

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

AMES, IOWA

APRIL 18, 2023

The Special Meeting of the Ames City Council was called to order by Mayor John Haila at 6:00 p.m. on the 18<sup>th</sup> day of April, 2023, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and Anita Rollins. *Ex officio* Tabitha Etten was absent.

**ORDINANCE FOR GEOTHERMAL SERVICE: RATES, CHARGES, OWNERSHIP, AND REPAIR OF SERVICE CONNECTIONS FOR THE BAKER SUBDIVISION:** Moved by Beatty-Hansen, seconded by Junck, to approve RESOLUTION NO. 23-220 directing staff to draft an ordinance for Geothermal Service: rates, charges, ownership, and repair of service connections for the Baker Subdivision.

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

**WORKSHOP ON CLIMATE ACTION PLAN:** Assistant City Manager Deb Schildroth introduced the project team for the Climate Action Plan (CAP) consisting of herself, Public Relations Officer Susan Gwiasda, Director of Electric Services Donald Kom, and Sustainability Coordinator Merry Rankin. She recognized that several members of the Supplemental Input Committee were in the audience before introducing Sustainability Solutions Group (SSG) consultants Naomi Devine, Erik Frenette, and Yuill Herbert.

Consultant Devine presented the project overview, noting the significant amount of work accomplished in the past two years. She highlighted the iterative nature of the planning process, which incorporated feedback from staff, the City Council, the Supplemental Input Committee, and the public. The original aspirational goal set by the City Council was 83% reduction of base year emissions by 2030 and Net Zero (NZ) by 2050. She emphasized that climate action planning provided the “what” and “why,” while the implementation strategy addressed the “how.”

Consultant Frenette explained that the modeling results identified a 70% reduction by 2030 and 94% reduction by 2050, meaning greenhouse gas (GHG) emissions in 2030 would be 4.8 tonnes per capita, while GHG emissions in 2050 would be 0.8 tonnes per capita. This did not quite meet the aspirational goal of an 83% reduction by 2030 and NZ by 2050. Factors slowing progress included the transportation sector and ongoing emissions in the electric grid.

Consultant Frenette then reviewed the Six Big Moves: (1) Renewable Energy Generation, (2) Building Retrofits Program, (3) Net-Zero New Construction, (4) Reduce Vehicle Emissions, (5) Increase Active Transportation and Transit Use, and (6) Reduce Waste Emissions. He presented images showing the cumulative impact of the Six Big Moves on emissions reductions, noting the biggest impact as Renewable Energy Generation, followed by Building Retrofits Program and Net-Zero New Construction. Consultant Frenette framed the CAP as an investment that would have returns, illustrating how capital expenditures early in the process pay off in the form of cost savings for energy, operations, and maintenance. He identified 2036 as the undiscounted break-even year.

Presenting the summary of financial results, Consultant Frenette noted that SSG modeled the Low-Carbon Scenario (LCS) with both undiscounted financials and with a 3% discount rate. He explained that it is an industry standard to use a discount rate when calculating and evaluating investments. Discount rates capture the opportunity cost of investing and the general preference for gaining returns on investment sooner rather than later. Consultant Frenette observed that using a discount rate was a more conservative approach than undiscounted calculations, because it discounts expected returns on investment down the line, when climate investments really start to pay off. In the Ames CAP, the total savings associated with the CAP between 2023 and 2050 were \$3 billion when calculated without a discount rate. However, the 3% discount rate put the total savings at \$1.5 billion. The undiscounted total capital investment between 2023 and 2050 was \$3.2 billion, while the 3% discount rate put that total investment at \$2.4 billion. This shows that discounting impacted the savings significantly more than the capital investments. Thus, discounting the longer-term savings yielded a higher net cost calculation. Consultant Frenette clarified that the report includes data for both discounted and undiscounted calculations.

The Inflation Reduction Act (IRA) of 2022 made the single largest investment in climate and energy in American history, according to Consultant Frenette. The IRA had a cumulative potential of \$770 million in climate funding for Ames from 2023-2050. He noted that the Ames CAP included the first analysis of the impact of the IRA for a municipal CAP in the nation.

Consultant Frenette then addressed the financial breakdown for the actions within the Six Big Moves. The data presented examined cumulative emissions reductions, proportion of total reduction, net present value, and marginal abatement cost for the actions. Large-scale renewable electricity generation stood out, comprising 21% of the proportion of total emissions reduction with a marginal abatement cost of \$155 per tonne of carbon dioxide (CO<sub>2</sub>) equivalent. In contrast, home retrofits made up 5% of the total reduction, but cost \$562 per tonne.

The Implementation Strategy for enacting the goals of the CAP was next addressed by Consultant Frenette. He explained that the whole community shared responsibility for the Low Carbon Actions discussed earlier. On the other hand, the Implementation Plan was specific to the City of Ames, providing guidance on initiatives to support the broader roadmap of the Six Big Moves. Consultant Frenette emphasized the importance of incremental progress to build momentum.

The first Big Move addressed by Consultant Frenette was the Building Retrofits Program. The net cost for this category was \$930 million, providing 15% of cumulative emissions reductions. Promoting heat pumps would involve financial incentives, creating a repository of vendors and installers, contractor training, and resident feedback. A pilot retrofit program focused on older homes would provide useful information for a larger-scale program. Consultant Frenette also noted the goal of retrofitting municipal buildings by 2030 and partnering with a community loan provider. He introduced the potential of a Neighborhood Finance Association (NFA), which provides loans for energy upgrades and home improvements at low to no cost. Such programs were currently available in Des Moines and Cedar Rapids. The IRA also allocates significant funding for retrofit projects involving electrification.

Renewable Energy Generation, the second Big Move discussed by Consultant Frenette, came at a net cost of \$850 million and comprised 47% of total emissions reductions. Implementation would

involve increasing ground mount solar and wind generation through power purchasing agreements and through City-owned generation. Promoting rooftop solar would involve offering incentives for solar on new and existing buildings, ideally partnered with a non-profit loan provider. Consultant Frenette also raised the possibility of starting a Solar Group Buy program with Midwest Renewable Energy Association (MREA).

Consultant Frenette noted that Net-Zero New Construction, the third Big Move, had a net cost of \$180 million, making up 3% of total emission reductions. Implementation for this move focused on zoning code requirements and tax incentives for new NZ buildings. Other implementation steps included making all new municipal buildings NZ starting in 2025, offering training for builders in NZ design principals, and energy use disclosure for large new buildings.

The fourth Big Move that Consultant Frenette reviewed was Reducing Vehicle Emissions, which had net savings of \$960 million making up 4% of total emissions reductions. Implementation steps included education about the IRA Clean Vehicle credit, a municipal policy for new vehicle purchases, electric vehicle (EV) infrastructure policies, and supporting CyRide decarbonization.

Consultant Frenette explained that Active Transportation and Transit Use, the fifth Big Move, had a net savings of \$660 million while making up 3% of total emissions reductions. Steps to implement this goal involved working with Iowa State University (ISU) to introduce a bikeshare program, improving and expanding active transportation infrastructure, creating CyRide bus pass partnerships with large employers, and creating car-free zones.

Reducing Waste Emissions, the sixth Big Move, made up 3% of total emissions reductions. The pathway to implementation for this goal involved an organized garbage collection system, education on composting and waste reduction, and implementing an alternative waste-to-energy system allowing refuse to be combusted in a separate boiler.

The consultants invited questions from the City Council about the presentation. Discussion ensued about the feasibility of phasing out nearly all natural gas use by 2028. Consultant Frenette noted that achieving this target would require aggressive phasing out of natural gas, supplemented by renewable natural gas (RNG). Director Kom explained for Council Member Gartin that RNG is essentially methane that results from decomposition of organic matter. A small amount is produced at the Water Pollution Control Facility in Ames as community waste is processed, but it is difficult to find large amounts of RNG. Director Kom identified three options for the Electric Utility to do their part in meeting this target: (1) continue burning natural gas and switch to RNG, (2) switch to a separate Refuse-Derived Fuel (RDF) boiler, and (3) drastically reduce the amount of RDF brought to the plant so that natural gas would not be required to burn it. Mayor Haila pointed out that the target was for the entire community, so Alliant would have to reduce reliance on natural gas as well. Mayor Haila flagged a potential equity concern with relying on RNG, noting that its higher cost could drive up utility rates and disproportionately impact underresourced community members.

Mayor Haila emphasized the importance of making the assumptions behind the modeling clear to ensure that the objectives were achievable. Consultant Frenette clarified for Mayor Haila that costs for electric infrastructure upgrades were not factored into the model because the model compares

a Low-Carbon Scenario with Business as Planned (BAP), and upgrades to electric infrastructure would be necessary in BAP. Thus, those upgrades would not represent an additional cost compared to BAP. Director Kom clarified for Mayor Haila that a study on the capacity of the electric grid to handle widespread conversion to heat pumps had not yet been conducted. He noted that heat pumps were more efficient than air conditioners, so electric consumption in the summer would go down, while consumption would increase in the winter as heat pumps replaced natural gas furnaces. Director Kom also clarified for Council Member Gartin that the natural gas boilers in the Power Plant would be maintained for emergencies and Midcontinent Independent System Operator (MISO) capability requirements, but would run much less as wind and solar generation increased.

Discussion ensued regarding strategies for influencing residential, commercial, and industrial use of natural gas. Consultant Devine explained for Council Member Gartin that other cities have created formal partnerships with interested parties in their communities to sign on to the CAP and take responsibility for actions in their sectors. Council Member Beatty-Hansen emphasized that the City should act as a conduit. Creating directories of service providers and connecting people with available rebates and incentives like those in the IRA would make a significant difference. Consultant Devine noted that the leadership of the City could demonstrate possibility and support progress in other sectors to build momentum. Sustainability Coordinator Rankin shared that ISU has its own CAP and recently switched from coal to natural gas. She noted that reports on opportunities for further emission reductions at ISU would be coming soon.

Reviewing the year-over-year LCS investments and returns, Consultant Frenette clarified for Mayor Haila that this particular chart did not include financing, but the report did include an amortized graph. Consultant Herbert explained for Mayor Haila that the industry standard was to exclude inflation from calculations as it can have an extreme distortionary effect, so the model presented did not account for inflation. Consultant Herbert noted an encouraging data point, stating that the annual cost of the CAP would be 0.15% of the estimated Gross Domestic Product (GDP) of Ames. Many other municipalities faced costs of 5-10% of their GDPs for similar CAPs. He clarified for Mayor Haila that this GDP was downscaled from reports on the GDP of Iowa as a whole. In response to questions from Council Member Betcher and Mayor Haila, Consultant Herbert stated that the “out of pocket” cost for the CAP was \$3.2 billion, but that number did not factor in discount rates, inflation, or IRA savings.

Regarding projected IRA savings, Council Member Betcher expressed concern that the IRA may not endure past changes in the political composition of the federal government. Consultant Devine affirmed this as an important consideration but also expressed confidence that the 15-year trend of a variety of new funding programs starting up would continue. Council Member Gartin expressed skepticism that a city of less than 70,000 people would receive \$770 million in federal funding. Consultant Frenette pointed out that there was even more funding in the IRA that was not included in the model, such as funding for electric buses and utilities. Council Member Betcher suggested considering the IRA funding as aspirational. Consultant Herbert noted that Ames was well-positioned to take advantage of IRA funding because Ames was the first municipality in the country to conduct a quantified analysis of the IRA and its impacts for the City.

Council Member Gartin requested that the consultants provide an estimate of the cost per capita of the CAP. Consultant Herbert noted that such a calculation was complicated. He also offered to

Council Member Gartin examples of several municipalities whose CAP had a similar cost, including Lakewood, Ohio, Tacoma, Washington, and Bellingham, Washington. Consultant Herbert pointed out that \$3.2 billion of capital investments over 27 years would be invested one way or another, and the function of the CAP was to push those investments toward options that reduced emissions. He emphasized CAP investment as an economic development opportunity while recognizing the challenges of figuring out the best way to finance the projects.

Council Member Gartin inquired about the average cost to retrofit a typical residential home. Consultant Frenette identified \$50,000 for a 50% reduction in energy as a standard cost, which often includes changes like air sealing, improved insulation, and improved windows and doors. In response to Mayor Haila, Consultant Frenette noted that, although retrofits had a high price tag for a small percentage of total reduction, they functioned as an enabler for realizing the full value of other changes. Switching to heat pumps would reduce direct fossil fuel emissions, but the full benefit would only be realized as the electric grid was decarbonized. In response to a question from Mayor Haila about how NFAs sourced their funding for energy upgrade loans, Assistant City Manager Schildroth explained that NFAs operate as a partnership with banks, lending institutions, and municipal and county funding. Consultant Frenette added that the IRA offered a max consumer rebate of \$14,000 for qualified electrification projects, which would help offset the cost of retrofits.

Council Member Betcher inquired about the path to retrofitting municipal buildings. City Manager Steve Schainker explained that hiring a consultant to analyze the options would be the next step, noting that financing could be a challenge depending on how the state legislature categorized retrofits. He also observed that the City asked consultants designing new municipal buildings to consider energy efficiency and NZ readiness.

Discussion about Renewable Energy Generation focused on ground solar. Director Kom reported that staff was in the proposal process for rooftop solar on municipal buildings, and identified the closed landfill as a site with additional solar potential. Both options would add power generation to land that could not be used for a different purpose. Director Kom noted that the City was partnering with ISU in their exploration of the possibility of growing crops underneath ground-mounted solar panels. In response to an inquiry from Council Member Betcher, Director Kom explained that the infrastructure required to install solar panels over parking lots would be quite difficult.

While cities are not allowed to set standards stricter than the state building code, City Manager Schainker explained that contract-free zoning may be an option to promote NZ New Construction. Consultant Herbert shared that other municipalities implemented zoning code requirements in phases to allow the building industry to adapt incrementally, reducing the initial costs of the change and making green development the standard. Consultant Frenette explained for Mayor Haila that NZ New Construction had a price premium of up to 12%, depending on the building type. Assistant City Manager Schildroth identified the importance of clarifying what the City means by NZ, as that term can encompass different standards with varying costs. In response to concern about housing costs expressed by Mayor Haila and Council Member Gartin, Consultant Devine emphasized the long-term energy and maintenance cost savings of NZ buildings. Consultant Herbert added that NZ New Construction price premiums usually included the cost of solar installation. If the grid was decarbonized, solar installation would not be necessary for the home

to be NZ ready, which would reduce costs significantly. Council Member Gartin expressed concern that the costs would make Ames less competitive when there was already a housing shortage. Mayor Haila noted the ongoing challenge of balancing competing goals.

Transportation was a category characterized by net savings rather than net costs, explained Consultant Frenette. Mayor Haila pointed out that CyRide was projected to have 17 electric buses in a fleet of 100 by 2050. Consultant Frenette stated that the model assumes either 100% electric buses or use of alternative fuels for any non-electric buses by 2050. Council Member Gartin questioned the feasibility of car-free zones that did not discriminate against mobility-impaired residents. Consultant Frenette affirmed the importance of considering equity and inclusion in any implementation strategy, and Consultant Devine shared that car-free zones could create new opportunities for local businesses by opening up space for patios.

On the topic of Reducing Waste Emissions, Consultant Frenette clarified for Council Member Rollins that the model included the cost of building a new waste-to-energy facility. He assured the Council Members that waste diversion was addressed in the report.

Council Member Gartin identified that the discussion had not covered potential tax and utility rate increases associated with the CAP as a whole. City Manager Schainker stated that electricity rates and property taxes would likely increase, but emphasized the benefit to the environment as worthy of consideration. The levelized costs approach to capital improvements would help to keep cost increases incremental and manageable. He explained that staff would develop a chart mapping the Six Big Moves, associated action steps, and sources of funding to illustrate the options of where to focus and at what level. City Manager Schainker stated that the City would probably not be able to do it all, but the costs would become clearer as the next steps provided further information.

Reflecting on the overall approach to CAP implementation, Council Member Gartin inquired whether the City Council intended to approach it incrementally, limited by affordability, or aggressively, regardless of cost. City Manager Schainker encouraged the City Council to be aggressive within parameters of cost, legal limits, and feasibility. Mayor Haila stated that the CAP was not a Capital Improvements Program (CIP), but rather an aspirational strategy to show the possibilities of how to get to the emissions reduction goal. He shared his assessment that the City would not be able to meet the 2030 targets, but the City could try to do as much as possible to get to that point. Public engagement to collect feedback on what to do and how to do it would be crucial. Council Member Beatty-Hansen built on Mayor Haila's comments, emphasizing that costs are distributed across the entire community. She stressed that a large part of the role of the City would be serving as a conduit for people interested in taking steps on their own, connecting people with external funding and building directories of service providers. Cataloging complicated systems and making existing resources accessible would go a long way, she continued.

City Manager Schainker reminded the City Council that adopting the CAP was not a commitment to specific actions. Rather, the CAP would establish the process of developing an annual action plan in which specific costs were quantified. Each year, the City Council would determine what was achievable. Assistant City Manager Schildroth added that the City could adjust to new challenges and opportunities in the annual action plans. Council Member Rollins stated that scaling back to achievable steps was not abandoning the aspirational goals originally set by the City

Council. She compared the City to a driver trying to figure out how to get to a destination. The CAP developed with SSG identified the road for the City to travel to that destination. With the plan in place, the City could now decide how far and how fast to go along the road.

Assistant City Manager Schildroth shared that staff was seeking additional input from the public. She stated that the CAP report would be available on the City website, and feedback could be submitted to [sustainability@cityofames.org](mailto:sustainability@cityofames.org). After May 10<sup>th</sup>, 2023, the input collected would be shared with SSG for inclusion in the final CAP. Mayor Haila clarified that the City Council still welcomed feedback at that email address until the final version of the CAP was presented for adoption.

**DISPOSITION OF COMMUNICATIONS TO COUNCIL:** Mayor Haila noted four dispositions to the City Council.

The first item was an email from Lisa Hovis, building owner of 317 Main Street, requesting amendments to the noise ordinance.

Moved by Gartin, seconded by Beatty-Hansen, to have staff contact Ames Main Street to work with the involved parties to try to come to a resolution before considering amendments to the ordinance.

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

An email from David Blakeley and Joel Paulson regarding paved parking at 2803 West Street was the second item.

Moved by Betcher, seconded by Beatty-Hansen, to request a memo from staff with more information on the issue.

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

The third and fourth items were emails from Kurt Friedrich, President of R. Friedrich and Sons, Inc. Mayor Haila stated that a letter on a related topic would be included in the packet for April 25<sup>th</sup>, 2023.

Moved by Gartin, seconded by Rollins, to defer discussion of the two emails from Kurt Friedrich until April 25<sup>th</sup>, 2023.

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

**COUNCIL COMMENTS:** Mayor Haila recognized the workshop as a great example of the work staff does.

**ADJOURNMENT:** Moved by Betcher, seconded by Rollins, to adjourn the meeting at 8:27 p.m.

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

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Jeremy Neefus, Principal Clerk

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John A. Haila, Mayor

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Renee Hall, City Clerk

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

AMES, IOWA

APRIL 25, 2023

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:00 p.m. on the 25<sup>th</sup> 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, Tim Gartin, Rachel Junck, and Anita Rollins. Vice President of Iowa State University Student Government Emily Roberts was present on behalf of *ex officio* Tabitha Etten. Council Member Amber Corrieri was brought into the meeting telephonically.

**PROCLAMATION FOR “ARBOR DAY,” APRIL 28, 2023:** Mayor Haila proclaimed Friday, April 28, 2023, as Arbor Day. He announced the Arbor Day tree planting at the Ames Municipal Cemetery on Friday, April 28, 2023, at 10:00 a.m., and highlighted the opportunity for Ames residents to receive a rebate for planting a native tree on their property or in the adjacent right-of-way. City Forester Gabriele Edwards, Parks and Recreation Director Keith Abraham, and members of Ames Trees Forever accepted the proclamation. City Forester Edwards noted that last year was the 150<sup>th</sup> Arbor Day, which was started in Nebraska and typically observed on the last Friday in April. She also highlighted that Ames has been recognized as a “Tree City USA” for the 39<sup>th</sup> straight year.

**PROCLAMATION FOR “NATIONAL HISTORIC PRESERVATION MONTH,” MAY 2023:** Mayor Haila proclaimed May as National Historic Preservation Month and Historic Preservation Commission Chair Susan Minks accepted the proclamation.

**PROCLAMATION FOR “NATIONAL LIBRARY WEEK,” APRIL 23-29, 2023:** Mayor Haila proclaimed April 23-29, 2023, as National Library Week. He invited all residents to visit the Library to explore the wealth of resources available. Ames Public Library Director Sheila Schofer accepted the proclamation. She noted this was an exciting time for libraries across the country, highlighting the special exhibit being featured at the Ames Library by means of a scavenger hunt.

**PRESENTATION OF HISTORIC PRESERVATION AWARDS:** Mayor Haila recognized the 2023 award recipients for their work to rehabilitate and restore residential and commercial properties, and Historic Preservation Chair Susan Minks presented the awards. Jerry and Mary Nelson accepted the 2023 Renewing the Past Award for the rehabilitation of the commercial building at 412 Burnett Avenue and 330 5<sup>th</sup> Street. Jason Dietzenbach, architect for the project, accepted the 2023 Architecturally Compatible New Additions or Structures Award on behalf of the recipient Karly Hermanson for the building located at 721 Douglas Avenue. Kristy Collins and Alex Fejfar accepted the 2023 Crown Jewel of Ames Award on behalf of the recipient Dennis Jones, who passed away in 2018, for the restoration of the building located at 410 Douglas Avenue. James Wilcox also accepted the 2023 Crown Jewel of Ames Award for the restoration of the front porch at the home located at 320 9<sup>th</sup> Street.



Council Member Corrieri was disconnected from the meeting at 6:17 p.m. due to technical difficulties.

**CONSENT AGENDA:** Moved by Betcher, seconded by Beatty-Hansen, to approve the consent agenda.

4. Motion approving payment of claims
5. Motion approving Minutes of Regular Meeting on April 11, 2023
6. Motion approving Report of Change Orders for period April 1-15, 2023
7. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses
  - a. Special Class C Liquor License – The Great Plains Sauce and Dough Co, 129 Main Street
  - b. Class E Liquor License – Walgreens #12108, 2719 Grand Ave
  - c. Class C Liquor License with Catering Privilege and Outdoor Service – Mother’s Pub, 2900 West Street
  - d. Class B Beer Permit, Jeff’s Pizza Shop LLC, 2402 Lincoln Way
  - e. Class C Liquor License with Outdoor Service – Bar la Tosca, 303 Welch Avenue
8. Motion approving temporary Outdoor Service for Class C Liquor License with Outdoor Service - Tip Top Lounge, 201 E. Lincoln Way, for the following dates in 2023:
  - a. May 20 – May 21
  - b. June 1 – June 2
  - c. June 15 – June 16
  - d. June 29 – June 30
  - e. July 13 – July 14
  - f. July 27 – July 28
  - g. August 10 – August 11
  - h. August 24 – August 25
  - i. August 31 – September 1
  - j. September 9 – September 10
9. Ames on the Half Shell:
  - a. RESOLUTION NO. 23-221 approving waiver of enforcement of *Municipal Code* Section 17.17 related to alcohol consumption in City parks with respect only to Bandshell Park from 5:00 p.m. to 9:00 p.m. on Fridays June 2 – June 30, 2023
  - b. Motion approving 8-month Special Class C Retail Alcohol License with Outdoor Service – Ames on the Half Shell, Bandshell Park
10. Motion approving 5-day Special Class C Liquor License with Outdoor Service for Ames Chamber of Commerce 515 Celebration for closed area on May 17 and License Premise Transfer for May 19
11. RESOLUTION NO. 23-222 approving appointments to Campus and Community Commission
12. RESOLUTION NO. 23-223 approving Quarterly Investment Report for period ending March 31, 2023
13. RESOLUTION NO. 23-224 waiving enforcement of prohibition of motorized vehicles in Ada Hayden Heritage Park for the Friends of Ada Hayden Heritage Park golf cart tours on September 11 and 12, 2023

14. RESOLUTION NO. 23-225 approving exception to Section 22.32(c)(2)(v) to allow alcohol service in Sidewalk Café at Noir, 405 Kellogg
15. RESOLUTION NO. 23-226 approving request to modify the City’s FY 2022/23 ASSET contract with NAMI of Central Iowa by reallocating \$3,203 from Public Education and Awareness to Activity and Resource Center and \$1,102 from Public Education and Awareness to Family/Peer Support services for a total of \$4,305
16. RESOLUTION NO. 23-227 setting May 9, 2023, as date of public hearing on proposal to enter into a Drinking Water State Revolving Loan Agreement and to borrow money thereunder
17. RESOLUTION NO. 23-228 approving preliminary plans and specifications for the Water Plant Distributed Antenna System, setting May 31, 2023, as bid due date and June 13, 2023, as the date of public hearing
18. RESOLUTION NO. 23-229 approving preliminary plans and specifications for 2023/24 Traffic Signal Program (S. Duff & Chestnut); setting May 17, 2023, as bid due date and May 23, 2023, as date of public hearing
19. RESOLUTION NO. 23-230 approving preliminary plans and specifications for 2025/26 Traffic Signal Program (S. Duff Avenue & S. 3<sup>rd</sup> Street ); setting May 17, 2023, as bid due date and May 23, 2023, as date of public hearing
20. RESOLUTION NO. 23-231 awarding contract for the purchase of playground equipment for University Community Childcare (UCC) in conjunction with CARES Round 2 (COVID-19) Grant Funding through the Iowa Economic Development Authority (IEDA)
21. RESOLUTION NO. 23-232 approving purchase of eight solid rubber tires from SETCO Tire, Idabel, Oklahoma for a total of \$84,396.56, to be delivered after July 1, 2023
22. RESOLUTION NO. 23-233 approving professional services agreement for 2023/24 Intelligent Transportation System Program (Phase 3) project with HR Green, Inc., of Johnston, Iowa in an amount not to exceed \$172,620
23. RESOLUTION NO. 23-234 approving the contract renewal with ChemTreat, Inc, of Glen Allen, Virginia, for Chemical Treatment Program in an amount not to exceed \$365,000
24. RESOLUTION NO. 23-235 approving contract and bond for 2021/22 Concrete Street Pavement Improvements (Stange and 24<sup>th</sup>) with Con-Struct, Inc., of Ames, Iowa
25. RESOLUTION NO. 23-236 approving contract and bond for 2021/22 Shared Use Path System Expansion – Ioway Creek with Caliber Concrete, LLC, of Adair, Iowa
26. RESOLUTION NO. 23-237 approving contract and bond for 2022/23 Concrete Pavement Improvements (Brookridge Avenue, Ridgewood Avenue, Lee Street, 9<sup>th</sup> Street, Park Way, and Alley) with Shekar Engineering, P.L.C. of Des Moines, Iowa
27. RESOLUTION NO. 23-238 approving contract and bond for the SAM Pump Station Standby Generator with Price Electric of Robins, Iowa
28. RESOLUTION NO. 23-239 accepting the South 5th St (S Grand Ave to 600’ west of S Duff Ave) and South Grand Ave (Ioway Creek Dr to S 5th St) project as completed by Peterson Contractors, Inc. (PCI) of Reinbeck, Iowa in the amount of \$3,188,148.65.
29. RESOLUTION NO. 23-240 accepting the 2021/22 Arterial Street Pavement Improvements (North Dakota & Ontario Street) project as completed by Con-Struct Inc. of Ames, Iowa, in the amount of \$1,427,992.70

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

**PUBLIC FORUM:** Mayor Haila opened the Public Forum.

Grant Olsen, 3812 Ontario Street, Ames, spoke in regard to bicycle and pedestrian accessibility and safety at the intersection of S Duff Avenue and SE 16<sup>th</sup> Street considering the construction project currently underway.

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

Council Member Corrieri was reconnected to the meeting at 6:31 p.m.

**CYCLONE WELCOME WEEKEND:** Police of Chief Geoff Huff noted that on July 29, 2022, the City Council approved an ordinance to allow for enhanced penalties for nuisance parties when authorized by City Council resolution for certain dates and times. The requested approval of a resolution is to authorize the use of enhanced penalties for nuisance parties beginning at 5:00 p.m. Friday, August 18, 2023, and ending at 4:00 a.m. Sunday, August 20, 2023. These dates correspond with the weekend before Iowa State University classes begin, which has been associated with an increase in alcohol consumption, illegal parking, nuisance parties, and other high-risk activities. Chief Huff explained that City leadership, Iowa State University (ISU) leadership, and both the Ames and ISU Police Departments discussed ways to refocus the event order way to reduce harm, reduce noise complaints, reduce parking complaints, etc. The unofficial events hosted that weekend are being transitioned to an official ISU event, Cyclone Welcome Weekend, explained Chief Huff. ISU created several activities to take the focus off alcohol use and overuse and steer activities towards community events and safer alternatives.

Chief Huff explained that the current fine for a first violation of the ordinance is \$100, and \$200 for second and subsequent violations. It is believed this fine structure is an insufficient deterrent to nuisance parties on the Saturday before classes. The new ordinance passed on July 29, 2022, allows for enhanced penalties for nuisance party violations of \$650 for a first offense and \$855 for each repeat offense on dates and times approved through a resolution by City Council. The enhanced fine structure for nuisance party violations was utilized for Cyclone Welcome Weekend last year and City staff noticed reduction in large parties, with only three citations written in 2022 for the enhanced penalty Nuisance Party Violation. He furthered that inclement weather in the area also helped dissuade high-risk activities.

Cyclone Welcome Weekend is several months away which provides ample time to notify the community of the enhanced penalties for nuisance party violations, Chief Huff noted. He detailed the outreach efforts, highlighting that ISU agreed to send out notifications to students and staff to make them aware of the new towing policy as a part of a larger campaign regarding Cyclone Welcome Weekend.

Chief Huff responded to an inquiry from Council Member Betcher regarding multiple citations, noting that the Police Department did not write a second offense for a nuisance party during the increased penalty period last year. Council Member Betcher asked a follow-up question involving the parameters for second offenses. Chief Huff explained that if a citation was issued to the same resident at the same location as last year, it would be considered a second offense, while if it were to be issued at a different location to the same resident it would be considered a first offense.

ISU Student Government Vice President Emily Roberts questioned the hours for enhanced fines and Chief Huff noted that the proposed hours mirrored those that were approved last year. Council Member Corrieri asked if Chief Huff could provide the City Council with other suggestions to mediate other challenges the Department may be anticipating. Chief Huff shared that the structure of Cyclone Welcome Weekend would be similar to that of last year and emphasized that the weather would be the determining factor in evaluating how effective the proposed penalties would be.

The Public Input for enhanced penalties for nuisance party violations was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 23-241 authorizing enhanced penalties for nuisance party violations beginning at 5:00 p.m., Friday August 18 and ending at 4:00 a.m. on Sunday, August 20, 2023.

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

Chief Huff shared that, similarly to the previous item, the City Council approved an ordinance to allow for the immediate towing of vehicles parked illegally when authorized by City Council resolution. The resolution that authorizes such towing must designate certain types of illegal parking subject to towing, along with the specific dates, times, and geographic area subject to immediate towing, he furthered. The requested approval of a resolution was to authorize the use of the immediate towing ordinance for certain areas and times on Saturday, August 19, 2023. Included are the areas of Lincoln Way between Beach Avenue and State Street, State Street between Lincoln Way and Mortensen Avenue, Mortensen Avenue between State Street and Beach Avenue, and Beach Avenue between Mortensen Avenue and Lincoln Way on Saturday, August 19 from midnight to 11:59 p.m. for Cyclone Welcome Weekend. Chief Huff justified this request by highlighting the safety hazard of illegally parked vehicles on residential streets, which has escalated to the extent that in some cases emergency vehicles are unable to travel down the street safely.

The strategy of towing illegally parked vehicles was authorized for August 20, 2022, for Cyclone Welcome Weekend, and City staff was pleased to see few illegally parked vehicles. In total, only 32 vehicles were towed. Council Member Gartin highlighted a discussion from last year concerning inordinately penalizing those who have their car towed. Chief Huff noted that the vendor for the City would store all towed vehicles for the City at their location due to liability

purposes. He furthered that because it is a City initiated tow, it is less expensive than a private tow, with fees amounting to \$50 with a \$5 per day storage fee. Council Member Rollins inquired about how the 32 citations issued compared to other towing events. Chief Huff noted that the number of citations was on par with a Snow Ordinance.

Mayor Haila opened and closed the Public Input regarding the Immediate Towing of Vehicles when no one came forward to speak.

Moved by Rollins, seconded by Betcher, to adopt RESOLUTION NO. 23-242 authorizing the Immediate Towing of Vehicles on Saturday, August 19, 2023, midnight to 11:59 p.m. in the designated area of Beach Avenue west to State Avenue and Lincoln Way south to Mortensen Avenue for certain illegal parking violations.

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

**JAMES HERMAN BANNING AMES MUNICIPAL AIRPORT:** City Manager Steve Schainker noted that this item had been included on the agenda for discussion per the request of the City Council. Action taken on this item would appropriate the funds in order to progress the item to the point of contract and allocation of funding, which would return to the City Council for approval.

Council Member Gartin shared that he would be respectfully dissenting on this item due to his belief that the City Council did not make full consideration of other possible candidates for the renaming of the airport. He noted that Hartley “Hap” Westbrook flew B-24s in World War II, spent two years in a Prisoner of War Camp, started Haps Air Service in Ames in 1947, and spent decades of his life trying to enhance and develop the Ames Municipal Airport. Council Member Gartin furthered that he has received a tremendous amount of feedback from the community that is baffled by the decision to rename the airport after someone when there was not adequate consideration of Mr. Westbrook and his contributions. Mr. Gartin stated that he believes this was an injustice and emphasized again that he would be respectfully dissenting.

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

Moved by Betcher, seconded by Rollins, to adopt RESOLUTION NO. 23-243 approving request for the City Council to allocate up to \$10,000 for ribbon-cutting event at the James Herman Banning Ames Municipal Airport in conjunction with Juneteenth activities.

Roll Call Vote: 5-1. Voting Aye: Beatty-Hansen, Betcher, Corrieri, Junck, Rollins. Voting Nay: Gartin. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

**STEVEN L. SCHAINKER PLAZA:** Parks and Recreation Director Keith Abraham provided an update on the vision and design of the plaza. He noted that the original plans for the project included two water features: a spray pad and water runnel. The spray pad included three column

jets, three large ground jets, three tri-stream jets, two fog nozzles with light, and an activator post. The runnel was to have a constant flow of water moving through it at a depth of half to three-quarters of an inch. Additionally, the runnel included three column jets, three tri-stream jets, and four fog nozzles with lights.

As a measure of water conservation, the design included the use of a recirculation system, rather than a flow-through system. The system would recirculate and chemically treat the water, saving millions of gallons of water versus a flow-through system. Director Abraham explained that since the water would be recirculated, the Iowa Department of Public Health (IDPH) Swimming Pool and Spa Code must be followed. He noted that getting the runnel to meet code would be cost prohibitive and instead, staff recommended pursuing a linear spray pad in place of the runnel. Staff worked with the project consultant to develop an updated plan, which IDPH has indicated should meet code, but cannot provide a final determination until the final drawings are submitted.

Director Abraham reviewed the several items from the original plan that would need to be changed in order to accomplish the linear spray pad. Council Member Betcher asked for an explanation for the proposed added cost. Director Abraham replied, noting that the most significant cost came in adding the second bollard. He justified the addition of the bollard by highlighting the sustainability measures it implements. Council Member Gartin noted that this is not the first issue the City has had with the IDPH on this project. Director Abraham explained that the recirculation system calls for this high level of review, while a flow-through system requires no regulation. He reiterated the need for the recirculation system in terms of conservation.

Moved by Beatty-Hansen, seconded by Junck, to proceed with the project as proposed.  
Vote on Motion: 6-0. Motion declared carried unanimously.

**INFILL DESIGN:** Planning and Housing Director Kelly Diekmann presented the staff report, which focused on infill solutions regarding Accessory Dwelling Units (ADUs) and duplexes. He noted that the March 21, 2023, City Council Workshop was the first step in implementing Plan 2040 in regard to infill. Broad discussion took place at that workshop, with the primary focus on design attributes with a secondary focus on layering in building types and features to augment housing supply across the City. Staff noted at the workshop that guidance would be needed to focus on priorities for infill.

Director Diekmann reviewed the relevant issues: 1) Allowing for ADU and Duplexes city-wide or only in designated areas, 2) Allowing for new construction of ADUs or Duplexes and/or Single Family Conversions, and 3) Formulating standards for ADUs, such as owner/rental options, size, parking, lot coverage, setbacks, design features, ownership, flexibility, etc. He then discussed the relevant additional information including covenants, imperious coverage, and rental concentration.

It was identified that private covenants may prohibit all versions of a second dwelling within many single-family neighborhoods, primarily those developed since the 1990s. This question is pertinent to the potential distribution of units across the City, explained Director Diekmann. Additionally,

staff was able to review initial covenants that were filed with the City at time of the original subdivision review. Some of the initial covenants have not been renewed and expired after 21 years. Director Diekmann noted that staff estimates 2,337 single-family properties currently have a covenant limiting second units, which is approximately 23.3% of all single-family homes in the city.

Director Diekmann noted that staff utilized impervious coverage as a proxy for estimating viability of adding new paving or structures to a lot. Most single-family zones allow for a maximum of 60% of the lot area to be covered by paving or a structure. Director Diekmann explained that staff concluded that most properties across the City are well under the 60% threshold and most properties could add an additional structure or paving. Although the impervious coverage is a reasonable estimate of initial feasibility, there would be numerous site factors that would apply to siting a new structure related to setbacks, parking and paving, rear yard encroachments, building code separation between dwellings, utility services, parking requirements, etc. He highlighted the related Building and Rental Code issues that would also need to be resolved to create separate units within one residential structure.

Rental concentration has been an issue with a long history, especially in certain areas of Ames. Director Diekmann displayed a map of all registered units for rental, which encompassed single-family homes as well as larger apartment complexes. Director Diekmann noted the core areas south of Campus to the east of Ioway Creek, including the Oak-Riverside Neighborhood, as having a strong concentration of rentals. He added that the City still has a Near Campus Neighborhood overlay limiting increases in residential occupancies of rental properties based upon existing bedroom counts as of 2018. He emphasized that one outstanding issue is whether ADUs could be rented and result in having two rental dwellings on a property, or if ADUs are only going to be associated with owner-occupied properties.

Director Diekmann discussed questions from staff for the City Council to consider, including: 1) Allowing for ADUs and/or Duplexes; 2) City-wide or Designated Areas; 3) Allowing for New Construction of ADUs or Duplexes and/or Allow for Conversions of Existing Structures; 4) Ownership or Rental; 5) Size and Bedroom Limits; 6) Parking; and 7) Design and Flexibility. He then discussed comments from staff, emphasizing the goal to support infill that is contextual with the fabric of a neighborhood.

Council Member Betcher discussed points of clarification regarding the first three bullets under staff comments. As part of that discussion, Director Diekmann noted that an accessory structure that is made into an ADU would not be restricted by the new construction standard. He also stated that if a second unit were to be built on a property, there would be a notice of limitations recorded on the property to inform any future potential buyer that the property is restricted from allowing both units to be rented. Additionally, Director Diekmann emphasized that it is important to make it clear that an ADU is not a fully independent unit, rather it is an accessory to the primary unit, which needs to be tied together in the Rental Code.

Council Member Gartin asked for a reminder as to the scope of use of ADUs in peer communities. Director Diekmann noted that the portfolios of peer communities were small with six ADUs in Des Moines and seven in Cedar Falls. Council Member Gartin shared that he thinks it would be unlikely for ADUs to be a large part of the infill projects in Ames if the City were to constrain ADUs to new construction only. Director Diekmann clarified that under the recommendation of staff, an ADU could be built on a lot with an existing home as long as the unit was built wholly independent.

Moved by Beatty-Hansen, seconded by Rollins, to proceed with creating an allowance for second units as recommended by staff in the seven bullet points listed under staff comments in the staff report:

- Allow for ADUs and Duplexes as new construction only, city-wide.
- Allow properties with ADUs to have only one rental Letter of Compliance (LOC).
- Within Near Campus Neighborhoods treat ADUs as accessory only, not a new unit.
- Allow for ADUs to have a maximum of one bedroom, meaning no dens, office, or extra rooms that would qualify as a bedroom.
- Require one parking space per ADU and require the property overall to comply with total required parking for the home and ADU, meaning three parking spaces.
- Apply design standards to duplexes for single-family compatibility.
- Apply standards ADUs uniformly for all buildings rather than create exceptions uniquely for ADUs.

Council Member Gartin asked what the process would be for a resident interested in adding an ADU to their property and noted particular interest if there would be an opportunity in that process for the neighborhood to provide input. Director Diekmann replied by stating that staff would anticipate a prospective property would meet all the basic zoning standards, resulting in no notice to the abutting property owners. He supported this by noting that the goal is to create uniform expectations across the community. City Planner Eloise Sahlstrom provided an example from the City of Bloomington, where residents were initially required to obtain a Special Use Permit or Conditional Use Permit for the construction of an ADU. This process was unsuccessful as it only resulted in a handful of units, and City officials ultimately decided to eliminate that process entirely.

Moved by Gartin to amend the motion to create a process of approval involving the Zoning Board of Adjustment (ZBA) that would grant neighbors in the affected areas the opportunity to raise concern and permit the ZBA authority to provide review.

Council Member Beatty-Hansen shared her lack of concern regarding review because there are many things a person can do to their property without getting the permission or approval of their neighbors. She noted that she could build an accessory structure under current standards as long as she did not make it habitable. Council Member Rollins shared agreement, noting that the City does not regulate how many people can live in an owner-occupied home. She stated that her family members can stay with her in her home without the input of her neighbors. She explained that she



views ADUs as a similar situation, as it is usually a family member that is living in the accessory structure. Council Member Rollins emphasized that it is an opportunity for families to be able to support other family members.

As the amendment to the motion lacked a second, Mayor Haila called for a vote on the original motion.

Vote on Motion: 5-1. Voting Aye: Beatty-Hansen, Betcher, Corrieri, Junck, Rollins. Voting Nay: Gartin. Motion declared carried.

**PLAT OF SURVEY FOR 220 & 420 SOUTH TELLER AVENUE AND 5810 & 5898 EAST LINCOLN WAY (WYFFELS HYBRIDS):** Planner Justin Moore reviewed the proposed Plat of Survey, noting it is a boundary line adjustment merging four parcels for a resulting two parcels. He noted that the current owner is Wyffels Hybrids (Wyffels), and they desire to develop part of the site with construction of a seed warehouse in 2023 and for development of multiple phases with additional buildings and facilities in the future. The proposed survey is composed of Parcel D at 32.23 acres and Parcel E at 117.78 acres. He furthered that Right-Of-Way Tracts 1 and 2 are described for the purpose of the dedication of the right-of-way to the City. Additionally, the applicant submitted a waiver request for consideration by the City Council to permanently waive sidewalk improvement requirements along Teller Avenue, as the applicant believes it is unwarranted given no other development in the area would commence in the near future. Planner Moore emphasized that staff is not recommending full waiver of the requirements and instead support a deferral option.

Mayor Haila opened and closed the Public Input regarding the Plat of Survey and Dedication of Right of Way when no one came forward to speak.

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 23-244 approving Plat of Survey for 220 & 420 South Teller Avenue and 5810 & 5898 East Lincoln Way.

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 Gartin, to adopt RESOLUTION NO. 23-245 approving Dedication of Right of Way.

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

Planner Moore responded to a request from Council Member Gartin to discuss the logistics of the sidewalk by highlighting that the sidewalk would be five feet wide and located on an easement along the front of the property that faces Teller Avenue. He reviewed the extent of the sidewalk installation requirement with the presentation of a map. He explained that there is not a lot of the community in this area that has been developed, thus the sidewalk would terminate at the north end of the property as well as the far south end. Council Member Gartin inquired about plans for future development in the area, specifically along the south end of the property. Director Diekmann

explained that the land to the south of Wyffels could be annexed and developed, adding that a frontage road is being built by the Iowa Department of Transportation (IDOT) that would run parallel to Highway 30. He elaborated that whatever sidewalk that is constructed would ultimately connect with the intersection at the frontage road. It is unknown if the IDOT has accommodated a pedestrian crossing into the design of the intersection; however, there should be long-term sidewalk extension to the east and west.

Mayor Haila shared his confusion that the proposed sidewalk would not lead to anywhere, referencing the related ordinance which states that sidewalk should provide convenient access to all properties and shall connect to the City-Wide sidewalk system. He asked if it was possible to have the land graded and prepared for sidewalk, with an agreement in place that predicated the construction of sidewalk to future development in a manner that is compliant with the *Municipal Code*. Director Diekmann explained that staff wrote Alternative 2B, as outlined in the staff report, to create a method for deferred installation of sidewalk that eliminated the requirement of Financial Security and attached it instead to future development with the construction of the third building. He furthered that if the City Council were to choose to defer the sidewalk and not tie it to the construction of a third building, a formal agreement would need to be in place with the developer to ensure compliance.

Council Member Gartin asked about the range of possibilities for development around the future interchange to the south of the Wyffels property. Director Diekmann noted that per Plan 2040 the land is designated as employment, which is expected to be industrial but may at some point in the future require a commercial component. Council Member Betcher asked for clarification on Alternative 2B, wondering what the plan was for building out the site. Planner Moore noted that the general Master Plan includes an initial distribution facility with small units for office space, ultimately leading to expansion to the south and east northeast. Director Diekmann clarified that Alternative 2B is based on internal development on the site, adding that Phase 1 of construction does not trigger the full half-mile of sidewalk, but rather the length of Parcel D.

The Public Input regarding the waiver or deferment of sidewalks was opened by Mayor Haila.

Chuck Winkleblack, Hunziker Development, 105 S 16<sup>th</sup> Street, Ames, elaborated on his views of the impractical nature of the sidewalk requirement at this point in time, considering that the sidewalk would need to be a half-mile in length, and encouraged the City Council to consider an alternative that necessitates sidewalks at the time of future development in the area.

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

Members of the City Council engaged in thorough discussion with staff to determine the proper legal mechanism to grant a conditional waiver for the deferral of the sidewalk requirement, giving consideration to the project timeline.

Moved by Betcher, seconded by Junk, to adopt RESOLUTION NO. 23-246 approving a waiver of financial security for sidewalk installation with a signed agreement for deferral of sidewalk installation along the Teller Avenue frontage of Parcel D and Parcel E that identifies a requirement for future installation of sidewalks upon notice by the City to install a sidewalk and for the property owner to provide a minimum of a 10-foot wide easement for sidewalk installation along the frontage of both parcels. The signed agreement and easement are to be provided to the City prior to approval of a certificate of occupancy for a building on Parcel D or Parcel E. Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Mayor Haila recessed the meeting at 8:13 p.m. and the meeting reconvened at 8:20 p.m.

**HEARING ON CITY OF AMES BUDGET AND PROPERTY TAX LEVY:** Finance Director Corey Goodenow and Budget Manager Nancy Masteller reviewed the City of Ames Budget and Property Tax Levy for Fiscal Year 2022/23 and 2023/24. Director Goodenow provided sample tax calculations, highlighting the dollar change and percentage change.

City Manager Schainker clarified that the proposed budget reflects the 37-cent increase on average that residents can expect on every one hundred thousand dollars of their assessed property values. He noted that this may be confusing because the new property assessments do not affect the budget being presented. Council Member Gartin inquired about the percent increase in the budget from last fiscal year. City Manager Schainker noted that it was a 3.6% increase in the overall tax asking, which encompassed all increases, including insurance, property, and salary increases. Council Member Gartin discussed the level of fiscal restraint exercised by City staff to have a 3.6% increase in the current inflationary environment.

City Manager Schainker assured the City Council and Ames residents that the City does not need action from the State Legislature to ensure City staff is prudent with the budget. Mayor Haila opened discussion regarding increases in property assessments, asking for explanation on the roll back. Director Goodenow focused on the process of reevaluation for residential properties that occurs year to year, providing a detailed example. He added that the residential rollback is currently projected by the Department of Revenue to be 47%. City Manager Schainker pointed out that when he first started at the City many years ago, the residential rollback rate was about 88%. He furthered that there is a dedicated team of City staff that strive to maintain the same level of service at the least possible cost. When the Budget is prepared, staff first determines what it takes to provide programming, which includes new levels of service each year, before figuring out what it takes to generate that amount. Council Member Gartin shared in City Manager Schainker's statement and noted that the City has an expanding tax base, spreading that cost over an increasing number of commercial, industrial, and residential properties, and Mayor Haila reminded everyone that the City is just about one-third of the total property tax bill. City Manager Schainker added that there are two proposed bills at the State level, one of which would mandate that no one property can have more than a three percent increase in property taxes. With the level of fiscal restraint City staff is currently exercising, there is an average increase of nearly five percent, he explained. In order to meet the proposed mandate, City staff would have to further reduce the budget, which cannot be done without affecting existing service levels to the community.

Mayor Haila opened and closed the Public Hearing on the Adjusted Fiscal Year 2022/23 City Budget when no one came forward to speak.

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 23-247 authorizing and approving the Adjusted Fiscal Year 2022/23 City Budget.

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

The Public Hearing on the Fiscal Year 2023/24 City Budget was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Rollins, seconded by Betcher, to adopt RESOLUTION NO. 23-248 authorizing and approving Fiscal Year 2023/24 City Budget.

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

**HEARING ON ZONING TEXT AMENDMENT ON ELECTRIC VEHICLE CHARGING STATIONS SETBACKS:** Council Member Betcher inquired about the language in the proposed Ordinance that allows for an unlimited number of charger encroachments, but only allows for one cabinet per four chargers to encroach. She asked if it is intent to limit it to one cabinet and four chargers for all properties or to allow it in an incremental process. Director Diekmann explained that it is supposed to read to allow an unlimited number of charger pedestals with one cabinet for every four chargers. After reviewing available examples, Council Member Betcher discussed screening. Director Diekmann shared that electric vehicle chargers and the cabinets are not considered a mechanical unit and are not subject to screening, which has been clarified in the proposed Ordinance. Mayor Haila asked if there were any new definitions written for the proposed Ordinance and if there was a need present. Director Diekmann replied in the negative.

The Public Hearing was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Gartin, seconded by Beatty-Hansen, to pass on first reading an ordinance regarding Zoning Text Amendment on Electric Vehicle Charging Station Setbacks.

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

**HEARING ON ZONING TEXT AMENDMENT ON AFFORDABLE HOUSING PARKING REQUIREMENTS:** Mayor Haila opened and close the Public Forum when no one came forward to speak.

Moved by Beatty-Hansen, seconded by Junck, to pass on first reading an ordinance regarding Zoning Text Amendment on Affordable Housing Parking Requirements.

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

**HEARING ON 2022/23 AIRPORT IMPROVEMENTS PROGRAM (SOUTH APRON REHAB):** The Public Hearing was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Beatty-Hansen, seconded by Betcher, to accept the Report of Bids.

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

Moved by Beatty-Hansen, seconded by Betcher, to adopt RESOLUTION NO. 23-249 approving final plans and specification and awarding Division 1 and its Alternate A, and Division 2 and its Alternate B, of the 2022/23 Airport Improvements Program (South Apron Rehab) to Con-Struct of Ames, Iowa, in the amount of \$1,251,705, contingent upon the receipt and execution of the agreements for 1) Federal Bipartisan Infrastructure Law, 2) Federal Entitlement, and 3) State Airport Improvement Program grants in amounts necessary to finance the project expenditures.

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

**FIRST READING OF ORDINANCE TO INCREASE WATER RATES BY 8% EFFECTIVE FOR BILLS MAILED ON OR AFTER JULY 1, 2023:** Water and Pollution Control Director John Dunn presented the water rate adjustment for fiscal year 2023/24, before reviewing the national and state trends. He emphasized that Ames is at the 26<sup>th</sup> percentile based on 2022 rates for Cities with population >10,000 with lime softening, 600 cubic feet per month, for water rates and the 21<sup>st</sup> percentile, based on 2022 rates for Cities with populations >10,000, 600 cubic feet per month, for sewer rates. He then discussed the forces driving drinking water capital expenses, including new and replacement well capacity, infrastructure renewal and replacement, and recent jumps in commodity prices, especially chemicals.

The Water Fund Rate Model with no adjustments was reviewed before Mr. Dunn discussed the approach to rates, which encompassed meeting debt coverage requirements, meeting operating reserve target, and smaller percentage increases on a more frequent basis. He then dove into detail regarding the Water Fund Rate Model as proposed and engaged the City Council members in thorough discussion regarding the capital need, highlighting the need for flexibility. City Manager Schainker discussed the effect of economic development and industry, including cost benefit and sustainability issues.

Director Dunn focused on the cost realized by the customer, reviewing a sample bill with the proposed increases highlighted. He noted that the recommendation from staff is to approve on first reading an ordinance to increase water rates by 8% effective for bills mailed on or after July 1, 2023, with second and third reading to follow on April 25, 2023, and May 9, 2023, respectively.

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

Moved by Gartin, seconded by Junck, to adopt on first reading an ordinance to increase water rates by 8% effective for bills mailed on or after July 1, 2023.

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

**THIRD READING AND ADOPTION OF ORDINANCE NO. 4499 TO AMEND THE AMES MUNICIPAL CODE SECTIONS 18.31(32) AND (343) REGULATING PARKING ON BRISTOL DRIVE AND HAMPTON STREET:** Moved by Betcher, seconded by Junck, to pass on third reading and adopt ORDINANCE NO. 4499.

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

**DISPOSITION OF COMMUNICATIONS TO COUNCIL:** Mayor Haila noted there were seven items to consider. Items one and two were from Building Official Sara Van Meeteren regarding homeowner permits and fireblocking code requirements. City Manager Schainker noted that the items were for information only.

Items numbers three, four, and five all related to housing development.

Moved by Beatty-Hansen, seconded by Betcher, to request a memo from staff.

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

An email from Jay Vannice-Adams regarding traffic improvements in Campustown and West Ames was the sixth item.

Moved by Rollins, seconded by Junck, to request a memo from staff.

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

The seventh item was an email from Sandy Swanson, Overflow Thrift Store Managing Director, regarding parking code requirements.

Moved by Beatty-Hansen, seconded by Betcher, to request a memo from staff.

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

**COUNCIL COMMENTS:** Mayor Haila took the privilege of commending City Manager Schainker, who received the Dwight Ink Award in recognition of dedication to Public Service. He stated that those who know Mr. Schainker know that public service is his highest passion. Mayor Haila shared his congratulations, noting that the award is well deserved.

Council Member Betcher shared her congratulations to City Manager Schainker as well. She also noted that the City Council heard during the Public Forum about the challenges that are being faced by some residents because of the construction at S Duff Avenue and SE 16<sup>th</sup> Street. She stated that she believed this to be an issue worthy of investigation by the Public Works Department to determine if there is a viable solution to improve the situation. Council Member Beatty-Hansen shared her agreement and the City Council members engaged in robust consideration of the issue. Council Member Gartin shared his belief that staff in the Public Works Department has already thoroughly evaluated this issue prior to beginning the project.

Moved by Junck, seconded by Betcher, to request staff to research bicycle and pedestrian detours for the construction at S Duff Avenue and SE 16<sup>th</sup> Street to improve accessibility.

Vote on Motion: 5-1. Voting Aye: Beatty-Hansen, Betcher, Corrieri, Junck, Rollins. Voting Nay: Gartin. Motion declared carried.

Council Member Gartin announced that Stash the Trash would be taking place on Saturday, April 29, 2023. He encouraged everyone to help clean-up the community, noting that his running group would be participating in plogging (Swedish for jogging and picking-up litter).

Council Member Rollins noted that also on Saturday, April 29, 2023, the City would be hosting the first No-Charge Yard Waste Day of the year. She stated that there would be student groups available to assist and shared appreciation for their efforts.

Council Member Junck added to the events on Saturday, April 29, 2023, by noting that the Ribbon Cutting Ceremony for the new Battery Electric Buses at CyRide. Rides are available in the new buses from City Hall to the CyRide facility from 11:00 a.m. to 12:30 p.m. with the ceremony taking place at noon.

ISU Student Government Vice President Roberts thanked the City Council for having her at the meeting and noted that *ex officio* Etten should be back at the next meeting. She also shared that Student Government is beginning planning operations for Cyclone Welcome Weekend and encouraged the City Council to reach out if any members had questions.

**ADJOURNMENT:** Moved by Betcher, seconded by Rollins, to adjourn the meeting at 9:18 p.m.  
Vote on Motion: 6-0. Motion declared carried unanimously.

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Carly M. Watson, Deputy City Clerk

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John A. Haila, Mayor

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Renee Hall, City Clerk