and replacing it with full curb and gutter, and sidewalk replacement due to utility work by the City. Director Mellies stated that the biggest portion of the cost is due to the frost prevention system.

Director Mellies explained that due to the site conditions being known during the design, the City should not be responsible for the costs associated with the frost prevention system. City staff will formally notify the design consultant that due to their inadequate design, the City must be reimbursed for this additional cost. However, he stated that the contractor cannot proceed with work on the ice ribbon until direction to proceed with the change order is provided. Approving the change order was necessary for City staff to be able to begin discussions the contractor regarding reimbursement. Director Mellies assured Mayor Haila of the confidence the subcontractor was offering for the quality of the ice and frost prevention system.

Mayor Haila opened and closed Public Input when no one came forward to speak.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 23-209 approving Change Order No. 5 in the amount of \$37,285.03 to Henkel Construction Company for the Steven L. Schainker Plaza bringing the total contract cost to \$4,549,108.47, and direct staff to seek reimbursement from Confluence.

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

NORTH RIVER VALLEY WELL FIELD AND PIPELINE PROJECT: Director of Water Pollution and Control John Dunn, gave the project history and shared that City staff had taken a month to evaluate awarding the contract. During this process, it was determined that there were inaccurate estimates provided by the Engineer, and this was the reason for the discrepancy between Engineers Estimate and bid totals. Director Dunn detailed for the City Council many different aspects that had been considered before the recommendation to award the contract was brought before them. He shared that City staff had conversations with the low bidder, and the bidder was willing to discuss potential cost savings in the electrical area of the project. Rob Baker from HDR Engineers was present to answer questions from the City Council.

Director Dunn clarified for Mayor Haila that the increase in bid prices from the previous to present was an effect of four years of COVID-19. Mayor Haila encouraged Director Dunn to discuss with the low bidder to see if the bidder would be willing to negotiate on risk to lower costs for the City. It was noted that the electrical subcontractor had ideas for cost savings that would be explored.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 23-210 approving final plans and specifications and awarding contract to Keller Excavating, Inc., Boone, Iowa, in the amount of \$10,200,955.80 for the North River Valley Well Field and Pipeline Project, contingent upon the Iowa Finance Authority approving the City's construction loan.

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

NUTRIENT REDUCTION FACILITY PLAN: Director Dunn introduced Travis Anderson of Strand Associates, who joined the meeting via Zoom and gave an update and overview on the context of the Nutrient Reduction Facility Plan. After thorough discussion and deliberations, it was determined that more information was needed before any action would be taken. In order to gain more clarity, the City Council determined tabling the items associated with the Nutrient Reduction Facility Plan was the best course of action.

Moved by Corrieri, seconded by Betcher, to table Item NO. 29, RESOLUTION NO. 23-211, until April 25, 2023.

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

Moved by Corrieri, seconded by Betcher, to table Item NO. 30, RESOLUTION NO. 23-212, until April 25, 2023.

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

HEARING ON MAXIMUM LEVY: Finance Director Corey Goodenow and Budget Manager Nancy Masteller shared that this was the first of two Public Hearings needed to approve the final FY 2023/24 budget. City Manager Steve Schainker explained the original recommendation brought before the City Council was only a 13-cent levy increase, but a mistake made by the State

in calculating the rollback necessitated an increase of 37 cents in order to meet the General Fund's need of \$1.2 million.

Director Goodenow shared a modification to the levy use, noting that City staff is proposing utilizing more of the General Fund Levy instead of the Employee Benefits levy. He stated that based on what was known at this time, this would allow for the greatest amount of flexibility in consideration of the legislation happening at the State level. Giving future City Councils the ability to utilize flexibility in determining tax rates was another goal of utilizing these levies.

City Manager Schainker reiterated that the total levy amount was \$10.20 with the 37-cent increase. He stated that City staff were trying to understand what the State wants to see in terms of levy usage and retain the City's flexibility going forward. The bottom line stayed the same to the City's customers, funds were just shifted between the two levies. City Manager Schainker confirmed that at the next hearing on the maximum levies, staff would show what the 37 cents means to the taxpayers in industrial, commercial, and residential categories. He also clarified that the property assessment valuations that had just been issued would not impact the FY 2023/24 budget, and that the City Council would have the option of decreasing the rate for FY 2024/25 budget to offset those increases. Further, he reminded the City Council and those watching that the General Levy was used to fund the Police Department, Fire Department, Parks and Recreation, and the Library. Mayor Haila noted that in many cases, residential rates decreased while commercial increased due to the rollback.

Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 23-213 approving maximum levy amount of \$23,666,001 for Fiscal Year 2023/24.

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

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 23-214 setting April 25, 2023, as date of public hearing on Adjusted Budget for FY 2022/23.

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

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 23-215 setting April 25, 2023, as date of final public hearing and adoption of budget for FY 2023/24.

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

HEARING ON PROPOSAL TO ENTER INTO AN ESSENTIAL LOAN AGREEMENT AND TO BORROW MONEY THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED \$11,750,000: Director Goodenow explained that this loan agreement was to fund various street and infrastructure projects, while the hearing to follow was related to park system

improvements. He noted City staff would be back with loan agreements when those projects were slated to move forward, as this was a “not to exceed” loan. Another item he clarified was that a hearing had already been conducted for the \$1 million set aside for bonds for the Fitch Family Indoor Aquatic Center.

Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 23-216 taking additional action on proposal to enter into a General Obligation Loan Agreements combining Loan Agreements, and providing for the levy of taxes to pay General Obligation Corporate Purpose Bonds, Series 2023.

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

HEARING ON PROPOSAL TO ENTER INTO A GENERAL PURPOSE LOAN AGREEMENT AND TO BORROW MONEY THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED \$550,000: Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Mayor Haila commended Director Goodenow, City Manager Schainker, Assistant City Manager Brian Phillips, Assistant City Manager Schildroth and the rest of the finance team for their excellent work and leadership throughout the budget process and thanked them for all they did to help find solutions during a difficult budget season.

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 23-216 taking additional action on proposal to enter into a General Obligation Loan Agreements combining Loan Agreements, and providing for the levy of taxes to pay General Obligation Corporate Purpose Bonds, Series 2023.

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

HEARING ON BAKER SUBDIVISION: Coordinator Baker-Latimer shared her excitement to have the remaining lots at the Baker Subdivision under contract so that construction could begin. She also encouraged everyone to go see the construction underway at 1126 Grand Avenue.

Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 23-217 approving purchase agreement for the sale of City-Owned Lots 2-7 in the Baker Subdivision to Habitat for Humanity of Central Iowa.

Roll Call Vote: 5-0-1, Gartin abstaining due to conflict of interest. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON POWER PLANT RENOVATIONS: Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Corrieri, seconded by Gartin, to accept the Report of Bids.
Vote on Motion: 6-0. Motion declared carried unanimously.

Director of Electric Services Donald Kom clarified for the City Council that staff in the Electric Department would be evaluating which aspects of the Power Plant Renovations could be carried out internally by City staff to reduce the costs of the overall project, and that the Electric Department was not planning on going back out for bids at this time.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 23-218 rejecting all bids and directing staff to re-evaluate the project.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON REFUSE DERIVED FUEL (RDF) STORAGE BIN REPAIR: Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Betcher, seconded by Corrieri, to accept the Report of Bids.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Corrieri, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 23-219 approving award of contract to Neumann Brothers, Inc., of Lawrence, Massachusetts, in the amount of \$1,428,000.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

SECOND READING OF ORDINANCE ON REZONING A PORTION OF THE PROPERTY ADJACENT TO THE SOUTHWEST CORNER OF CAMERON SCHOOL ROAD AND GW CARVER AVENUE (THE BLUFFS AT DANKBAR FARMS): Moved by Rollins, seconded by Corrieri, to pass on second reading an ordinance relating to Rezoning a portion of the property adjacent to the southwest corner of Cameron School Road and GW Carver Avenue (The Bluffs at Dankbar Farms).
Vote on Motion: 6-0. Motion declared carried unanimously.

SECOND READING OF ORDINANCE TO AMEND THE AMES MUNICIPAL CODE SECTIONS 18.31(32) AND (343) REGULATING PARKING ON BRISTOL DRIVE AND HAMPTON STREET: Moved by Corrieri, seconded by Betcher, to pass on second reading an ordinance related to amend the Ames *Municipal Code* Sections 18.31(32) and (343) regulating parking on Bristol Drive and Hampton Street.
Vote on Motion: 6-0. Motion declared carried unanimously.

THIRD PASSAGE AND ADOPTION OF ORDINANCE NO. 4490 OF REZONING PLANNED UNIT DEVELOPMENT (PUD) WITH MASTER PLAN FOR 3216 TRIPP STREET – BAKER SUBDIVISION, LOT 27 FROM RESIDENTIAL LOW DENSITY (RL) TO RESIDENTIAL MEDIUM DENSITY (RM) WITH PUD OVERLAY AND MASTER PLAN (CONTINUED FROM FEBRUARY 28, 2023, CITY COUNCIL MEETING): Moved by Rollins, seconded by Betcher, to pass on third reading and adopt ORDINANCE NO. 4490 rezoning Planned Unit Development (PUD) with Master Plan for 3216 Tripp Street – Baker Subdivision, Lot 27 from Residential Low Density (RL) to Residential Medium Density (RM) with PUD Overlay and Master Plan (continued from February 28, 2023, City Council meeting). Roll Call Vote: 6-0. Motion declared carried unanimously.

THIRD PASSAGE AND ADOPTION OF ORDINANCE NO. 4496 ON ZONING TEXT AMENDMENT TO ELIMINATE ROOFTOP SOLAR PANEL ZONING REQUIREMENTS: Moved by Betcher, seconded by Beatty-Hansen, to pass on third reading and adopt ORDINANCE NO. 4496 on Zoning Text Amendment to Eliminate Rooftop Solar Panel Zoning Requirements. Roll Call Vote: 6-0. Motion declared carried unanimously.

THIRD PASSAGE AND ADOPTION OF ORDINANCE NO. 4497 TO AMEND AMES MUNICIPAL CODE CHAPTERS 23 & 28 FOR UTILITY CONNECTIONS AND FEES AND RURAL WATER BUYOUT FEES: Moved by Corrieri, seconded by Betcher, to pass on third reading and adopt ORDINANCE NO. 4497 to amend Ames *Municipal Code* Chapters 23 & 28 for Utility Connections and Fees and Rural Water Buyout Fees. Roll Call Vote: 6-0. Motion declared carried unanimously.

DISPOSITION OF COMMUNICATIONS TO COUNCIL: The first item to be discussed was an email from Chase Senneff regarding Mortenson Road resurfacing. Moved by Corrieri, seconded by Gartin, requesting Public Works staff to respond to the email. Vote on Motion: 6-0. Motion declared carried unanimously.

An email from Dog Eared Books Staff regarding Downtown Employee Parking concerns was discussed next.

Moved by Betcher, seconded by Corrieri, that the City Council get a memo back after City staff had further discussion with Dog Eared Books.

Lastly, Dan Crim submitted an email stating concern about the sidewalk on Kent Avenue. Moved by Beatty-Hansen, seconded by Betcher, to request a memo from City staff in response. Vote on Motion: 6-0. Motion declared passed unanimously.

COUNCIL COMMENTS: *Ex officio* Tabitha Etten expressed her thanks to the City Council for all who attended the joint meeting with the Iowa State Student Government.

Mayor Haila expressed his appreciation for the invitation from Iowa State Student Government and the interest students have in government in Ames.

ADJOURNMENT: Moved by Betcher, seconded by Junck, to adjourn the meeting at 9:32 p.m.
Vote on Motion: 6-0. Motion declared passed unanimously.

Grace A Bandstra, Deputy City Clerk

John A. Haila, Mayor

Renee Hall, City Clerk