

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

AMES, IOWA

MARCH 23, 2021

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

Mayor Haila announced that it was impractical to hold an in-person meeting due to the COVID-19 pandemic. Therefore, this meeting was 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 6:02 p.m. on the 23rd day of March, 2021. 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; Jacob Ludwig, Transit Board; Bill Zinnel, Boone County Supervisor; and Jon Popp, Mayor of Gilbert. Story County Supervisors were not represented.

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

1. Motion approving Annual Self-Certification for FY 2022
2. Motion approving updated freight targets
3. Motion approving transit safety targets
4. Motion approving updated transit asset management targets
5. RESOLUTION NO. 21-126 approving formal request to FHWA to update the Federal Aid eligibility of roadway segments
6. Motion setting May 25, 2021, as date of public hearing regarding amendments to the FFY 2021-2024 Transportation Improvement Program (TIP)

Vote on Motion: 10-0. Motion declared carried unanimously.

DRAFT FY 2022 TRANSPORTATION PLANNING WORK PROGRAM (TPWP) AND SETTING MAY 25, 2021, AS DATE OF PUBLIC HEARING: Transportation Planner Kyle Thompson explained that every fiscal year, the Ames Area Metropolitan Planning Organization (AAMPO) is federally required to develop a Transportation Planning Work Program (TPWP). The Work Program is to outline all the AAMPO planning activities and efforts for the fiscal year, which dictates what programs are eligible for reimbursement. Mr. Thompson stated that the TPWP is separated into six different work activities, which were described in detail on pages 11-18 of the Draft TPWP. He highlighted some of the major planning activities/products that will be done in FY 2022. The current proposed FY 2022 AAMPO budget (shown on Page 19 of the Draft TPWP) totals \$205,000 (\$164,000 in Federal funds and \$41,000 in local funds). There is \$63,717 in unobligated funds that could be programmed in future fiscal years. The Technical Committee met on March 4,

2021, and unanimously recommended approval. A public comment period will start on March 24, 2021, and run through April 30, 2021. A public input session will be held virtually via Microsoft Teams on March 25, 2021. Mr. Thompson commented that the Draft TPWP is due to be reviewed for feedback from Federal and State partners from April 1 through April 30, 2021. A final public hearing will be held May 25 for final approval.

Moved by Ludwig, seconded by Beatty-Hansen, to approve the Draft FY 2022 Transportation Planning Work Program (TPWP) and set May 25, 2021, as the date of public hearing.
Vote on Motion: 10-0. Motion declared carried unanimously.

POLICY COMMITTEE COMMENTS: No comments were made.

ADJOURNMENT: Moved by Beatty-Hansen to adjourn the Ames Area Metropolitan Planning Organization Transportation Policy Committee meeting at 6:08 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 6:10 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 was 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 was 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.

10-YEAR WATER QUALITY MONITORING PLAN WITH PRAIRIE RIVERS OF IOWA: Municipal Engineer Tracy Peterson mentioned that this was a unique opportunity for the City of Ames to partner with other municipalities and stakeholders in the Story County area.

Dan Haug with Prairie Rivers of Iowa went over the presentation on the Story County Water Monitoring and Interpretation Plan. He noted that a lot of people and paddlers use the creeks in Ames, and they want to make sure it is safe for them to do so. Mr. Haug mentioned that the Purpose Statement is “To collect and analyze water sampling data. To increase residents’ knowledge and understandings and identify problems in our watersheds. To support and improve water quality.” The Plan contains four pages of goals with 80 pages of supporting material. Mr. Haug briefly discussed the six chapters of the Plan. The goals and strategies for 2021-2030 are to: 1) to increase awareness of water quality in Indian Creek and South Skunk River, recognize progress, and engage stakeholders, who can positively impact those watersheds, 2) to expand monitoring efforts to cover more of the county, 3) to identify and promote actions that improve and sustain the water quality and system resiliency of the lakes and rivers through which water travels, and 4) strengthen the working relationships among current and future partners and implement the monitoring plan.

Council Member Betcher asked if the name of of Squaw Creek will be changed throughout the Plan to Ioway Creek before it is released to the public. Mr. Haug stated he would double check on that.

Mayor Haila inquired if the E-Coli that is in the water was due to the spread of animal by products surface runoff from farm fields. Ms. Peterson mentioned it could be from a lot of sources. It has been discussed on finding a way to determine the source of the E-Coli, but the State lab has been behind due to COVID, this is something staff will continue to explore.

CONSENT AGENDA: Council Member Gartin requested to pull Item No. 11: Resolution setting date of public hearing for April 13, 2021, regarding sale of City-owned property at 1126 Grand Avenue to Habitat for Humanity.

Moved by Corrieri, seconded by Beatty-Hansen, to approve the following items on the Consent Agenda.

1. Motion approving payment of claims
2. Motion approving Minutes of March 9, 2021
3. Motion approving Report of Change Orders for period March 1 - March 15, 2021
4. Motion approving ownership change for Class C Liquor License with Sunday Sales - Dangerous Curves, 111-5th Street
5. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Special Class C Liquor License with Sunday Sales - Mongolian Buffet 1620 S Kellogg Ave #103 **pending Dram Shop Insurance**
 - b. Class C Liquor License with Sunday Sales - Dangerous Curves 111 5th St,
 - c. Class C Liquor License with Sunday Sales - Cinemark Movies 12 1317 Buckeye Ave,
 - d. Class C Liquor License with Outdoor Service & Sunday Sales - Cornbred BBQ 525 Main Street ste 106
 - e. Class B Liquor License with Sunday Sales - Radisson Ames 2609 University Blvd
- 6 RESOLUTION NO. 21-127 approving and adopting Supplement No. 2021-2 to *Municipal Code*
7. RESOLUTION NO. 21-128 appointing Ed Gillett to serve on ASSET
8. RESOLUTION NO. 21-129 authorizing Public Art Commission to enter into agreements with artists for 2021/22 Ames Annual Outdoor Sculpture Exhibition selections
9. RESOLUTION NO. 21-130 authorizing Public Art Commission to acquire sculptures for 2021 Neighborhood Sculpture Program in the amount of \$13,500
10. RESOLUTION NO. 21-132 setting date of public hearing for April 13, 2021, regarding granting easement for ISU Pedestrian Bridge over University Boulevard
11. RESOLUTION NO. 21-133 dedicating right-of-way from 2520 Airport Drive and 3300 S. Riverside Drive to allow access for a public right-of-way and direct the City Attorney to draft an Ordinance that names the access road “Aviation Way”
12. RESOLUTION NO. 21-134 approving ten-year Agreement among the City of Ames, Iowa State University, and the Iowa State University Student Government for CyRide Transit

Services beginning July 1, 2021, contingent upon approval by Iowa State University and the Iowa Board of Regents

13. Human Service Agency Contracts:
 - a. RESOLUTION NO. 21-135 approving revisions to FY 2021/22 Contracts
 - b. RESOLUTION NO. 21-136 approving revision to FY 2021/22 HIRTA Contract to clarify public purpose description
 14. RESOLUTION NO. 21-137 awarding contract to NOVA Bus of Plattsburg, New York, for one 60-foot CyRide Articulated Bus Purchase in an amount not to exceed \$860,903
 15. RESOLUTION NO. 21-138 approving Plat of Survey for 119 Washington Avenue
- Roll Call Vote: 6-0. Motions/Resolutions declared carried/adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

SETTING DATE OF PUBLIC HEARING FOR APRIL 13, 2021, REGARDING SALE OF CITY-OWNED PROPERTY AT 1126 GRAND AVENUE TO HABITAT FOR HUMANITY: Council Member Gartin advised that he had pulled this item to allow him to abstain from voting because of his conflict of interest.

Moved by Betcher, seconded by Junck, to adopt RESOLUTION NO. 21-131 setting the date of public hearing for April 13, 2021, regarding the sale of City-owned property at 1126 Grand Avenue to Habitat for Humanity.

Roll Call: 5-0-1. Voting Aye: Beatty-Hansen, Betcher, Corrieri, Junck, Martin. Voting Nay: None. Abstaining due to conflict of interest: Gartin.

Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

PUBLIC FORUM: Mayor Haila opened Public Forum. No one requested to speak, so he closed Public Forum.

DIRECTING STAFF ON SIDEWALK INFILL FOR 2019/20 CONCRETE PAVEMENT IMPROVEMENT PROGRAM (E. 3RD STREET, E. 2ND STREET, DES MOINES AVENUE, AND CENTER AVENUE):Public Works Director John Joiner stated that this project is to redo some concrete streets that are north of Lincoln Way and east of Duff Avenue.

Staff wanted to present its infill plan with the Council before coming back to the Council with the plans and specifications.

Municipal Engineer Tracy Peterson mentioned that Abdelhafiz Ibrahim is one of the engineers that has been working with the neighborhood, speaking with landowners, and analyzing the area for sidewalk infill.

Public Works Engineer Abdelhafiz Ibrahim presented a map that gave an overview of the entire project. It showed where existing sidewalks are, where new sidewalk infill would be placed, and where no new sidewalk infill will be done. When the project was being designed, staff was trying

to make sure there was connectivity of sidewalks on at least one side of the street. Mr. Ibrahim provided further details on each area of the project. Due to challenging grades, property access needs, and lack of available right-of-way, it was being recommended that sidewalk infill be implemented on all streets of the project except the following:

1. Both sides of the street along Des Moines Avenue (E 2nd Street to E 3rd Street)
2. The east side of Des Moines Avenue (E Lincoln Way to E 2nd Street)
3. The south side of E 2nd (Des Moines Avenue to Center Avenue)
4. The west side of Center Avenue (East Lincoln way to E 2nd Street)

Council Member Martin inquired about the yellow curb in front of the Tip Top Lounge along Des Moines Avenue, wanting to know if the street reconstruction would have the area be a curb cut instead of a curb. Ms. Peterson mentioned that the curb was painted yellow to indicate that no one should park along that side of the street; this way the parking spots by the building can be utilized.

Council Member Betcher asked about all the buildings that are right up to the street frontage. She wanted to know if those sections are right-of-way or if it is public property. Mr. Ibrahim noted that on Des Moines Avenue, the right-of-way goes up to the building.

Mayor Haila asked for comments from the public.

Merlin Pfannkuch, 1424 Kellogg Avenue, Ames, stated he had several questions and comments about this project. He wanted to know if there were any residences in the area and how much pedestrian traffic there is. Mr. Pfannkuch commented that to put sidewalks in this area so quickly is not fiscally responsible. He noted that the infill of sidewalks in this area “was out of the blue” and now the Council is trying to push it through quickly. It was asked why the Council doesn’t ask someone from the Planning and Housing Department what the Complete Streets Plan says. He mentioned that he sees nothing in the Complete Streets Plan that says there should be a sidewalk on at least one side of the street. Mr. Pfannkuch referred to a previous note he had sent the Council that sidewalk infill is something that should be discussed before any decisions are made. He questioned if there would be more bids if the sidewalk infill was dropped from the project. He mentioned that the project may be \$100,000 for sidewalks and an overall \$2 million for streets, but felt it would be more effective to have projects bid without sidewalks. Mr. Pfannkuch stated he is disappointed by how the Council handles sidewalks and doesn’t like the idea that the City is mandating sidewalks. He didn’t believe there were enough pedestrians to justify adding sidewalks. He commented that “money doesn’t grow on trees” and he would like to see the money spent on more useful projects.

Public comment was closed by the Mayor.

Mayor Haila asked Ms. Peterson or Mr. Ibrahim to answer Mr. Pfannkuch’s questions. The first question was regarding if there were any residences in the area. Ms. Peterson stated the area is a commercial district and there are not any residences. The second question was regarding the amount of foot traffic in the area. Ms. Peterson explained that a pedestrian count has not been done so she is unable to provide a count. She noted that she sees people walking on Duff and Lincoln Way, but

not sure of their destination. The Mayor asked about Mr. Pfannkuch's comment about receiving more bids if sidewalks were not included. Ms. Peterson mentioned that the sidewalks are not the driving force. The driving force is the material used for the construction/rehabilitation of the street. It was then asked if Ms. Peterson knew what the sidewalk cost was for this project. She noted that the sidewalks will cost roughly \$100,000 of the multi-million-dollar project. The last question Mr. Pfannkuch had mentioned was how the Complete Streets Plan was not being followed. Ms. Peterson mentioned that staff has continuously looked for ways to provide connectivity throughout all projects. Public Works Director John Joiner explained that the Complete Streets Plan directs staff, as they are designing projects, to evaluate sidewalk connectivity. Staff starts out looking at connectivity on both sides of the street, but if that is not practical, it encourages staff to get connectivity through a corridor or a neighborhood.

Council Member Betcher pointed out that east of this area on 2nd Street, there is an apartment complex that houses several low-to moderate -income families who are less likely to have cars than some of the other apartment complexes in town.

Moved by Martin, seconded by Corrieri, to direct staff to incorporate sidewalk infill on this project as proposed by City staff.

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

PRELIMINARY PLANS AND SPECIFICATIONS FOR 2020/21 ASPHALT STREET PAVEMENT IMPROVEMENTS (MCKINLEY DRIVE, JENSEN AVENUE, AND LUTHER DRIVE), WHICH INCLUDES INFILLING THE SIDEWALK ON THE WEST SIDE OF JENSEN AVENUE FROM 24TH STREET TO 25TH STREET; SETTING APRIL 7, 2021, AS BID DUE DATE AND APRIL 13, 2021, AS DATE OF PUBLIC HEARING: Municipal Engineer Tracy Peterson noted that this pavement project is for McKinley Drive (Hayes to Northwestern Avenue), Jensen Avenue (24th Street to Luther Drive), and Luther Drive (Kellogg Avenue to 28th Street).

Public Works Engineer Abdelhafiz Ibrahim noted that the only sidewalk infill needed for this project is by the Ace Hardware store off 24th Street. Ms. Peterson commented that Mr. Ibrahim has had conversations with Ace Hardware regarding the sidewalk infill. Staff had sent letters to all residents/businesses and met with those that will be directly impacted or responded to the letter to obtain input on staging, infill of sidewalk, construction timing, and special access needs. All comments that were received were incorporated into the project design.

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

Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 21-139 approving the preliminary plans and specifications for the 2020/21 Asphalt Street Pavement Improvements (McKinley Drive, Jensen Avenue, and Luther Drive), which includes infilling the sidewalk on the west side of Jensen Avenue from 24th Street to 25th Street; setting April 7, 2021, as bid due date and April 13, 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.

PRELIMINARY PLANS AND SPECIFICATIONS FOR 2020/21 CONCRETE PAVEMENT IMPROVEMENTS (8TH STREET FROM NORTHWESTERN TO DUFF) WITHOUT THE ADDITIONAL SIDEWALK INFILL ON THE SOUTH OF 8TH STREET FROM WILSON AVENUE TO CLARK AVENUE; SETTING APRIL 7, 2021, AS BID DUE DATE AND APRIL 13, 2021, AS DATE OF PUBLIC HEARING: Municipal Engineer Tracy Peterson explained that this project is for concrete pavement improvements on 8th Street (Northwestern Avenue to Duff Avenue). Conversations were had with the neighborhood by letters and informational videos/web pages. City Engineer Abdelhafiz Ibrahim explained that, during his outreach, the neighborhood was mostly concerned about access, but all were in favor of the project.

Mr. Ibrahim noted that after analysis, it was recommended that sidewalk infill not be implemented along the south side of 8th Street from Wilson Avenue to Clark Avenue. There were several concerns with the design that lead staff to not recommend implementation of the sidewalk infill, including the removal of five mature trees and the relocation of existing electric overhead poles/lines. There is an existing sidewalk on the north side, thereby providing connectivity through the neighborhood.

Ms. Peterson mentioned that last week staff met via phone with a few low-vision groups in the community and all the Public Works projects were discussed. The groups were supportive of staff's recommendations.

Council Member Betcher asked if staff knew what the sidewalk condition was on the north side of 8th Street. She pointed out that she hadn't walked in the area in a while, but recalled that a few sections were getting bad. She wondered if this would be an opportunity for outreach to the owners of the sidewalk to do any updates or repairs. Ms. Peterson mentioned that staff could look, but during its cursory look, there was nothing that stood out. She commented that staff will follow up with any property owners if repairs are needed.

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

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 21-140 approving the preliminary plans and specifications for the 2020/21 Concrete Pavement Improvements (8th Street from Northwestern to Duff), without the additional sidewalk infill on the south of 8th Street from Wilson Avenue to Clark Avenue; setting April 7, 2021, as the bid due date and April 13, 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.

MINOR LAND USE POLICY PLAN AMENDMENT TO THE AMES URBAN FRINGE PLAN AT 23959 - 580TH AVENUE AND ADJACENT PARCELS: City Planner Julie Gould stated the initial application came from Roger S. Larson in July 2020, and City Council voted at that

time to allow this request to move forward. After July 2020, additional annexation applications were submitted and the Fringe Area Plan Amendment area had been enlarged to include additional properties (LDY LLC, and the Banker's Trust properties) in order to create an orderly boundary change with the designation to Planned Industrial. Ms. Gould pointed out a typo on the Addendum in the Council Action Form: under the heading "Ames Urban Fringe Plan" it notes the Amendment is to change the designation to "Rural Residential" when it is actually "Planned Industrial." Planned Industrial policies address use and land use designation locations being located near limited access thoroughfares to accommodate the transportation of industrial goods and services. Given the proximity to the Prairie View Industrial Center and future Highway 30 interchange it would not be unexpected for future development to occur in the area. There are no changes being proposed to the properties for land uses at this time. The Larson Leasing site operates on rural water and this would be maintained. There will not be any immediate impact to the existing residences on 580th Avenue. The Planning & Zoning Commission voted to recommend approval and the Story County Board of Supervisors approved the proposed Amendment. The Gilbert City Council will consider this request at an upcoming meeting. Planning Director Kelly Diekmann noted that Gilbert's approval is not necessary for final approval of the change due to its location to the east of Ames and is a change that does not directly affect Gilbert.

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

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 21-141 approving the Minor Amendment to the Ames Urban Fringe Plan Land Use Framework Map to change the land use designation of approximately 144 acres of land located at the northwest corner of 580th Avenue and Highway 30, from Agriculture\Long Term Industrial Reserve to Planned Industrial, and an amendment to the Ames Urban Fringe Plan Land Use Classes Map to reflect the changes to the subclasses.

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

PRELIMINARY PLAT FOR KINGSBURY SUBDIVISION, 5TH ADDITION: Council Member Beatty-Hansen stated the Council received an email from Jim Gregory questioning if there was any plan to extend the South 3rd on-street bike facility east of South Duff to Cherry Avenue and then north on Cherry Avenue to East Lincoln Way. Mr. Gregory thought it was going to be part of the Long-Range Bicycle Plan. Planning and Housing Director Kelly Diekmann mentioned that he would have to follow-up separately as he is not familiar with the Bike Plan for this area. Ms. Beatty-Hansen commented that she would forward the email to City Manager Steve Schinker to distribute to staff. Council Member Martin stated they would generally expect that there would be a bike facility on Southeast 3rd Street, and if the street were to be extended, they would expect to see bicycle accommodations through the extended streets. Director Diekmann explained that would be part of the Complete Streets Plan.

Council Member Gartin wanted to clarify at what point would the Council expect to see bike infrastructure on the Plat map. Mr. Diekmann noted that the Council wouldn't see it as there is not a bike lane standard in the *Subdivision Code*.

The Mayor asked if anyone from the public wished to speak. No one requested to speak.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 21-142 approving the Preliminary Plat for Kingsbury Subdivision, 5th Addition.

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

Moved by Betcher, seconded by Gartin, to direct staff to work with the developer to prepare a Development Agreement update for deferral of sidewalks and extension of SE 3rd Street.

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

PRELIMINARY PLAT FOR QUARRY ESTATES SUBDIVISION, 5TH ADDITION AT 1899 HYDE AVENUE: Director Diekmann stated Planner Justin Moore was available for any questions.

The Mayor asked if there was anyone from the public who wished to speak. There was no one wishing to speak.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 21-143 approving the Preliminary Plat for Quarry Estates Subdivision, 5th Addition at 1899 Hyde Avenue.

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

INITIATION OF FLUMMERFELT CRANE ANNEXATION AT THE INTERSECTION OF LINCOLN WAY AND NORTH 500TH AVENUE: Planning and Housing Director Kelly Diekmann stated that if the Council approves the request it will start the initiation step. A process will then be started to notify multiple governmental entities, property owners, a public hearing with the Planning and Zoning Commission, and then eventually coming back to City Council. The process will take about three months before it would come back to the Council. Because the Annexation would need to proceed as an 80/20, the request would need to be presented and approved by the City Development Board and the State before it could be finalized.

The Mayor stated that the Council had received several emails with questions regarding this project and those have been forwarded to Director Diekmann to address. He pointed out that the Council is not voting to annex the area; tonight is to start the initiation process.

City Planner Eloise Sahlstrom explained that the City had received annexation petitions from two property owners. The site is immediately west of the Ames corporate limits and extends to the Boone County line of North 500th Avenue. She pointed out on the location map that there is a small island of land that is surrounded, and according to State law, that property cannot remain in the County and

will need to be annexed. The area proposed for annexation has two separate designations that include Urban Service Area with an Urban Residential designation as well as Rural Urban Transitional Area with Highway Oriented Commercial. The intent of these designations is for development of residential in conjunction with three to five acres of commercial land at the corner of Lincoln Highway and North 500th Avenue. The non-consenting properties (other than the island property) would be able to remain, if Council chooses to allow them to stay in the County, as it would not create an island. However, if the City Council chooses not to proceed with including those properties, the properties would need to be annexed in the future to avoid creating an island when land to the south owned by Wolfe-Belitsos is annexed. A concept plan has yet to be submitted, but in discussions with the developer, their first preference is to rezone and develop the land under Residential Low-Density Park (RLP) zoning as a manufactured home park with a corner commercial node.

Ms. Sahlstrom advised that Sunset Ridge was platted to the north and east with stub streets abutting the property to eventually be connected to the site. It was the intention that Ellston Avenue and Springbrook Street would continue into this area with similar FS-RL development. Terminating public streets at the current street stubs is not acceptable for circulation in this area, regardless of use. If the new development were not to have an interconnected network with Sunset Ridge, Ellston Avenue, and Springbrook Drive, there would be a minimum requirement to connect to one another as an extension of Sunset Ridge. Ms. Sahlstrom mentioned that at this time no concept has been provided. The next step would be rezoning with a Master Plan. If the Council agreed to initiate the Flummerfelt Crane annexation, in the Pre-Annexation Agreement, staff will need to address the issues of requiring a traffic study prior to rezoning, extension of water lines at the time of development consistent with the City's Master Plan, address the extension of stubbed streets from Sunset Ridge Subdivision, and restrict development on previously platted county lots.

Council Member Gartin asked Ms. Sahlstrom to give some background on the Crestview Mobile Home Park, as he believed this property is currently a non-consenting property. Ms. Sahlstrom mentioned that the mobile home park is no longer there, and the property is vacant except for residential structures.

Council Member Betcher mentioned that the non-consenting properties have the potential to be brought in later when the Wolfe-Belitsos property is annexed. She wanted to know if leaving a jagged edge is something the City Development Board would likely look at and be concerned about. Ms. Sahlstrom explained that they will definitely look at the jagged edge; it would make sense to square up the properties.

Council Member Martin mentioned that there is potentially a rental home in the annexation. He wanted to know what would happen to Letters of Compliance when a rental property is brought into the City. Ms. Sahlstrom noted that the property owner would become subject to the City of Ames rental code. Mr. Martin noted that the owner is aware that rezoning is a subsequent decision and there may be constraints that make the idea of a manufactured home community to be less desirable. He questioned if there was any policy in the Land Use Policy Plan (LUPP) or something in the works

with the Comprehensive Plan that addresses manufactured home communities as opposed to other types of housing. Director Diekmann explained that in the current LUPP, it is just a zone that someone may apply for, and in the Ames Plan 2024, the product type was not identified as a type of housing. Mr. Diekmann stated they did not speak about mobile homes as a particular building type.

Brant Lemer, 5333 Tabor Drive, Ames, and property owner of 5615 West Lincoln Way, Ames, stated that he spoke under Public Forum in February 2020. He wanted to know why there are two proposed involuntary annexation applications and not an annexation from the applicant who wants to do its own development. He noted that a plan in 2020 wasn't on the Agenda and no one knew about it. Director Diekmann pointed out that there was an incomplete Annexation application a year ago that was never forwarded to the City Council. Mr. Lemer stated that no plans had any commercial frontage. He noted how the City Council is good about not exercising a forcible annexation. It was noted that he is currently a non-consenting property, but may become consenting depending on if all his questions could be answered.

Chuck Winkelblack, 105 S. 16th Street, Ames, stated that this is the start of the process, and he understands there is a lot of work to be done. They are unable to move forward until the process is started. He explained that they are in favor of having commercial on the corner of the property and met with staff last week to go over issues. He encouraged the Council to move forward with his request regardless of including the non-consenting properties or not. Mr. Winkelblack explained that he has been upfront with the Lemer and the Adam families and it didn't make a difference to them if their properties are annexed as they just want to move forward with their property. He understood that there is no guarantee on zoning.

The Mayor asked Director Diekmann to address some of Mr. Lemer's questions. Mr. Diekmann stated that, in terms of the Land Use diagram that was shown, there is the expectation of a commercial property on the corner. There could be additional commercial, but until a rezoning is done, the precise boundaries wouldn't be known. He explained that when the property comes into the City, it will be Agriculturally zoned and then a property owner would suggest a rezoning boundary. It was noted that the first three months is the annexation process and once the City Development Board has made the decision to allow the Annexation, the rezoning discussion and process would start.

Mayor Haila inquired if all of the south end of the proposed site is going to be Highway-Oriented Commercial. Mr. Diekmann mentioned that this is a unique case as this is the first time staff has had an annexation with the Highway Commercial designation. He explained that he would not interpret that the south two-thirds are going to be commercial, but there will be a commercial component.

Brent Adams, 5507 Lincoln Way, Ames, stated he was unaware this item was being presented tonight as he did not receive any notification. It was a year ago that this area was discussed, and he was told to speak with Director Diekmann. He mentioned that he spoke with Mr. Diekmann and was told "that without a plan it was too complicated to explain without specific items," but was sent an email with frequently asked questions. After reading through the information, he saw no benefit to

being annexed into the City. He stated that since the property across from him isn't annexed into the City and he would not create an island, he should be able to stay with the County.

Ryan Doyle, 5620 Allerton Drive, Ames, stated he is a property owner who abuts the property being discussed. He understood that the discussion tonight was not about rezoning to something else, but as an abutting property owner, he wanted his voice to be heard. Mr. Doyle explained that he is very concerned about the Flummerfelt's operations. He mentioned that when the Flummerfelts purchased the property, within a week over 300 trees were scheduled to be taken down. It was explained that he is not sure if the Flummerfelt organization was supposed to discuss its plans with the neighboring properties or not, but he is concerned with the lack of transparency. Mr. Doyle stated after reading the Council Action Form he would like to urge the City to try to make sure there are hard agreements on paper. Mayor Haila asked Mr. Doyle what his concerns were regarding the intent of the property. Mr. Doyle mentioned that, from what they understood, the new organization that bought the property was a manufactured community. As abutting property owners, they would not want to endorse that type of residential model. He noted that this has moved quickly and the lack of transparency was concerning.

Lauris Olson, 1705 Buchanan Drive, Ames, stated she is a former Story County Supervisor and is now retired. She mentioned that she is a vocal advocate for a variety of housing in the community, especially for people who can't buy a \$250,000 or higher home. Ms. Olson wanted to remind everyone that single-family residential also includes mobile homes. Some people elect to have manufactured housing and one of the reasons is affordability. She stated that they would not be discussing very low-income families as she believed the Flummerfelt houses sell over \$70,000 and higher homes. She urged the Council to move forward with the Annexation and to keep options open. She mentioned that she is aware that the Crane/Flummerfelt property is private property and they had every right to cut trees down.

The public comment period was closed by Mayor Haila when no one else requested to speak.

Moved by Martin, seconded by Beatty-Hansen, to initiate an 80/20 Annexation to include the original Petition plus all four non-consenting properties.

Council Member Martin stated that given the Tier 1 designation for the nearby area, this is the right approach. They need to look at what all the combinations are with an attitude towards making it part of Ames.

Council Member Gartin agreed with Mr. Martin. He wished the City would have annexed this area several years ago. Mr. Gartin thought the discussion about the role of mobile homes is a good start for further discussions that need to be had regarding mobile homes. The Council needs to look at having a component of manufacturing housing as a possibility.

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

Moved by Martin, seconded by Beatty-Hansen, to direct staff to prepare a Pre-Annexation Agreement for the Flummerfelt Crane Annexation at the intersection of Lincoln Way and North 500th Avenue.

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

The meeting recessed at 8:10 p.m. and reconvened at 8:17 p.m.

DEMOLITION OF KAPPA KAPPA GAMMA SORORITY AT 120 LYNN AVENUE WITH CONDITIONS: City Planner Justin Moore stated that the Delta Omicron Chapter of Kappa Kappa Gamma sorority is seeking approval to demolish its existing sorority house at 120 Lynn Avenue in order to construct a new sorority house in the same location. Kappa Kappa Gamma received approval in December 2019 for demolition of this same house and shortly thereafter received approval of a Minor Site Development Plan for construction of the replacement sorority building. The structure, however, was not demolished, and Kappa Kappa Gamma has now applied for a new Minor Site Development Plan. The major differences with the previous approved plan include a reduction in overall size, a change to the exterior roof design, and new facade materials. The current structure accommodates 62 members, while the proposal to build a new structure would accommodate 61. Mr. Moore mentioned that the sorority is still planning to maintain a lot of brick on the side of the building, but have proposed timber-frame stucco on the upper level. He noted that both the cost to rehabilitate the existing home and the cost to construct a new home have increased since 2019. The difference showed that new construction would cost more than rehabilitation. Mr. Moore noted that new construction is eligible to apply for tax abatement and this location would be eligible if the City Council approves the demolition request prior to April 1, 2021. The entire Urban Revitalization Area (URA) is scheduled to cease to exist as of April 1, 2024 and Kappa Kappa Gamma must come back before the Council to claim the tax abatement prior to that date.

The Mayor asked for input from the public. No one wished to speak.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 21-144 approving the demolition of Kappa Kappa Gamma Sorority at 120 Lynn Avenue with conditions.

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

2021/22 PROPOSED ANNUAL ACTION PLAN PROJECTS FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME PROGRAMS: Housing Coordinator Vanessa Baker-Latimer explained that she prefers to get the Council's feedback before the Plan goes out for public forums. Any feedback received during public forums is then brought back to the Council. She noted that everything is behind as the 2020/21 Plan was just submitted, but she received notification from Housing and Urban Development (HUD) that the 2020/21 allocation would be \$590,475 in CDBG funds, which is a \$12,075 decrease, and \$350,543 in HOME funds, which is a \$118,034 decrease. Now that the City has received its allocation amounts, it is time to begin the process for determining the 2021/22 Annual Action Plan projects. Ms. Baker-Latimer noted that typically the Action Plan is due by May 17, 2021, and staff will be asking for an extension

to submit the Plan no later than August 16, 2021. It is the hope that the Plan will be done in June. Staff is proposing the following program projects for consideration for the 2021/22 Action Plan:

1. Utilize CDBG funds to acquire and demolish deteriorated housing city-wide; to sell or transfer these lots or houses to non-profit housing organizations to provide low-income households for rent or purchase with preference being targeted to the Neighborhood Revitalization Strategy Area (NRSA).
2. Utilize CDBG funds to acquire and demolish deteriorated commercial property city-wide and resell the property for redevelopment (up to 30% of the annual allocation can be used for non-low-and moderate-income benefit directed toward removing slum and blight).

Staff is recommending that the anticipated combined budgets of \$2,973,901 be allocated to the project activities listed below:

1. CDBG Acquisition/Reuse Program for Affordable Housing and/or for Slum and Blight (including demolition) - \$572,380
2. CDBG Public Infrastructure Improvements Program for Baker Subdivision - \$400,000
3. CDBG-CV CARES (Rent, Mortgage, and Utility) Relief Assistance - \$200,000
4. HOME Homeownership Construction Program - \$762,265
5. HOME Down Payment Assistance - \$381,382
6. HOME LIHTC Multi-Family Assistance - \$350,000
7. General Administration for CDBG, HOME & CARES - CDBG \$118,095, HOME \$174,779, and CARES \$15,000

Council Member Betcher asked if there were any concerns about meeting the timeliness test with all the rolling deadlines and unknowns. Ms. Baker-Latimer stated that is always a concern of hers. She has been working diligently to make sure the City meets its timeliness test for this year. HUD has said there is a grace period, but that is not always given. Ms. Baker-Latimer stated she is not going to take any chances this year since the timeliness deadline was already changed from May to June 30, 2021, but the City is going to stick with its May 2, 2021, deadline.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 21-145 approving the proposed 2021/22 Annual Action Plan projects and to authorize staff to prepare the Action Plan document for a 30-day comment period.

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

CITY ACCESS CONTROL SYSTEM: Mayor Haila asked if there were any members of the public who would like to speak. NO one requested to speak.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 21-146 approving the final plans and specifications and awarding a contract to Commonwealth Electric Company of the Midwest of Des Moines, Iowa, in the amount of \$644,276.

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

MEMORANDUM OF UNDERSTANDING WITH STORY COUNTY REGARDING CITY ASSESSOR'S OFFICE PAYROLL AND BENEFIT ADMINISTRATION: Assistant City Manager Brian Phillips commented that he was available to answer any questions.

Council Member Martin mentioned that he had one concern regarding the Memorandum of Understanding (MOU). He stated he had a concern about Item No. 8 on the MOU regarding "Employee Values and Cooperation." It states that the City Assessor will participate on the City's Executive Leadership Team and will adopt, support, and embody the Excellence Through People organizational values. He thought it was a great idea, but doesn't believe the City Council and the Board of Supervisors have the authority to ask the City Assessor to do this. Mr. Martin believed that would be a Conference Board decision. Assistant City Manager Brian Phillips explained that the intent was to put into one document all the ways there would be collaboration among the City Assessor's Office, the City of Ames, and the Story County Board of Supervisors. Mr. Phillips noted that Mr. Martin was correct, and that Item No. 8 is more of a Conference Board function as the supervisors of the Assessor. He thought it would be reasonable if the Council adopted the Agreement between the City and the County, then take the MOU to the Conference Board for its agreement on the non-benefit parts of the MOU.

Moved by Martin, seconded by Betcher, to adopt RESOLUTION NO. 21-147 approving the Memorandum of Understanding with Story County regarding the City Assessor's Office payroll and benefit administration.

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

Moved by Martin, seconded by Betcher, to direct staff to take the Memorandum of Understanding to the Conference Board with the appropriate language for its approval.

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

VARIABLE FREQUENCY DRIVES (VFDs) FOR UNIT 7 COOLING TOWER AT THE POWER PLANT: Moved by Martin, seconded by Corrieri, to adopt RESOLUTION NO. 21-148 waiving the City's Purchasing Policies regarding formal bidding procedures and accept quotes rather than formal bids.

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

Moved by Martin, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 21-149 awarding a contract to The Baker Group of Ankeny, Iowa, for the purchase and installation of the Variable Frequency Drives in the amount of \$72,565 (inclusive of sales tax).

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

ENGINEERING AND MATERIAL TO IMPROVE CONTROL OF UNIT 8 BOILER SUPERHEATER OUTLET STEAM TEMPERATURE: Moved by Beatty-Hansen, seconded by Gartin, to adopt RESOLUTION NO. 21-150 waiving the City's Purchasing Policies regarding formal bidding procedures and allow for single-source purchasing.

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 Beatty-Hansen, to adopt RESOLUTION NO. 21-151 awarding a contract to The Babcock & Wilcox Company of Kansas City, Missouri, for the engineering and for the sourcing and fabrication of material for the purpose of improving the control of the steam temperature of Unit 8 Boiler in the amount of \$376,486.

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

HEARING ON VOLUNTARY ANNEXATION OF PROPERTY LOCATED AT 4514 HYDE AVENUE: Planning and Housing Director Kelly Diekmann noted this item was a 100% Voluntary Annexation and he was available to answer any questions.

The public hearing was opened by the Mayor.

Diane McCauley, address unknown, Ames, mentioned she was the President of Bloomington Courtyard Townhome Association directly south of the Hyde Avenue Annexation. She wanted to express the concern as a Townhome Association adjoining this piece of property from a development and ecological standpoint. There is a large drainage ditch between her property and this property that goes to Ada Hayden. Ms. McCauley stated she looked forward to the next stage in the process and will be keeping track of what is going on.

Director Diekmann explained that the developer is planning on leaving the existing house on the property and possibly creating another lot for a single-family home. The developer does have ideas about how to use storm water management techniques on this property to help serve the conservation subdivision requirements for the property west of this location. The next time anyone will see something in this area will be once the Annexation is complete, a rezoning request will come next.

When no one else asked to speak, Mayor Haila closed the public hearing.

Moved by Gartin, seconded by Junck, to adopt RESOLUTION NO. 21-152 approving the Annexation of the property located at 4514 Hyde Avenue.

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. 21-153 approving the Covenant and Agreement pertaining to Water Service for the property located at 4514 Hyde Avenue.

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

HEARING ON VOLUNTARY ANNEXATION OF PROPERTIES LOCATED AT [1] 23959-580TH AVENUE (FORMERLY CAREMOLI), [2] ONE-QUARTER MILE WEST OF 580TH AVENUE (NORTH OF HIGHWAY 30), AND [3] 59.69 ACRES WEST OF 580TH AVENUE AND NORTH OF U.S. HIGHWAY 30: City Planner Julie Gould stated that the City received Voluntary Annexation Petitions from three property owners representing four parcels that total approximately 115.19 acres. There are two owners for the four parcels, LDY LLC, and Larson Leasing LC. Because these properties are located within two miles of the City of Nevada, the request will need to go to the City Development Board for approval. There are some residential and a couple commercial properties along 580th Avenue. Property owners along 580th Avenue were contacted as a courtesy to gauge interest in participating voluntarily with the annexation and currently none has chosen to be annexed at this time. Ms. Gould mentioned that the Iowa Department of Transportation plans to construct a new interchange in the vicinity of this site creating a primary entrance from Highway 30 to the City's planned Prairie View Industrial Center. There are no City utilities that currently serve the site, but there will be a water extension along East Lincoln Way that will go out to bid in 2021. Ms. Gould commented that there is no plan to extend water to the south. Staff pointed out that this is a unique situation that the City was proceeding with the annexation that has vacant land that is served by rural water and not covered by a water service territory buyout agreement. Since there are no plans for the LDY properties to develop currently, staff is recommending moving forward. Any future development on the vacant lands will require rezoning and subdivision approval, which at that time the City will require conformance to the City's infrastructure standards. Rural water service buyouts may be required of the property owners in order to meet the requirements.

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

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 21-154 approving the Annexation of the properties located at [1] 23959-580th Avenue (formerly Caremoli), [2] one-quarter mile west of 580th Avenue (north of Highway 30), and [3] 59.69 acres west of 580th Avenue and north of U.S. Highway 30.

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

HEARING ON PROPOSAL TO ADOPT BY REFERENCE THE 2020 EDITION OF THE NATIONAL ELECTRIC CODE: Council Member Gartin asked what kind of outreach was done and if there had been any feedback received.

Fire Chief Rich Higgins stated four different outreach events were done. On January 18, 2021, Inspections staff e-mailed the Ames Home Builders Association and all electrical contractors who have done business with the Inspections Division within the last year to notify them of the proposed 2020 *NEC* adoption process and inviting them to attend the February 1 Building Board of Appeals meeting. There were no contractors present for the meeting and no public input was submitted. A

follow-up email was sent to the same contractors on March 2, 2021, making them aware of the April 1, 2021, effective date for the State's adoption of the 2020 *NEC*. An additional email was sent on March 10, 2021, notifying the contractors that the Council set the public hearing for March 23, 2021. A final presentation was done with the Ames Home Builders Association (AHBA). There has not been any feedback in favor or against the changes to the *NEC*.

Council Member Gartin inquired if the building standards were consistent with what staff is seeing with similarly size peer communities in Iowa. Building Official Sara VanMeeteren commented that the City has to adopt what the State adopts at a minimum, regardless of what other jurisdictions are doing. She noted that there is one local amendment that has been adopted for several years regarding the use of non-metallic cable in commercial structures. Ms. VanMeeteren stated there were several changes made at the State level, and the contractors are aware of the changes due to having to get licensed through the State. One comment that was received from the contractors was that they had already started implementing the updated *Code* as it was thought to already be in place.

The Mayor opened the public hearing and closed it after there was no one wishing to speak.

Moved by Beatty-Hansen, seconded by Junck, to pass on first reading an Ordinance to adopt by reference the 2020 Edition of the *National Electric Code* with two State of Iowa amendments and one local amendment.

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

HEARING ON 2020/21 COLLECTOR STREET PAVEMENT IMPROVEMENTS (E. 20TH STREET): The Mayor opened the public hearing. It was closed when no one asked to speak.

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 21-155 approving the final plans and specifications and awarding a contract to All Star Concrete of Johnston, Iowa, in the amount of \$776,718.91.

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

HEARING ON 2020/21 CYRIDE ROUTE PAVEMENT IMPROVEMENTS (9TH STREET): The Mayor opened the public hearing and closed it after there was no one wishing to speak.

Moved by Beatty-Hansen, seconded by Gartin, to adopt RESOLUTION NO. 21-156 approving the final plans and specifications and awarding a contract to All Star Concrete of Johnston, Iowa, in the amount of \$672,550.34.

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

PRESENTATION FY 2020/21 WATER RATES: Water and Pollution Control Director John Dunn highlighted the recent rate adjustments in Ames from FY 2016/17 to FY 2020/21. The annual average water rate adjustment was 2.5% while sewer was 1.6%. Nationally water rates have been

climbing at twice the rate of the City of Ames, and sewer rates, by about 2½ times the rate. A slide was displayed showing the water and sewer trends for the City of Ames versus overall Iowa trends. Director Dunn went over the data points for Iowa trends in water rates with cities that have a population greater than 10,000. The City of Ames is in the 29th percentile based on the 2020 rates. A graph was shown that indicated the trends of what the ending fund balance is per fiscal year along with the operating reserve and the percentage rate increase. Mr. Dunn stated that they did a ten-year rate projection, and the base pattern is to try to do a water increase one year and a sewer increase the next. He reminded the public that all that is being recommended is for the Council to approve the first year 6% water increase; the other years are just projections for planning purposes only. A slide was shown regarding what a sample customer bill would look like with the rate increase. Staff is recommending that the Council adopt on first reading, an Ordinance to adjust the water rates by 6% to be effective on bills mailed on or after July 1, 2021.

Council Member Betcher mentioned that Director Dunn did not go over the slide that showed what forces were driving capital expenses. She thought anyone that was watching the meeting would want to know what was contributing to the significant increase. Mr. Dunn explained that the operating expenses were projected by looking at what the trends and expenses have been for the past few years. The water fund looked at the need for new sources of water capacity and resiliency. The sewer fund is the nutrient reduction modifications. There is also a need for infrastructure renewal and replacements (sewer rehab, water main replacement, treatment facility improvements).

The Mayor opened the public hearing. There was no one wishing to speak, and the hearing was closed.

Moved by Corrieri, seconded by Junck, to pass on first reading an ordinance to increase water rates by 6%, effective July 1, 2021.

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

ORDINANCE REQUIRING SECONDHAND DEALERS TO OBTAIN A PERMIT TO CONDUCT BUSINESS WITHIN THE CITY OF AMES: Moved by Corrieri, seconded by Beatty-Hansen, to pass on third reading and adopt ORDINANCE NO. 4432 requiring Secondhand Dealers to obtain a permit to conduct business within the City of Ames.

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

ORDINANCE REDUCING THE NUMBER OF VEHICLE PARKING SPACES REQUIRED FOR APARTMENT USE IN THE DOWNTOWN SERVICE CENTER ZONING DISTRICT: Moved by Martin, seconded by Corrieri, to pass on third reading and adopt ORDINANCE NO. 4433 reducing the number of vehicle parking spaces required for apartment use in the Downtown Service Center Zoning District.

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

ORDINANCE REZONING 2801 & 2803 WEST STREET FROM RESIDENTIAL HIGH DENSITY TO NEIGHBORHOOD COMMERCIAL WITH UNIVERSITY WEST IMPACT OVERLAY: Moved by Betcher, seconded by Junck, to pass on third reading and adopt ORDINANCE NO. 4434 rezoning 2801 & 2803 West Street from Residential High Density to Neighborhood Commercial with University West Impact Overlay.

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

DISPOSITIONS OF COMMUNICATIONS TO COUNCIL: The Mayor mentioned that there were two items for discussion. The first was a memo from the Planning and Housing Department regarding staff's response to the request from the City of Nevada for an Ames Urban Fringe Plan (AUFPP) Map Amendment. City Manager Steve Schainker recommended this item be placed on the next Agenda for direction.

Moved by Corrieri, seconded by Junck, to direct staff to place the request from the City of Nevada for an Ames Urban Fringe Plan (AUFPP) Map Amendment on the next City Council Agenda.

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

The next item was a memo from Traffic Engineer Damion Pregitzer regarding the Stange Road Speed Study (north of Bloomington Road). Mr. Schainker explained that Mr. Pregitzer is not recommending any major changes besides increased enforcement in the area. He mentioned that if the Council Members do not agree with the finding, they could direct staff to place the item on a future agenda for Mr. Pregitzer to present all the data. The Mayor stated if the Council does not want to place the item on a future Agenda, staff will proceed with its recommendations. There was no interest from the Council to place the item on a future Agenda.

COUNCIL COMMENTS: Council Member Betcher stated she had received an email from the City's Community and Regional Planning partners. Professor Alenka Poplin wanted to know if it was possible to use the remaining money from their studio project to help pay for three students to attend an international conference where they would present its result from their study. She noted that City Manager Steve Schainker recommended putting the request on the next City Council Agenda to discuss if the Council thought that would be a useful allocation of the remaining funds. Ms. Betcher commented that most of the funds were not allocated due to COVID. Mr. Schainker mentioned that he believed there is enough money to cover the students, but this request was not part of the initial scope, so further approval would be needed.

Moved by Betcher, seconded by Junck, to direct staff to put the request from the Community and Regional Planning partners on the next Agenda.

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

Mayor Haila wanted to reiterate his statement that was released today in response to the tragic violence that occurred in Atlanta that affected the Asian and Asian-American community members and the violence in Boulder. He read a portion of his statement that "the City of Ames remains

resolutely committed to maintaining and strengthening our inclusive and welcoming city. We express our unequivocal support of our Asian and Asian-American community members. I call upon all Ames residents to join in a collective resolve to make our community safe and welcoming to everyone.”

ADJOURNMENT: Moved by Gartin to adjourn the meeting at 9:25 p.m.

Amy L. Colwell, Deputy City Clerk

John A. Haila, Mayor

Diane R. Voss, City Clerk