

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

AMES, IOWA

APRIL 2, 2019

The Special Meeting of the Ames City Council was called to order by Mayor John Haila at 6:00 p.m. on the 2<sup>ND</sup> day of April, 2019, in the City Council Chambers in City Hall, 515 Clark Avenue. Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, David Martin, and Chris Nelson were present. *Ex officio* Member Allie Hoskins was also present.

**AMES PLAN 2040 UPDATE:** Mayor John Haila introduced Planning and Housing Director Kelly Diekmann. Director Diekmann said staff and RDG are preparing to move into phase 2 of the project. He told Council that the team wants to share information and public feedback received so far, and allow Council to ask questions. Mr. Diekmann said the April 23, 2019 Council meeting will be the next meeting for Council to give direction.

Director Diekmann said Community Engagement was Phase 1, and continues throughout the process, and that Phase 2, Ames Today, is about to begin. He introduced RDG representatives: Justin Platts, Amy Haase, Marty Shukert, and Cory Scott. Mayor Haila asked what direction staff will be looking for on April 23. Mr. Diekmann said land use decisions will be evaluated and more information on projections will be given ahead of the meeting in order for Council to determine preferences on how the scenarios will be evaluated.

Mr. Scott said more than 400 people have participated in the public input process. He said there is so much content that they are documenting the process, and the public engagement report is available. Mr. Scott described some of the events that have taken place including the kickoff on February 5, 2019 where about 200 people participated by sharing their visions for Ames and discussing quality of life. Mr. Scott said challenges and ideas were shared during focus groups, which helped determine patterns. He said all feedback is included in the report and will be translated into the different components of the process. Mr. Scott said school districts will be engaged in September. He said they have had conversations with Ames Citizen Institute, Ames Citizens Academy, and Neighborhoods. Council Member Gartin asked if 400 was a good number of responses for a city this size. Mr. Shukert said 1% of the population is a successful survey, so they are in good shape with the responses. Member Gartin asked if the survey distinguishes where the person lives. Mr. Diekmann said the survey asks if the responder lives in Ames.

Mr. Scott said the Request for Proposals (RFP) topics for a Comprehensive Plan are: 1) Expansion of the City, 2) Opportunities for Infill Development, 3) Future Demand for Housing and Commercial Use, 4) Sustaining Neighborhoods, 5) Support of Social and Cultural Connections, 6) Transportation Choices, 7) Sustainability, 8) Well-being and Healthy Living, 9) Subarea Planning, and 10) Urban Fringe Management. He said they used those elements to structure public engagement to relate with people. He said RDG then condensed the public feedback to six “big picture” thoughts that start to shape ideas for the next phases of the project: 1) A City with Variety, 2) Transportation Equality, 3) Vibrant and Balanced Market, 4) Embrace the Environment, 5) Be Bold and Unique, and 6) Character at All Scales.

The ten topics were discussed. Mayor Haila asked what was considered under Expansion of the City,

Growth Strategies. Mr. Scott said if boundaries are extended, the City must serve those residents and the costs of City service resources were considered. Member Betcher said on page 7 of the report, there was a real interest in infill development among survey respondents. Mr. Scott said they heard a lot about infill development. Ms. Betcher asked if that encompassed redevelopment of downtown, campustown, Somerset, or North Grand Mall. Mr. Scott said he doesn't remember as many comments on redevelopment. Mr. Shukert said it's interesting to contrast that input and the input from stakeholder groups. He said developers are not necessarily saying the same thing, rather a lack of developable land, and a need for more partnerships on infrastructure development. He said it is common to hear more about infill development and land utilization from members of the public and more interest in green field development and geographic growth from developers. He said more will be explored on infill vs. new development. Ms. Betcher asked if developers were commenting on Iowa State University (ISU) land. Mr. Shukert said university land establishes growth boundaries. He said developable, open land is a precious commodity. Mr. Shukert said an evaluation of existing conditions is needed to see how much of the city's projected growth can be accommodated by infill and redevelopment.

Mayor Haila asked how the consultants balance the understanding of what is available with what people want. Mr. Scott said the scenarios need to be developed based on informed methodology. He said they can also bring forward what other communities have done. Mr. Shukert said they will look at a level of reality for what is actually possible, and a preferred scenario is most likely going to be a combination of development.

Ms. Haase said residents were noting variety. Mr. Scott said they heard many comments on options in housing. Mayor Haila asked what "different types of housing" means. Ms. Haase said it means available housing for different stages of life. She said the empty nester product styles are desired in many communities. Mr. Gartin asked about the risk of gentrification and possibly losing certain price points. He noted there are many complications with infill, and appreciates the option of a combination so people are not priced out of the market. Ms. Haase said policies may need to be in place to help guide the discussion of economic variety.

Member Betcher asked if there was any input about Accessory Dwelling Units (ADU). Mr. Martin said that was mentioned within the longer report available online. Ms. Haase said the ADU conversation is growing nationally. Mr. Scott said housing trends will be discussed. He said there is a perceived thriving rental market and also a perceived struggling rental market so that will be looked at in more detail. He said there are few local builders, and they are doing higher end development upwards of \$400,000. Mr. Scott said they will also be revisiting how to reinforce complementary land uses so commercial development thrives. The Market Study by Gruen Gruen & Associates was referenced and it was noted the report is also on the City website under Planning and then under Comprehensive Plan 2040.

Feedback regarding neighborhoods was discussed, and Mr. Scott said responses included the need for momentum and balance within neighborhoods. He said sustainability on a City level was discussed. Ms. Betcher said global sustainability issues were mentioned, and asked if there was concern on a regional basis such as watersheds. Mr. Platts said decisions made locally that affect

other communities was a concern. Mr. Scott thanked those that have participated in the meetings, and encouraged reading the document, as it will become a rubric to check the process.

Ms. Haase said there has been a healthy trajectory of growth over the last many years. She discussed the projected growth by looking at options, and concluded that the projected population growth rate is 1.5 - 2% per year. She said if a community is growing at 1%, it's growing at a pretty healthy rate. She also said universities are looking to stay flat or decrease a bit in the near future. It was noted the vacancy rate is less than 5% for Ames right now. Ms. Haase said that number tells about the options available to someone moving to Ames, and if the variety isn't there, they will look somewhere else and become established in that place. She said for that reason, somewhat of a vacancy rate is nice. Member Gartin said those people also pay local option sales tax in the community they choose to establish themselves.

Housing demand options were discussed and Ms. Haase said the demand will be increasing about 1.5-2% per year. She said in working with small and large university cities, a common trend shows student-oriented development is flattening out or slowing down, and since the recession, renter-occupied units have increased nationally. She said the renter-occupied units would include units for young professionals and others, not necessarily large multi-family structures. Ms. Haase said the next step in the process is to fine tune the projections and take those into the different scenarios for types of housing and densities.

Ms. Betcher asked about ADU's as a variety of housing, specifically in terms of college towns. Ms. Haase said there is a perception surrounding ADU's because of students living in neighborhoods that they will need to be sensitive to. Mayor Haila asked about ISU attendance projections. Mr. Diekmann said projections are fairly stable. He said for the plan in 1997 no growth at ISU was assumed, and they are intentionally assuming the same this time, but will provide ways to adapt to fluctuations. International student decreases and generational decreases were noted. It was discussed that enrollment changes need to be discussed and considered by Council. Ms. Haase said most of the students are pulled out of the projections and within the models they are being conservative. Mayor Haila asked if steady student enrollment projections are being assumed over the next 20 years. Ms. Haase concurred. Mr. Shukert said ISU is not expanding dormitories, and is depending on the private sector to meet the gap. He said they can reasonably suppose if enrollment dropped, occupancies in private buildings would drop and those places would enter the permanent housing stock. Mayor Haila noted the importance of considering decreasing enrollment when preparing scenarios for the Council to consider. Mr. Shukert told the Council in Fayetteville, Arkansas the university is not building housing, and the private sector is building student cottages with the intent that they could be student housing, and could meet a different housing need in the future. Mayor Haila said flexibility and adaptability is going to be very important going forward.

Ms. Haase said senior living conversations based on the generational population changes are also very interesting. Mr. Shukert said parking garages are even being built so they can be converted to housing at some time. Mayor Haila said there is not much land left for high density development, and wants to be sure to take permanent residents into consideration.

Mr. Scott discussed the Gruen Market Study, and said there was growth in all market areas, except construction, which was a minor decrease. He said this report will be blended with the RDG report to look at jobs and housing balance. On April 23, 2019 RDG will have some land use projections for office, industrial, and retail space to share with Council. Competitive advantages and constraints of the community were discussed. Mr. Nelson asked if the Gruen Market Study is available. Mr. Diekmann said the report, and everything pertaining to the Ames Plan 2040 is available on the web page under Planning and then under Comprehensive Plan - 2040.

A map of vacant land inventory was shown. Mr. Diekmann said the flood plain overlay land is included on the map even though it will not be developed. Mr. Scott said the housing projections and population projections will go into the demands for recreation, residential, commercial, industry, and employment projections. He said they are looking at projections through a planning perspective, and an economic perspective.

Mr. Platts said development trends, challenges, and opportunities are being looked at according to regions of Ames. Mayor Haila asked about the types of challenges that could exist. Mr. Platts said challenges could be financial, political, infrastructure, or access challenges. Mayor Haila said it would be nice to know if those challenges can be overcome when considering the different scenarios. Mr. Platts said that can be added at the next level. He discussed the regions. Ms. Betcher asked about water and sewer challenges in the SW region. Mr. Diekmann said that is a challenge. Mr. Platts said the immediate SW is not as challenging as farther southwest. It was noted that sewer, water, and water quality would be moved to “challenges” for the SW area.

Director Diekmann said there are constraints in most directions for major development, except for the industrial development to the east because of the City’s prior action. He said RDG will be looking into topography and opportunity in all directions. Mayor Haila asked at what point a city doesn’t feel like a city, going beyond major boundaries like an interstate, rivers, highway, etc. It was noted that on April 23, the team will share some methodology on how to approach this question. Mr. Scott said from now until June, the team will be evaluating the different scenarios with that in mind. Mr. Shukert said if a certain sector meets many criteria for growth but would be isolated, a question of how to make it part of the community can be asked. Mr. Gartin said rural subdivisions are being built in some areas, and it would be helpful to see them on the map.

City Manager Steve Schainker said if a growth scenario is chosen, Council will need to know if overcoming the obstacles is worth it to obtain a certain number of units in a particular area. Mr. Diekmann said the effect of land use and financial viability will get evaluated at a higher level. Mr. Schainker asked how RDG will prepare Council for the needed action. Mr. Scott said what has been done in different places will be helpful to the process. Mr. Shukert said the variables will need identified, and then it will be decided which variables are the most important. He said data still needs gathered regarding which parts of the City are open and available and served by urban infrastructure. Mr. Shukert said they would like Council to consider which variables are the most important in terms of constructing the alternative concepts for evaluation. Mr. Gartin said a prior Council determined not to grow north and now it’s very hard to access the north, so transportation must be considered. Mayor Haila asked if Council will be receiving a list of things to think about

including factors and parameters, and questions to consider before the dialogue at the April 23 meeting. He said he doesn't want Council to ask RDG to develop scenarios that won't work. He said it would be helpful to be informed about land availability, costs to develop areas, etc. to more effectively make decisions and provide direction. Mr. Shukert said there are certain parameters that are clear already, including a general community preference for compact growth, sustainability, and taking advantage of land and infrastructure already available. He said some guidance is already there, and RDG desires to select scenarios that are attainable realities.

Mr. Scott said at the April 23 meeting, philosophical models and how something can be created tailored for Ames will be discussed, and then when the philosophical approach is understood, the team will work on scenarios to be presented to Council in June. Mayor Haila said a general knowledge of costs for the areas and other general guidance would be helpful. Mr. Schainker said first there is an overriding philosophical approach to selecting scenarios, which will then lead to selecting scenarios.

Mayor Haila said he appreciates knowing what RDG is hearing and wants to respect the work of the public. Mr. Gartin said the housing projections are very valuable and asked if they have heard from growing businesses about housing challenges. He said Council is hearing that the lack of housing is a challenge from an economic growth perspective, and because Ames lacks housing, it could be a downward pressure point for economic development. Ms. Hasse said housing is economic development because a city cannot grow economically without the housing. She said reframing those conversations is needed. Mr. Gartin said Council is also concerned about affordable housing, and asked if there is a way to reach out to individuals facing those housing challenges. Mr. Diekmann said Ms. Baker-Latimer is doing some targeted outreach for the Community Development Block Grant (CDBG) Consolidated Plan, and they are hoping that information is informative to this process. Ms. Haase said having conversations with social service providers is also very important. Mr. Shukert discussed "resort communities" where there are lower wage jobs but those employees cannot live in the community because of lack of housing. Mr. Gartin expressed concern.

Mayor Haila asked how much guidance can be received prior to the April 23 meeting to assist Council in being efficient. Mr. Diekmann said a Council Action Form will be written and it will consist of guided direction. An early start time was discussed. Member Martin asked for a couple examples of philosophies to be discussed.

City Council recessed at 8:00 p.m. and reconvened at 8:07 p.m.

Mayor Haila said public input will be received at a future time. Mr. Diekmann said the online survey will be open until April 23. Mayor Haila said emailing thoughts and input to him and City Council members is also an option. Director Diekmann said RDG can give visual representation from other cities early next week, and toward April 23, a Council Action Form with specific requests for direction will be provided.

Member Martin asked about meeting with the school districts. It was noted that students and staff will be asked for feedback. Member Betcher said the definite constraints such as ISU land, federal

land, and others would be helpful to understand visually. She also said she is interested in Ames Citizens Academy feedback. Mr. Diekmann said an updated public input report will be available before the April 23 meeting that will include that input. Ms. Betcher asked what impact the tax discussions in the legislature affect the information being considered. Mr. Diekmann said at this point the process will not be impacted, but those discussions could affect implementation.

**COUNCIL COMMENTS:**

Mr. Gartin said Stash the Trash is happening on Saturday, April 6.

Ms. Hoskins said a spring safety walk in the Campustown area will occur on April 17 at 8:00 p.m.

**DISPOSITION OF COMMUNICATIONS TO COUNCIL:**

Mayor Haila acknowledged the letter received from the Story County Board of Supervisors dated March 26, 2019 regarding the Ames Urban Fringe Plan.

**ADJOURNMENT:** The meeting adjourned at 8:18 p.m.

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Diane R. Voss, City Clerk

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John A. Haila, Mayor

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Erin Thompson, Recording Secretary

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

AMES, IOWA

APRIL 9, 2019

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:00 p.m. on April 9, 2019, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and David Martin. *Ex officio* Member Allie Hoskins was also in attendance.

**PROCLAMATION FOR “BEV KRUEMPEL MAKING DEMOCRACY WORK DAY”:** Mayor Haila proclaimed April 13, 2019, as “Bev Kruempel Making Democracy Work Day.” Accepting the Proclamation was Bev Kruempel.

**PROCLAMATION FOR “NATIONAL BOYS & GIRLS CLUB WEEK:”** The week of April 8-12, 2019, was proclaimed “National Boys & Girls Club Week” by Mayor Haila. Those accepting the proclamation were Chief Executive Officer of Story County Boys & Girls Club Erika Peterson, Development Director Jodi Stumbo, Operations Director Kaitlin Binnebose; and Cody Haferbier, who is the 2019 Youth of the Year. Mr. Haferbier is a Senior at Ames High School and has been with the Boys & Girls Club since he was in third grade.

**PROCLAMATION FOR “ECO FAIR DAY:”** Mayor Haila proclaimed April 20, 2019, as “Eco Fair Day.” Accepting the Proclamation were Director of Electric Services Don Kom and Assistant Director of Water & Pollution Control Christina Murphy. The Mayor informed everyone that the Eco Fair will be held in the Community Center Gymnasium at 515 Clark Avenue on Saturday, April 20, 2019. The event is free and will be open to the public from 9:00 a.m. until 1:00 p.m. In addition to interesting displays, and energy-related literature, there will be door prizes, giveaways, and games for kids.

**PROCLAMATION FOR “FAIR HOUSING MONTH:”** April 2019 was proclaimed as “Fair Housing Month” by Mayor Haila. Those accepting the proclamation were Planning and Housing Director Kelly Diekmann, Chairperson of the Human Relations Commission Joel Hochstein, and ACCESS Coordinator Virginia Griesheimer. Mr. Diekmann stated that the City has a very important role in supporting a number of organizations that do a lot of work for housing throughout the community. The City works to help educate landlords and work with tenants

**PRESENTATION OF THE AMES HUMAN RELATIONS COMMISSION “A HOME FOR EVERYONE” AWARDS:** Chairperson of the Ames Human Relations Commission Joel Hochstein explained that one of the ways that they recognize good work in the community is the “Home for Everyone” Award. The “Home for Everyone” Award recognizes and honors an individual or an organization that has made an exemplary commitment to providing safe, quality, and equitable housing opportunities that enhance the quality of life for members of the community.

The first award was presented to the Ames Economical Housing Association. Mr. Hochstein noted

that the Ames Economical Housing Association began offering affordable housing to older and physically challenged individuals with limited financial resources in 1985. He thanked the Ames Economical Housing Association for its dedication to the community and all the work it has done in the last 34 years.

The second award was presented to Youth and Shelter Services (YSS). Mr. Hochstein stated that YSS has been a cornerstone of the Ames community for the past 40 years and its deep dedication to youth and young adults in the community is admirable. Youth and Shelter Services transitional living program assists youth and young adults to live more independently as they navigate from homelessness to more stable housing environments.

It was noted that “Reggie’s Sleepout” is going to be held on Friday, April 26, 2019, which will be held at the Cyclone Sports Complex on Ash Avenue in Ames. “Reggie’s Sleepout” supports Emergency Residence Project, ACCESS, and YSS. All the money donated stays in the community.

**CONSENT AGENDA:** Mayor Haila noted that there is an Amended Council Action Form for Item No. 18; the amount went from \$38,000 to \$40,000.

Council Member Gartin asked to pull Item No. 18, Resolution setting date of public hearing for sale of City-owned properties at 1228 Stafford Avenue and 3305 Morningside Street.

Moved by Gartin, seconded by Beatty-Hansen, to pull Item No. 18 from the Consent agenda for separate discussion.

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

Moved by Corrieri, seconded by Gartin, to approve the following items on the Consent Agenda:

6. Motion approving payment of claims
7. Motion approving Minutes of Regular Meeting held March 26, 2019
8. Motion approving Report of Contract Change Orders for March 16-31, 2019
9. Motion approving ownership change for Class E Liquor License for Kum & Go #200, 4510 Mortensen Road
10. Motion approving ownership change for Class E Liquor License for Kum & Go #216, 203 Welch Ave.
11. Motion approving ownership change for Class E Liquor License for Kum & Go #214, 111 Duff Ave.
12. Motion approving ownership change for Class E Liquor License for Kum & Go #227, 2108 Isaac Newton Drive
13. Motion approving ownership change for Class E Liquor License for Kum & Go #113, 2801 E. 13<sup>th</sup> Street
14. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
  - a. Class C Liquor License with Outdoor Service and Sunday Sales - Brick City Grill, 2704 Stange Road



- b. Class C Liquor License with Sunday Sales - Cinemark Movies 12, 1317 Buckeye Ave.
  - c. Class B Liquor License with Sunday Sales - Radisson Ames, 2609 University Blvd.
  - d. Special Class C Liquor License with Sunday Sales - Smokin Oak Wood-Fired Pizza, 2420 Lincoln Way, Ste. 101
  - e. Class C Liquor License with Catering, Outdoor Service and Sunday Sales - Cyclone Experience Network, 1705 Center Drive - Hilton Coliseum
  - f. Class C Liquor License with Catering, Outdoor Service and Sunday Sales - Perfect Games Inc., 1320 Dickinson Ave.
  - g. Class C Liquor License with Outdoor Service and Sunday Sales - Provisions Lot F, 2400 North Loop Drive
  - h. Special Class C Liquor License with Class B Native Wine - Szechuan House, 3605 Lincoln Way
15. Requests from Kappa Sigma for Ash Ave. Celebration on Saturday, April 20:
- a. Motion approving blanket Temporary Obstruction Permit
  - b. Motion approving blanket Vending License
  - c. RESOLUTION NO. 19-123 approving waiver of Vending License fee
  - d. RESOLUTION NO. 19-124 closing Ash Avenue between Gable Lane and Sunset Drive from 11:30 a.m. to 5:30 p.m.
16. Request from Mary Greeley Medical Center for Hope Run on Saturday, June 15:
- a. Motion approving blanket Temporary Obstruction Permit
17. Request from Campustown Action Association for Summerfest in Campustown on Saturday, June 1:
- a. Motion approving a 5-day Class B Beer License and Outdoor Service for A&R Marketing, Inc (June 1) at 217 Welch Ave.
  - b. Motion approving blanket Temporary Objection Permit
  - c. Motion approving blanket Vending License
  - d. RESOLUTION NO. 19-125 approving waiver of Vending License fee
  - e. RESOLUTION NO. 19-126 approving closure of the 200 block of Welch Avenue and Chamberlain Street between Welch Avenue and the Chamberlain Lot Y exit, Welch Lot T, and Chamberlain Lot Y between 7:00 a.m. and 10:00 p.m.
  - f. RESOLUTION NO. 19-127 approving closure of parking spaces in the 200 block of Welch Avenue, on Chamberlain Street between Welch Avenue and the Chamberlain Lot Y exit, Welch Lot T, and Chamberlain Lot Y between 7:00 a.m. and 10:00 p.m.
  - g. RESOLUTION NO. 19-128 approving waiver of parking meter fees
  - h. RESOLUTION NO. 19-129 authorizing access to City-owned electrical outlets and approving a waiver of fees for the electricity used
18. Iowa State University Research Park Phase IV Improvements Project:
- a. RESOLUTION NO. 19-131 approving Professional Services Agreement with Shive Hattery, Inc., for design services for the Iowa State University Research Park Phase IV Improvements Project
  - b. RESOLUTION NO. 19-132 approving Revitalize Iowa's Sound Economic (RISE) Grant Agreement for ISU Research Park Phase IV Improvements (Collaboration

Place & South Riverside Drive)

- c. RESOLUTION NO. 19-133 authorizing release of Letter of Credit being held for public improvements, which are now being funding by an Economic Development Administration grant and RISE Grant
- 19. RESOLUTION NO. 19-134 approving Water Quality Initiative Urban Conservation Demonstration Project Funding Agreement with Iowa Department of Agriculture and Land Stewardship for the Campustown Public Improvements (Welch Avenue) in the amount of \$100,000
- 20. RESOLUTION NO. 19-135 awarding contract to Ames Ford of Ames, Iowa, for the purchase of four 2019 Ford Ranger pickups for \$93,982.48
- 21. RESOLUTION NO. 19-136 approving contract and bond for 2019 Pavement Improvements - CyRide Bus Turnarounds
- 22. RESOLUTION NO. 19-137 approving contract and bond for CyRide Bus Wash Renovation
- 23. RESOLUTION NO. 19-138 approving contract and bond for Unit 7 Boiler Repair Project
- 24. RESOLUTION NO. 19-139 approving Change Order to Palmer Group of Des Moines, Iowa, for temporary clerical support for the City Manager's Office
- 25. RESOLUTION NO. 19-140 approving Change Order No. 2 to Sargent & Lundy, LLC for additional engineering services for the Repair of RDF Storage Bin

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

**SETTING DATE OF PUBLIC HEARING FOR SALE OF CITY-OWNED PROPERTIES AT 1228 STAFFORD AVENUE AND 3305 MORNINGSIDE STREET:** Council Member Gartin said he pulled this item from Consent in order to abstain from the vote due to a potential conflict of interest.

Moved by Martin, seconded by Corrieri, to approve RESOLUTION NO. 19-130 setting the date of Public Hearing for sale of City-owned properties at 1228 Stafford Avenue and 3305 Morningside Street.

Vote on Motion: 5-0-1. Vote Aye: Betcher, Martin, Nelson, Beatty-Hansen, Corrieri. Voting nay: None. Abstaining due to Conflict of Interest: Gartin. Motion declared carried.

**PUBLIC FORUM:** Shellie Orngard, 928 Burnett Avenue, Ames, stated that she completed the survey designed for input from the community regarding the Ames Comprehensive Plan. She noted that while taking the survey there were questions asking about the future economic well-being and quality of life of Ames, but she would have liked to see more questions regarding the Environmental or ecological health and well-being of Ames. Ms. Orngard specifically wanted to address Climate Control and asked the Council to consider having the Ames Comprehensive Plan include environmental and ecological health.

**UPDATE REGARDING HEALTHY LIFE CENTER:** City Manager Steve Schainker stated that they are at a crossroads today as he will provide a final status for the Healthy Life Center (HLC) and

then a decision will need to be made to either move ahead with the project or not. Mr. Schainker then went on to thank the Story County Board of Supervisors, Mary Greeley Medical Center Board of Directors, and Heartland Senior Services Board of Directors for the level of commitment they have provided to this project. He thanked Ann Campbell and Bev and Warren Madden for leading the private fund-raising campaign, and the Steering Committee, who worked for the past three years this project.

Mr. Schainker explained that the Council Action Form outlined the difference from what they planned on having from a construction and operating cost standpoint to what they actually have as of today. He noted that the amount raised did fall short. Mr. Schainker reminded everyone that RDG, in January, quoted a \$48,700,000 project and that was with 2019 dollar amounts. In order to move forward with a bond they needed to increase the amount to what the 2020 dollar amount would be, which included a 4% increase to \$50,648,000. City Manager Schainker noted that they did try to find some reductions and are recommending about \$5.8 million in reductions.

City Manager Schainker mentioned that they were able to get funding commitments for construction of the HLC from the following: Mary Greeley Medical Center (\$7 million); Heartland Senior Services (\$3.5 million); Story County (\$2 million); Private Donations (\$6 million) and City of Ames (\$2 million). He noted that if moving forward with the project, there will be a \$24 million bond issue, but that amount may vary a little.

Council Member Betcher asked if the \$6 million in private donations that has been accumulated is going to be all there is, or will more donations be coming in. Ann Campbell came forward and mentioned that more money will be coming in, but they are no longer actively pursuing donations. Ms. Campbell noted that they are anticipating an opportunity for a fund that would give scholarships and explained that one of the lead donors would be interested in donating for ongoing support for those who need scholarships.

Parks and Recreation Director Keith Abraham displayed on overhead regarding how they can cut back project costs by \$5,839,845 while still maintaining the concept of the HLC. The following reductions were recommended: Building Construction Methods, Building Materials, and 30% Less Glass (\$2,491,607); Reduced Gym Size (\$687,854); Eliminate Arts & Crafts Room (\$250,823); Reduced Contingency from 15% to 13% (\$1,436,215), Reduce Design Fees (\$661,346); and Eliminate Land Purchase (\$312,000). Mr. Abraham showed a diagram of what the HLC would look like with the recommended reductions.

Council Member Martin questioned where the walking tracks would be. Mr. Abraham stated the walking track would be over the basketball courts and another path would be around the cardio/weights area.

Council Member Gartin stated that he is concerned about the reduction of the basketball courts as there already aren't enough courts for the youth to practice on. Mr. Gartin also noted that if any tournaments wanted to come utilize the basketball courts, they would not be able to as they are not

regulation size. Mr. Abraham stated they are not looking to have tournaments in the gymnasium and noted that research has shown they need to limit what is rented out. He explained that someone wanting to get a membership to the HLC wants to have their own private time and not be interrupted by events.

Council Member Betcher inquired if the reduction in glass would be a positive or negative for energy consumption. Mr. Abraham stated the loss of windows will reduce cost, but from an energy standpoint, did not see a change.

Council Member Nelson asked if the basketball courts in the original design had four courts or three. Mr. Abraham stated that there were four courts, but the size of each court was not high-school regulation size.

Mayor Haila asked, with the reduction in the building construction methods/materials, if the building was going to be a pre-engineered metal building. Mr. Abraham stated it would be a metal roof that would be sloped, the backside would be the area that would have the metal material, and the front would still be the post and beam as previously discussed. Mayor Haila commented that he was concerned about changing the materials as he was not sure about the longevity of the new design.

Further discussion ensued regarding the recommended reductions in project construction.

City Manager Schainker stated that the City wants to be as transparent as possible and wanted the community to know about the operating costs associated with this project. The RDG report estimated expenditures at \$3.2 million annually, with revenues being about \$2.5 million. Mr. Schainker stated that staff reviewed the expenditures to see if there was anywhere to cut back. Mr. Abraham stated that the footprint of the redesign would be about 5,000 square feet less, which would reduce the Electrical Services by \$14,228 and natural gas to \$8,537. He noted that they could also eliminate a Maintenance Worker & Benefit position saving \$72,800; and finally reduce life guard hours and benefits to save \$41,635. The total savings in expenses would be \$137,000. Council Member Beatty-Hansen noted that if the design did go back to the original plan, the amount of the expenditures would go back up.

Mr. Schainker stated that the deficit with the original plan would be \$673,864, and with the recommended changes, it would be \$536,664. He noted that Story County was going to contribute \$200,000 each year, but now will only be \$100,000 annually and inflate by 3% each year. Mary Greeley Medical Center will give \$105,000 annually toward the deficit and their tenant space plus inflate 3% per year. Heartland Senior Services will do a percentage of 10% for the dry side of the building and 100% of its tenant space. Mr. Schainker noted that all the amounts he noted by the organizations are subject to change, and the City of Ames will be responsible for the total facility deficit minus the above revenues.

City Manager Schainker reviewed went over the property tax impact and wanted it noted that these numbers could be different in the future when the City bonds are actually bid. For residential

properties per \$100,000 of assessed valuation, with the revised plan, the property tax increase would be 6.70% or \$38.26 and for commercial and industrial property, it would be 6.71% or \$60.51. Ms. Beatty-Hansen stated that for anyone watching at home, the 6.70% property tax increase is only the City's portion of the properties' overall taxes. Mr. Schainker stated that is correct as the City only represents 33% of property taxes.

Mr. Schainker commented that he wants everyone to know the risks of moving forward with this project. He noted that in the past they have waited until the donations have been transferred to the City before starting with the project; however, with this project some of the donations will not be given within the same year and some pledges that have come in will be donated over three years. He noted that the City will be able to handle it on a cash flow basis, but if for any reason the pledges don't come in, then the City could come up short.

City Manager Schainker stated that City staff had agreed to the Steering Team's request to consider assuming the responsibility for the City to own and operate the HLC based on the assumption that the two original partners, MGMC and Heartland, would continue their financial support. He noted that they have been informed that the MGMC Board has indicated its willingness to guarantee financial support for the operating expenses for the initial 15 years and then it will be up to MGMC if they wish to continue. Heartland has agreed to give financial support until it is mutually agreed upon that the relationship has been severed; however, Story County does not have a duration set.

Mr. Schainker noted that some of the benefits to having the HLC would be that the City had a quality amenity, help employers to recruit and retain employees, offer applied learning experience, improve the health of the citizens, reduce health care cost for employers, and replace the municipal pool, which is scheduled to be demolished in 2022 by the School District. He noted that the next steps would be:

1. Request that the City staff prepare the necessary language for a \$24,308,155 bond referendum for an August 6, 2019 election.
2. Direct staff to finalize agreements with Story County, MGMC, and Heartland stipulating the financial responsibilities for the construction and ongoing operations of the HLC as well as an agreement with ISU for the HLC site.
3. Collect the signed financial pledges to verify the \$6 million commitment from private donations.
4. Authorize \$7,500 from the Contingency Account for the City's bond election informational campaign.

Mr. Schainker noted that all four steps will be finalized at the May 14, 2019, City Council meeting. He explained that, while no action is required at this time, the cost of a special election for the HLC would be an estimated cost of \$25,000.

Council Member Martin inquired if any of the other funding partners have had any feedback on the proposed reductions. Mr. Abraham stated that staff has spoken with the organizations and agreed with the changes and their only concern was that the changes being recommended would not

jeopardize the concept of the HLC.

Ms. Betcher asked if they added items back in, would the Council be able to see a possible tax breakdown. Mr. Schainker stated that he can provide that information; it just depends on what is being recommended to be added in as he will need to consult with RDG Planning & Design.

Further discussion was had over what the proposed property tax amount would be with different dollar amounts.

Mayor Haila opened public comment.

Anne Kinzel, 720 Duff Avenue, Ames, explained that she has worked in both public and private health. She noted that a few problems today are loneliness, obesity, and public health problems. Ms. Kinzel commented that having a Healthy Life Center in Ames is a very modern way of approaching health problems. She stated that the Council's support of the Healthy Life Center would match the Community Vision of wanting to be a forward-thinking community.

Kyle Poorman, 1815 Northwestern Avenue, Ames, urged the Council to think hard before making any cuts to the Healthy Life Center as some of those cuts would ruin the integrity of the programs.

An unidentified person, who lives at 1622 Burnett Avenue, Ames, stated that this is the first time that he is hearing about this project and inquired about the usage of the facility. He noted that there is only one bus route that gets students there. ISU students would probably not be using the facility as the students already have access to the types of uses on Campus that are being proposed. He questioned the cost of the project and recommended increasing or improving the facilities that are already there. He finds it difficult to support this project and feels that the bond money could go to better improvements or renovations to existing facilities in the City of Ames.

Seeing no one else wishing to speak, Mayor Haila closed public input.

Moved by Nelson, seconded by Gartin, to request that staff look at the Contingency and determine if there is a reasonable reduction possible that the consultants and staff would be comfortable with. Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Corrieri, seconded by Betcher, to start with the original design and see if there are potential cost-savings without sacrificing the building quality/materials and the size of the gyms that were originally designed.

Mr. Abraham asked for clarification on the basketball courts as he suggested having three full-size regulation courts. The Council agreed it would like to have the three full-size regulation courts.

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

Moved by Corrieri, seconded by Betcher, to direct staff to finalize agreements with Story County, MGMC, and Heartland, stipulating the financial responsibilities for the construction and ongoing operations of the HLC, as well as an agreement with ISU for the HLC site.

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

Moved by Corrieri, seconded by Betcher, to collect the signed financial pledges to verify the \$6,000,000 commitment from private donations.

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

Moved by Corrieri, seconded by Betcher, to authorize \$7,500 from the Contingency Account for the City's bond election informational campaign.

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

**REPLACING CURRENT DEVELOPMENT AGREEMENT RELATED TO THE REZONING OF THE REGIONAL MALL SITE ON E. 13<sup>TH</sup> STREET:** Planning and Housing Director Kelly Diekmann stated that the property owner, Elwell-Rueter LLC, of the property east of I-35, at the 13<sup>th</sup> Street interchange. Elwell-Rueter LLC, has requested to have a reconsideration of the current Development Agreement. Mr. Diekmann stated that the current Development Agreement is tied to an original lifestyle center mall project that would have been situated north of 13<sup>th</sup> Street. He noted that the current Development Agreement is comprehensive as to what it addresses, and the developer is proposing to remove the obligation to construct the lifestyle center as the initial project for both sides of the property.

Director Diekmann stated that going forward with the project, the Council would need to change the structure of how the property is developed along with considering some of provisions in the Agreement. He noted that two of the main infrastructure issues are roadway improvements and sanitary sewer service. Currently, there is no sanitary sewer service, and the closest connection would be from the Dayton Avenue intersection with 13<sup>th</sup> Street. The plans show an 18-inch trunk line extension to connect the site to the City's sewer infrastructure. He noted that the water is already in place due to the previous development of Barilla.

Mr. Diekmann stated that several traffic improvements would be needed. A traffic study was done in 2005 with extensive improvements planned. Staff is recommending that a new traffic study be completed.

Director Diekmann stated that the developer would like to get started this fall if the Agreement could be modified. He noted that the first step would be for staff to work with the developer to create a new Development Agreement and a new traffic study that would be brought back to the Council some time in the summer.

Council Member Betcher stated that one of the concerns that she has heard is that offering the tax increment financing (TIF) for the connection of the sewer line for this project is unfair to other businesses. Mr. Diekmann stated that when Dayton was reconstructed as an Arterial Street, an

interchange was built; that property did not have to pay for that interchange to be built. Mr. Schainker stated that the Economic Incentive Program does not provide direct incentives to retail operations. City Manager Schainker stated that when looking at Lowe's and Menard's they already had the infrastructure there. He noted that when they built the Somerset Village, the City paved the road from 24<sup>th</sup> to Bloomington. Mr. Schainker explained that the TIF would take about six years to pay off, and once that is paid off, all the other developments that open up will have retail areas that will need to pay property taxes.

Further discussion was had regarding the TIF.

Council Member Beatty-Hansen stated that they are in the middle of the Comprehensive Plan, but curious as to why they would deploy infrastructure if the Comprehensive Plan is midstream. Mr. Diekmann stated that this is the only area that would have about 233 acres of vacant land, and this area would be the most viable.

Chris Murray, 2401 SE Tones Drive, Suite 176, Ankeny, is the President and CEO of Denny Elwell Company and has collectively owned this property in partnership since 2011. He noted that he originally met with City staff to see what their options were, and there have been several discussions with developers. He noted that the current Development Agreement doesn't make economic sense as regional malls are closing all throughout the United States and the regional malls are having problems keeping tenants. Mr. Murray noted that this is not a quick project, but more of a 25-year project.

Mr. Murray commented that his company recently began working with Mills Fleet Farm and feels that the regional development would bring in businesses and more revenue. Mills Fleet Farm would like to begin construction and open in 2020. Mr. Murray explained that they will work with City staff to help make the area a "green technology engineering" project with an architectural pleasing design. Ms. Beatty-Hansen asked for clarification of what it is meant by "green technology engineering." Mr. Murray stated that each piece of the development will be unique and might have a solar element to the parking lights and will look at opportunities to detain water and use solar energy where possible and has a crisp look.

Mayor Haila stated he is intrigued by having a prairie style development and this area could be a gateway in the future, but wondered what the developer would recommend for a style, so the area is not a mixed design. Mr. Murray stated they would work closely with the City regarding design. He noted that the roof designs would be pleasing to view from the Interstate; however, he was speaking prematurely about design concept at this time.

More discussion ensued regarding potential design of the area.

Mr. Gartin asked if a conversation had been had with Story County with respect to whether this project would affect the Ketelson Marsh on the north side. Mr. Diekmann stated that ten years ago, there was a discussion and a large buffer was planned. Staff had not reached out to Story County yet.



They wanted to move forward with presenting to Council first, but will reach back out to Story County to see if the assessments that were done ten years ago still apply.

Public input was opened and closed when there was no one who came forward to speak.

Moved by Nelson, seconded by Corrieri, to direct staff to prepare a new Development Agreement to include:

- a. Create a new Master Plan without the requirement of a lifestyle center
- b. Allow for development to occur first on the south site.
- c. Allow for phased development on the south side rather than construction of all the estimates 295,000 square feet of regional commercial with the 185,000 square foot Fleet Farm building. However, include provisions for near term development of additional square footage to expand the retail commercial opportunities of the City.
- d. Include provisions that would limit the relocation of tenants from within Ames to the development for a defined time period.
- e. Incorporate requirements for implementation of roadway improvements based upon the updated Traffic Study, with allowance for some phasing of improvements coordinated with buildout of the site.
- f. Include a sanitary sewer trunk line cost sharing provision for construction of a 18" sewer trunk line from Dayton Avenue to the east edge of DOT ROW along the north side of E. 13<sup>th</sup> Street and require the developer to complete extension of the trunk line to the east with future phases of development with recommending to utilize a TIF financing strategy.
- g. All other subdivision and site development standards for infrastructure are the obligation of the developer.

Council Member Martin stated he is not sure he can support every aspect of the project, especially the TIF portion. He commented that he feels this is a great project idea; the phased approach is reasonable and it would be a great addition to Ames.

Council Member Betcher stated that she had some of the same concerns, but one of the things she comes back to is that they have had this property zoned this way for the past ten years and nothing has been done.

Mayor Haila stated that the property was purchased in 2011; it has sat for eight years, and no property taxes have been collected except for Ag land. He noted that the City is paying for the sewer line up front, but the properties will be paying for the line over six or seven years.

Vote on Motion: 4-2. Voting aye: Betcher, Gartin, Nelson, Corrieri. Voting nay: Martin, Beatty-Hansen. Motion declared carried.

City Council recessed at 8:42 p.m. and reconvened at 8:50 p.m.

**STAFF REPORT ON 14<sup>TH</sup> STREET SIDEWALK IN-FILL REQUEST:** Civil Engineer Mark

Gansen stated that the City Council had asked that this project be put on the agenda for further discussion. He noted that they had listed three alternatives. Mr. Schainker noted that each alternative listed may require more public feedback. Mr. Gansen read aloud for the audience the alternatives and what they entailed. It was noted that the Accessibility Enhancement Fund is a program in the Capital Improvements Project (CIP) that consists of Local Option Sales Tax and Road Use Tax.

Council Member Beatty-Hansen asked, if the funds for the sidewalk came out of the Accessibility Enhancement Fund, would there still be enough funds left for other projects that are already scheduled to be done. Traffic Engineer Damion Pregitzer stated that the Accessibility Enhancement Fund was initially set up mainly for curb ramps at corners and the push buttons at intersections, but can be used for any accessibility need. He noted that every year \$100,000 from Road Use and \$100,000 Local Option Sales Tax are pooled together, and the City does as many improvements as it can with the funding.

Council Member Betcher clarified that Alternative 1 and 2 have the City paying for the sidewalk where Alternative 3 shows that the property owners have to pay. It was asked if there could be a way to have the City pay for a portion of the cost and assess the property owners for a portion. It was asked how many properties would be affected if the assessment was approved. Mr. Gansen stated that there are three properties that would be impacted by the sidewalk.

Mr. Martin asked what would have happened to the sidewalks if this request hadn't come in and Public Works proceeded with the street resurfacing as planned in the CIP. Mr. Gansen stated that, with the recently adopted Complete Streets Plan, the construction would include sidewalks on both sides along with the street reconstruction. He noted that he is unsure where the funding would come from at this time.

Ms. Beatty-Hansen wanted to know if the homeowners were assessed for the sidewalk installation would they have to pay it back all at once or would it be over a period of time. It was noted that the homeowners would have ten years to pay off the sidewalk assessment. Mr. Schainker noted that the homeowners could avoid interest if they paid it back all at once. Council Member Nelson wanted to know if the sidewalk were put in, would it include curb cuts and ramps, and would the homeowner be responsible for those as well. Mr. Gansen explained that the curb cuts and ramps would be done with the street reconstruction and would be done by the City as part of the CIP project.

Justin Gersema, 1402 Kellogg Avenue, Ames, commented that he doesn't feel that Alternative 1 is a good idea as he has already been waiting since August of last year to have this issue addressed. He mentioned that he was recently hit by a car and there is no way he can get down 14<sup>th</sup> Street safely to get to the bus stop. Mr. Gersema noted that he is scared when he has to walk on the street when there is no sidewalk.

Ms. Betcher stated that she agrees that a sidewalk needs to be put in, but is not sure how it should be paid for.

Mr. Schainker stated the quickest way would be if the City paid to have the sidewalk done on the north side through the Accessibility Enhancement Fund. A more traditional way would be some form of assessment when there has been a gap in the sidewalk. He wanted to emphasize that the property owners have not been notified yet and will need to be notified about tonight's decision. Mr. Schainker stated that the Council could direct that the City pay for the sidewalk installation this time, but that is not going to be setting a precedent for other sidewalks with gaps to be done in the same manner

Moved by Gartin, seconded by Corrieri, to begin a standalone property owner assessment project for the installation of the sidewalk.

Mayor Haila pointed out that if the sidewalk was done with the CIP, the construction cost would be \$16,000; however with a standalone project the construction cost would be \$28,000. If assessing the homeowner, that is an additional \$12,000 that homeowners would have to pay.

Motion withdrawn.

Moved by Beatty-Hansen, seconded by Gartin, to direct staff to put the sidewalk installation on the schedule this year and assess the property owners the \$16,000 and the City pay for the difference of \$12,000 out of the Accessibility Enhancement Fund.

Mr. Schainker stated the homeowners will still need to be notified through the regular process. Mayor Haila asked if, given the circumstances, would be better to send the homeowners a letter letting them know what is going on. Mr. Martin stated that until the Council can come up with a process to handle these types of requests in the future, it would be better for the City to pay for this project and not assess the three homeowners.

Motion withdrawn.

Moved by Martin, seconded by Beatty-Hansen, to direct staff to begin a standalone project for the installation of the sidewalk utilizing Accessibility Enhancement Fund.

Mr. Gartin stated he wanted it known that this is not setting a precedent.

Vote on Motion: 6-0.

Mayor Haila asked staff if this project could be accelerated. Mr. Gansen stated that they will begin design on it immediately and should meet their quote threshold. In two to three months, the sidewalk should be installed.

**SMALL CELL WIRELESS FACILITIES IN THE RIGHT-OF-WAY:** Mr. Pregitzer stated that they are trying to meet a deadline of April 15, 2019, to set some standards as to how these small cells are to be installed. Mr. Diekmann stated they are looking for authorization to have Public Works

get started and there may be follow-up over time.

Motion Beatty-Hansen, seconded by Corrieri, to adopt RESOLUTION NO. 19-147 setting a policy of the City of Ames to apply aesthetic standards to the placement of a wireless infrastructure within the right-of-way and authorize the Public Works Director to prepare and update specific design standards or guidelines for the review and approval of right-of-way permits authorized by Chapter 22A of the *Ames Municipal Code*.

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

**HEARING ON VACATION OF TRAFFIC SIGNAL EASEMENT AT 101 HYLAND AVENUE:** Mayor Haila opened the hearing and closed the same after receiving no comments.

Moved by Nelson, seconded by Corrieri, to adopt RESOLUTION NO. 19-142 approving vacation of the Traffic Signal Easement at 101 Hyland Avenue.

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

**HEARING ON 2017/18 STORM WATER EROSION CONTROL (KINYON-CLARK):** The public hearing was opened by Mayor Haila and closed after no one came forward to speak.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 19-143 approving final plans and specifications and awarding contract to Keller Excavating, Inc., in the amount of \$186,578.10.  
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**HEARING ON 2017/18 SHARED USE PATH MAINTENANCE PROGRAM - DALEY PARK:** Mayor Haila opened the public hearing. No one came forward to speak, and the Mayor closed the hearing.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 19-144 approving final plans and specifications and awarding a contract to Manatt's, Inc., in the amount of \$95,025.50.  
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**HEARING ON 2017/18 SHARED USE PATH MAINTENANCE PROGRAM - STANGE ROAD:** The hearing was opened by Mayor Haila. He closed same after no one came forward to speak.

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 19-145 approving final plans and specifications and awarding contract to Manatt's, Inc., in the amount of \$129,901.79.  
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby

made a portion of these Minutes.

**ORDINANCE AMENDING CHAPTER 14 OF THE *AMES MUNICIPAL CODE* TO ELIMINATE THE INVESTIGATIVE FUNCTION OF THE HUMAN RELATIONS COMMISSION:** Mayor Haila stated that the investigative function continues to be resident throughout the Ordinance and questioned if this would require an amended ordinance.

Mr. Phillips stated the word investigating is in general and does not talk about specific acts of discrimination.

Joel Hochstein, 1501 Illinois Avenue, Ames, stated that there are some equity markers or surveys that provide points for local municipalities to be able to maintain local control over investigating specifics. He noted that if the City Council eliminates this function, points/scoring would be lost.

Moved by Corrieri, seconded by Gartin, to pass on first reading an Ordinance Amending Chapter 14 of the *Ames Municipal Code* to eliminate the investigative function of the Human Relations Commission.

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

**ORDINANCE TO ALLOW PROPERTIES TO INCREASE THE NUMBER OF OCCUPANTS ALLOWED BY COMPLETING CERTAIN CODE REQUIREMENTS:** Moved by Beatty-Hansen, seconded by Corrieri, to pass on second reading an Ordinance to allow properties to increase the number of occupants by completing the Code requirements to make a room with a legally existing egress window a Code-compliant bedroom, as amended.

Roll Call Vote: 5-1. Voting aye: Beatty-Hansen, Betcher, Corrieri, Gartin, Nelson. Voting nay: Martin. Motion declared carried.

**ORDINANCE ADJUSTING WATER RATES BY 7%, EFFECTIVE JULY 1, 2019:** Moved by Beatty-Hansen, seconded by Betcher, to pass on third reading and adopt ORDINANCE NO. 4382 adjusting the water rates by 7%, effective July 1, 2019.

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

**ORDINANCE REZONING 1114 SOUTH DAKOTA AVENUE FROM COMMUNITY COMMERCIAL/RESIDENTIAL (CCR) TO COMMUNITY COMMERCIAL/RESIDENTIAL (CCR) WITH REVISED MASTER PLAN:** The Council stated that they are waiting to review the signed Agreement.

Moved by Beatty-Hansen, seconded by Betcher, to move this item to the next City Council meeting on April 23, 2019.

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

**DISPOSITION OF COMMUNICATIONS TO COUNCIL:** Moved by Beatty-Hansen, seconded

by Corrieri, to take no action at this time on the letters from Bill Nichols and Pure Bridal regarding their concerns with the installation of sidewalks along the south side of South 16<sup>th</sup>.

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

Mayor Haila asked the Council what they would like to do about the email from Michael Gaston regarding the request for an owner-occupied property maintenance standard. Council Member Martin stated that he is sympathetic to the idea, but doesn't think this is the right time.

Moved by Beatty-Hansen, seconded by Corrieri, to not take any action on the email from Michael Gaston regarding his request for owner-occupied property maintenance.

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

Moved by Betcher, seconded by Corrieri, to take no action on the email from Erik Magnuson regarding the request to consider a Text Amendment to the City of Ames Building Code to allow a potential buyer of a Type A unit in a Group R-2 occupancy building to "opt out" of the three Type A requirements.

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

**COUNCIL COMMENTS:** Council Member Martin stated that he is looking ahead to the fireworks season and he has observed that the City of Ames has a requirement that within the fireworks sales tent there is a sign stating "No fireworks discharge within the City of Ames" and then there is another requirement for a sign on the outside of the sales tent stating "No discharge within 300 feet," which is confusing for some people. Mr. Martin would like to have the signs be clarified to what the requirements are for the City of Ames.

Moved by Martin, seconded by Beatty-Hansen, to request that the City Attorney investigate the feasibility of incorporating new signs for the upcoming fireworks season.

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

**CLOSED SESSION:** Council Member Gartin asked City Attorney Mark Lambert if there was a legal reason to go into Closed Session. Mr. Lambert replied in the affirmative, citing *Code of Iowa* Section 20.17(3), *Code of Iowa*, to discuss collective bargaining strategy.

Moved by Gartin, seconded by Betcher, to go into Closed Session under Section 20.17(3), *Code of Iowa*, to discuss matters presently in or threatened to be in litigation.

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

The Council entered into Closed Session at 9:43 p.m. and returned to Regular Session at 10:00 p.m.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 19-147 ratifying the contract with IUOE, Local 234 - Blue Collar Unit

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

**ADJOURNMENT:** Moved by Gartin to adjourn the meeting at 10:01 p.m.

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Amy L. Colwell, Deputy City Clerk

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John A. Haila, Mayor