

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

JUNE 9, 2020

CALL TO ORDER: Mayor John Haila called the Regular Meeting of the Ames City Council, which was being held electronically, to order at 6:00 p.m. with the following Council members participating: Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and David Martin. *Ex officio* Member Nicole Whitlock was also present.

The Mayor noted that the Council was working off an Amended Agenda. The additional item added was “Public Forum” as it was inadvertently omitted from the Agenda.

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

Mayor Haila stated that before the Council starts with the meeting, he wanted to say a few words in light of everything that had happened since the last City Council meeting. Mayor Haila requested to read the following statement on behalf of the City Council:

“The senseless and horrible killing of George Floyd in Minneapolis, two weeks ago, was repulsive and extremely disturbing to the City Council, staff, and the Ames Police Department. They remain deeply grieved by what transpired. Our hearts and deepest condolences go out to his family and the entire black community. The City of Ames remains resolutely committed to maintaining and strengthening our inclusive and welcoming city. We are not a perfect community, but are actively engaged in trying to become a better one. For a number of years, the City has hosted the Ames Community Institute, appointed and empowered a diverse City of Ames Human Relations Commission, co-hosted the Annual Symposium for Building and Inclusive Work places, participated in NAACP sponsored events, and recently installed an inclusive cross walk in Downtown Ames. These are some of the tangible examples of our commitment and resolve to building and maintaining a welcoming Ames.

We will not stop trying to improve. For the past few weeks the Council had received a variety of communications requesting information, for pledges to be taken, and changes made to policing; all in response to George Floyd’s killing and every one has been read. As they are received, they are being aggregated and early next month they will be organized and categorized. Staff will then be asked to review them and to submit a report to the Council by mid-August. By following this approach, they will be able to consider these in a comprehensive manner. Some of the emails received have requested that more funds be invested in mental health, community programs, and youth. It is very interesting tonight that Item 9 on tonight’s Consent Agenda we are approving City annual contracts in the amount of \$1.525 million to 24 different service agencies through the ASSET process. This is an increase of 4% or \$58,000 over last year’s City allocation. Mental health, child services, medical care, legal aid, food and housing assistance, and transportation are just some of the

important services being provided by these agencies via these Agreements. For over 35 years the City of Ames, Story County, United Way, and the Iowa State University Student Government have pooled their financial resources to help meet the needs of our community and county. This year, an aggregate, our four entities will be investing over \$4.5 million, which is 3.3% more than last year, in the coming 12 months in community human services.

Two nights from now the first of four zoom moderated community discussions will be held; hosted by the NAACP, and Co-Sponsored by the City of Ames. The purpose in part is to help us as a community better understand where we are at locally with respect to inequitable treatment experienced by people of color, in particular, African Americans in their interactions with law enforcement and the legal system. Discussions will be with local law enforcement agencies and community leaders. The first meeting is this Thursday night will include the City of Ames and the Iowa State University Police Chief as panelists. As Mayor, I will be a panelist in one of the later sessions. We encourage all residents to be actively participating in discussions like these, assessing what changes each of us need to make, and working together to strengthen the community to every person regardless of color, race, creed, sex, national origin, religion, ancestry, disability, sexual orientation or gender identity, or social economic status welcome and treated equally in Ames.”

PROCLAMATION FOR “JUNETEENTH”: June 19, 2020, was proclaimed as “Juneteenth” by Mayor Haila. He urged all citizens to recognize this day, participate in dialogue with one another about its significance, and support efforts to advance inclusivity and equality in the Ames Community. Housing Coordinator Vanessa Baker-Latimer spoke on behalf of the Ames branch of the NAACP and President Edna Clinton. Ms. Baker-Latimer commented that they are honored that the City would recognize by Proclamation this important event in their history. They look forward to continuing their partnership and bringing diverse community and conversation to the community. Ms. Baker-Latimer mentioned that they had an event for “Juneteenth” planned in conjunction with the University, but that was postponed due to COVID-19. They look forward to future partnerships with the City and celebrating the event. Mayor Haila commented that the partnership with the NAACP can’t be overstated in its importance and how valuable it is.

CONSENT AGENDA: Moved by Betcher, seconded by Corrieri, to approve the following items on the Consent Agenda.

1. Motion approving claims
2. Motion approving Minutes of Special Meeting held May 19, 2020 and Regular Meeting held May 26, 2020
3. Motion approving Report of Change Orders for period from May 16 - 31, 2020
4. Motion approving Class C Liquor Ownership Change for Texas Roadhouse, 519 South Duff Avenue
5. Motion approving transfer of Bar la Tosca Class C Liquor License from 400 Main Street to 303 Welch Avenue, Ste. 101, pending final inspection
6. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor License:
 - a. Class C Liquor License with Catering Privilege and Sunday Sales - Texas Roadhouse, 519 South Duff Avenue

- b. Class C Liquor License with Outdoor Service and Sunday Sales - Bar la Tosca, 400 Main Street
- c. Class C Liquor License with Catering Privilege and Sunday Sales - Jethro's BBQ, 1301 Buckeye Avenue, pending dram
- 7. RESOLUTION NO. 20-297 adopting New and Revised Fees for the City of Ames to be effective July 1, 2020
- 8. RESOLUTION NO. 20-298 approving 2020-21 Human Services Contracts
- 9. RESOLUTION NO. 20-299 approving 2020-2021 Pay Plan
- 10. RESOLUTION NO. 20-300 confirming appointment of Jacob Schrader and Jacob Ludwig to serve as Iowa State University Student Government representatives to Ames Transit Agency Board of Trustees
- 11. RESOLUTION NO. 20-301 setting date of public hearing for June 23, 2020, on vacation of right-of-way adjacent to 2400 and 2500 SE 16th Street
- 12. RESOLUTION NO. 20-302 setting date of public hearing for July 28, 2020, on conveyance of vacated right-of-way to the owners of 2400 and 2500 SE 16th Street (Van Wall Equipment Inc.) for \$28,410.06
- 13. Economic Development Administration Grant Application pertaining to the Prairie View Industrial Center Utility Extension Project (East Industrial Area utilities):
 - a. Motion authorizing staff to prepare and submit the Grant Application
 - b. RESOLUTION NO. 20-303 designating Municipal Engineer Tracy Warner as authorized representative to sign the Grant Application
- 14. RESOLUTION NO. 20-304 accepting extension of Property Brokerage Agreement with Willis of Greater Kansas, Inc., for the period beginning July 1, 2020, through June 30, 2021, in the amount of \$50,000
- 15. RESOLUTION NO. 20-305 approving renewal of property insurance program coverage with Willis of Greater Kansas, Inc., for FY 2020/21 at the combined quoted premium of \$728,137
- 16. RESOLUTION NO. 20-306 approving waiver of parking meter fees for three designated spots on Douglas Avenue from May 19, 2020, to July 1, 2020, from 9:30 AM to 3:00 PM, Tuesday - Saturday, to facilitate Curbside Service at the Ames Public Library
- 17. RESOLUTION NO. 20-307 approving contract and bond for Electric Distribution Parking Lot Reconstruction Project
- 18. Asbestos Remediation and Related Services and Supply Contract:
 - a. RESOLUTION NO. 20-308 approving renewal of Contract with Earth Services & Abatement, LLC, of Des Moines, Iowa, for the one-year period from July 1, 2020, through June 30, 2021 in an amount not to exceed \$200,000
 - b. RESOLUTION NO. 20-309 approving Performance Bond
- 19. Valve Maintenance, Related Services and Supplies Contract:
 - a. RESOLUTION NO. 20-310 approving renewal of Contract with Pioneer Industrial Corporation, of Hastings, Nebraska, for the one-year period from July 1, 2020, through June 30, 2021 in an amount not to exceed \$85,000
 - b. RESOLUTION NO. 20-311 approving Performance Bond
- 20. Line Clearance Program:
 - a. RESOLUTION NO. 20-312 approving renewal of Contract with Wright Tree

Services, Des Moines, Iowa, for hourly rates and unit prices bid, in an amount not to exceed \$337,260,

- b. RESOLUTION NO. 20-313 approving Performance Bond
21. RESOLUTION NO. 20-314 approving Plat of Survey for 2200, 2212 Oakwood Road, and 3210 Cedar Lane
 22. RESOLUTION NO. 20-315 approving partial completion of public improvements and reducing security for Crane Farm Subdivision, 4th Addition (aka Hillside, 4th Addition)
 23. RESOLUTION NO. 20-316 approving partial completion of public improvements and reducing security for Quarry Estates Subdivision, 3rd Addition
 24. RESOLUTION NO. 20-317 approving completion of public improvements and releasing security for Village Park Subdivision, 1st Addition

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

PUBLIC FORUM: Dustin DeMarest, 1306 Wisconsin Circle, Ames, explained he wanted to voice his support for the City and the Ames Police Department. He wanted to make sure, in light of all the chaotic events that are happening in the nation, that the Ames Police Department and the City of Ames know that there are many citizens that do support what law enforcement does and they do appreciate them.

Jeri Neal, 916 Ridgewood Avenue, Ames, stated she had an Ames Climate Action meeting last night. One of the things that came up was their interest in Ames PaleBLUEdot, and what is going to happen with the results of the report. Ms. Neal commented that people are also interested in when the City will be looking at Request for Proposals (RFP) for the Ames Climate Action Plan. She wanted to let the Council know there is still a group of people who would be really interested in working with the project and how to move forward.

Sehba Faheem, 1930 Long Road, Apt. 166C, Ames, stated, in light of everything that is happening, she would like to urge the Council to think long and hard about reforms that could be done in Ames; to think about reallocating funds away from the Police Department to proactive approaches. She gave examples of counseling, social services, and mental health. Ms. Faheem mentioned that Minneapolis has one of the most progressive Police Departments, but George Floyd still died. As they see cities working towards reform, she felt it would be very powerful for the City of Ames to have a system where they defund the police officers and then move those funds to alternatives. Ms. Faheem mentioned that the City of Ames is very fortunate to not have a lot of crime and it could speak volumes that even smaller cities could be making a change; it doesn't have to be just the big cities making a change.

AMES ECONOMIC DEVELOPMENT COMMISSION: President and CEO of the Ames Chamber of Commerce and Ames Economic Development Commission (AEDC) Dan Culhane stated that it has been a good, but interesting, year.

The efforts of the Ames Economic Development Commission are well documented. There are over

50 businesses that help underwrite and help leverage the investment the City of Ames makes to the AEDC.

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

- Prairie View Industrial Center - This is still a high priority for the AEDC, Alliant Energy, and for the City of Ames. There are 1300 acres with a little over 700 acres under option. Over the last few months they have pitched every parcel of property to perspective industries, even though there is not sewer or water service there yet.
- EDA Grant Opportunity for Prairie View Industrial Center - The AEDC is currently working with the City of Ames for an opportunity to partially fund the extension of municipal sewer and water. The AEDC is putting together supporting documentation to help with the grant process.

Mr. Culhane explained that the unemployment rate in Ames for 2020 was at 1.7% in February, now it is 8.4% as result of the COVID-19 pandemic. They are noticing that employers are starting to bring employees back and re-opening their businesses. He is optimistic that as businesses start to re-open, the unemployment rate will decrease.

He commented that he continues to be encouraged despite COVID-19. The economic activities in Ames are still very robust. They have an international company looking at 310 acres on the north side of Lincoln Way, a Minnesota company looking at 77 acres, and a food company looking at 79 acres. Mr. Culhane explained when looking at the Prairie View East map, there is only one parcel that they haven't pitched within the last 90 days.

Mr. Culhane mentioned that the Iowa Small Business Relief Fund was sponsored by the Iowa Economic Development Authority. There were 120 Story County business, with the majority of the businesses in Ames, that received money through the program. He noted that there is also the Paycheck Protection Program (PPE), and he has not heard of one company that had not received PPE funding.

Mr. Culhane noted that business retention is very important, and in the last year, the AEDC has talked to over 100 private sector industries about how to get them to grow and expand in Ames. As a result of COVID-19, they have talked with about 600 businesses in the last 90 days, to stay ahead of their membership, and to be as helpful as possible to their customers during the pandemic.

Mayor Haila stated that he knows that the AEDC has worked tirelessly to try to help all of Story County. He mentioned that about \$2.4 million in State Grants has been pulled down and a lot of PPE has been given.

Council Member Betcher stated that there is concern about inclusivity. She wanted to know if the AEDC has done anything as a Board to talk about promoting small businesses that might be owned by minorities, women, and members of the under-represented communities in Ames or Story County. Mr. Culhane commented that they have not talked as a Board, but they have talked as staff and do

see that as a priority going forward. He noted that the Chamber and AEDC enjoy a rich relationship with the NAACP. He explained that they will be looking into that concern and may have a better answer to the question in a few months.

Council Member Beatty-Hansen asked to propose to add an item to the AEDC contract that would specifically call out the City of Ames interest in having the AEDC and the co-funded position work to encourage businesses that are minority-owned or owned by black or indigenous people. She noted that with all the calls for social justice, the economic element is very important. Having big employers is great for the City, but felt that Ames is strengthened when there is a rich diversity of businesses.

Moved by Beatty-Hansen, seconded by Betcher, to add to the contract the criteria for encouraging and supporting minority-owned businesses.

Mr. Culhane mentioned that motion would be a great addition to the contract. He also stated that in many respects the AEDC is already doing that, but not as formal.

Council Member Beatty-Hansen commented that this is not part of the motion, but thought that the AEDC should start tracking the information. Mr. Culhane noted that the AEDC has not tracked that information before.

Mayor Haila stated that the Contract is worked out between Steve Schainker and Mr. Culhane, and they will work that out.

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

Council Member Beatty-Hansen stated that another question she had about the contract was in part 2(B) about the position the City of Ames has regarding the Business Development & Marketing position. She understood that there is already someone in that position, but felt there were some elements that have changed since the contract was first introduced. Ms. Beatty-Hansen noted that on Number 11, it states, "The position will be jointly supervised by the President and CEO of the Ames Economic Development Commission and the Ames City Manager. As such, they perform work as assigned by the City Manager related to the liaison activities and the President and CEO of the AEDC related to marketing activities." She mentioned that, from her understanding, the position had morphed into something different, and the wording needs to be changed to define the role as it is now.

Mr. Culhane stated he would categorize it as Mr. Schainker has his ear whenever he wants it and they stay in close communication with a wide variety of things. There is always input and feedback from the City Manager. Ms. Beatty-Hansen explained that is different than saying that Mr. Schainker is also that person's Supervisor. She understands there is cooperation on both sides, but Number 11 states that person is supervised by two people.

Mayor Haila explained there is no issue with the Contract going forward, but to clean up a few points that have aged out and seeing if Mr. Schainker and Mr. Culhane could work together and update the contract. Ms. Beatty-Hansen explained that was correct; it is just a technicality as she has no problem with the way the role is being fulfilled, but technically Mr. Culhane is more the Supervisor of the position than both Mr. Schainker and Mr. Culhane. City Manager Schainker stated that he and Mr. Culhane can get together and work on the wording. Originally, there was a separate person who filled that position and now that person has multiple assignments within the AEDC's it is hard to break it down like they used to. Mr. Schainker stated that they can bring the Contract up-to-date to reflect what is happening now. Ms. Beatty-Hansen mentioned that they just need to clarify the roles.

Council Member Martin stated that there may an advantage to keeping the language the way it already is, as it gives Mr. Schainker the ability to intervene for supervision, if necessary. Currently the supervision of the position is being largely delegated to the AEDC as long as it works.

Council Member Betcher commented that she is wondering if they even still need to have the position. If they are, in fact, contracting for the services that AEDC is providing that used to be an actual person who was split between the City and the AEDC. Mr. Schainker stated that it is molded into the organization more now than just one person. Mr. Betcher asked if the Council knew enough about how the position is currently run. She wondered if a motion should be made to have Mr. Schainker and Mr. Culhane review the Contract to see which of the clauses may not accurately reflect the way the position is working now and have them craft an updated version of the Contract.

Moved by Betcher, seconded by Beatty-Hansen, that the Council allow the City Manager and the AEDC President and CEO to review the Cotract and craft new language that actually reflects the way in which the services are currently working and give the City Manger the authority to revise the Contract to accurately reflect the position.

City Manager Schainker stated that the Contract will come back before the Council for approval with the requested modifications.

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

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

FY 2019-20 SUSTAINABILITY COORDINATOR ACTIVITIES: Mayor Haila inquired if Ms. Rankin had heard Ms. Neal's question during Public Forum. Ms. Rankin explained that she had and will address the questions during her presentation. Merry Rankin, Sustainability Coordinator, highlighted a few items from the semi-annual Report.

Food Waste Diversion Project - This project was kicked off about a year ago on July 1, 2019, and she had reported mid-year that they had sold about 100 buckets and collected a ton of material. During the second half of the year, they sold 150 buckets and it was noted by Resource Recovery

staff that due to COVID-19 closures there wasn't the ability for the public to purchase the buckets. Ms. Rankin commented that they had collected over five tons of material. The program was piloted as a "fee for service" for the first nine months of the program, and the last three months, they piloted a "complimentary service" option. With the closure of facilities, they had a drop-off container for food waste available 24x7 for the community at no charge. She had received very nice compliments from the community, particularly regarding the accessibility. On July 1, 2020, they will be looking at the program further to see what to do moving forward.

Ms. Rankin noted that they had the opportunity to work with an ISU journalism class. The class had reached out to the Resource Recovery staff and were interested in assisting in public relations and communications. The students wanted to produce marketing informational awareness material to assist the Food Waste Diversion program. She mentioned that the class put together a few suggestions to help reach out to the student community about composting. The class had a lot of questions about what can be composted and created a flyer, a sticker, and some suggestions for "tweets". The sticker was suggested as a "give away" item. Ms. Rankin commented that while working with students and a number of engagement opportunities, stickers were found to be a popular item. The stickers are put on laptops and water bottles, and are a great "little moving mini billboard" to offer peer-to-peer discussion.

Small Business Challenge - Ms. Rankin mentioned that they had a great first semester; however, they did have smaller numbers than in the mid-year report. She noted that there were two businesses that closed and left the Challenge, one business decided that the challenge wasn't as relevant to them at the time, and they had a new business join. There were six new business certifications all within the last semester and many of them happened virtually due to COVID-19. Ms. Rankin noted that, in August 2019, the interns had put into place new requirements, processes and procedures for the Smart Business Challenge. This was to have a more vibrant and robust engagement with participants involved in the Challenge. Part of the new requirements was that within a year of starting the Challenge, they would require the businesses to be certified. Of the six new certifications, three of them were platinum and were honored at the third annual business recognition event. They were able to honor Barilla, 3M, and REG at the event. Ms. Rankin noted that they are excited for the next year; however, both of their interns had graduated and they are interviewing for new interns.

Community Engagement - Ms. Rankin mentioned that the community engagement was interesting during the last semester. There were some opportunities to have in-person engagement both through the monthly sustainability program that she does on KHOI and through Campus Sustainapalooza, which is held every February. They were able to offer some unique opportunities for increasing sustainability, information awareness engagement, and empowerment. Sustainapalooza had three different City departments that were at the event. She commented that they went virtual and this was a challenge for the EcoFair. They did a "Fresh Air (virtual) Ecofair" and an EcoFair (virtual) Scavenger Hunt. The Scavenger Hunt was well received, and they are looking at making this an annual event.

Rummage Rampage 2020 - This event has already been canceled, but they are working on ideas for

next year. They are already looking at the dates of July 23 through August 2, 2021. They have worked with Public Works, GIS, and the Resource Recovery Departments to create an online list of resources where citizens can find different areas in the City to get rid of household items.

Greenhouse Gas Inventory - Ms. Rankin explained that she had a call yesterday with staff to finalize some comments on the two secondary studies: the Citywide Renewable Energy Potential Study and the Climate Vulnerability Assessment. She noted that she also had a conversation yesterday with PaleBlueDot going over any final questions they had relating to multiple comments that had been provided by staff for the Community Greenhouse Gas Inventory Report. The consultants are finalizing the Community Greenhouse Gas Inventory Report and she is expecting a final version to be available in the new few weeks. Ms. Rankin mentioned that she expects the report to be presented to the Council some time this summer. She noted that earlier Ms. Neal had questioned the Climate Action Planning and the Request For Proposals (RFP) for that project. Ms. Rankin stated that they want to be sure that all the finalization of the studies are complete, but they are on track to have the Report out in the next fiscal year and moving forward.

Ms. Rankin pointed out that her 2020-2021 Action Items are:

- Food Waste Diversion
- Rummage Rampage
- Smart Trash
- Smart Business
- Climate Action Planning

Council Member Betcher had a question about advertising. She noted that on the ISU Campus she had seen some signs that are encouraging students to separate out their waste into different receptacles. Ms. Betcher commented that she is not sure if this is an official message, but one of the receptacles is mixing food waste with other paper waste. She mentioned that many students might get confused by seeing those signs and then having different messaging if living off-campus. Ms. Rankin stated she would be interested to see what those signs look like as she is not aware of them. The only signs she has put up are signs relating to clarification as to what goes into recycling bins and what does not. Ms. Betcher would like to see that the messages are clear and compatible, especially on Campus. Ms. Rankin explained that they do not have triple separation containers, specifically ones for food waste, and this is something that the ISU Recycling Coordinator is working on with their zero-waste plan. The majority of ISU's food waste does come from the dining facilities and that is getting separated out and composted.

Council Member Martin wanted to know, with the Food Waste Diversion Program, what kind of metrics are being used to allow the Council to understand the program as moving out of a pilot/prototype phase and into something that has a substantial impact on the community. He commented that the reason he asked that question was because the poundage of compostable refuse has been reported at 800 pounds a month and that would be less than 1/100th of a percent of the refuse that gets processed a month. He is not sure what the numbers should be and questioned if they should be tracking the methane diverted because the food is not going to a landfill. Ms. Rankin stated

that is a good question and is one of the finer points that the Resource Recovery Plant has been tracking. She believed that poundage is a part of it, but another component that came out when they did the waste sort was that food waste was going into the waste stream, and the acceptable and beneficial materials were contaminated that could have been used in the Resource Recovery Plant. Ms. Rankin explained that over half of the paper products that came into the Resource Recovery Plant were contaminated by food waste and were all land-filled. Mr. Martin stated that was a great example, but they need to find a way to quantify in order to measure the program.

Council Member Beatty-Hansen stated the Land Waste program is beneficial, but he wanted to know more about expanding this offering and what limitations there are. Ms. Rankin stated that capacity has not been a challenge, but the biggest challenge is the cost of having a third-party process the material. She noted that they have had some challenges selling the buckets due to City closures, but have also stated that citizens do not need to have a bucket to participate in the program. The sales of the buckets and the fee for dropping off materials does not offset the cost of contracting with the vendor.

Mayor Haila mentioned that the program may not be paying for itself with vendor costs, but what they can't determine is how much they save in landfill costs, and could argue the City is saving money due to reduced waste being transported to Boone County. Ms. Rankin stated that at the end of the first year of the Food Waste Diversion program, they are going to compare tonnage that has been tipped at the Boone County landfill. It will be very informative to be able to compare weigh tickets and those costs. Public Relations Officer Susan Gwiasda stated that they are promoting the food composting rebate. Some citizens may not even be dumping their food as they may be composting it in their backyard. The food avoided will never be weighed and will never have that metric to compare. The program has a lot of potential benefits beyond what they can measure.

Council Member Gartin asked to be reminded as to why restaurants are not participating in the Food Compost Diversion program. Ms. Rankin explained that they had been reaching out to restaurants and grocery stores. In the work that was done with the consultant, they had received feedback related to interest in the program. There is currently outreach being done and a few restaurants and grocery stores are working on diverting food waste. Ms. Rankin explained they were looking at the industrial customers and engaging residents within the community. While there was outreach with industrial companies by Resource Recovery, she had focused on informing residents how to take part in the program. She noted that industrial companies have the opportunity to work with vendors they can contract with while residents don't.

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

Moved by Gartin, seconded by Betcher, to accept the progress report from the Sustainability Coordinator regarding FY 2019-20 Activities.

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

Moved by Beatty-Hansen, seconded by Junck, to adopt RESOLUTION NO. 20-319 approving the

Contract with Iowa State University for Sustainability Advisory Services from July 1, 2020, through June 30, 2021, in an amount not to exceed \$25,000.

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

STORY COUNTY REQUEST TO EXTEND THE AMES URBAN FRINGE PLAN 28E AGREEMENT: Planning and Housing Director Kelly Diekmann stated he had broken this request into two actions. The first action was to look at a one-year extension and the second action is a combined action with Story County to review the Ames Urban Fringe Plan with the extension in place.

Lauris Olson, Story County Supervisor, Ames, wanted to let the Council know that she was available on behalf of the Board of Supervisors to answer any questions.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 20-320 approving the extension of the Ames Urban Fringe Plan Agreement to July 11, 2022.

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. 20-321 directing staff to work with Story County and Gilbert on future amendments to the Ames Urban Fringe Plan.

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

MINOR AMENDMENT TO THE LAND USE POLICY PLAN FUTURE LAND USE MAP AT 802 DELAWARE AVENUE: Planner Justin Moore stated that the request is from the property owner at 802 Delaware Avenue to make a change to the underlying Land Use Map. The property is currently designated as Low Density and the request is to change the density to a Medium Density. The request is from Dick and Rena Hall and they are being represented by Justin Dodge, with Hunziker Companies. The proposal to change to Medium Density would be an anticipation of future rezoning and potentially a multiple-family development at this location. Mr. Moore explained that during preliminary discussions, the developer has described an interest in a townhome development concept that consists of six two-story townhomes. This would require a rezoning and then a subsequent Minor Site Development Plan, if approved. When looking at the request, staff looked at the goals of the current Land Use Policy Plan (LUPP), and the goals that pertained to this request were goals 2, 4, 5, and 6. Staff looked at the request and compared them to those goals. Staff looked at the neighborhood and the existing infrastructure. Ultimately, staff's conclusion was that the LUPP does encourage infill and diverse housing opportunities; however, intensification is site-specific. The current neighborhood does have a few single-family homes and there are two-family homes across the street and then single-family homes in the rest of the neighborhood. Mr. Moore explained that staff concluded that the issue of intensification is site-specific, and they were unable to find support in the LUPP for this request.

Mayor Haila asked for Mr. Moore to explain what happened during the Planning & Zoning Commission meeting. Mr. Moore explained that the Planning & Zoning Commission did discuss this project at length on May 20, 2020. The Commission deliberated through three separate motions on the matter based upon the alternatives presented by staff. The first motion made was to recommend that the City Council deny the requested amendment to the LUPP Future Land Use Map. The motion failed on a 2-4 vote. Further discussion followed about the benefits of delaying a decision until the Ames 2040 Plan had more definition or to deny the request and have the applicant reapply. Next, a motion was made to recommend the City Council defer the proposed amendment to the LUPP Future Land Use Map. The motion failed on a 3-3 vote. Ultimately, a motion was made to recommend that the City Council deny the amendment to the LUPP Future Land Use Map. That motion passed on a 5-1 vote. Mayor Haila wanted to verify if the decision to deny the amendment was due to wanting to wait on the Ames 2040 Plan. Planning and Housing Director Diekmann commented that the Planning and Zoning Commission had a diverse set of responses, and the minutes were not ready yet for the Council to read the minutes. He noted that the majority of the Commission felt that without policy guidance the current LUPP was not in a position to support the request, but the bulk of it was that without definition it was hard to move forward with predicting how this was a good land use decision in isolation from other areas. Mayor Haila questioned if it would have changed the Commission decision if the Ames 2040 Plan was in place. Director Diekmann stated he isn't sure, but could say that, based on the current LUPP, there was not a clear understanding of what to expect.

Council Member Gartin commented that he appreciated the fact that the Planning & Zoning Commission was respectful of the LUPP and the lack of policy. He noted that the City of Ames has a strong need for this type of housing, and it seemed like a great location for six two-story townhomes. He felt that it could be done very respectfully and consistently with the neighborhood. If there were no other concerns expressed by the Planning & Zoning Commission besides a lack of policy, that is good feedback for the Council. Mr. Diekmann mentioned that he hesitates to put words in the Commission's mouth for them, but they had to look at the surroundings and gage what is in the neighborhood. He pointed out that back in 2000 the zoning was changed, and the reason duplexes are there is because the former Zoning Board allowed it. In 2000, to implement the LUPP, the City removed duplexes, as an option, from this kind of development area.

Council Member Martin questioned if it was discussed with the Planning & Zoning Commission about the difference between denial versus deferral. Director Diekmann stated that they did and the Planning & Zoning Commission's role as an Advisory Committee. The Planning & Zoning Commission's alternatives on the report are sometimes different than the Council's. The two motions were both about not approving the request. The first was just to deny the request and the second was to table the discussion until there was more information. Mr. Diekmann stated ultimately the Commission choose to deny the request thinking that the Ames 2040 Plan would address the issue and the applicant would be free to re-apply in the future. Director Diekmann explained there was no prejudice applied in the LUPP Amendments, but the discussion was whether it was worth tabling the request to see if there is more information or denying the request.

Council Member Betcher asked if there was some concern about the amount of outreach to the

community that was done. Mr. Diekmann mentioned they did talk about notices a little bit. When staff started the process, a Minor Amendment was selected, and that process does not require a lot of outreach. They followed the standard 300-foot notification process with ten day's notice, posting a sign, and publishing it in the newspaper. The developer did have limits on being able to do their own outreach.

Public input was opened by Mayor Haila.

Justin Dodge, 1005 S. 16th Street, Ames, with Hunziker Company explained that this item is the same as the letter that was referred to staff in January. Mr. Dodge commented that it has taken five months to get to this step. A lot of the discussion that was had during the Ames 2040 Plan was infill, and Mr. Dodge had thought this was an opportunity to bring the project forward. He realized that the LUPP is the first step and several items still needed to be done and will come before the Council and the Planning & Zoning Commission again. Mr. Dodge thought this area would be a great test site for infill. Mr. Dodge stated that at the Planning & Zoning Commission meeting, outreach was brought up. He noted that he had found out a few weeks ago that his request was going to the Planning & Zoning Commission, and he should have written a letter to the neighbors, but failed to do so. It was noted that, after the Planning & Zoning Commission meeting, they did send out a letter to all the property owners on the list that was provided by the City. They did get two comments back and he forwarded those responses to the Mayor and Council. He understood the Planning & Zoning Commission's perspective that the current rules do not paint this project in the perfect light.

Council Member Gartin stated that he hears regularly that the City of Ames doesn't have enough townhomes and asked Mr. Dodge to speak about the merits of a project like the one he is suggesting. Mr. Dodge stated that when looking at the site, it does back up to a busier road with North Dakota Avenue and has some detached housing across the street. Multiple-family housing has occurred in the neighborhood, so it is not a brand-new idea. He noted that the likelihood of a single-family home being built on the lot is highly unlikely. They are trying to bring something unique to the marketplace.

Council Member Gartin asked for clarification from Director Diekmann, procedurally, if the Council was to approve the request, what would the process be going forward. Mr. Diekmann stated if the Council wanted to approve Alternative 2, which was to approve the request of the applicant, staff was clear that it could only move forward by putting the applicant on notice that it would be a contract rezoning. The expectation would be that at least a schematic Site Plan would be available for citizens to understand what the proposed product would be for the site. If approved, staff would work with the applicant to understand what the site constraints were, clearly what is buildable on the site, and through the Rezoning public hearing process, with a Master Plan that defines how access would happen on the site and orientation of the buildings.

Council Member Betcher asked, when the site was part of the R2 zone, if the townhomes have been allowed as being compatible with that zoning district. Mr. Diekmann mentioned that he was not sure, and that he only knew that duplexes were permitted. Ms. Betcher explained that she had some

concerns about setting policy regarding infill when they have deferred on other decisions while waiting on the Ames 2040 Plan and the discussion of the policy. Ms. Betcher commented that she was hesitant to approve the request; by approving the request, the Council is getting ahead of the Ames 2040 Plan process.

Council Member Gartin stated Council Member Betcher raised an interesting point, but the reason why he will be making a motion for Alternative 2, is because this project could go in many different directions, but if the Council is thinking this request is consistent with how the Ames 2040 Plan would go, he sees no reason why the Council shouldn't move forward with this project.

Council Member Martin mentioned that he believed caution is warranted in this case. He explained that the City has a professional Planning Staff and the Planning & Zoning Commission that the Council relies on to interpret the rules that the Council adopted. Mr. Martin noted that when the Council previously discussed this, he agreed that the Council wants to encourage intensification in infill locations throughout the City, but he felt that they put the staff and the Planning & Zoning Commission in an impossible position. He is reliant on staff, community input, and ultimate vote to decide what the infill intensification plan is going to be. Given that amount of uncertainty, Mr. Martin felt that making the decision right now would not help the process and would rather see the Council develop the policy to have more confidence in the decisions being made. Council Member Gartin stated that there will be other opportunities to look at this request going forward. He commented that he is not dismissive on what the Planning & Zoning Commission decided, but they made a decision based on the policy they had. The property is kind of a "no man's land," and they are only talking about six townhomes and doesn't seem that it would be a huge lift.

Council Member Beatty-Hansen explained that she agreed with a lot of the points that have been made and was supportive of investigating this request further. She still feels that way and hoped that this was something the Ames 2040 Plan would lead them to eventually. It was asked how much time it would take if the Council were to wait for the Ames 2040 Plan to give the Council some direction. Director Diekmann commented that he believed it would be six to seven months, but it will still be with the same zoning tools.

Council Member Corrieri stated she also agreed with a lot of what had been said, but this piece of property is very desirable. When looking at the surrounding character of the neighborhood, putting townhomes in the location is not outside the realm of possibilities. Ms. Corrieri noted that she has long talked about the need to build more diversified housing in the community and this is an opportunity to do so. She noted that it is premature in terms of the new Comprehensive Plan, but the size of the property is negligible in the Long-Range Plan, and it makes sense to move forward.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 20-38 to approve the proposed amendment to the Land Use Policy Plan Future Land Use Map to change the land use designation of approximately .75 acres of land located at 802 Delaware Avenue from Low Density Residential to Medium Density Residential, and is subject to a condition that a future rezoning including a Master Plan would be required.

Roll Call Vote: 4-2. Voting Aye: Corrieri, Beatty-Hansen, Gartin, Junck. Voting Nay: Martin, Betcher. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

POWER PLANT UNIT #8 CRANE RENOVATION: Electric Services Director Don Kom stated he was available to any questions.

The public hearing was opened by the Mayor. He closed the hearing after no one asked to speak.

Moved by Betcher, seconded by Junck, to adopt RESOLUTION NO. 20-322 approving the preliminary plans and specifications for the Power Plant Unit #8 Crane Renovation; setting July 15, 2020, as bid due date and July 28, 2020, as the date of public hearing.

Council Member Corrieri left the meeting at 7:52 p.m.

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

PURCHASE OF LIQUID SODIUM HYPOCHLORITE FOR THE WATER PLANT AND POWER PLANT: The Mayor opened the public hearing and closed it after there was no one wishing to speak.

Moved by Junck, seconded by Betcher, to adopt RESOLUTION NO. 20-323 awarding a contract to DPC Industries, Inc., of Bellevue, Nebraska, for purchase of liquid sodium hypochlorite for the Water Plant and Power Plant in the amount of \$0.945/gallon for the period of July 1 through September 30, 2020, and then \$0.88/gallon for the remainder of the fiscal year.

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

HEARING ON SECOND SUBSTANTIAL AMENDMENT TO CDBG 2019/20 ANNUAL ACTION PLAN: Housing Coordinator Vanessa Baker-Latimer stated that in April, the City received an allocation of CDBG COVID-19 funding. The U.S. Department of Housing and Urban Development (HUD) had set some minor guidelines for the program. They have not published any final guidelines, but have encouraged entitlement communities to move forward. Staff requested public feedback regarding how the funds should be utilized. The comments were brought to the Council on May 15, 2020, and staff was directed to begin writing a draft COVID-19 Program for a Renter's Relief Assistance Program (Rent, Utilities) and a Homeowner's Relief Assistance Program (Mortgage, Utilities). One of the requirements of the Plan is to update the current Plan and address the Duplication of Benefits (DOB) Policy. Ms. Baker-Latimer commented that she had written the DOB by looking at previous HUD guidelines, and a ten-page example of a DOB that she had received from a state agency. She is not sure if what she wrote is going to meet the requirements that HUD is going to publish about Duplication of Benefits. The purpose of the DOB is to have the CDBG funds to be used as a last resort. They could not replace any funding that has been given to

an organization or the state utilizing the same activity. The guidelines were written to cover what the Duplication of Benefits will mean and giving some examples of what DOB would look like. Ms. Baker-Latimer commented that what the Council is seeing for the Duplication of Benefits might change depending on what HUD publishes as the final guidelines.

Ms. Baker-Latimer explained that another item that she was required to do was to come up with minimal guidelines for the Rent/Utility Relief Assistance Program. She commented that she did use some of the previous guidelines that had been established for the previous Renter's Affordability program. She advised that she had set up the following:

Who is Eligible?

- Households experiencing loss of income directly related to COVID-19
- Households in good standing as of March 31, 2020
- Households which requested rental assistance from the landlord
- Households residing in assisted affordable housing projects and Tax Credit units
- Households with incomes at or below 80% of the Ames Area Median Income (AMI) [lower incomes prioritized if needed]
- Households which received utility disconnect notices

Who is Not Eligible?

- Households with a Section 8 Housing Choice Voucher
- Households residing in a Project Based Voucher project
- Households residing in Public Housing
- Households receiving other government-based rental assistance
- Households receiving assistance through other community services/charitable programs and/or organizations

Ms. Baker-Latimer mentioned that they would accept applications on a first-come first-served basis, which is based on the date and time the application was received. A caveat was added that preference would be given to applications submitted from property owners on behalf of their tenants that were impacted by COVID-19. During this entire time, she has encouraged tenants and landlords to communicate with each other to work out a payment agreement. She had explained this to landlords to help communicate that, now that the eviction moratorium is lifted, the programs are available to help them. Ms. Baker-Latimer mentioned that the applicant must have a Lease Agreement in their name and must be in good standing. She mentioned that, with these funds, they will not be able to help anyone who had rent past due before March 27, 2020.

Maximum Amount of Assistance Provided

- Up to 3 months of assistance per household for rent and utilities not to exceed \$3,000
- Payments will be made directly to property owners/managers and to utility companies on behalf of the household

Ms. Baker-Latimer stated that coordination would be done with Story County Legal Aid, Nonprofit

affordable housing owners, Area Utility Providers, Property Owners/Managers, Human Service Agencies, Charitable Organizations, and ASSET (Analysis of Social Services Evaluation Team). She noted that applicant(s) must be a United States citizen or a non-citizen who has Eligible Immigration Status as a Permanent Resident. Any applicant(s) (regardless of court decision) that have a drug-related criminal activity or a violent criminal activity within at least 36 months before the date of the City of Ames Housing Division provides service to the family of its determination to deny assistance.

Council Member Gartin asked if it was possible for someone to participate in the program and then be disqualified from participating in another program down the road. He explained that he did not want to jeopardize someone from getting help somewhere else. Ms. Baker-Latimer explained that is the part staff is not sure of as they will have to see what HUD determines is a Duplication of Benefit. Mr. Gartin stated the record-keeping for these requests would be mind boggling and appreciated everything that Ms. Baker-Latimer has done.

Council Member Betcher wanted to know if there is a mechanism that would let the City know if the applicant(s) have applied for help somewhere else. Ms. Baker-Latimer stated staff is looking at coordinating with agencies that may be helping people with obtaining assistance. She noted that on the application there will be a standard question “Have you received assistance for rent or utilities from any other source,” and hopefully the applicant will identify the source for staff to look into.

Council Member Betcher commented that Ms. Baker-Latimer has done a great job in trying to determine what HUD may set as the Duplication of Benefits. Ms. Betcher asked how is it defined when they say the impact is directly related to COVID-19. Ms. Baker-Latimer stated that most of the entitlements that she has been working with have stated that if someone had lost their job because the company they worked for had to close down due to the State order, that would be a direct impact of COVID-19. She mentioned that staff is concentrating specifically on rent and homeowners because the human service agencies that do programs for the homeless have a lot more money than what the City has gotten for CDBG.

Ms. Baker-Latimer stated that she wrote a similar guideline for the Mortgage/Utility Relief Assistance Program.

Who is Eligible?

- Households experience loss of income directly related to COVID-19
- Households in good standing as of March 31, 2020
- Households which requested a forbearance or subject to contract forfeiture
- Households with incomes at or below 80% of the Ames Area Median Income (AMI)
- Households which received utility disconnect notices

Who is Not Eligible?

- Households receiving other government-based mortgage assistance loans (e.g. Fannie Mae, Freddie Mac, FHA, VA, etc.)

Ms. Baker-Latimer commented that one thing she is concerned about is for those homeowners who received a forbearance. This would mean that the payments were just delayed, and they would owe the back payments.

She noted that the Citizen Participation Plan needed to be updated. This Plan outlines how staff does public hearings; all she did was add the caveat that they went from a 30-day comment period to a five-day comment period and the public hearings could be held virtually.

Mayor Haila questioned if there was something that Ms. Baker-Latimer drafted that wasn't approved would it come back to the Council. Ms. Baker-Latimer commented that she is not sure how that would work at this time, and she is hoping for some direction from HUD. She noted that usually when they submit something to HUD and changes are made, they do not require another public hearing.

Mayor Haila declared the public hearing open for the Second Substantial Amendment to the CDBG 2019/20 Annual Action Plan.

Terry Potter, 608 Douglas Avenue, Ames, explained that his comments were related to the document that was published on the City of Ames website on May 29, 2020, having to do with the Community Development Block Grant funding. He noted that the City of Ames will receive a special allocation of CDBG funds in the amount of \$354,515 to be used to prevent, prepare for, and respond to COVID-19. The document that was originally published goes on to recommend that the money be split evenly between those needing Rental Assistance and Homeowners needing assistance with Mortgage payments which, at a payout of \$3,000 over a three month period, would allow assistance to approximately 59 rental and 59 homeowner units at the 50/50 split. Mr. Potter mentioned he is speaking on behalf of A Mid-Iowa Organizing Strategy (AMOS) of Ames and the AMOS group of Central Iowa. For the record, AMOS is directionally supportive of the usage; however, on the same day, the Governor of Iowa announced what would appear to be a similar program to be funded as part of the \$1.25 billion CARES block grant to the State of Iowa. Ms. Debbie Durham of IFA is planning for 20,000 applications statewide per the press conference statements. One difference would appear to be that if a person were receiving the \$600/week CARES-related unemployment payments, they would be ineligible for financial assistance from the State program. Mr. Potter stated that AMOS asked that the Housing Department of Ames consider the following program modifications:

1. The final split of the money to renter and homeowners be carefully considered in comparison to the acute chances for the members of either of those groups to lose their residence due to eviction or foreclosure. In other words, the money should be prioritized where it will prevent the most immediate harm and benefit the greatest number of vulnerable individuals and families against the possibility of homelessness.
2. Any rules that are developed for these monies on a City basis should be carefully compared to the new State program to differentiate and expand, as allowable, the eligibility criteria. For example, that the CARES unemployment income supplement

not be considered as a factor, meaning that those who are ineligible for the State program may still be considered for the City program.

3. The Housing Department should consider setting aside a portion of the money, if allowable, for funding homeless relief and accommodations as may be necessary due to continued disruption of temporary housing options related to the COVID-19 pandemic. For example, this could allow additional time in temporary housing if necessary, because of the unavailability of Emergency Residence Project (ERP) communal housing or other funding as may be needed.

Ms. Baker-Latimer stated that, regarding the Governor's program, her guidelines are much more flexible because her CARES funding is not through the CDBG program. As far as what they consider as income has to be determined by HUD under the guidelines. She has heard a lot of scenarios; staff should not count stimulus money; whether to include unemployment monies as additional income and if that would include the additional \$600. She noted that she cannot say at this time what the guidelines would be, but unemployment money has typically been a source of income for people who apply for any of the CDBG programs. Regarding homelessness, they are trying to look at areas that do not have readily available money for funding. This is the first round of CDBG funding, and another round will be coming that will be distributed through the State of Iowa Department of Economic Development to both entitled and unentitled communities. Before they release on how much the City may qualify, they are waiting on the HUD guidelines. She understands some of the concerns of AMOS, but can't say if they will have any flexibility at that time.

Mayor Haila asked about the 50/50 split between Renters and Homeowners and if there was a need for more funds on the Homeowners side versus the Renters, could an amendment be done at a later time to move the funds to different programs. Ms. Baker-Latimer stated that they would be able to shift funds from one program to another to help.

Council Member Gartin stated that the discussion of choosing what type of people are going to receive assistance is a very complicated one and they will need help with the possible implications. He is not sure how to choose between an eviction versus a foreclosure.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 20-324 approving the Second Substantial Amendment to the CDBG 2019/20 Annual Action Plan.

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

ORDINANCE ESTABLISHING PARKING RESTRICTIONS ON DUFF AVENUE (20TH STREET TO GRAND AVENUE): Mayor Haila opened public comment and closed it when no one came forward.

Moved by Gartin, seconded by Betcher, to pass on first reading an ordinance establishing parking restrictions on Duff Avenue from 20th Street to Grand Avenue, and prohibiting parking at all times on the west and south side of Duff Avenue from Douglas Avenue to 22nd Street and from 120' west

of Briggs Circle intersection to Grand Avenue.
Roll Call Vote: 5-0. Motion declared carried unanimously.

ORDINANCE UPDATING NAME OF IOWA STATE UNIVERSITY STUDENT GOVERNMENT IN AMES *MUNICIPAL CODE* SECTION 26A: Moved by Betcher, seconded by Junck, to pass on second reading an ordinance updating the name of the Iowa State University Student Government in Ames *Municipal Code* Section 26A.
Roll Call Vote: 5-0. Motion declared carried unanimously.

ORDINANCE RELATING TO TRASH AND RECYCLING COLLECTION AREAS IN COMMERCIAL ZONES: Moved by Betcher, seconded by Gartin, to pass on third reading and adopt ORDINANCE NO. 4413 relating to trash and recycling collection areas in commercial zones.
Roll Call Vote: 5-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

ORDINANCE RELATING TO INDUSTRIAL USE PARKING REQUIREMENT: Moved by Gartin, seconded by Betcher, to pass on third reading and adopt ORDINANCE NO. 4414 relating to industrial use parking requirement.
Roll Call Vote: 5-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila mentioned that there were four items to be addressed. The first was a letter from Lojean Peterson, Ames Main Street Farmers' Market Manager, requesting the Council to reconsider allowing food and drink vendors at the Main Street Farmers' Market.

Council Member Martin stated that the Ames Farmers' Market has been open for a few weeks now with no complaints and the City Attorney Mark Lambert reminded the Council that the Governors' Proclamation expires on June 17, and he is not sure what will happen after that. He liked the request to allow the Farmers' Market to have food trucks and drinks on-site if it is marked "not for immediate consumption" as that is a constraint that they would have to work under. The Ames Farmers' Market seemed willing to follow the constraint.

Moved by Martin, seconded by Gartin, to approve the request of the Ames Farmers' Market and as much as it is consistent with the Governors Order and with the understanding that the City of Ames will still not send any enforcement personnel in and the City of Ames still reserves the right to remove the permit as well.

Council Member Gartin commented that the motion was very well-stated. The Council had talked about the idea of treating equal parties the same, and this request cries out for approval.

Council Member Betcher explained that she still doesn't support the motion and would prefer to wait until after June 17 to find out what the Governor's guidance would be. She noted that most people

who buy food at the Ames Farmers' Market are going to eat it immediately.

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

Mayor Haila stated that the second item is an informational memo from Planning and Housing Director Kelly Diekmann regarding Norm and Vicky Marty's request to amend the Ames Urban Fringe Plan Map Designation.

Council Member Betcher asked to clarify if the request was something that could be dealt with by the County. She clarified the issue, not the request. Mr. Diekmann stated the issue is a zoning issue and one path given to the property owner was to change the zoning to fit the use; that is where the Ames Urban Fringe Plan comes into play. Ms. Betcher asked if the request could be dealt with another way. Director Diekmann commented that it is an enforcement action by Story County on a Special Home Occupation Special Use Permit that they had issued. He noted that what remedies Story County has he can't say, but knows that the one before the Council was what was preferred by the property owner.

Mayor Haila wanted to know "what if" the Council went with Option 1 to retain the existing Urban Fringe Plan designation and communicate to the County and the property owner that the Council is not interested and does not want to see Highway-Oriented Commercial (HOC) in the area. Would it mean that the property owner would need to shut down or would the County find another way to approach the issue. Director Diekmann commented that it would be hard for him to speculate how the County would handle it. Mr. Diekmann explained there is a possibility that the property owner may no longer be able to operate as they have been.

City Manager Schainker asked if the issue was the definition of the number of employees on-site. Director Diekmann commented that was his understanding as they only allow a certain level of employment under the type of permit they have. The business may have to relocate, but he does not know what all the answers are. Mr. Schainker mentioned that the question before the City Council is the Land Use Policy issue. Mr. Diekmann stated that is correct and that is where it gets difficult as they are asking to initiate an Ames Urban Fringe Plan Amendment, that if the Council changes the zoning to commercial, the County can rezone it to commercial and treat the property as a commercial site instead of residential site.

Council Member Gartin asked if, from a procedural perspective the Council is being asked to decide on Option 1 or 2 or to put on a future Agenda. Mr. Diekmann stated if the Council has no interest, they would decline to take it up for any further consideration. If the Council wants to debate the request further, it would need to go on a future Agenda for discussion. Council Member Gartin inquired as to what the burden would be to staff for the Council to have further discussions on the request. Director Diekmann noted that they would reach back out to the Planning Director of Story County to make sure staff has the complete picture and nothing has changed.

Council Member Gartin inquired if there were any other examples of this type of request that has come before the Council in the past. Mr. Diekmann stated that, with commercial designation, there has not been any. Ms. Betcher commented that the Council has been asked to change the Ames Urban Fringe Plan and the Council had deferred those requests until after the Ames 2040 Plan.

Council Member Martin asked if the applicant ended up with what they were asking for, it would require a rezoning to HOC in Story County, and without understanding what HOC means in Story County, is there anything the Council should be thinking of as potentially ending up a commercial store. Mr. Diekmann explained that from a sizing perspective it would not be a big box type of facility, but could be used for a variety of commercial light industrial types of uses. Mr. Martin mentioned it was his understanding that it was not the applicant's current desire to do that, but changing the zoning is more about the current user of the property. It was confirmed that was correct.

Moved by Betcher, seconded by Martin, to not have the Council take this request any further.
Vote on Motion: 4-1. Voting Aye: Betcher, Junck, Beatty-Hansen, Martin. Voting Nay: Gartin.
Motion declared carried.

Mr. Diekmann stated that he will communicate to the Story County Planning Director and the property owner that the Council was not interested in taking up the issue of changing to commercial along 190th Street in the area at this time.

Mayor Haila noted that the third item was a letter from Mediacom about the change in channel selections; it was for information purposes only.

Item No. 4 was a memo from Damion Pregitzer, Traffic Engineer, responding to a request to remove the "No Parking" restriction on the south side of Westbrook Drive.

Moved by Beatty-Hansen, seconded by Gartin, to direct the City Attorney to draft an ordinance to remove the "No Parking" restriction on the south side of Westbrook Drive.
Vote on Motion: 5-0. Motion declared carried unanimously.

COUNCIL COMMENTS: Council Member Junck stated she wanted to express her condolences for the families of George Floyd, Breonna Taylor, Ahmaud Arbery, Tony McDade, and countless other black and brown people in the country who have lost their loved ones. Black Lives Matter and she believed that just because Ames has not experienced something similar to what happened to George Floyd, it shouldn't stop the City from taking a proactive approach and listening to the community members about what needs to change. Ms. Junck commented that one of their priorities as a Council is a commitment to an inclusive Ames. At the Goal Setting meeting, the Council discussed more inclusive policy changes. Examples given were income protection and housing, ban the box, and closing the achievement gaps in the schools and she hopes the Council will continue to work on these concerns in the coming months and see what can be done in the Police Department as well. She recognizes that every City is unique and will need its own plan in moving forward; this will take an incredible amount of community input. She thanked everyone who has been emailing

the Council with suggestions on this topic. The Council will take the time and diligence that is needed to fully investigate them while still maintaining a sense of urgency on the important issue. Mr. Junck noted that everyone on the Council is white and will continue to listen to the community, especially the black constituents when moving forward even though the conversations may be hard to have. She is looking forward to digging into all the concerns with the rest of the Council.

Council Member Martin stated he has a couple motions he would like to make. He reminded the Council that back in August 2019, MetroNet did a presentation and expressed a willingness to provide the City with mapping information. He noted this will be important for the Council in figuring out what gaps the City could hope to fill in the future. MetroNet is well into their construction and should have a good sense of the area by now.

Moved by Martin, seconded Betcher, to have staff ask MetroNet for identification of Ames properties that they are not serving and the reason they are not serving them, as soon as possible. Vote on Motion: 4-1. Voting Nay: Gartin. Motion declared carried.

Mr. Martin stated that he had sent an email to the Council about observing that Des Moines was debating an ordinance with the goal of encouraging more outside dining, specifically given the reality of COVID-19 and the relative hazard of indoor activity versus outdoor activity. The theory is that if people are going out less often then there is more parking available, and maybe they can reuse some of the parking space to increase outdoor dining. Maybe they could make it easier to apply for outdoor dining. He explained that at the same time he has not heard from any businesses in Ames that have said that they would want to do this, but what is stopping them is the City of Ames regulations. He has heard more general complaints that it would be better if the City could make it easier. Mr. Martin mentioned that as much as he would like to do something it would be wrong to start with the remedies and see if they appeal to anyone, but to reach out to business owners and see what could the Council do to help them improve the outdoor dining situation.

Moved by Martin, seconded by Betcher, to ask the Mayor to reach out to the Chamber of Commerce about taking a quick survey to see if there is any way in which Ames policies should be customized during the COVID-19 season to encourage more use of outdoor space for sidewalk cafes purposes including possibly alcohol service.

Council Member Betcher stated that she knows there are other college communities that are looking into this as well.

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

Council Member Betcher stated that the NAACP forum is going to occur on June 11, and she believed the City has put out information on the Government Facebook page for anyone who wants to sit it on the Zoom meeting. One of the things she has learned while being on the Council with the training she has been doing on diversity, equity, and inclusion is that you have to keep working. It is a continuing journey, and she hoped the residents stay engaged. The Council does read their emails

and if there are any concerns or questions please email a Council Member. Ms. Betcher commented that the Council has been taking about the Ames Urban Fringe Plan, and she was reminded earlier today that one of the City's long-term employees, Jeff Benson, (who passed away five years ago) had invested a lot of time in community building within Ames, working as the neighborhood liaison. Mr. Benson was also one of the people who was instrumental in getting the 28E Agreement crafted in the first place. She noted it is important to work on those relationships outside of the City of Ames as well as within Ames.

Council Member Beatty-Hansen commented that Council Member Junck did a great job stating everyone's concerns and it is important for the Council to note that Black Lives Matter. She knows people want to see action soon, but she wants to have time to collect input from people who are not as tuned into City politics. It is important for the Council to keep reaching out and get feedback from a diverse population about what changes they would like the Council to make and to commit to improving and changing policies. She noted that there is a lot of work to be done.

Council Member Gartin stated he participated in an event on Saturday night at Bandshell Park and watched the protest a week ago. He has been involved in the NAACP for the past five years. Mr. Gartin commented that when he was first elected to the Council, he contacted the Story County Public Defender's Office and asked them about the concerns they had with the Ames Police Department, and was pleased to hear there wasn't any problems. He noted that the Ames Police Department is grieving over what happened in Minneapolis. There is a sense that police departments that have functioned very well are being lumped into departments that are not functioning well. Mr. Gartin explained he could not be any prouder of Chief Cychosz and the work he has done with community policing. He noted that at the events that he attended he has asked the citizens how they felt about the Ames Police officers, and it was almost unanimously that the citizens loved the City of Ames Police. He stated they are always doing continuous improvement and always looking at best practices. They will look very hard at the comments that are given. Mr. Gartin wanted to remind everyone that they have an outstanding Ames Police Department and phenomenal leadership. In the five years he has worked with the NAACP, he has never heard a complaint about the Ames Police Department. His heart is broken over what happened to George Floyd and what is happening nationally, but wants to make sure they take a measured approach as it is hard for police officers and their families to be lumped in unjustly with a broken system in other parts of the country.

Ex Officio Member Whitlock wanted to echo what Council Member Junck said and to emphasize that the entire Council is white, and when looking over the comments, they need to get other opinions and look through the lens of other races and not just their own.

Mayor Haila stated that if anyone is interested in joining the public forum on Thursday, June 11, 2020, they are welcome. He gave directions on how to attend the Zoom meeting. The next meetings will be on June 29, July 9, and July 23 from 6:00 P.M. to 7:00 P.M. with a different panelist each meeting. The NAACP will be hosting the meetings. Mayor Haila commented that it is not just because of the George Floyd situation that they are all starting to have concerns, but they have been concerned the entire time since being sworn in. He noted that the City of Ames is not a perfect

community, but he is proud of the Police Department and how the community responded. The protests in Ames have been civil.

ADJOURNMENT: Moved by Gartin to adjourn the meeting at 8:52 p.m.

Amy L. Colwell, Deputy City Clerk

John A. Haila, Mayor

Diane R. Voss, City Clerk