

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

AMES, IOWA

FEBRUARY 8, 2022

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 5:16 p.m. on February 8, 2022, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Gloria Betcher, Bronwyn Beatty-Hansen, Amber Corrieri, Tim Gartin, Rachel Junck, and Anita Rollins. *Ex officio* Member Trevor Poundstone was also present.

FY 2021/22 BUDGET WRAP-UP:

PUBLIC ART COMMISSION (PAC): Assistant City Manager Brian Phillips advised that the Public Art Commission is requesting \$46,000 in funding for the next fiscal year, which matches the current year allocation.

ARTS FUNDING (COTA): Assistant City Manager Brian Phillips stated the Commission on The Arts (COTA) had prepared its FY 2022/23 funding recommendations. The City Council authorized COTA to allocate \$216,470 for the next fiscal year, which is a \$7,263 decrease from the budgeted amount for the current FY 2021/22. The decrease is due to the City Council authorizing a substantial amount in the current year for a one-time COVID-19 relief for arts agencies. Of the \$216,470 authorized by City Council, COTA recommended an allocation of \$206,470 directly to agencies for FY 2022/23 annual grants and reserving \$10,000 for spring and fall Special Project Grants. Mr. Phillips noted that two Commission Members were present for any questions, Tom Lockhart and David Detlefs.

OUTSIDE FUNDING REQUESTS: Assistant City Manager Brian Phillips explained that, for this year's requests, City Council had authorized an increase of \$277,659 (20%), which covers the funding requests and the operational requests from various organizations plus the funding that is set aside for reimbursing the Parking Fund when there are district-wide free parking days due to events. The total amount excludes \$15,000 that was requested by the Ames Economic Development Commission (AEDC) for workforce initiatives. The AEDC request would come out of the Hotel/Motel Fund because it is an Economic Development Initiative. Staff has reviewed the requests and once funding is approved, Contracts will be generated to the agencies. This process will happen in the Spring and will be brought back to Council at that time.

HUMAN SERVICES FUNDING (ASSET): Assistant City Manager Deb Schildroth pointed out that three ASSET volunteers were available for any questions: Ed Gillot, Becky Harker, and Jen Schill.

Ms. Schildroth stated that the Council had revised the ASSET priorities in August and approved \$1,729,180 in December, which was an 8% increase over the FY 2021/22 allocations. The ASSET volunteers approved all recommendations during its January 20, 2022, meeting. The recommendations were posted on the ASSET website on January 21, 2022, and agencies were notified via email. There were a few first-time requests for City funding, which were NAMI's Family

and Peer Education Service, NAMI's Wellness Center, and YSS's Service Coordination. There were increases in requests from daycare agencies to help address increases in staff wages for recruitment and retention purposes and increases in rent and utility assistance as well as food pantry services. Ms. Schildroth commented that there were significant increases for housing services provided by The Bridge Home.

Council Member Gartin asked for more information regarding The Bridge Home's request. Ms. Schildroth commented that The Bridge Home request for all funders was for \$835,000. The City's portion of the request was \$375,000. The big bump for the request from The Bridge Home was for the Emergency Shelter and Transitional Living Services. She noted that during the hearing with The Bridge Home, the volunteers had several questions. Ms. Schildroth stated that the volunteers noticed that The Bridge Home had not requested any emergency funding from United Way. Historically, United Way has been asked for funding from The Bridge Home and provided it. She mentioned that The Bridge Home said they did not ask for any help from United Way for emergency funding because United Way changed the way it issues funding. United Way now uses the draw-down method of funding and that is hard for The Bridge Home. She mentioned that during The Bridge Home's hearing, there was not enough time to answer all the volunteers' questions. The volunteers had voiced concerns regarding the amount of The Bridge Homes request and how more information needed to be clarified. The volunteers sent their additional questions to The Bridge Home after the hearing. A concern was raised about emergency services being met in the community because The Bridge Home had mentioned being full at the shelter and were only able to reserve seven hotel rooms within its budget. The decision the volunteers arrived at was for the City to request an increase in emergency services for \$92,927, but to sequester those funds until the volunteers get more information from The Bridge Home. Any remaining funding would be set aside for housing services in case any additional funding is needed for that purpose.

Council Member Gartin inquired about shelter services and what appears to be a shift in focus of The Bridge Home. He commented that Marshalltown and Boone have closed its facilities and with those closings it shifts more of a responsibility to the City of Ames. Mr. Gartin asked if The Bridge Home was committed to providing emergency residence support in the future. Ms. Schildroth stated if The Bridge Home continues to provide services it will be on a very limited basis and will be with a strict budget. She noted that it used to be that people would stay within emergency services for two weeks. Now more time is being spent on individuals to access their needs (jobs, mental health, living situation), and this is causing individuals to stay longer in emergency services. Mr. Gartin stated he was supportive of ASSET's recommendation, but going forward, this will present a challenge to the Council on how to provide the best care for those individuals who need help.

City Manager Schainker noted that what was presented for Public Art, COTA, ASSET, and the Outside Funding Requests is included in the budget, and if the budget is approved, the recommendations are already included.

PUBLIC INPUT ON CAPITAL IMPROVEMENTS PLAN (CIP) AND OPERATING BUDGET: Mayor Haila opened public input.

Lauris Olson, 1705 Buchanan Drive, Ames, stated she is the President of Home Allies. She noted that she had sent out an email earlier to the Council letting them know Home Allies was under a time constraint. She pointed out that she would still like to make a case that the Home Allies project falls under State Auditor Sand's criteria for Economic Development, specifically retention of jobs/income. Ms. Olson explained for the lower-wage fields, it is necessary to retain existing slots in specific industries. She stated there are several businesses that have to change their hours due to lack of staffing. Ms. Olson mentioned that childcare is a huge item on everyone's list, and she stated that one reason there has been difficulty in filling childcare slots is because of the difficulty that low-wage earners also have to find housing they can afford within the City of Ames. Ms. Olson said that low-wage earners need to have availability of reliable transportation. The Home Allies project is on a major bus route and has stops very close to it. She noted that Home Allies can't use tax abatement because they are already going to ask to have the property taxes waived as a nonprofit. Ms. Olson explained that Home Allies doesn't qualify for any of the City's HOME or CDBG programs. Her project is targeted for people who may not qualify for Section 8 housing and the same rules for Section 8 are used for HOME funds. She would like the Council to consider Home Allies under Economic Development.

Richard Deyoe, 505-8th Street, #2, Ames, said the City doesn't charge taxes for churches. He mentioned that when he first moved to Ames, he asked people to spend the day with him; however, one church would not allow him to continue to frequent the church. When Mr. Deyoe had nothing to say regarding City business, he was asked to sit down.

Sarah Dvorsky, 304 Main Street, Ames, said she was present on behalf of Ames Main Street. She explained that in November 2021, Ames Main Street had presented a variety of streetscape items that need repaired and/or replaced and had asked the City for funding to help beautify Downtown. Ames Main Street appreciated the past support of Council and is looking forward to seeing great things happen Downtown.

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

AMENDMENTS TO THE 2022-27 CAPITAL IMPROVEMENTS PLAN (CIP): Moved by Gartin, seconded by Beatty-Hansen, to approve the 2022-27 Capital Improvements Plan (CIP).
Roll Call Vote: 6-0. Motion declared carried unanimously.

AMENDMENTS TO FY 2021/22 ADJUSTED BUDGET: Budget Manager Nancy Masteller explained that when staff put together the Draft Budget, they did not include a transfer between the Student Government Trust Fund to the Transit Operations Fund to cover the shortfall in its funding.

Moved by Gartin, seconded by Beatty-Hansen, to add \$462,745 to the revenue in the Transit Operations fund and \$462,745 to expenditures in the Transit Student Government Trust Fund to reflect an additional transfer from the Transit Student Government Trust Fund to Transit Operations to cover the shortfall in student funding for FY 2021/22.
Roll Call Vote: 6-0. Motion declared carried unanimously.

City Manager Steve Schainker referenced Page 317 of the Draft Budget and explained that it lists \$1 million for Council Priorities and \$200,000 for Sustainability. To make it easier for staff and to give the Council more flexibility, he recommended a motion to combine the amounts and put it under the General Fund for a total of \$1.2 million.

Moved by Beatty-Hansen, seconded by Betcher, to combine the \$1 million in Council Priorities and \$200,000 for Sustainability and put it all in the General Fund for a total of \$1.2 million.

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

Moved by Gartin, seconded by Beatty-Hansen, to adopt the Ames Main Street request for an Amendment to the Budget in the amount \$68,600.

Mr. Schainker stated the funding for the Ames Main Street request would come from the available balance in the Hotel/Motel Tax fund.

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

Moved by Betcher, seconded by Rollins, to adopt the request from the Ames History Museum for \$150,000.

Mr. Schainker recommended having the funding come from the Hotel/Motel Tax Fund available balance.

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

The Mayor asked about Home Allies' request for \$25,000 for acquisition/construction costs and \$24,552 for rent subsidies. Council Member Corrieri mentioned that she could get behind the capital request, but was having a problem with the rental assistance piece. She explained that there is already an established process, and it would be incredibly unfair to all the other agencies if the City were to provide rental assistance money to fund the request outside of that process.

Moved by Gartin, seconded by Beatty-Hansen, to amend the budget to provide \$25,000 to Home Allies for the proposed construction cost.

Mr. Schainker recommended that the funding come out of Council Priorities.

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

Moved by Betcher, seconded by Beatty-Hansen, to add to the budget an allocation of \$30,000 to continue the Small Art Grant Pilot Program for another year.

Council Member Corrieri stated that the Council had allocated \$10,000 last year, but she didn't believe all the money had been drawn down yet. She explained that she was supportive of the motion, and wondered if the Council should budget the money, but not do anything with the funds until the Council has determined if the first year of the Small Art Grant Pilot Program was successful. Assistant City Manager Brian Phillips indicated that there were four or five Contracts

done and a couple of those were completed; however, the others are still pending. Each of the Awardees has until June 30, 2022, to complete their projects. He mentioned that it may be beneficial to wait until the beginning of the next fiscal year before the Council kicked off another round of funding. This would give the Council the opportunity to get a report back on either on the success of the Program or any issues. Mr. Schainker recommended appropriating the funds, but to not release the funds until a report has been received. Council Member Betcher agreed with waiting until next fiscal year, but wanted to make sure the funding was set aside to continue the Program. Mr. Schainker suggested that the \$30,000 come from the General Fund available balance.
Vote on Motion: 6-0. Motion declared carried unanimously.

Mr. Schainker referenced Page 292 of the Draft Budget for the Hotel/Motel Tax Fund. His recommendation was that, in the 2021/22 adjusted column there is \$125,000 earmarked for an Internet Improvement Study. He asked the Council to allocate \$75,000 of the \$125,000 to update the City's website, and leave the remaining \$50,000 for any other future improvements.

Moved by Beatty-Hansen, seconded by Junck, to take \$75,000 from the available balance of \$125,000 for internet improvements and allocate it to update/improve the City's website, and leave the \$50,000 balance for future improvements.

Council Member Gartin said he was fine with the motion, but asked if \$50,000 was enough to do the Internet Improvement Study. Mr. Schainker stated that the large balance was to see about the City having its own internet service, which the Council had decided not to do, but the \$50,000 could be used for a different study to look at ways to improve the private sector partners to cover gaps.

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

Moved by Gartin, seconded by Beatty-Hansen, to approve the Adjusted Budget for FY 2021/22, as amended, including interfund transfers.

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

AMENDMENTS TO PROPOSED FY 2022/23 BUDGET: Moved by Rollins, seconded by Betcher, to authorize the reservation of \$11,652 in unused ASSET budgeted funds for additional needs that may arise in FY 2022/23.

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

Moved by Gartin, seconded by Corrieri, to approve the Proposed Budget for FY 2022/23, as amended, including interfund transfers.

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

SET PUBLIC HEARING DATE TO ADOPT A MAXIMUM CITY PROPERTY TAX LEVY FOR FY 2022/23: Moved by Corrieri, seconded by Junck, to set February 22, 2022, as the date of public hearing to adopt a Maximum Property Tax Levy for FY 2022/23.

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

Mayor Haila recessed the meeting at 6:10 pm and reconvened it at 6:14 pm.

REGULAR MEETING OF THE AMES CITY COUNCIL

PROCLAMATION FOR “CHINESE NEW YEAR:” The Mayor proclaimed February 1, 2022, as “Chinese New Year,” and encouraged citizens to join individuals and families in Ames and worldwide in welcoming the *Year of the Tiger* with celebrations culminating with the Lantern Festival on February 15, 2022.

Accepting the Proclamation was Dr. Chen, member of the Ames Human Relations Commission, and several members of the community. He thanked the Mayor and the Council along with the community for including diversity, equity, and inclusion into the City of Ames.

CONSENT AGENDA: Moved by Beatty-Hansen, seconded by Junck, to approve the following items on the Consent Agenda.

1. Motion approving payment of claims
2. Motion approving Minutes of Special City Council Meetings held January 18, 2022; and January 22, 2022; and Regular City Council Meeting held January 25, 2022
3. Motion approving Report of Change Orders for period January 16 - 31, 2022
4. Motion certifying Civil Service candidates
5. Motion approving ownership update for Class C Liquor License with Outdoor Service and Sunday Sales - Buffalo Wild Wings, 400 South Duff Avenue
6. Motion approving ownership updated for Class E Liquor License with Class B Wine Permit, Class C Beer Permit (carry-out beer) and Sunday Sales - Wal-Mart Supercenter #4256, 534 South Duff Avenue
7. Motion approving renewal of the following Beer Permits, Wine Permits and Liquor Licenses:
 - a. Class E Liquor License with Class B Wine Permit, Class C Beer Permit (carry-out beer) and Sunday Sales - Wal-Mart Supercenter #4256, 534 South Duff Avenue
 - b. Class C Liquor License with Outdoor Service and Sunday Sales - Buffalo Wild Wings, 400 South Duff Avenue
 - c. Class E Liquor License with Class B Wine Permit, Class C Beer Permit (carry-out beer) and Sunday Sales - goPuff, 615 S Dayton Ave
 - d. Class B Permit with Sunday Sales - Time to Roll, 2801 Grand Ave., Suite 1290
 - e. Class C Liquor License with Outdoor Service and Sunday Sales - Noir, 405 Kellogg
8. RESOLUTION NO. 22-057 approving Revised Employee Recognition Programs Policy
9. RESOLUTION NO. 22-058 approving Amendment to Governmental 28E Agreement for Combined Law Enforcement Investigations of Controlled Substances
10. RESOLUTION NO. 22-059 approving Amendment to Professional Services Agreement for 2019/20 Storm Water Erosion Control Program (Ioway Creek, 6th Street to 13th Street)
11. RESOLUTION NO. 22-060 approving Amendment to Professional Services Agreement for 2019/20 Sanitary Sewer Rehabilitation (Basin 10)
12. RESOLUTION NO. 22-061 waiving enforcement of prohibition of motorized vehicles in Ada Hayden Heritage Park for the Ames Triathlon on June 26, 2022 from 5:00 a.m. to 1:00 p.m.

13. RESOLUTION NO. 22-062 approving preliminary plans and specifications for CyRide Battery Electric Bus Facility Improvements; setting March 9, 2022, as bid due date and March 22, 2022, as date of public hearing
14. RESOLUTION NO. 22-063 approving contract and bond for 2021/22 Pavement Restoration - Slurry Seal Program
15. RESOLUTION NO. 22-037 approving contract and bond for City Hall Parking Lot Expansion
16. RESOLUTION NO. 22-038 approving contract and bond for 2021/22 Asphalt Street Pavement Improvements (Opal Dr., Opal Cir., Harcourt Dr., Turquoise Cir., and Top-O-Hollow Rd.)
17. RESOLUTION NO. 22-039 approving contract and bond for 2021/22 Seal Coat Street Pavement Improvements & 2021/22 Water System Improvements Program - Stafford Avenue (E. 13th Street - South End)
18. RESOLUTION NO. 22-040 approving contract and bond for 2021/22 Traffic Signal Program (University Blvd. & S. 4th St.)
19. RESOLUTION NO. 22-041 approving contract and bond for 2020/21 South Dayton Improvements
20. RESOLUTION NO. 22-042 approving Change Order No. 5 to Peterson Contractors, Inc., for South Grand Avenue Extension in the amount of \$24,466.20
21. Steam Turbine No. 8 Parts Procurement project:
 - a. RESOLUTION NO. 22-043 accepting completion of contract with Alin Machining Company, Inc. (Power Plant Services)
 - b. RESOLUTION NO. 22-044 accepting completion of contract with Argo Turboserve Corporation
 - c. RESOLUTION NO. 22-045 accepting completion of contract with Mechanical Dynamics & Analysis LLC (MD&A)
22. RESOLUTION NO. 22-046 approving completion of CyRide 2020 HVAC Project
23. RESOLUTION NO. 22-047 approving completion of CyRide 2020 Interior Improvements Project
24. RESOLUTION NO. 22-048 accepting completion of 2020/21 Asphalt Street Pavement Improvements (McKinley Drive, Jensen Avenue, and Luther Drive)
25. RESOLUTION NO. 22-049 accepting completion of 2018/19 Sanitary Sewer Rehabilitation (Siphon)
26. RESOLUTION NO. 22-050 approving Final Plat for Auburn Trail Subdivision, First Addition and accept sidewalk and street tree deferral

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

PUBLIC FORUM: Mayor Haila opened Public Forum.

Grant Olson, 3812 Ontario Street, Ames, stated that he wanted to discuss a few ways to make the City of Ames a little better. He noted that Friendship Ark purchased a home on Fletcher Boulevard near Bloomington. Mr. Olson pointed out that he does not represent Friendship Ark, but he wanted to advocate for the home's residents. The residence has a mix of people with development and intellectual disabilities. The residents are unable to drive and have to rely on walking to access

CyRide. Last year, parents of the residents and Friendship Ark leadership had concerns about the safety of the residents when crossing Bloomington at Fletcher to access the closest CyRide. The crossing only had signs, at that time, for Bloomington motorists. Mr. Olson said a request for safety improvements was made, and Public Works consulted a guidance document from the Federal Highway Administration. He mentioned that the Public Works staff decided to add crosswalk paint. He said that adding paint helped, but felt more needed to be done at the intersection. The curb-to-curb distance is about 40 feet at the crosswalk and about 26 feet is needed for two travel lanes. He pointed out that vulnerable pedestrians are exposed to automobiles for about 14 feet. Mr. Olson commented that a safety improvement, that is relatively cheap, would be to add delineators. His proposal is to install some white delineators that would form two travel lanes of normal width at the crossing. Mr. Olson indicated that crossing safety is also influenced by speed limits and terrain. He recommended adjusting the speed limit further to the west. Improving walkability has benefits for not only Friendship Ark residents, but for all residents who live near Bloomington and Fletcher. Mr. Olson indicated that walkability provides freedom and independence especially for children and older adults. Improving street design can increase the wellbeing of those age groups. Mr. Olson asked that City staff take action on improving walkability, and to not wait for the street to be reconstructed. He indicated there are cheap fixes that could be put in place at Bloomington and Fletcher until more permanent design changes could follow. He indicated he had an example of a configuration that he would be happy to email to staff.

When no one else came forward to speak, the Mayor closed public forum.

ENDORING IOWA ECONOMIC DEVELOPMENT AUTHORITY APPLICATION FOR FINANCIAL ASSISTANCE FOR BERDEX USA WITH LOCAL MATCH IN THE FORM OF A GRANT: Finance Director Duane Pitcher stated this is a straightforward application. The business is a Netherlands-based company that builds trailers. This project would bring the manufacturing of Berdex trailers to the former Caremoli site in Ames. Besides the manufacturing of three types of livestock trailers, Ames will also be the Berdex USA headquarters.

The Mayor opened public comment.

Dylan Kline, Director of Business Development for the Ames Chamber of Commerce, explained that the Berdex project is one that the Ames Economic Development Commission (AEDC) has been working on to bring to the City of Ames. Mr. Kline indicated that the AEDC has already approved its portion of the 20% local match.

Public comment was closed by the Mayor when no one else came forward to speak

Moved by Junck, seconded by Betcher, to adopt RESOLUTION NO. 22-051 endorsing the Iowa Economic Development Authority Application for Financial Assistance for Berdex USA with local match in the form of a grant.

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

REVISED STORM DAMAGED TREE POLICY: Parks and Recreation Director Keith Abraham indicated that after the derecho and the storm in the fall, staff had reviewed its Storm Damaged Tree Cleanup Policy and noticed that there were several “housekeeping” items that needed to be done to update the Policy. Director Abraham indicated there were two items that he wanted to mention to the Council. The first was to change the amount of time to make a decision from 24 hours to 36 hours. He said that the reason for this change was to allow staff more time to evaluate the damage thoroughly. The second was regarding the map of the City. He indicated that the current Policy states that 50% of residential properties in four of seven “maintenance districts” must be affected for full collection to be implemented. Those maintenance districts are no longer used by Public Works and the City has grown since the map was originally done in 1998. A new Storm Debris Cleanup Areas map was done that divided the City into eight areas and also allowed for future growth. It was proposed that five of the eight areas must be affected for full collection to be implemented. Director Abraham said that staff looks at the damage to residential properties and not commercial areas. He mentioned another change was that The Volunteer Center is identified in the current Policy, but is no longer in existence. The proposed change was to change the wording to “Volunteer Organizations” will be contacted to help coordinate volunteers.

Council Member Betcher asked if the discrepancy in sizes on the map was due to the number of residents that are in an area or done by topography. Director Abraham stated staff looked over the creeks in the area, but did not count how many residences there were in each area.

Council Member Betcher said she was looking over the Policy and on the first page of the Policy, she thought the “Full Collection in a Limited Area (2b)” was somewhere between full collection city-wide and the intermediate City response. She asked why 2b didn’t have drop off points similar to 2A and 2C. She felt that 2A was more intense than 2C. Director Abraham stated that some of the same items under 2A should be listed under 2b as well. He said if the Council adopted the Policy and indicated that 2A should be under 2B as well, staff will make the change.

Council Member Rollins inquired about the drop-off sites and how staff would know if the debris was from that area or if someone was just dumping their debris wherever they wanted to. Director Abraham said there has to be some trust from the citizens, as the amount of resources and time it would take to make that distinction would not be worth it.

The Mayor opened public input. It was closed when no one came forward to speak

Moved by Betcher, seconded by Junck, to approve the Revised Storm Damaged Tree Policy with Amendment to add subsections 2, 3, and 4 from Item 2A to Item 2B.

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

KINGSBURY’S SUBDIVISION, 5TH ADDITION: Planning and Housing Director Kelly Diekmann explained that before the Council is a Minor Subdivision Final Plat. The property was previously created through a Developer’s Agreement that allowed for deferral of SE 3rd Street improvements. The property owner is proposing a Supplemental Development Agreement in

conjunction with the Final Plat to continue the terms of partial waiver of public improvements approved with the 4th Addition. The partial waiver reassigns the SE 3rd Street improvements to proposed Lot 3 of the 5th Addition. The owner plans development of a new carwash on Lot 1. Staff is recommending approval as the request is consistent with the original intent of the Developer's Agreement, and the circumstances that lead staff to originally support the deferral are still the same.

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

Moved by Beatty-Hansen, seconded by Gartin, to adopt RESOLUTION NO. 22-028 approving the Supplemental Development Agreement for Kingsbury's 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 Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 22-029 approving the Final Plat for Kingsbury's Subdivision, 5th Addition.

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

STURGES SUBDIVISION, FIRST ADDITION (5019 HYDE AVENUE): Planning and Housing Director Kelly Diekmann indicated that there were a number of parts to this proposal and it is a unique request. The Subdivision includes Lot 1, for the existing Sturges home, and Lot A, to be dedicated as a street right-of-way for Hyde Avenue. The proposed Subdivision is located adjacent to the current City limits of Ames in the unincorporated area of Story County. The applicants requested the City Council to approve the Minor Final Plat at this time, prior to the land being annexed into the City. The deferral of the annexation is due to the timing of the Iowa Natural Heritage Foundation's (INHF) ability to acquire Outlot A with funding from a specified donor. Although the current property abuts the City and can be annexed, the timing of annexation would extend past the INHF's deadline on its option to purchase the property and meet the donor's parameters. The applicant proposes to enter into an Agreement for future annexation based upon one of two conditions, whichever occurs first. Annexation would occur either when 1) Outlot A is replatted into a developable lot or 2) after March 1, 2024, at the City's discretion. The Agreement requires the owners to file the annexation application with the City prior to recording the Final Plat so the City can act on the annexation in the future. Director Diekmann indicated that the division does not trigger any street improvements or water/sewer improvements because the City already completed those as part of the Hyde Avenue Street Assessment project. However, there are frontage improvements for sidewalks expected with the division. This is a unique circumstance as the City inspires to have a ten-foot trail constructed along Hyde Avenue and staff had reached an agreement with the developer to the north of this site to be responsible for trail construction across the frontage of this site. The INHF is requesting a waiver of the requirement to install sidewalks and post security for its installation with the proposed subdivision. Director Diekmann mentioned that if the City Council does not approve the waiver of sidewalk installation, they will need to defer action on the Final Plat until a Sidewalk Agreement and financial security are provided with the Final Plat.

Mayor Haila opened public comment.

Ross Baxter, 505-5th Avenue, Suite 444, Des Moines, Iowa, stated he is with the Iowa Natural Heritage Foundation. He commented that he appreciated the City Council's consideration of the project. Mr. Baxter felt this was a great space to add more green space for a growing residential development.

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

Moved by Rollins, seconded by Junck, to adopt RESOLUTION NO. 22-052 approving the Agreement for Annexation of Sturges Subdivision, First Addition (5019 Hyde Avenue).

Roll Call Vote: 5-0-1. Voting Aye: Beatty-Hansen, Betcher, Corrieri, Junck, Rollins. Voting Nay: None. Abstaining due to conflict of interest: Gartin. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Beatty-Hansen, seconded by Junck, to adopt RESOLUTION NO. 22-053 approving the waiver of sidewalk installation for Sturges Subdivision, First Addition (5019 Hyde Avenue).

Roll Call Vote: 5-0-1. Voting Aye: Beatty-Hansen, Betcher, Corrieri, Junck, Rollins. Voting Nay: None. Abstaining due to conflict of interest: Gartin. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 22-054 approving the Final Minor Plat for Sturges Subdivision, First Addition (5019 Hyde Avenue).

Roll Call Vote: 5-0-1. Voting Aye: Beatty-Hansen, Betcher, Corrieri, Junck, Rollins. Voting Nay: None. Abstaining due to conflict of interest: Gartin. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

STAFF TO IMPLEMENT A TEMPORARY DOWNTOWN RESIDENTIAL OVERNIGHT PARKING PERMIT FOR \$25/MONTH: Traffic Engineer Damion Pregitzer said a request had been received from Ames Main Street to help facilitate existing and potential future residents in the Downtown area to have the means to park overnight. Mr. Pregitzer pointed out that the City does not have a permit that is similar to this request. Currently, Downtown's parking options are parking metered spaces (\$0.50/hour from 9:00 a.m. to 6:00 p.m., Monday through Saturday), time-limited free parking in the CDB lots, and 24-hour Reserve Parking Permits (\$50/month). Under the proposed permit, there would be a 15-hour period (6:00 p.m. to 9:00 a.m.), seven days a week, in which registered Downtown residents could use any public Downtown metered or parking lot stall for overnight parking, excluding the Reserved stalls and Main Street stalls, for \$25 per month. Mr. Pregitzer stated that staff expects significant changes to parking in the Downtown area due to the future Lincoln Way corridor development. With the potential for new structured parking in the CBD lot, this program may need to change or cease altogether. Therefore, if approved, the Downtown Residential Overnight Parking Permit Program should be considered temporary. Once a business plan for the Downtown parking system is developed, staff will know the long-term viability of the Program.

City Manager Steve Schainker pointed out that this proposed program does not exempt or eliminate the Zoning Ordinance requirement of one parking space per residential dwelling unit for projects with more than 18 units.

Council Member Betcher said that the Permit Program would allow parking in metered spaces or lot spaces. She indicated that there is a business Downtown, Noir, and is in the Sheldon Munn building, which has no available parking. Ms. Betcher wondered if this would cause parking issues along Kellogg Avenue for Noir. Mr. Pregitzer stated that the proposal that staff was given from Ames Main Street was to exclude Main Street due to restaurants and businesses along Main Street. He indicated that concern also addresses the temporary nature of the Program and if there are a large amount of complaints or conflicts, staff would need to come back to City Council with either an adjustment to the Program or cancel it.

Mr. Schainker explained that the Program would be slightly disruptive to those who have the Permit as they are going to have to move their cars out of the area if there is snow removal happening or if there is a Special Event planned.

Council Member Rollins asked if any consideration was taken for citizens that work at night and sleep during the day. Mr. Pregitzer said those individuals would be able to park in one of the lots.

Mayor Haila opened public comment.

Sarah Dvorksy, 304 Main Street, Ames, Executive Director of Ames Main Street, stated that staff is excited for this opportunity. The proposed Overnight Parking Permit Program would allow an opportunity for recruitment of new people to live Downtown, but also as retention for those who currently live Downtown.

Daniel Oh, 3327 Goldenrod Circle, Ames, indicated he was a Director for Ames Main Street and has a business Downtown. He said he wanted to answer a few questions that came up. Mr. Oh said that one of the challenges for anyone who wants to add housing or wants to live there, is that there is no certain place to park. Anyone currently Downtown has to do the “car shuffle” or park in residential areas to the north. He said that the City has underutilized parking at night time and having the proposed Overnight Parking Permit Program is a great way for the City to earn additional funding and allow for safer places to park for the residents of Downtown. He indicated that when referring to the question about Noir, people from the Sheldon Munn are already parking in the Downtown spots. Mr. Oh believed people are going to want to park where they are able to walk quickly into one of the businesses. He mentioned that the City also offers reserved parking; the City already offers multiple options. The number one problem is that people don’t know where to park and this proposal will help the community.

Public Input was closed when no one else came forward to speak.

Moved by Betcher, seconded by Junck, to direct staff to implement a temporary Downtown

Residential Overnight Parking Permit for \$25/month, with limitations.
Vote on Motion: 6-0. Motion declared carried unanimously.

HEARING ON PROPOSAL FOR THE CITY OF AMES TO LEASE ITS RIGHT, TITLE, AND INTEREST TO PROPERTY LOCALLY KNOWN AS 205 SOUTH WALNUT, AMES, TO HEARTLAND SENIOR SERVICES FOR A PERIOD OF 50 YEARS (CONTINUED FROM JANUARY 11, 2022 AND JANUARY 25, 2022): City Attorney Mark Lambert stated that the Council had directed staff to develop a long-term Lease Agreement with Heartland Senior Services to lease the land at 205 South Walnut to them. Heartland Senior Services will demolish its current building and will build a new building in the same location. Mr. Lambert indicated that there was a change made this afternoon to the Contract that changed the \$5 million insurance requirement to \$3 million.

The Mayor opened the public hearing and closed it when no one came forward to speak.

Moved by Betcher, seconded by Junck, to adopt RESOLUTION NO. 22-055 approving the Agreement to lease 205 South Walnut to Heartland Senior Services for a period of 50 years.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 22-056 authorizing Heartland Senior Services to demolish the City building at 205 South Walnut.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes

ORDINANCE ON PROPOSED TEXT AMENDMENT TO MODIFY THE PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT STANDARDS TO ALLOW FOR A SMALL COMMERCIAL COMPONENT TO DISTRICTS: Moved by Beatty-Hansen, seconded by Corrieri, to pass on second reading an ordinance on a proposed Text Amendment to modify the Planned Unit Development Overlay District standards to allow for a small commercial component to districts.
Roll Call Vote: 6-0. Motion declared carried unanimously.

DISPOSITIONS OF COMMUNICATIONS TO COUNCIL: Mayor Haila noted that there were three items on the list. The first item was a memo from Paul Tauke, City Forester providing a tree planting summary in response to a citizen's request for additional money and staff to plant more trees.

Council Member Beatty-Hansen explained that it was mentioned in the memo from Mr. Tauke that staff may eventually want to move from the 1:1 tree replacement ratio. It was recommended to wait to discuss tree replacement options until after the climate action plan is approved as it may address tree planting. Ms. Beatty-Hansen said that the City Council will keep this recommendation in the back of their minds for future consideration.

The second item was a letter from Sue Ravenscroft regarding retail space inventories in the proposed Lincoln Way Reinvestment District. Mayor Hails said that after hearing that no motions were made; the Council will take Ms. Ravenscroft letter under advisement.

The last item was a memo from Traffic Engineer Damion Pregitzer regarding the stop sign control plan for Sunset Ridge Subdivision. No action required as this was an update from Staff.

COUNCIL COMMENTS: *Ex officio* Poundstone indicated that he is still working on the Local Affairs Committee and is not sure when that will get passed.

Council Member Beatty-Hansen referred to Grant Olson's earlier comments about the traffic control at the crossing of Bloomington and Fletcher. She explained that staff had already looked into the area and asked if the Council had received a report back yet. Assistant City Manager Brian Phillips stated that Traffic Engineer Damion Pregitzer had mentioned to him that there is a pending referral regarding the area, but if the Council wanted to, they could ask for Mr. Olson's comments and concerns to be incorporated into the referral. The Mayor asked when the referral might come back to the Council. Mr. Phillips noted that there is a group of traffic referrals that staff is working on to hopefully have to the Council by the end of the month; however, he is not sure if this area is in the group that is being worked on.

Moved by Beatty-Hansen, seconded by Betcher, to incorporate Grant Olson's request into the Report that staff is currently working on.

Council Member Gartin mentioned that Mr. Olson made it clear he was not representing Friendship Ark and felt it would be reasonable for staff to reach out to Friendship Ark to get its input. Mr. Gartin asked Council Member Beatty-Hansen to accept a friendly amendment to include reaching out to Friendship Ark for its input. Ms. Beatty-Hansen agreed.

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

Council Member Junck stated she had been thinking about Sue Ravenscroft's letter and Haverkamp's request from last week and wanted to think about the vacant retail spaces and vacant commercial spaces that the City of Ames has, especially in mixed-use buildings. Ms. Junck wanted to think about better ways to use the properties, whether for smaller businesses, incubator space, or affordable housing.

Moved by Junck, seconded by Rollins, to ask staff to find out where vacant or underutilized commercial and/or retail spaces in mixed-use buildings are, through whatever resources needed, and brainstorm what potential options are available to Council to help fill the commercial spaces.

Council Member Gartin said that the Council has a general expectation that when there are proposals the Council gets them about a week in advance to think about what to do. Council Member Junck stated from her perspective she felt her motion would help the Council with Haverkamp's request to not only be considering that one vacant retail space, but to also look to see where else it may be

happening in mixed-use buildings in the community. Mr. Gartin asked what all would be involved to obtain that information. City Manager Steve Schainker mentioned that staff would need to reach out to the Ames Chamber of Commerce for help or realtors to obtain that information.

Council Member Corrieri commented that the Council wouldn't be able to change the use after the fact unless a property owner requested to make a change. Council Member Beatty-Hansen stated they couldn't, but may possibly be able to incentivize.

Council Member Rollins stated that what the Council is hearing is that citizens are concerned about the vacant commercial spaces across the City and the motion would give the Council an idea how large of a problem there is or if there even is a problem.

Council Member Gartin asked to make a friendly amendment to also obtain longitudinal data. He mentioned that he would like to see an incubator area where the City participates and would be a great opportunity for start-ups. Council Member Betcher inquired if there was even the capability to get longitudinal data considering no studies have been done before. Mr. Gartin said if there is longitudinal data that would be great, but if not, that would be okay.

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

Moved by Corrieri, seconded by Betcher, to get information from staff on some kind of recommendation on how Council can set an expectation for the community on submitting budgetary requests to the Council, and how the Council can address those requests in a consistent and fair process.

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

Council Member Gartin stated that routinely there are long-term members of the community who pass away and don't necessarily bring it up, but tonight he wanted to mention the passing of Carole Horowitz. He mentioned that she was a dynamic individual, community oriented, and set an example of putting the priorities of the community and living for others ahead of her own self. Mr. Gartin voiced his condolences to the family.

Council Member Betcher mentioned she didn't bring up the renaming of the airport during the budget process because staff is still working on getting a straight answer from the FAA about what the costs would be.

Moved by Betcher, seconded by Beatty-Hansen, put on the agenda, soon, the question of whether the Council should be a naming policy for municipal properties, similar to Parks & Recreation Policy, and staff to bring back a policy to Council for consideration and adaptation.

Council Member Gartin asked which department would handle the motion and how much time would be involved. Mr. Schainker indicated it would be done by the City Manager's office as they will see what the Parks & Recreation Department is doing and will use that as a template to create

a Renaming Policy for the Council. He didn't think it would take a lot of staff time to prepare the information.

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

ADJOURNMENT: Moved by Betcher, seconded by Beatty-Hansen, to adjourn the meeting at 7:21 p.m.

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

Amy L. Colwell, Deputy City Clerk

John A. Haila, Mayor

Diane R. Voss, City Clerk