

**MINUTES OF THE MEETING OF THE AMES AREA
METROPOLITAN PLANNING ORGANIZATION
TRANSPORTATION POLICY COMMITTEE AND
REGULAR MEETING OF THE AMES CITY COUNCIL**

AMES, IOWA

NOVEMBER 24, 2020

**AMES AREA METROPOLITAN PLANNING ORGANIZATION (AAMPO)
TRANSPORTATION POLICY COMMITTEE MEETING**

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.

CALL TO ORDER: The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee meeting, which was being held electronically, was called to order by Ames Mayor and voting member John Haila at 6:01 p.m. on the 24th day of November, 2020. Other voting members brought into the meeting were: Bronwyn Beatty-Hansen, City of Ames; Gloria Betcher, City of Ames; Amber Corrieri, City of Ames; Tim Gartin, City of Ames; Rachel Junck, City of Ames; David Martin, City of Ames; Bill Zinnel, Boone County Supervisor. Lauris Olson, Story County Supervisor; Jacob Ludwig, Transit Board; and Jon Popp, Mayor of Gilbert, were absent.

AMENDMENT TO FY 2021/24 TRANSPORTATION IMPROVEMENT PROGRAM (TIP): Public Works Director John Joiner explained that an Amendment to the current year Transportation Improvement Program (TIP) was necessary. The Amendment is to allow CyRide to apply for a COVID-19 Research Demonstration Grant that will allow them to incorporate automatic passenger counters in the buses. Mr. Joiner mentioned that the automatic passenger count will allow potential passengers to look at the number of people on a bus for the route they want to take. This way the potential passenger can decide to take the bus that is coming or take a later one that might not be as crowded.

Mayor Haila pointed out that when he had served on the Transit Board, they had looked at having an automatic passenger counter added, but it was very expensive to implement. Another benefit would be that they would be able to do studies and look at ridership as the counter will give real-time data.

Moved by Betcher, seconded by Junck, to set the date of the public hearing for the Amendment to the FY 2021/24 Transportation Improvement Program (TIP) for January 12, 2021.

Vote on Motion: 8-0. Motion declared carried unanimously.

POLICY COMMITTEE COMMENTS: There were no comments from the Policy Committee.

ADJOURNMENT: Moved by Zinnel to adjourn the Ames Area Metropolitan Planning Organization Transportation Policy Committee meeting at 6:05 p.m.

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

CALL TO ORDER: Mayor John Haila called the Regular Meeting of the Ames City Council, which was being held electronically, to order at 6:05 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.

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

The Mayor announced that the Council was working off an Amended Agenda. City staff had removed the wording “Pending Final Inspection” from Item No. 7 and corrected the year on Item No. 35b to April 1, 2024. Mayor Haila mentioned that staff had also pulled Item 31 and Item 34b from the Agenda.

PROCLAMATION FOR “SMALL BUSINESS SATURDAY,” NOVEMBER 28, 2020: Mayor Haila declared November 28, 2020 as “Small Business Saturday.” The Mayor asked that residents of the community support the local small businesses and merchants on November 28, 2020, and throughout the year with their patronage.

Accepting the Proclamation was John Hall, Chamber of Commerce Senior Director of Business Development. Mr. Hall thanked the Mayor and Council for the Proclamation. He explained that he had submitted the Proclamation on behalf of Ames Main Street, but the Proclamation speaks broader than just Ames Main Street. The Ames Chamber, the Farmer’s Market, Ames Main Street, and Campustown Action Association all appreciate the small businesses that exist in the Ames community. Mr. Hall reminded everyone to shop small and shop local this holiday season. He noted that many retailers across the community have found new ways to provide online services or the ability to purchase items online during the pandemic.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Regular City Council Meeting held November 10, 2020
3. Motion approving Report of Change Orders for period November 1 - 15, 2020
4. Motion approving certification of Civil Service applicants
5. Motion setting Conference Board meeting for December 8, 2020

6. Motion approving new 12-month Class C Beer Permit, Class E Liquor License, Class B Wine Permit with Sunday Sales for Neighborhood Liquor & Smokes Inc 3505 Lincoln Way Ste 105
7. Motion approving Class C Liquor License with Sunday Sales Ownership Change for Texas Roadhouse Holdings Inc 519 Duff Avenue
8. Motion approval renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Liquor License with Outdoor Service & Sunday Sales - Aunt Maude's 543-547 Main St
 - b. Class C Liquor License with Outdoor Service, Sunday Sales and Catering Privilege - The Café 2616 Northridge Parkway
 - c. Class C Liquor License with Outdoor Service, Sunday Sales and Catering Privilege - Thumbs Bar 2816 West Street
 - d. Class C Liquor License with Outdoor Service & Sunday Sales -Tip Top Lounge 201 E Lincoln Way
9. RESOLUTION NO. 20-593 adopting revised FMLA and Parental Leave Policies for City employees, effective October 19, 2020
10. RESOLUTION NO. 20-594 approving 2020 Urban Renewal Report:
 - a. RESOLUTION NO. 20-595 approving certification of TIF Debt for Campustown and annual appropriation of Kingland TIF Rebate
 - b. RESOLUTION NO. 20-596 approving certification of TIF debt and appropriating payment of a rebate of incremental taxes for the Barilla TIF District
11. ASSET Contract with Primary Health Care:
 - a. RESOLUTION NO. 20-597 approving Agreement with Primary Health Care for FY 2020/21 City ASSET funds in the amount of \$95,000 to assist with purchasing equipment for Dental Clinic
12. RESOLUTION NO. 20-598 approving Amendment to FY 2020/21 Ames Historical Society Outside Funding Contract due to COVID-19
13. RESOLUTION NO. 20-599 approving Professional Services Agreement with WHKS & Co., of Ames, Iowa, for 2020/21 S. Dayton Avenue Improvements in an amount not to exceed \$86,100
14. RESOLUTION NO. 20-600 approving Encroachment Permit Agreement for awnings & building paneling at 330-5th Street & 412 Burnett Avenue
15. RESOLUTION NO. 20-601 approving extension of waiver of parking regulations for parking spaces at Ames Public Library to facilitate curbside pick-up
16. Unit 8 Boiler Repair:
 - a. RESOLUTION NO. 20-602 awarding contract for Unit 8 Boiler Repair to TEi Construction Services, Inc., of Duncan, South Carolina, in the amount of \$6,690,271
 - b. RESOLUTION NO. 20-603 approving contract and bond for the Unit 8 Boiler Repair
17. RESOLUTION NO. 20-604 approving preliminary plans and specifications for Maintenance Facility Fabric Structure; setting December 29, 2020, as bid due date and January 12, 2021, as date of public hearing

18. RESOLUTION NO. 20-605 approving preliminary plans and specifications for Auditorium HVAC Replacement; setting December 29, 2020, as bid due date and January 12, 2021, as date of public hearing
19. RESOLUTION NO. 20-606 approving preliminary plans and specifications for Homewood Slope Stabilization Project; setting December 16, 2020, as bid due date and December 22, 2020, as date of public hearing
20. RESOLUTION NO. 20-607 approving Change Order No. 2 for 2019/20 Asphalt Pavement Improvements in an amount not to exceed \$133,061.22
21. RESOLUTION NO. 20-608 approving Change Order for FY 2020/21 Right-of-Way Tree Trimming & Removal Contract in the amount of \$72,091
22. Inis Grove Restroom Project:
 - a. RESOLUTION NO. 20-609 approving Change Orders No. 1-8 resulting in a credit of \$1,845
 - b. RESOLUTION NO. 20-610 accepting completion of Inis Grove Restroom Project
23. 2017/18 Arterial Street Improvements (13th Street):
 - a. RESOLUTION NO. 20-611 approving Change Order No. 3, a deduction in the amount of \$58,153.60
 - b. RESOLUTION NO. 20-612 accepting completion of 2017/18 Arterial Street Improvements (13th Street)
24. 2018/19 Collector Street Pavement Improvements (Hickory Drive):
 - a. RESOLUTION NO. 20-613 approving Change Order No. 5, a deduction in the amount of \$50,951.70
 - b. RESOLUTION NO. 20-614 accepting completion of 2018/19 Collector Street Pavement Improvements (Hickory Drive)
25. RESOLUTION NO. 20-615 accepting completion of 2018/19 Storm Water Facility Rehabilitation (Little Bluestem)
26. RESOLUTION NO. 20-616 accepting completion of Scaffolding and Related Services and Supply
27. RESOLUTION NO. 20-617 accepting completion of Specialized Wet Dry Vacuum, Hydro Blast, and Related Cleaning Services

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: Merlin Pfannkuch, 1424 Kellogg Avenue, Ames, stated he had comments regarding the East Industrial Area, that do not pertain to the East Industrial Zoning item on the Agenda. He explained that he has been asking for more transparency on the East Industrial Area project. Mr. Pfannkuch would like to see some community discussion on the project before the City spends \$6-7 million. He mentioned that from the start, the project had been treated as if the Ames Economic Development Commission (AEDC) and the Council are insiders and the public is supposed to trust that the City is doing a good job looking out for taxpayers. Mr. Pfannkuch stated that the Council approved the funding for the project six years ago, and to this day, there is still not any company that has publicly announced that they want to build in the area. When the project was started, the City thought there was going to be more spinoffs and that has not happened, and he

thought that the public should get more assurances that the project is a good investment before a lot of money is spent. There is now a pandemic and maybe in a few months there will be a clearer idea on if there is a vaccine, but how fast the economy is going to recover is still uncertain. There are numerous communities in Iowa that are trying to attract businesses and industries by getting ready to build infrastructure, but he doesn't see any great demand for building industry in Iowa or the United States. He would like to know who is "chomping at the bit" to build at this location. He maintained that if a company wanted to build, it would be willing to say so publicly so the community has some assurance that it would be a worthwhile endeavor. Mr. Pfannkuch would like to have a special meeting to discuss this topic further as a community.

REQUEST FOR THE CITY TO PURCHASE ROSE PRAIRIE PROPERTY: City Manager Steve Schainker stated a report was given to the Council that was divided into three different categories. The three categories were: 1) Water quality in the Ada Hayden Watershed; 2) Park needs in the north growth area; and, 3) Development impacts of making the Rose Prairie property a park. Mayor Haila asked for each Department to give a brief summary of the Staff Report.

Water and Pollution Control Director John Dunn stated staff utilized several different modeling tools to estimate the water quality leaving the Rose Prairie site under four different scenarios. The baseline scenario looked at the water quality leaving the site under the existing row-cropped agricultural conditions. The second scenario looked at the likely water quality leaving the site based on the "Rose Prairie - Revised Master Plan." The third scenario looked at the water quality that could be expected to leave the site if the entire parcel were converted using a combination of beneficial treatment practices. The fourth scenario looked at the possibility of making additional targeted water quality improvements while working within the general land uses laid out in the Rose Prairie Master Plan. Staff had found that the original design capacity of the north wetland complex mirrored very closely with what staff estimated the nutrient export would be from Rose Prairie if it was developed as envisioned. If the property was fully retired, the nutrient protection already covers 75-90%, depending on what type of pollutants are looked at. Mr. Dunn explained that a question would be if the dollar amount to get the final pound of nutrient is worth it or not. Staff's conclusion that was reached with the modeling is that the existing wetlands are adequately protective of the lakes of Ada Hayden if the Rose Prairie complex is developed as originally envisioned.

Planning and Housing Director Kelly Diekmann explained that Rose Prairie was included as part of the north growth Tier 1 area in relation to the Ames Plan 2040. Staff moved forward assuming that build-out would occur in the Hyde Avenue area. In the west and south are the other Tier 1 and Tier 2 areas that were prioritized as expansion areas, the east was also included, but is further out. Director Diekmann mentioned that there wasn't as much readily available land in Rose Prairie as there is land that needs to be developed and some extensions of infrastructure would be necessary. The focus would mainly be on water and sewer. Staff identified, without knowing what properties would want to be annexed, that about \$2.5 million to \$6 million capital improvement plan would need to be set up in the budget within the next couple of years. Mr. Diekmann explained that the Rose Prairie Development Group had contacted staff earlier this summer after being silent for two years due to issues with the assessment and connection fees with financing the project. The Rose

Prairie Development Group does plan to come forward and ask the City Council to look at some updates to its Master Plan and other amendments, and hopefully move forward in 2021 with construction of a housing development.

Mayor Haila asked for clarification if the proposed changes to the Master Plan would affect the Conservation Overlay or the calculations that the Water Pollution Control staff had done. Mr. Diekmann stated that in terms of footprint of development, the Rose Prairie Development Group is trying to work within the housing units that they have already been entitled with and rearrange them to a more efficient layout. The Rose Prairie Development Group will still have to meet the Conservation Subdivision Ordinance and a lot of green space in the project that would meet both the Chapter 5B Stormwater standards as well as the Conservation Ordinance. Mr. Diekmann mentioned that what the Water Pollution Control Department had for modeling was to have a large pond in the middle and the Rose Prairie Development Group is re-visiting some of its design choices, but does not have an updated concept to share with the Council. He noted that a new concept should be coming within the next month.

Parks and Recreation Director Keith Abraham stated that in the current Park Master Plan, there is nothing identified in the north area for either a community or regional park, but in the Ames 2040 Plan, it was discussed that in the growth areas to the north, west, and south, a community park should be added. A community park is roughly a 40-60-acre park with a service area of one to two miles with amenities that would service the community (ball diamonds, tennis courts, etc.). With the Ames 2040 Plan a community park could be added to the north growth area. Mr. Abraham noted that if the Council decided to do something with the land, a community park should be part of the Plan.

City Manager Schainker reminded the Council that given the magnitude of the expenditures needed to purchase the land for only wetlands, develop it as a community park, or both, a bond referendum would be needed.

Council Member Betcher asked Director Dunn how often they have had to access Ada Hayden as a back-up water supply. Director Dunn stated that they have used Ada Hayden as a back-up where they have had to pump from the lakes to the river on two occasions. He explained that it would only be during an extreme drought that this would be done. Mr. Dunn pointed out that they are moving water from the lakes at the park into the river. North River Valley Park had been identified as a primary recharge zone for the downtown wells. The water then percolates down into the a quifer for formation; staff would be pulling the water out of the ground as they normally would.

Council Member Betcher stated that Rose Prairie has been under development for several years and asked how much of the infrastructure had already been installed that has impacted the ability for developers to see the property as a feasible development. Director Diekmann stated that before 2015 when the City put the street in and extended water and sewer, development was completely infeasible, but the land has been able to be developed for five years. The City had set certain development fees to recoup the costs related to the street paving and water and sewer connection fees. He stated that during conversations with the developers, he believed the reason a project has

not moved forward was because of the timing of how some of the fees were adopted. The developer has been trying to find a way to spread those fees out without having to pay for everything up front. Mr. Diekmann stated he believed the other issue is the Conservation Subdivision. There is a lot of water that goes through the property and it makes it unique as to how the street patterns have to be done. Ms. Betcher commented that one of the options was to possibly pursue a 40-60-acre park and wanted to know if that would complicate matters more for the developers. Mr. Diekmann stated that the developer is aware that the request came in asking the City to purchase the property, but he has not spoken with the developer in great detail.

Council Member Gartin asked if, instead of having the property developed into residential properties and take it off the tax rolls, there was a way to estimate the fiscal impact. City Manager Schainker explained he would have to see the overall development, what the average priced home would be, and how many apartments there would be. He noted that it would all be speculative, but would be going from zero to a lot of money. Mr. Gartin stated the fiscal impacts would be a variable that the Council would want to understand. Mr. Schainker noted that there would be an upfront cost of purchasing the land and developer costs to make the land a park, but also the lost revenue would be part of the equation. Mr. Gartin wanted to know if the Finance Department could provide the Council with a rough estimation on the amount of lost revenue, with having to make some presumptions. Mr. Schainker stated that they could try to do that, but it is easy to know that if it is going to be development of a wetland and a park, there is going to be zero revenue opposed to a substantial amount with a subdivision.

Council Member Gartin explained that there has been a lot of work on the Ames 2040 Plan and the Staff Report indicated that there would be about 620 residential units. Mr. Gartin inquired if the number of units was correct. Mr. Diekmann stated that is the maximum amount allowed on the property under the current zoning.

Council Member Gartin asked Director Diekmann how would it impact taxpayers with the cost of adding the additional infrastructure if the Council were to push development out further. Director Diekmann mentioned that is a strategy question that the Council would have to grapple with. He mentioned that if the Council followed the model in the Staff Report, it showed that development was expected to carry most of the costs through connection fees and assessments. The City did pay for about a quarter of the street paving costs. Staff identified in the Ames Plan 2040 that certain parts of the trunk line extensions, over-sizing of water main extensions, and road widening would probably be a City cost, but there are some costs that would go back to the developer. A trunk line is always needed and will more than likely be a City charge.

Council Member Gartin wanted to know the approximate number of acres in the Ada Hayden park system. Director Abraham explained there are 437 acres at Ada Hayden and 130 of that is the lake.

Council Member Corrieri stated the Staff Report indicated that if the City were to purchase the property, a community park would be put in to include several different amenities that would include an athletic field. She wanted to know if the intent of the property would be used for a variety of

community activities and amenities. Director Abraham explained it would, as a community park, have amenities, e.g. a ball diamond. He stated staff has been looking at moving away from the floodplain. The six ball diamonds in the River Valley Park are in a floodplain. Staff discussed if they removed the ball diamonds from River Valley Park and put them in this area, then they could re-purpose River Valley Park into something else. He noted that these were just ideas that were discussed. Ms. Corrieri wanted to know if the Council pursued a smaller 40-50-acre option, would there still be an intent to put different uses and amenities on the property. Mr. Abraham stated that yes, some amenities could go there, but not all of them. Mr. Schainker stated the policy decision for the Council would be if this is the correct location for a community park.

Council Member Betcher asked how big River Valley was for the softball complexes. Director Abraham explained there was about 14-15-acres with green space.

Mayor Haila opened public comment.

James Pease, 3840 Stagecoach Road, Ames, President of the Friends of Ada Hayden Heritage Park, thanked staff for meeting with him to discuss some of the modeling that was done. The reason the Friends of Ada Hayden Heritage Park brought the request to the Council was because it was in the best interest of the City. Mr. Pease noted there were three primary reasons he put in his email to the Mayor and Council as to why the City should purchase the property. He stated the first was the human need for parks, commenting that if anyone has gone to a park in the last few months, there have been a lot of people that have returned to nature. The second reason was biodiversity as humans expand its footprint on the landscape, other species tend to suffer. He noted the Staff Report did not even touch on that subject. The third was lake protection. He noted that in his report he sent to the Mayor and Council, the land is highly erodible in the Ada Hayden Watershed. Drainage from the land will not only include the nutrients, but will also include heavy metals, hydrocarbon, plastics, and everything that will run off from an urban landscape. Mr. Pease stated the Friends of Ada Hayden Heritage Park agree that the thought of housing is better than the current agricultural production, but the best would be for some permanent vegetation. Modeling is what someone thinks will happen, but will not account for all the impacts. The developer has now re-contacted the City to move forward. He urged the Council to not proceed with the development of the property. Mr. Pease mentioned that having a gas station put onto this property should not be considered.

Wendy White, 3702 Ashton Drive, Ames, stated that she wanted to advocate that the land should be purchased by the City and placed into permanent wetlands. She commented that the Council has a once-in-a-lifetime opportunity to make a difference of historical importance in preserving the nature of Ada Hayden. The extraordinary nature of Ada Hayden relates to the opportunity to experience wildlife and native prairie savannah on a daily basis within the Ames city limits. Ms. White stated it would be a treasure and tribute to Ames commitment to the sustainable future. In addition to the concerns regarding the harm to the water quality and the wildlife she is equally concerned about the damage to the pristine aesthetics of a park in terms of destroying the sweeping prairie views. She stated the Council has a priceless treasure that should not be traded for another nondescript residential development or manicured baseball diamond. In terms of considering the lost

revenue calculations, she asked to please consider the loss of revenue due to diminishing the appeal of a major regional attraction.

Erv Klaas, 2200 Hamilton Drive, #508, Ames, mentioned that he has been involved with the property known now as Rose Prairie since 1999. Mr. Klaas reviewed the history of the land and the area around Rose Prairie. He noted that the area will not support 620 homes and still protect Ada Hayden Park. Mr. Klaas asked Director John Dunn how he could conclude that the north wetland complex is functioning well enough when the first and second wetland is almost completely filled with sediment. Mr. Klaas explained that both wetlands will need to be dredged if the City wants to move forward with development in the area. He noted that he is an Ecologist and has had training in wetland ecology. When he saw the sign up for sale, he thought it would be a wonderful opportunity for the City to protect the Park and have a real class park for biodiversity. He mentioned that biodiversity is very important, and the earth needs to be protected. Mr. Klaas urged the Council to think longterm and think of their grandchildren who would be using the land.

Jeri Neal, 916 Ridgewood Avenue, Ames, stated she had already written to the Mayor and the Council about her concerns regarding making space for biodiversity. She mentioned her letter raised some serious concerns about citizens' understanding of the development and conservation overlays. Ms. Neal mentioned she put in her letter a few ideas/options that other people had mentioned that might bring everyone to the table for a discussion. She stated that if the Council decided to retain the current commitment for the Rose Prairie development, her overall concern would be how to keep the crown jewel of Ames, (Ada Hayden) looking and functioning as it already is. So many communities would fall over sideways to have something like Ada Hayden to claim for their community. Ms. Neal stated that the Friends of Ada Hayden Heritage Park report that was submitted showed a deeper look at the science. She noted that the Report and conversations with City of Ames staff suggests that the City doesn't have a handle on how the developed Rose Prairie property uses may impact the water quality and Ada Hayden in general. Ms. Neal explained the way she read the report is that future development will incur unmeasured and ongoing risks to Ada Hayden. She thought that the City should be willing to choose extra investment to ensure that the City is being responsible for the land use and the water quality. She noted the importance of monitoring and sampling the water and the City should take it more seriously.

Merlin Pfannkuch, 1424 Kellogg Avenue, Ames, commented that what is striking to him is the Council's hesitancy to invest in the property versus its willingness to ask the public to spend \$6-8 million to extend the infrastructure as far as the Verbio plant. Mr. Pfannkuch didn't understand why the City wants to continually chase dollars when there are other values that a dollar value can't be put on.

Council Member Betcher stated this is an interesting question that was proposed to the Council as they have gone along with the original plan for so long. She wondered how much the Council is doing is inertia as opposed to thinking seriously about the potential to do something different with the Rose Prairie property. Ms. Betcher mentioned that she has seen the property over the years and it had never occurred to her that there could be an opportunity for the land to be a park or an

additional wetland for Ada Hayden. Her main concern about the property was it is going to damage the Watershed if the development happens. She was also concerned about the potential placement of a gas station and felt that more water monitoring should be done. Ms. Betcher recognized that, during the Ames Plan 2040, the Council had discussed this property for housing and housing is needed in Ames. Ms. Betcher pointed out that within the last 20 years nothing has been done to the property. She appreciated the Friends of Ada Hayden Heritage Park bringing this property to the City for further discussion.

Moved by Betcher, seconded by Junck, to move Alternative 2: to approve, in concept, the request from the Friends of Ada Hayden Heritage Park to acquire the 170 acres of the Rose Prairie property for purposes of a wetland and a community park, and direct staff to prepare an action plan to implement this alternative.

Council Member Gartin stated this is a very important topic and wanted to hear the reasoning behind the motion Ms. Betcher made. Ms. Betcher stated she made the motion based on having grave concerns about the Watershed and having seen a number of years that development has not happened. She is not convinced that the property, as it stands, is financially viable for development, but she thought the best means to protect Ada Hayden is to put the property in the hands of the City.

Council Member Gartin explained that the Staff Report had addressed the issue of water quality. He asked if Ms. Betcher had information that would support the contention that the Staff Report was incorrect. Ms. Betcher mentioned that the report from the Friends of Ada Hayden stated that the City didn't have longitudinal data. Ms. Betcher explained that she is not saying that the model that the staff used was wrong, but she thought it was a time for grave climate changes.

Council Member Beatty-Hansen commented that this was a tough decision as there is a lot to consider. She liked the idea and will be supportive of Council Member Betcher's motion. Ms. Beatty-Hansen mentioned that she understood the financial concern, but if decisions about land protection were made on a financial basis, there wouldn't be some of the great land conservation across the country. Ms. Beatty-Hansen stated there is a value in nature in its pure form. It is costly to purchase the property, but she is skeptical about going into a costly bond especially given that the City of Ames needs a pool.

Council Member Corrieri stated she is glad the bond issue was brought up. She is concerned about the feasibility going forward. Ms. Corrieri commented that she was concerned about the housing aspect as Rose Prairie was identified as a piece of land in the Ames 2040 Plan for housing; there was no discussion about doing anything different with this property. She agreed that Ada Hayden is a great asset for the community, but staff had said that they would still be able to protect the water quality and the environment around Ada Hayden, even with housing being developed. Ms. Corrieri is not sure a community park fits within the nature of what the City intended for Ada Hayden. She thought there would be a better place for that type of amenity down the road. The bond issue is a huge piece and she felt there were other priorities in terms of asking the community to pay for

amenities. She did not see the bond issue being a feasible option. Ms. Corrieri stated that due to those reasons she would not be in support of the motion.

Council Member Martin explained he felt the tax revenue would be a wash because if housing is not built on Rose Prairie the City will build houses somewhere else. He noted that the tax revenues are going to happen based on population change. Mr. Martin stated there is some cost regarding the construction of the infrastructure with the anticipation that it will serve human needs, and the City will have to swallow the cost. He had two main concerns and one was the emails the Council had received from residents concerned about water quality and some of the emails were confused with the quality of the water drinking supply, but that is not at risk at all. The nutrient levels in the lake are a concern and they do not have the perfect longitudinal data, but that doesn't say that the modeling they have is wrong. Mr. Martin stated that it would be a great opportunity to expand a wonderful park into an even more wonderful park. He noted that the Council received the recommendation to purchase the land and this is the first meeting the Council has had to discuss the topic and he thought they should get more feedback from the public. This project is a major allocation of resources and normally something that is taken up under goal setting. Mr. Martin explained that the Council should wait a year and if no development happens then the City could step in and do something. He didn't believe the time was right to ask staff to change the course.

Council Member Gartin stated he is not completely sure that the tax revenues are a wash. He pointed out that there is only so much land that is readily available. The City is currently losing opportunities for housing to Ankeny every day. Mr. Gartin mentioned that one third of the workers in Ames live outside of Ames and have to commute. If the Council is concerned about the environment and have less fossil fuels, they need to find opportunities to have the citizens live closer to where they work. He felt the tax consequences are important to consider and there are a lot of infrastructure costs that the Council is voting on and they don't have a clue. Mr. Gartin stated the Council needs to look at the other costs, the viability of the bond, and the impact to the Ames 2040 Plan. He pointed out that there has been very little public input and would like to put a pause on the request.

Vote on Motion: 3-3. Voting Aye: Betcher, Beatty-Hansen, Junck. Voting Nay: Corrieri, Gartin, Martin. Motion failed.

Council Member Betcher moved to remove the gas station approval from the zoning that the Council had approved. Director Diekmann commented that there are several reasons as to why that would not be possible tonight. Ms. Betcher withdrew her motion.

Council Member Beatty-Hansen asked if it would be possible to move to have staff ask the potential developers about their willingness to compromise. Director Diekmann mentioned that he will communicate the outcome of the meeting to the developer, but the Council will see the developer soon and will be able to ask questions at that time.

Council Member Betcher asked if there was any interest in pursuing Scenario 4 in the Staff Report with some of the targeted protection measures. She wanted to know if this will be something that is

discussed with the developer as the Plan emerges or if it is something that needs to be voted on before the Plan emerges. Mr. Diekmann explained that the concept is evolving, and it would need to be discussed as the Plan moves forward. He noted that they have the water quality issue before with the developer and how the design would benefit Ada Hayden.

Council Member Beatty-Hansen wanted to know if there was a budget/plan to dredge the wetlands as they become filled in. Mr. Abraham stated they do have a Management Plan for Ada Hayden that Mr. Pease and Mr. Klaas had put together. He does not remember about the wetlands, but knows they need to dredge them and will work on getting this done. Mr. Abraham explained that he has spoken with Mr. Dunn about getting an assessment done.

Council Member Gartin stated a good discussion was had about the water quality at Ada Hayden, and he wanted to know more about frequent water testing. Mr. Dunn stated that they budget every five to seven years in the Capital Improvement Plan, and two back-to-back years of water quality monitoring in the wetlands. He explained the reason it is not done every year is because they are looking for trends in the watershed and it is easy from year to year to get lost in the seasonal variations. It was about being fiscally responsible when doing the sampling and trying to do it close enough together to pick up trends, but not so often that they are generating a lot of data without gathering a lot of information from the data.

STAFF REPORT REGARDING EAST INDUSTRIAL ZONING: Planning and Housing Director Kelly Diekmann stated that the request before the Council is from the Ames Economic Development Commission (AEDC) to move forward on establishing zoning for the East Industrial Area. Director Diekmann explained that this has been in the Planning Divisions Work Plan for a number of years, but has not been prioritized due to the need for completing water and sewer extensions to serve the area. Considering zoning options for this area is now appropriate as the City has budgeted for water and sewer extensions with the intent of starting construction in 2021. He explained that the East Industrial Area is targeted for a larger industrial set than what is seen in the City, and the three industrial zones don't fit the targeted large user that is envisioned for the area. Staff believed that creating an additional zoning district is preferable compared to modifying the existing Planned Industrial (PI) Zoning District designation and changing the range of uses and standards that apply to PI zoned properties in the City. Staff is recommending the Council direct staff to prepare a Zoning Text Amendment to create a new industrial zoning district for the Prairie View Industrial Center based on the concepts that were described in the Staff Report. Mr. Diekmann noted that if they move forward, staff will go through a zoning review with the Planning and Zoning Commission and there will also be a public hearing with the Council for a formal Ordinance to establish the exact mix of uses and standards for the area. He explained that staff would be able to accomplish bringing the Zoning Text Amendment back to staff within the next 6-8 weeks.

Mayor Haila inquired if the entire 1300 acres would be zoned the same. Director Diekmann stated that in the past they stated they would hold off on zoning the property, and keep it as Agriculture until they had a user for the area. The City is putting in trunk line utilities and there would be over 1200 acres with no formal subdivision plan or anything else. If they apply everything at once it

would be one zoning district as they don't have a pattern for development or they could choose to zone the large pieces as the development project comes forward, and this will be determined after staff writes the zoning district.

Mayor Haila opened public comment.

Dan Culhane, 304 Main Street, Ames, representing the Ames Chamber of Commerce and Ames Economic Development Commission, explained he had listened with interest tonight and appreciated the Council referring his letter for discussion. The attributes of the area are many and they are obvious to anyone who lives in the area. Prairie View is a focal point for several of their partners. The Iowa Economic Development Authority has made Prairie View a certified site and Alliant Energy, who services the area for natural gas and electricity, has spent over a million dollars to date in securing over 700 acres of property under option. He pointed out that the reason there is nothing yet is because there is no sewer or water to connect to. Mr. Culhane mentioned that there have been several prospects for this site, but the City has lost them due to not having the infrastructure ready and the property not being zoned. He noted that businesses like certainty, and when they choose a location and go public, they want to be able to do what they say they are going to do. Mr. Culhane stated he has done this for a long time and businesses like the surety of what the property offers.

Moved by Martin, seconded by Betcher, to direct staff to prepare a Zoning Text Amendment to create a new industrial zoning district for the Prairie View Industrial Center based upon the standards described in the Staff Report.

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

DOWNTOWN FACADE GRANT: Mayor Haila explained that this item had been pulled from the Agenda by staff.

STAFF REPORT REGARDING SPLASH PAD WATER CONSUMPTION: Parks and Recreation Director Keith Abraham stated that the Staff Report had a lot of information regarding the three options for water management systems. Each system has pros and cons to them and have are standards that need to be met. It was explained that the Iowa Department of Public Health (IDPH) governs the code requirements related to pools in Iowa and splash pads with a recirculation system are viewed as a pool and requires agencies to adhere to the *IDPH Pool Code*. One option is a recirculation system that is a closed-circuit system that recycles and disinfects the water to and from the play area. This system is currently used at Brookside Wading Pool, Municipal Pool, and the Furman Aquatic Center. Another option is a flow-through system; these are easy to operate, low maintenance, and an eco-friendly way to manage water. These systems use potable water that goes through the play area and effluent water is then returned to the municipal wastewater system or percolated back to the water table. The last option is a repurposing system. The repurposing systems are sustainable solutions that are designed to reuse the effluent water for surface or subsurface irrigation. These systems are simple to operate and require minimal maintenance.

Council Member Martin stated that he had sent a report out earlier stating that the Brookside Wading Pool would be kept and asked Mr. Abraham if that was correct. Mr. Abraham explained that the whole idea has been to demolish the wading pool. The wading pool has an antiquated water management system, loses more water than it should, has to be staffed, and is in the flood plain. Those were the reasons given as to why the wading pool would be demolished when a splash pad is put in. Mr. Martin asked for further explanation about the UV system for anyone using the splash pad. The idea of having showers is that people will take a shower before utilizing the splash pad. A shower will wash off any fecal matter and other contaminants. The UV system is an Ultra-Violet system where the water will pass over the UV bulbs and will disinfect the water. Mr. Martin clarified that the UV system is part of the filtration system and users wouldn't even know it was there. Mr. Abraham stated that was correct.

Council Member Betcher stated she is having a hard time differentiating this item from the discussion of the Spray Pads mentioned later in the Downtown Plaza report. She inquired about what the difference was from the Splash Pads versus the Spray Pads. Mr. Abraham explained that a Splash Pad has a lot of above ground amenities (dump bucket, mushroom of water, etc.), and Spray Pads are more ground features (water is bubbling up from the ground, possibly have lights, etc.). Ms. Betcher stated she is trying to understand whether they are going to need two different facilities or if a Splash Pad and a Plaza are compatible with each other. Mr. Abraham stated they potentially could be, but staff is looking at the Splash Pad to be more of an amenity out in the park system. He noted that there are only two places that are recommended for the Splash Pad due to the need for restrooms, which would be Daley Park or Emma McCarthy Lee Park. The Splash Pad will be approximately 400.

Mayor Haila opened public comment and closed it when no one came forward.

Moved by Beatty-Hansen, seconded by Corrieri, to direct staff to pursue the recirculation system.

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

Mayor Haila recessed at 7:51 p.m. and reconvened at 7:56 p.m.

DISCUSSION OF DOWNTOWN PLAZA VISION: Parks and Recreation Director Keith Abraham explained that in the Staff Report, there is some background information noting that one of the goals the Council has for Downtown community space. He mentioned that before they start the process of hiring a firm, staff wanted to get the Council's input on what they envision the Downtown Plaza to be. Staff would like to know what goals the Council wanted to accomplish and what activities they would like to see. Mr. Abraham noted that in terms of locations the parking lot across from City Hall is an option with 1.2 acres, but depending on the Council's vision and goals, the space might not accomplish everything the Council would like. Mr. Abraham asked the Council what they envisioned for the Downtown Plaza.

Council Member Corrieri stated that she would like to see a year-round attraction. She would like it to be a natural attraction for people Downtown or compliment other activities that are happening Downtown. Ms. Corrieri also liked the idea for the space to hold smaller events.

Mr. Abraham showed several pictures of a few ideas of items that could be included in the plaza. The pictures showed a spray feature that could be a play feature during the day and provide ambience in the evening for activities and/or special events. Another picture showed how the space could be used as a spray pad in the summer and converted to an ice-skating venue during the winter season. The last pictures showed a more contemporary shade structure and a traditional shelter structure. Director Diekmann mentioned that a few ideas that were not shown were displaying art or kinetic elements or flowing water instead of a spray pad. His opinion was to ask if the space was more for organized participation or an area that anyone could stumble across and find something interesting to see or do at different times of the day.

Council Member Gartin stated that the Council should just brainstorm right now. He would like to see the City of Ames hooked into the bike trail system with the Des Moines Metro area. Mr. Gartin commented that if people are coming from the Metro area on the High Trestle Trail to Ames they need a destination. He explained that if you take the High Trestle trail in Ankeny you would end up in a nice area that has restrooms and a nice destination. He would like to see a welcome to Ames destination that would bring them Downtown and now the Downtown Plaza could tie into the bike trail.

Council Member Beatty-Hansen stated she would also like to see something that could be used year-round. She liked the idea of the ice-skating rink in the winter and then having something that performers could use. She mentioned that she liked Mr. Gartin's idea as well to become more connected to the bike trail. She explained there was an email the Council received about having public restrooms available and would recommend that as well.

Council Member Betcher also liked the idea of having a year-round space. She mentioned that she gets depressed by Plazas that are all concrete and would appreciate having some green space along with whatever feature is decided. She liked the idea of a Spray Pad, but is unsure of the cost. Ms. Betcher stated that a few ideas that came from the Community Regional Planning students last Spring were intriguing to her; there was artwork and interactive pieces of furniture. Those features had an artistic feel to them and invited engagement with them. The most important thing about the space is it can't be sterile as there is nothing more than a cold, unwelcoming place. She would like to see some trees or a small stage. She also questioned parking and if there was going to be difficulty having somewhere to park. In adding this feature to the City, they need to think about how people will get to the area. She wanted to know if placing the Plaza across from City Hall would be difficult to find parking or are they going to be inviting people to be biking in or riding the bus. Ms. Betcher mentioned that wherever the Plaza is put they need to think about the ways that people will get to the Plaza.

Council Member Junck explained that she agrees with the year-round element as it would be the best way to get the most use of the space. She would like to see something in the Downtown Plaza that can be enjoyed for all age groups. Ms. Junck liked the idea of having a small stage to create a small Downtown hub. She commented that she had liked a lot of what had been brainstormed so far.

Council Member Martin stated he liked the location across from City Hall as it says a lot to have a joyful Plaza across from City Hall, and the City already has the space. He liked the light spray feature at night, but was worried about traditional fountains as they may be a little too noisy. Mr. Martin mentioned that people should be able to have conversations at this location and maybe a small stage or a small corner with good acoustics would work. He agreed that the location should not be all hard scape. Mr. Martin explained he would also like to see informal seating areas and an ice rink in the winter. He would prefer more innovative than traditional looks for the structures.

Ex Officio Whitlock explained she would agree with Council Member Betcher to make sure that people have access to the Plaza. She noted that a lot of the students don't have cars so they wouldn't be able to drive to the Plaza, and recommended having a bus stop nearby or places students could park their bike. Ms. Whitlock agreed with Ms. Beatty-Hansen that bathrooms would be needed. She would recommend marketing the area for the entire community.

Mayor Haila asked for "The Exchange" in Fort Collins, Colorado, to be brought up on screen. He explained that he was on a peer-city visit last year and he saw "The Exchange" and was impressed by the concept. He noted it was a vibrant hub of activity. The Mayor stated he doesn't think the City of Ames should recreate this, but to have a mix of items that would bring people in would be beneficial. Mr. Diekmann noted that he was on that trip as well and "The Exchange" was interesting as it gave small entrepreneurs a chance. Ms. Beatty-Hansen mentioned that "The Exchange" was privately owned and developed.

Council Member Beatty-Hansen inquired about having outdoor exercise equipment for adults and something else to engage children.

Mr. Abraham stated that the next thing would be from a goal standpoint what would the Council want to accomplish and what are the measurables to know if the Plaza is successful or not.

Council Member Beatty-Hansen wanted something to help draw people into the area and shop Downtown and to hopefully extend the stay of someone shopping Downtown. She explained that if a destination could be built where someone would drive to visit it would be nice, but not sure if anyone outside of Ames would come.

Council Member Gartin mentioned he would like it to be an amenity to improve the attractiveness of Downtown as a place to work.

Council Member Betcher thought if they could do something to enable the space for people who are working Downtown, like there is at Tedesco, where there are solar powered stations where people can

plug in their phones or computers. She would like to be able to give people the opportunity to work outside if possible.

Council Member Gartin was concerned about the space outside City Hall and wondered if it would be big enough to accomplish something that is worth doing. He would like for staff to consider approaching First National Bank about taking over their space. Mr. Gartin stated they need more space than what City Hall affords. He felt they should “swing the bat hard and do something bold.” Director Abraham explained that was a great point as that brings them to the next topic about locations. Is 1.3 acres enough or should staff be looking at different spaces.

Council Member Corrieri mentioned she kind of agreed with Mr. Gartin. She thought the location across from City Hall is a perfect location. She pointed out that the location is central, good proximity to Main Street, and a natural extension of the retail area to help keep people Downtown. Ms. Corrieri explained that if there is an opportunity to speak with First National that would be great. She noted that the discussion of a Downtown Plaza has been discussed for the past seven years and would like to see the City pursue options.

Council Member Martin stated he would like the space to be open for anyone to use at no cost and would like this to be mostly the case. He noted that there may be some Special Events, but doesn't like the idea that someone could show up to the Plaza and wouldn't be able to use it.

Council Member Junck mentioned staff should investigate having more space, but does agree that the City Hall location is perfect. She agreed with Ms. Betcher's recommendation about having solar panels available for people to work outdoors.

Ex Officio Whitlock commented that if they want people to come outside and use the area to work there needs to be good Wi-Fi available and for it to be free.

Mr. Abraham inquired if there were any other kinds of activities the Council would like to see besides music, interactive art, and ice skating that were already mentioned.

Council Member Gartin asked if there would be interest in having the Farmer's Market in the Plaza. Mr. Schainker stated that would take a lot more concrete and doesn't believe the Council wants more hard scape, but that could maybe be put around the area. Mr. Gartin stated the Iowa League of Cities had a trip to Council Bluffs a couple years ago and they had a park where parents could walk children along a path with a page from a children's book. He liked the idea of working with the Library and encouraging literacy. Director Abraham mentioned that staff has already been in contact with the Library about doing a Storybook Trail.

Council Member Betcher stated it would be nice to develop a festival of some kind.

Council Member Gartin asked if anyone from the public wanted to provide other ideas how they would be able to do that. Mr. Abraham stated he can be emailed at keith.abraham@cityofames.org or by phone at 515-239-5349, and as part of the process staff will have more public outreach.

Mr. Abraham stated that the last item to consider is the location. Mr. Abraham stated that the site across from City Hall would be able to expedite the process for a Reinvestment District Incentive Program from the State. City Manager Steve Schainker mentioned that he and the Mayor will be giving the Council a briefing on the possibility of some outside funding through a Reinvestment District Program through the State that can be linked into the development that may occur along the north side of Lincoln Way from Clark to Kellogg Avenue. Mr. Schainker noted there is a small window to get the application in, but the City will have to hire a consultant quickly. He noted that even though things need to move quickly within the next month or two, they will make time for public outreach.

Mr. Abraham wanted to know if the Council thought the location across from City Hall was too removed from Main Street. Council Member Betcher stated it is not too far from Main Street as it is only a block away and if it is a great space, people will seek it out. Council Member Beatty-Hansen stated that it's only a block and thought everything was already tied well together. Ms. Betcher pointed out the CyRide already has a bus stop at City Hall. Council Member Gartin stated that more development will happen along the west end of Main Street and Lincoln Way. He felt that longterm, the location across from City Hall would be great.

WATER PLANT DEHUMIDIFICATION PROJECT: Mayor Haila mentioned that Item 35b was removed from the Agenda, due to Staff having the authority to approve the Amendment to the contract with KFI Engineers of St. Paul, Minnesota in the amount of \$11,500 without Council action.

Mayor Haila opened public comment. It was closed when no one came forward.

Moved by Junck, seconded by Corrieri, to adopt RESOLUTION NO. 20-618 approving the preliminary plans and specifications for the Water Plant Dehumidification Project; setting December 23, 2020, as the bid due date, and January 12, 2021, as the date of public hearing.

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

HEARING ON CHANGES TO THE EAST UNIVERSITY IMPACTED URBAN REVITALIZATION AREA: Mayor Haila opened the public hearing.

Ellen Chestnut, 120 Lynn Avenue, Ames, representing Kappa Kappa Gamma, explained they were requesting a potential later date of an approval process other than the January 1, 2021, to accommodate the time of year and actions needed to get a new approval. She asked for a new recommended date of March 31, 2021. Ms. Chestnut explained that Kappa Kappa Gamma had recently submitted and received approval of a site plan for demolition and to rebuild the sorority at 120 Lynn Avenue. When further proceeding with the approved Site Plan and the unforeseen increase

costs due to COVID and other factors they have currently priced out of its initial budget. She mentioned that the sorority will need to resubmit and seek a new Demolition Permit if they don't believe they can get everything done that is needed by January 1, 2021. The sorority is asking the Council to approve a later date to the end of March 2021.

Mr. Diekmann explained that staff has been in contact with Kappa Kappa Gamma and is aware that some changes would need to be made. He stated the proposed date of January 1, 2021, was made back in August 2020 when the idea was first introduced, and no other sororities or fraternities have responded as being affected by the date. Staff did not have an opinion if January 1, 2021, was essential or to delay for a couple of months to accommodate a party; it didn't seem like a significant change to staff.

Mayor Haila inquired if the Council wanted to change the end date from January 1, 2021, to April 1, 2021, would the proposed change fall under Item 35a on the Agenda. Director Diekmann explained that it would as it is part of the Resolution amending the Plan Criteria.

Council Member Martin explained he doesn't see any reason to interrupt Kappa Kappa Gamma's plan due to their misfortune of being delayed, but wanted to know if there would be any other side effects to changing the date. Mr. Diekmann stated he didn't believe so as no other Greek houses have reached out.

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 20-619 amending the Plan Criteria for the East University Impacted Urban Revitalization Area and changing the date from January 1, 2021, to April 1, 2021.

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

Moved by Beatty-Hansen, seconded by Junck, to pass on first reading an Ordinance amending the East University Impacted Urban Revitalization Area boundary by adding 313 Lynn Avenue and adding an expiration date of April 1, 2024.

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

HEARING ON ZONING TEXT AMENDMENTS REGARDING THE EXTENSION OF BUILDING FEATURES INTO REQUIRED SETBACKS: (CONTINUED FROM OCTOBER 27, 2020) Planning and Housing Director Kelly Diekmann stated that they had identified a lot of minor language changes that will help clarify how encroachments and setbacks are going to work. He stated the main goal he had was for single-family homes to have more of an opportunity to improve the front of their homes, especially properties that were non-conforming, for front setbacks to allow for porches or front decks. There were some conflicts with zoning. He noted that on the commercial side they did have some interpretation issues and staff believed they have now made some clarifications.

Mayor Haila opened public input. No one requested to speak, so he closed public input.

Moved by Beatty-Hansen, seconded by Gartin, to pass on first reading an Ordinance regarding the extension of building features into required setbacks.

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

FACE-COVERING ORDINANCE EXTENDING THE SUNSET CLAUSE TO JUNE 30, 2021: City Attorney Mark Lambert stated that staff did reach out to the various City partners to see how they felt about the City extending the sunset clause. Assistant City Manager Deb Schildroth explained there was overwhelming support from the partners for continuing the Face-Covering Ordinance, and there were a few suggestions from the Story County Board of Health. It was recommended to add some penalty language to help enforcement of the Face-Covering Ordinance. Ms. Schildroth pointed out that she had reached out to the Story County Board of Health, Iowa State University, McFarland Clinic, and Mary Greeley Medical Center for their recommendations.

The Mayor opened public comment. It was closed when there was no one wishing to speak.

Moved by Corrieri, seconded by Beatty-Hansen, to pass on first reading a Face-Covering Ordinance extending the sunset clause to June 30, 2021.

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

ORDINANCE ON PROPOSED TEXT AMENDMENTS REGARDING THE NEW FLOOD PLAIN MAPS, UPDATED DEFINITIONS, AND AMENDED TERMINOLOGY USED IN CHAPTER 9 OF THE AMES MUNICIPAL CODE: Moved by Corrieri, seconded by Beatty-Hansen, to pass on third reading and adopt ORDINANCE NO. 4422 regarding the new flood plain maps, updated definitions, and amended terminology used in Chapter 9 of the *Ames Municipal Code*. Roll Call Vote: 6-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

ORDINANCE REPEALING CERTAIN URBAN REVITALIZATION AREAS (URA), EFFECTIVE 12-31-20: Moved by Betcher, seconded by Corrieri, to pass on third reading and adopt ORDINANCE NO. 4423 repealing the following Urban Revitalization Areas, effective 12-31-2020 for each of the following:

- a. South Lincoln “Sub-Area”/Neighborhood Urban Revitalization Area, established 09-23-03 by Ordinance No. 3733
- b. 405 & 415 Hayward Avenue Urban Revitalization Area, established 11-20-2007 by Ordinance No. 3932
- c. 517 Lincoln Way Urban Revitalization Area, established 02-24-2015 by Ordinance No. 4209
- d. Roosevelt School Site and City of Ames Park 921 9th Street Urban Revitalization Area established 11-12-2013 by Ordinance No. 4162, and Program Policy established by Resolution No. 13-265
And effective 01-02-2021 for the following:
 - a. 415 Stanton Crawford School Urban Revitalization Area established 06-12-2018 by Ordinance #4357

- And additionally, by establishing a sunset date of 12-31-2021 for each of the following:
- a. Walnut Ridge, 3505 and 3515 Lincoln Way Urban Revitalization Area, established 04-26-16 by Ordinance No. 4254
 - b. 2700, 2702, 2718, and 2728 Lincoln Way; 112 and 114 South Hyland Avenue; and 115 South Sheldon Avenue Urban Revitalization Area, established 12-13-2016 by Ordinance No. 4284

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

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila mentioned there were five items on dispositions. The first item was a letter from the Farmhouse Fraternity requesting permission to pursue tax abatement at 311 Ash Avenue and proceed with submitting a program application.

Planning and Housing Director Kelly Diekmann mentioned that the request is not really a policy change. He explained that the Farmhouse Fraternity did not apply timely to receive the full benefit of the tax abatement program. To take advantage of any remaining years the Farmhouse Fraternity would need to have special action by the Council. Director Diekmann commented that if the Council was interested in the request then he would recommend putting it on a future agenda for the City Council to authorize the Farmhouse Fraternity to apply for tax abatement. He pointed out that if the Council decided to do that the tax abatement would not be for the full ten years, but only for the remaining years.

Moved by Gartin, seconded by Martin, to place the request from the Farmhouse Fraternity on a future agenda.

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

The second request was a memo from the Historic Preservation Commission and Planning and Housing Department requesting to initiate consideration of recommended changes to formally amend the Ames Comprehensive Historic Preservation Plan (ACHPP).

Planning and Housing Director Kelly Diekmann explained that the Historic Preservation Commission (HPC) had spent some time over the past few years going over the Preservation Plan. The Plan is summarized in the memo and the Commission is asking for the Council to place its item on a future agenda to approve the recommended changes. City Manager Schainker inquired if staff was supportive of the recommended changes made by HPC. Mr. Diekmann commented that staff supported the changes.

Moved by Betcher, seconded by Corrieri, to place the request from the Historic Preservation Commission and Planning and Housing Department to initiate consideration of recommended changes to the Ames Comprehensive Historic Plan on a future Agenda.

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

The Mayor mentioned that the third request was an email from Rachel Breyfogle requesting a location for a 24/7 publicly accessible box/receptacle to dispose of retired American flags. City Manager Schainker explained that there is access already for flags to be disposed of, free of charge, at the Resource Recovery Plant. Mr. Schainker commented that he believed that the request was to place a box somewhere on Main Street to dispose of flags, and he is not sure that is the best location. Mayor Haila mentioned that one option may be to use City Side to mention where flags can be disposed of and educate the public. Mr. Schainker stated that the Council could ask him to write a memo or place the item on a future agenda.

Council Member Gartin stated his hesitation is taking up space on the sidewalk as that can be a hazard. He liked the idea on principle and appreciated the fact that some young ladies are trying to do something for the community, but is not sure Main Street is the right location.

Council Member Betcher stated that one of the concerns the young girls had was having the disposal at the Resource Recovery Plant might make people think the flags are not being incinerated improperly. She would be interested in getting a memo from staff about whether there is an appropriate location for a box and if there isn't then the Council could reject the request and thank them very politely.

Moved by Betcher, seconded by Gartin, to ask staff for a memo to see if there is an acceptable location for a receptacle.

Mr. Gartin stated they are not sure if any other communities have anything like this and maybe it would be beneficial to see what other communities are doing.

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

The fourth item was a letter from Kevin Bourke, President and CEO, Ames Convention and Visitors Bureau requesting a one-time ask of \$35,000 for their 1% hotel/motel tax received by the City for the pursual of events and conferences, as well as for contractually obligated incentives to support groups already committed to hold their events in Ames. City Manager Steve Schainker recommended that this request be handled during budget time as it is not that far away, and would be the first week in February.

Moved by Betcher, seconded by Junck, to discuss the request from the Ames Convention and Visitors Bureau for a one-time ask of \$35,000 during budget time.

Council Member Gartin explained that he is supportive of the motion, but wanted to know if there was anything from a timing perspective that the Ames Convention and Visitors Bureau may need. City Manager Schainker explained that they could have Mr. Bourke speak, but he thought the request was to replenish a fund balance that was decimated by the downturn in the hotel industry.

Kevin Bourke stated that the fiscal year for the Ames Convention and Visitors Bureau goes from January to December. The request would be in support for their budget in 2021 and would be in conjunction with its own reserve. He explained that there was no immediate need and to discuss during the regular City budget cycle would be fine.

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

The last item was a memo from Mark Lambert, City Attorney on clarification on President Trump's Executive Order on Combating Race and Sex Stereotyping (issued on September 22, 2020). This item was informational only.

COUNCIL COMMENTS: Council Member Gartin thanked the graduating Seniors for making Ames their home.

Council Member Betcher reminded everyone to shop local and shop small and take advantage of Small Business Saturday.

Mayor Haila stated that every year the Human Relations Commission awards a Humanitarian Award to someone in the community who contributes to the extraordinary quality, especially efforts to promote diversity, inclusion, and equity. If anyone in the community or the Council knows of someone who should be considered to go online to the City Clerk's site, click on Boards and Commission and select the Human Relations Commission where there is an application to complete.

ADJOURNMENT: Moved by Corrieri to adjourn the meeting at 9:03 p.m.

Amy L. Colwell, Deputy City Clerk

John A. Haila, Mayor

Diane R. Voss, City Clerk