

**MINUTES OF THE REGULAR MEETING OF THE
AMES CONFERENCE BOARD AND
REGULAR MEETING OF THE AMES CITY COUNCIL**

AMES, IOWA

FEBRUARY 22, 2022

REGULAR MEETING OF THE AMES CONFERENCE BOARD

The Regular Meeting of the Ames Conference Board was called to order by Chairman John Haila at 6:00 p.m. on February 22, 2022. Present from the Ames City Council were Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and Anita Rollins. Lisa Heddens, and Latifah Faisal represented the Story County Board of Supervisors. Other members in attendance were: Kelly Winfrey, Ames Community School Board of Directors; and Joe Anderson, Nevada School Board of Directors. Gilbert School Board of Directors and United Community School Board of Directors were not represented.

MINUTES OF JANUARY 25, 2022: Moved by Corrieri, seconded by Faisal, to approve the Minutes of the January 25, 2022, meeting of the Ames Conference Board.

Vote on Motion: 3-0. Motion declared carried unanimously.

HEARING ON PROPOSED 2022/23 BUDGET FOR CITY ASSESSOR'S OFFICE: Chairman Haila opened the public hearing and then closed it when no one came forward to speak.

Moved by Betcher, seconded by Winfrey, to adopt the proposed 2022/23 Budget for the City Assessor's Office.

Vote on Motion: 3-0. Motion declared carried unanimously.

CONFERENCE BOARD COMMENTS: Chairman Haila mentioned that the Assessor interviews were wrapping up. It is anticipated that within the next couple of weeks a Special Meeting will be called to discuss the candidates and make a recommendation for appointment of a City Assessor.

ADJOURNMENT: Moved by Heddens, seconded by Betcher, to adjourn the Ames Conference Board at 6:02 p.m.

Vote on Motion: 3-0. Motion declared carried unanimously.

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:04 p.m. on February 22, 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.

CONSENT AGENDA: Council Member Beatty-Hansen requested to pull, for further discussion, Item 17: Resolution approving preliminary plans and specifications for 2021/22 Arterial Street Pavement Improvements (North Dakota Avenue and Ontario Street); setting March 15, 2022, as bid

due date and March 22, 2022, as date of public hearing; and Item 18: Resolution approving preliminary plans and specifications for 2021/22 Collector Street Pavement Improvements (Hoover Avenue); setting March 16, 2022, as bid due date and March 22, 2022, as date of public hearing.

Moved by Betcher, 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 Meeting held January 28, 2022, and February 1, 2, and 3, 2022, and Regular City Council Meeting held February 8, 2022
3. Motion approving Report of Change Orders for period February 1 - 15, 2022
4. Motion approving ownership update for Class E Liquor License with Class B Wine Permit, Class C Beer Permit (Carryout beer) and Sunday Sales - Kum & Go #1113, 2801 E 13th Street
5. Motion approving ownership update for Class E Liquor License with Class B Wine Permit, Class C Beer Permit (Carryout beer) and Sunday Sales - Kum & Go #227, 2108 Isaac Newton Drive
6. Motion approving ownership update for Class E Liquor License with Class B Wine Permit, Class C Beer Permit (Carryout beer) and Sunday Sales - Sam's Club #6568, 305 Airport Road
7. Motion approving ownership update for Class E Liquor License with Class B Wine Permit, Class C Beer Permit (Carryout beer) & Sunday Sales - Casey's General Store #2905, 3612 Stange Road
8. Motion approving renewal of the following Beer Permits, Wine Permits and Liquor Licenses:
 - a. Class C Liquor with Outdoor Service & Sunday Sales - BN'C Fieldhouse, 206 Welch Ave
 - b. Class C Liquor License with Outdoor Service & Sunday Sales - Coldwater Golf Links, 1400 S Grand Avenue
 - c. Class E Liquor License with Class B Wine Permit, Class C Beer Permit (Carryout Beer) & Sunday Sales - Kum & Go #1113, 2801 E 13th Street
 - d. Class E Liquor License with Class B Wine Permit, Class C Beer Permit (Carryout Beer) & Sunday Sales - Kum & Go #227, 2108 Isaac Newton Drive
 - e. Class A Liquor License with Outdoor Service & Sunday Sales - Elks Lodge, 522 Douglas Pending Dram Shop Insurance
 - f. Special Class C Liquor License - Homewood Golf Course, 401 E 20th Street
 - g. Special Class C Liquor License - The Spice Thai Cuisine, 402 Main Street
 - h. Class C Beer Permit with Class B Native Wine Permit & Sunday Sales - Swift Stop #4, 1118 S Duff
 - i. Class C Beer Permit with Class B Wine Permit & Sunday Sales - Swift Stop #5, 3208 Orion St
 - j. Class E Liquor License with Class B Wine Permit, Class C Beer Permit (Carryout Beer) & Sunday Sales - Casey's General Store #2905, 3612 Stange Road
 - k. Class B Beer with Sunday Sales - Pizza Pit Extreme, 207 Welch Avenue
 - l. Class E Liquor License with Class B Wine Permit, Class C Beer Permit (Carryout Beer) & Sunday Sales - Sam's Club #6568, 305 Airport Road
9. RESOLUTION NO. 22-064 confirming appointment of Kit Clayburn to serve as a Iowa State University Student Government representative to Ames Transit Agency Board of Trustees
10. Requests from Campustown Student Apartments for Spring Carnival on April 15, 2022:
 - a. Motion approving blanket Vending License

- b. RESOLUTION NO. 22-065 approving closure of Chamberlain Street from Welch Avenue to Stanton Avenue from 2:30 p.m. to 7:30 p.m.
 - c. RESOLUTION NO. 22-066 approving suspension of 19 on-street metered parking spaces and 11 parking spaces in Campustown Lot Y from 3:30 p.m. to 7:30 p.m.
11. RESOLUTION NO. 22-067 setting March 8, 2022, as date for public hearings and additional action on proposals to enter into General Obligation Loan Agreements and to borrow money thereunder
 12. RESOLUTION NO. 22-068 acknowledging that Lease Agreement between City of Ames and Board of Regents acting on behalf of Iowa State University regarding Healthy Life Center never went into effect
 13. RESOLUTION NO. 22-069 approving Resource Recovery System Annual Report for 2021
 14. RESOLUTION NO. 22-070 approving the Police Department's application for and participation in the Governor's Traffic Safety Bureau Enforcement Grant program
 15. RESOLUTION NO. 22-071 approving Addendum to Iowa DOT Funding Agreement for 2018/19 Shared Use Path System Expansion (Trail Connection South of Lincoln Way)
 16. RESOLUTION NO. 22-072 approving preliminary plans and specifications for Ada Hayden Heritage Park Dredging of Wetland G (Cell 1); setting March 23, 2022, as bid due date and April 12, 2022, as date of public hearing
 17. RESOLUTION NO. 22-075 awarding contract to Stew Hansen Dodge RAM of Des Moines, Iowa, for purchase of one Ram 4500 crew cab chassis with safety strobe lighting for Electric Services in the amount of \$55,575
 18. RESOLUTION NO. 22-076 awarding contract to Stew Hansen Dodge RAM of Des Moines, Iowa, for purchase of one Ram 5500 truck chassis with safety strobe lighting for Public Works Operations in the amount of \$68,695
 19. RESOLUTION NO. 22-077 awarding contract to WESCO Distribution of Des Moines, Iowa, for the purchase of cable and wire for the Electric Department in the amount of \$116,180.60 (inclusive of Iowa sales tax)
 20. RESOLUTION NO. 22-078 awarding contract to Crest Precast Inc., of La Crescent, Minnesota, in the amount of \$91,121.20 (inclusive of sales tax) to furnish six concrete vaults for Electric Services Department
 21. Cooling Tower Blowdown Sanitary Sewer Modification:
 - a. RESOLUTION NO. 22-079 waiving Purchasing Policy requirement for competitive proposals
 - b. RESOLUTION NO. 22-080 approving Change Order No. 2 to WHKS & Co., Ames, Iowa, for design and construction services in the amount of \$55,500
 22. RESOLUTION NO. 22-081 accepting completion of Fire Station No. 1 HVAC Replacement Project
 23. RESOLUTION NO. 22-082 accepting completion of 2020/21 Concrete Pavement Improvements (8th Street)
 24. RESOLUTION NO. 22-083 approving amended Final Plat for Auburn Trail Subdivision, 1st Addition

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

PRELIMINARY PLANS AND SPECIFICATIONS FOR 2021/22 ARTERIAL STREET PAVEMENT IMPROVEMENTS (NORTH DAKOTA AVENUE AND ONTARIO STREET):

Council Member Beatty-Hansen explained that she had pulled this item due to an email that was received from a citizen who had concerns about wider streets and how those are treated for pedestrians. She mentioned that this item was related to the same concerns, so she wanted to bring them up to discuss. Ms. Beatty-Hansen indicated that there weren't any concerns about the Arterial Street Pavement Improvement project, but the citizen did refer to Hoover Avenue.

Moved by Beatty-Hansen, seconded by Corrieri, to adopt RESOLUTION NO. 22-073 approving preliminary plans and specifications for 2021/22 Arterial Street Pavement Improvements (North Dakota Avenue and Ontario Street); setting March 15, 2022, as bid due date and March 22, 2022, as date of public hearing

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

PRELIMINARY PLANS AND SPECIFICATIONS FOR 2021/22 COLLECTOR STREET PAVEMENT IMPROVEMENTS (HOOVER AVENUE):

Municipal Engineer Tracy Peterson stated this project is a 31-foot section that will change to a 45-foot section at 30th Street. She mentioned that 30th Street is a fully controlled intersection where there is a four-way stop. It was noted that Hoover Avenue allows on-street parking through the entire corridor and it is also a shared bicycle street. Ms. Peterson indicated that signage will be installed. There was a lot of feedback from the residents regarding the portion south of 24th and 30th as there is a good portion that will be reconstructed. She explained that staff is not changing the geometrics of the intersection, but will be updating all the pedestrian ramps throughout the entire corridor.

Council Member Beatty-Hansen inquired if the Complete Streets Plan ties into how the crossings are reviewed. Ms. Peterson stated that the best thing that she would suggest is asking the concerned citizens to come in and meet with staff anytime there are projects. There are a lot of street projects every year, and it would be better to have these conversations during the planning phase or during the design. She noted that staff is currently working on a Bicycle/Pedestrian Master Plan and that will be a great time to get engagement from the community.

Council Member Gartin asked if the intersection was in compliance with the standards for an intersection. Ms. Peterson noted it was.

Council Member Gartin wanted to know if there was any knowledge of there being a lot of accidents at the intersection. Ms. Peterson stated she was not aware of any, but what staff had heard during the public meetings was the concern about drainage and access during construction for those with disabilities.

Moved by Beatty-Hansen, seconded by Corrieri, to adopt RESOLUTION NO. 22-074 approving preliminary plans and specifications for 2021/22 Collector Street Pavement Improvements (Hoover

Avenue); setting March 16, 2022, as bid due date and March 22, 2022, as date of public hearing.

PUBLIC FORUM: Mayor Haila opened Public Forum.

Richard Deyoe, 505-8th Street, #2, Ames, asked the Council if anyone had any questions for him. Mr. Deyoe sat back down as the Council did not.

Cameron Gray, 505 Northwestern Avenue, Ames, stated that he had sent emails to the Council regarding an art piece that would act as a potential free library to be located in a City Park. He wanted to emphasize that the art piece is not just a free library, but for him, it is a way to show the existence of black citizens in the community. Mr. Gray commented that the City can increase the diversity within the Ames Public Library and other free libraries, but as a citizen, he felt it was hard for him to be seen in the community. He felt that the monument would show something that has been untouched by “white hands,” and created by a black man to show the beauty of blackness, black words, and black thoughts. Mr. Gray stated that if this project was to move forward it would benefit the community by bringing people together and to help start the conversation of “presence” and “visibility” by black citizens.

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

REQUESTS FROM AMES CHAMBER OF COMMERCE FOR AMES MAIN STREET FARMERS’ MARKET ON SATURDAYS FROM MAY 7 TO OCTOBER 15, 2022: Assistant City Manager Brian Phillips noted that he wanted to bring the Council’s attention to the status of the Parking Fund. He explained that since the start of this event the organizers have requested, and the City Council has approved, a waiver of the parking fees for all the closed parking spaces during the Saturdays that the Market is operating. Mr. Phillips pointed out that this year the Parking Fund is in a little worse shape than it has been before. The Parking Fund is viewed as a business; it is intended to cover the expenses related to operating the system. If the City continues to waive portions of the revenues, it will create challenges. Mr. Phillips stated that with other events that have requested district-wide free parking, the Council had adopted a policy that requires that the Parking Fund be made whole through another source. With other Downtown Ames events the Council had allocated funds in the Local Option Sales Tax Fund and transferred them to the Parking Fund to cover the lost parking meter revenue. It was pointed out that this event does not encompass district-wide free parking, but it is a substantial amount that will come out of the Parking Fund. It was staff’s recommendation to require the reimbursement for lost parking meter revenue in the amount of \$2,025.

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

Council Member Gartin liked the idea of creating a greater solvency for the Parking Fund, but appreciated the fact that staff gave the Council an option to support the Farmers’ Market. He noted he would defer to staff for a lot of the parking requests, but he felt the amount of money to be waived was small and the Farmers’ Market was an important contribution to the cultural life of the

community. He felt it made sense to continue to support the event. Mr. Gartin commented that he would be interested in Alternative 2 in the Report that would direct staff to transfer \$2,025 from the Local Option Sales Tax Fund to the Parking Operations Fund to cover the lost parking meter revenue.

Council Member Beatty-Hansen said she thought that this year the Council could approve a 50/50 split, where the City would cover half of the lost parking meter revenue while Ames Downtown would reimburse the City for the other half. She felt this would help the Ames Farmers' Market know what to expect in the future. Ms. Beatty-Hansen indicated she was also open to having the City take the loss this year, but the Ames Farmers' Market would be expected to pay for it next year.

Moved by Corrieri, seconded by Junck, to approve a blanket Temporary Obstruction Permit and a blanket Vending License for the Central Business District from 5:30 a.m. to 1:30 p.m.

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

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 22-084 approving the closure of the 300 and 400 blocks of Main Street, Burnett Avenue from Main Street to the U.S. Bank drive-through, and Tom Evans Plaza from 5:30 a.m. to 1:30 p.m. on Saturdays from May 7 to October 15, 2022.

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

Moved by Beatty-Hansen, seconded by Corrieri, to adopt RESOLUTION NO. 22-085 approving the suspension of parking enforcement in CBD Lots X and Y from 6:30 a.m. to 1:00 p.m. on Saturdays from May 7 to October 15, 2022.

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

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 22-086 approving usage and waiver of electrical fees and waiver of fee for blanket Vending License for the event from 5:30 a.m. to 1:30 p.m. on Saturdays from May 7 to October 15, 2022.

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. 22-087 approving Alternative 2, which was to approve the requests as stated in Alternative 1, but to direct staff to transfer \$2,025 from the Local Option Sales Tax Fund to the Parking Operations Fund to cover the lost parking meter revenue.

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

161KV ELECTRIC LINE RELOCATION PROJECT: Electric Services Director Donald Kom

indicated that the Council Action Form was clear on what was needed, but he wanted to add some additional information. Director Kom stated a question had come up regarding Alternative A and the estimated total cost. He explained that the fees that were estimated for the project will get the project done; however, there was some hesitation because the project is also being driven by the Iowa Department of Transportation (IDOT) that could affect future changes to the Project. The goal is to work through the process with the IDOT. He was assured that the work could be completed at or below the contracted amount.

Public Input was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Rollins, seconded by Corrieri, to adopt RESOLUTION NO. 22-088 waiving the City's Purchasing Policy requirement for competitive proposals and awarding a contract to Dewild Grant Reckert & Associates Company, Rock Rapids, Iowa, on a time-and-materials basis for an estimated total cost of \$291,000 for professional services and right-of-way acquisition service, which amount is inclusive of prior Change Orders to the existing Purchase Order for preliminary engineering services performed.

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

Moved by Betcher, seconded by Rollins, to adopt RESOLUTION NO. 22-089 approving funding for payment of temporary and permanent easements needed for the relocation in the amount of \$92,400.

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

Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 22-090 approving the Reimbursement Agreement from the Iowa Department of Transportation for the Engineering and Right-of-Way Costs associated with the relocation of the Electric Transmission Line.

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

PRELIMINARY PLANS AND SPECIFICATIONS FOR DOWNTOWN PLAZA: Mayor Haila announced that there was a correction to the bid due date and the date of public hearing for this project. The correct bid due date is April 13, 2022, and the public hearing will be on April 26, 2022.

Parks and Recreation Director Keith Abraham stated that he wanted to highlight a few items. Due to unforeseen cost increases in the ice-skating ribbon and increased space needed for some equipment, several changes have been made to the design. Staff had worked with Confluence to keep the design within the allocated funding while still accomplishing the overall vision of the project. The following changes were listed by Director Abraham as follows: 1) Shift of ice-skating ribbon and building; 2) increased the size of the utility yard to accommodate the condenser and added a small retaining wall; 3) a 4' wide dry deck was added on the east side; 4) curb on east side of water tunnel raised to seat wall height; 5) provided additional turf area for flexible use/seating; 6) relocated

food truck parking; 7) added ADA walkway to stage; and 8) removed 5th Street right-of-way work. Additionally, several components were removed from the design so four add-alternates could be included, which will be added to the project if bid proposals are favorable. Director Abraham indicated the total project estimate was \$4,555,121.

Council Member Betcher asked if there were any ideas on what any of the bid alternatives or deductions would cost. Director Abraham said there were five alternates: 1) Swinging benches that would cost \$36,000 for two; 2) pcc band in the amount of \$14,600 for the ice skating portion; 3) adding light columns for \$43,000; 4) adding another seating nook by the water runnel would cost \$17,500; and 5) the deduct for the ice rink would be about \$6,700.

Council Member Gartin inquired what types of lighting there would be for the Downtown Plaza. Fleet Services Director Corey Mellies pointed out on the overhead map where the lighting was planned.

Council Member Gartin wanted to know if staff had reached out to First National Bank about the Downtown Plaza. Director Mellies stated that there hadn't been any specific outreach, but there will be significant screening between the Plaza and the Bank. Mr. Gartin felt there may be some value to show First National Bank the plans before the project was constructed. Director Abraham explained that there were initial conversations with the Bank since their reserved parking is going to be moved.

It was noted by Council Member Gartin that he has seen in other cities with an amenity like the Plaza, it becomes a place for homeless people to sleep. Mr. Gartin wanted to know if there would be specific hours that the Plaza would be open. Director Abraham explained that staff would be treating the Plaza similar to a park, and park hours are from 6:00 a.m. to 10:30 p.m. The restrooms will have timed locks on its doors and will have infrared sensors so if someone is in the restroom past 10:30 p.m. the lights will stay on. The Police Department would investigate to see what is happening if they saw the restroom lights were still on.

The Mayor asked what safety precautions will be in place for the Plaza. Director Abraham explained that staff had discussed Crime Prevention Through Environmental Design (CPTED). This is something that will continue to be discussed with the design.

Mayor Haila wanted to know how the building would be insulated and how it would be heated since it is used year round. Director Mellies stated it will be a heat-only building. There is no air conditioning. It will have electric heaters (ceiling mounted). It was pointed out that the building will be insulated; however, some of the interior walls will not be insulated.

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

Moved by Corrieri, seconded by Gartin, to adopt RESOLUTION NO. 22-091 approving the preliminary plans and specifications for the Downtown Plaza; setting April 13, 2022, as bid due date

and April 26, 2022, as the date of public hearing.

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

IOWA REINVESTMENT DISTRICT PROGRAM: Planning and Housing Director Kelly Diekmann provided a brief history on the Iowa Reinvestment District Program. He mentioned that a final application has to be submitted by February 25, 2022, in order for the State to make a final decision. The initial application included five components: three private development projects and two public projects. The final application has been altered to include the two public projects (Indoor Aquatic Facility and the Downtown Plaza) and one private project (Lincoln Way Mixed-Use site). The Lincoln Way Redevelopment will be configured into two phases. The first phase is the most substantial and will be the start of the 20-year timing for the District. The application identified July 1, 2025, as the estimated commencement date for the District. Phase 1 will include the full-service hotel with a conference center at the corner of Kellogg and Lincoln Way, a parking structure, a mixed-use restaurant and retail space, outdoor gathering space, and residential apartments. Phase 2 will be the mixed-use commercial office building at the center of the site and a mixed-use apartment building at the corner of Clark and Lincoln Way. Director Diekmann noted that in the application the City did identify that, as part of the Urban Renewal Area, the City Council did say that the project may potentially be able to use Tax Increment Financing (TIF) as an incentive for the project, but the City has not committed any specific amount or duration. In order to meet the project readiness expectation of the State, the City does have a to-be-determined block in the Financing section. After speaking with the consultant, staff felt it was better to show some TIF revenue towards the development project to indicate that there are resources available. In the Urban Renewal area, there is a \$30 million line item that the City Council could award for project incentives, which would be the maximum option.

Council Member Betcher asked if the parking ramp was not considered a committed project component and was not included in the Iowa Reinvestment District application, why was it being shown. Director Diekmann stated the parking garage is considered a component of Phase 2. The only structure that is not considered a component is the pedestrian bridge connecting the parking garage to the building.

Council Member Gartin mentioned that in the Council Action Form, it indicated that the TIF terms have yet to be negotiated and yet the City is going to include a \$30 million TIF reference in the application. He wanted to know, by putting that amount into the application, how it would affect any negotiations with the developer. Director Diekmann stated that the \$30 million was predicated on the assumptions that staff had on the preliminary application a year ago. There were some assumptions based on cost increases over the past two years. The \$30 million was a comfortable, general number that would be discussed on a case-by-case basis. By bringing the number forward, it is just following the Urban Renewal Plan, but it does not commit the City to that level of incentive to any one project. Director Diekmann mentioned that the State does not care about the financing, only that it is a financially feasible project, and by including the TIF, it shows the commitment of the City to making the area a more ready project. The application does not lock in the TIF amount

for the developer and will have to be negotiated later. City Manager Steve Schainker noted staff may have to amend the Urban Renewal Plan.

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

Moved by Corrieri, seconded by Gartin, to adopt RESOLUTION NO. 22-092 authorizing staff to submit the final Application to the Iowa Economic Development Authority for the Reinvestment District and authorize City staff to submit a final application and include a TIF incentive up to \$30 million with the application.

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

HEARING ON MAXIMUM LEVY: Finance Director Duane Pitcher stated that there are a couple steps that the Council needs to take to adopt the Budget. The first step is to hold a hearing and adopt a maximum property tax levy in any year that the City expects to adopt a budget that includes a levy of property taxes (excluding debt service) exceeding 102% of the prior budget. Additionally, the *Code* requires that notice of the hearing be included on the City's internet site and primary social media accounts.

Mayor Haila opened the public hearing. It was closed when no one asked to speak.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 22-093 approving the Maximum Levy amount of \$22,965,898 for Fiscal Year 2022/23.

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 Betcher, to adopt RESOLUTION NO. 22-094 setting March 8, 2022, as the date of final public hearing on Adjusted Budget for FY 2021/22.

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 Betcher, to adopt RESOLUTION NO. 22-095 setting March 8, 2022, as the date of final public hearing and adoption of the budget for FY 2022/23.

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

HEARING ON REZONING OF 525 SE 16TH STREET FROM AGRICULTURAL (“A”) TO HIGHWAY ORIENTED COMMERCIAL (“HOC”) AND RETAIN THE ENVIRONMENTALLY SENSITIVE AREA OVERLAY (“O-E”) FOR THE FLOODWAY:

Planning and Housing Director Kelly Diekmann explained that the City had received a request to rezone one parcel located at 525 SE 16th Street from Agricultural (“A”) to Highway Oriented Commercial (“HOC”). He indicated by rezoning the property, it would not remove the Environmentally Sensitive Area Overlay “O-E” designation covering the northeast portion of the

site. The entire site is located within the boundaries of the 100-year floodplain for the Ioway Creek; however, the area being requested to be rezoned is in the floodway fringe, not the floodway itself. Staff is supportive of the rezoning and indicated that there was no specific use being proposed. It was mentioned that there is adequate water/sewer capacity to serve the site.

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

Moved by Betcher, seconded by Gartin, to pass on first reading an ordinance rezoning 525 SE 16th Street from Agricultural (“A”) to Highway Oriented Commercial (“HOC”) and retain the Environmentally Sensitive Area Overlay (“O-E”) for the floodway.

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

HEARING ON VOLUNTARY ANNEXATION OF 72.99 ACRES LOCATED AT 2105 AND 2124 DAYTON AVENUE: Planning and Housing Director Kelly Diekmann explained the Annexation was straightforward in terms of the land area, but there is a unique issue with the pioneer cemetery. Under State law, pioneer cemeteries must be protected, their integrity maintained, and access must be ensured to the site by a governmental subdivision, which would be the City if located within the corporate limits. However, *Iowa Code* permits a property owner to accept the delegated responsibilities. The owner and developer have agreed to take responsibility for ensuring access to, protection of, and for maintaining the integrity of the cemetery consistent with the terms of the *Iowa Code*. City staff is comfortable with moving forward with the annexation and the Agreement regarding the cemetery.

Mayor Haila opened the public hearing.

Matt Frank, 2811 Dayton Avenue, Ames, stated that his property is in the northeast corner of the area. He has been in the area since 2009, and his concern was regarding the natural wooded area in the northwest corner. Mr. Frank mentioned that any changes to that area would have a significant impact on the value of his property along with the view. He mentioned that he didn’t have any concerns regarding the annexation, but would like to be kept up-to-date with what is going to happen in the area. Mr. Frank would like to see the area remain natural. Mayor Haila asked Mr. Frank to define what he meant by “remain natural.” Mr. Frank said he wanted the area to remain a “wooded area.”

The public hearing was closed when no one else came forward to speak.

Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 22-96 approving the Pre-Annexation Agreement to delegate to the developer responsibility of ensuring access to, protection of, and to maintain the integrity of the Franklin Township Cemetery.

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

Moved by Junck, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 22-97 approving the annexation of 72.99 acres located at 2105 and 2124 Dayton Avenue.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby

made a portion of these Minutes.

HEARING ON VOLUNTARY ANNEXATION OF PROPERTY LOCATED ON THE SOUTHWEST CORNER OF INTERSECTION OF GEORGE WASHINGTON CARVER AND CAMERON SCHOOL ROAD: Planning and Housing Director Kelly Diekmann mentioned that the City Council had initiated the annexation of the area at its October 9, 2018, meeting. After the initiation there was a delay due to water service territory rights. After long negotiations, the City was able to reach an agreement with Xenia Rural Water about future water service areas. This area, upon annexation, will be retained by Xenia, which will provide the water to the area. The Pre-Annexation Agreement only acknowledges the requirements of the Xenia Agreement for the developer to install infrastructure that meets City standards and does not have territory buyout requirements.

Director Diekmann noted that during the creation of the Ames Plan 2040, this site was included in the scenario analysis based upon the City's initiation of the annexation in 2018. Ames Plan 2040 identified the area as a "RN-3" neighborhood. It was mentioned that there were two other issues that needed to be resolved as part of the annexation. The City completed sanitary sewer rehabilitation work downstream of the area and remodeled the sewer capacity. City staff had determined that some additional capacity is available to serve a limited amount of development without other improvements. The proposed Pre-Annexation Agreement sets a development limitation for the future of approximately 171 residential single-family and townhome lots along with 6.84 acres of commercial development, or for uses of equivalent levels to that of the conceptual site plan that were used for modeling purposes. If future development, or its equivalent level of water usage, exceeds the thresholds, the developer will be responsible for downstream improvements. The developer must file a Master Plan at the time of zoning to address the use limitation. Director Diekmann stated that staff will continue to monitor the City's sanitary sewer capacity as the developer moves forward and adds more details.

A traffic study was completed in 2019 for the development of the site with housing and commercial needs. The findings of the traffic study identified the need for turn lanes along Cameron School Road and George Washington Carver with any development of the site. City staff had determined that the development's proportional impacts to the transportation network are appropriately mitigated by full turn lane improvements along the abutting roadways and a commitment to a future signal improvement at Cameron School Road and George Washington Carver. The Agreement memorializes these obligations for turn lane improvements and separately for a 30% payment towards a future traffic signal.

Public Works staff identified a potential opportunity to work with the developer on activities related to nutrient reduction. A recent Agreement with the Iowa Department of Natural Resources (DNR) encouraged the City to provide storm water quality improvements related to flood and nutrient reduction adjacent to the Ioway Creek. The developer is willing to coordinate with City staff regarding possible opportunities to address these conditions at the time of platting. The Agreement includes language for the developer to work with staff prior to future plat approval on potential

improvements.

Council Member Gartin asked for more information on the nutrient reduction aspect as he was not sure if this would be done by City staff or if it was something that the City is asking the developer to do. Municipal Engineer Tracy Peterson explained that currently, the developer only needs to meet the storm water requirements, but there is an opportunity for the City to collaborate with the developer. There are currently grant opportunities, the City would pursue the grants first and then collaborate with the developer to achieve the goals. She noted it could be bank stabilization, wetlands, or land retirement.

Mayor Haila opened public input.

Kurt Friedrich, 100 6th Street, Ames (with Friedrich companies), stated that they are excited to move forward with this project. He commented that the City needs more housing as there is currently a buyer demand in the community and not a lot of supply. Mr. Friedrich noted that there were only 47 active listings in the area, and they are working hard to bring new projects to Ames. He wanted to make sure that the residents work and live in the same community. It was commented that the area will be a mix of housing would be an extension of the Scenic Valley Subdivision. The streets from Scenic Valley will tie into this project.

Director Diekmann pointed out that right-of-way is included in the Annexation. There is a standard County easement of 50-feet related to the George Washington Carver frontage and part of the Cameron School Road frontage that is included in the Annexation Plat. Per the City's 28E Agreement with Story County, the City is to annex the Cameron School Road right-of-way that abuts the site where it is not shown as part of the Annexation Plat. State law allows for this annexation of right-of-way with the final application upon notice to the County Attorney, including the Cameron School Road right-of-way will add approximately 2.2 acres to the final Annexation Application.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 22-098 approving the Pre-Annexation Agreement for the property located on the southwest corner of the intersection of George Washington Carver and Cameron School Road.

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

Moved by Rollins, seconded by Betcher, to adopt RESOLUTION NO. 22-099 approving the Annexation of the property located on the southwest corner of the intersection of George Washington Carver and Cameron School Road.

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

HEARING ON REZONING OF AND MAJOR SITE DEVELOPMENT PLAN FOR 2098 W. 190TH STREET (HAYDEN'S RIDGE): City Planner Justin Moore indicated that this request is to rezone from Floating Suburban Residential Medium Density Zone (FS-RM) to a Floating Suburban

Residential Medium Density (FS-RM) Planned Unit Development (PUD) Overlay with a Preliminary Plat and a Major Site Development Plan of a parcel comprised of 5.14 acres. The proposed development, known as Hayden's Ridge, consists of 44 residential lots configured as 12 duplex unit lots and 32 townhome unit lots. All the proposed homes will front upon a single looped private drive known as Aikman Drive running east-west through the site. Aikman Drive connects to an existing shared private drive that extends to 190th Street. The private drive with its ingress/egress easements straddles the property line of the site and the Vintage Cooperate residential site to the west. Mr. Moore indicated that, as a PUD, the developer can take advantage of more tools to allow for more flexibility. A chart showing what is permitted versus what was being proposed was displayed. There were seven standards that were reviewed and what deviations were being proposed. Mr. Moore indicated the Staff Report listed what the Planning and Zoning Commission had recommended.

Council Member Betcher wanted to clarify where the shared/private drive was that is used by Vintage Cooperative. Mr. Moore indicated that the shared ingress/egress easement was placed during the initial platting when Vintage Cooperative was constructed.

Council Member Gartin indicated that an email was received from a citizen about how traffic and access would work for the shared use ingress/egress road. Mr. Moore mentioned that the ingress/egress shared road is the sole access to west 190th Street for the proposed subdivision. There were a few neighbors who attended the Planning and Zoning Commission meeting who voiced their concerns over traffic and maintenance concerns. Mr. Gartin asked who the parties were for the easement. Mr. Moore indicated that it would be Vintage Cooperative and Ewing Development. Mr. Gartin commented that this shouldn't be a surprise as the property was designed and created with the expectation that there would be a property to the east that would eventually have access to the shared road. Mr. Diekmann stated one of the concerns is that there is not any easement out of Hyde, but at the time, there was no easement included along Hyde. Mr. Gartin asked if the City had any authority to make the developer move the access to the other side or within the center. Director Diekmann noted it is within the Council's purview to make changes; however, the City's Traffic Engineer specifically wanted a shared access to limit access points to 190th Street. If there was a specific alteration to the project, staff would want to confer with the City Traffic Engineer about where it would be acceptable as there are some spacing concerns.

Director Diekmann indicated that the Planning & Zoning Commission spent a lot of time reviewing the project and its recommendation was for the City Council to approve the rezoning request with three conditions: 1) Prior to the third reading of the rezoning, the developer shall provide the City Council an updated townhome design for the 190th Street homes that adheres to the compatibility standards of Section 29.1114(6)(a) for architectural design of garage facades by adjusting the design so the garages do not protrude in front of the primary entrance to the home that also faces the private street. 2) Initiate a Zoning Text Amendment to clarify applicability of the compatibility standards related to single-family attached housing units and alley access that maintain existing garages' design standards and provide clear language on how to interpret front and rear facades in cases such as this. 3) Have the developer provide a copy of the Maintenance Agreement for the shared common driveway with Vintage Cooperative prior to Final Plat approval.

Council Member Rollins inquired what would be involved if the Council went with the Planning and Zoning Commission recommendations. Director Diekmann indicated that the developer would need to answer that question in more detail, but felt that the design would need to be altered to make the arrangement work or put an entirely different unit in.

The Mayor opened the public hearing.

John Kinley, 5900 Hyde Avenue, Ames, explained that he is the President of the Board of Directors of Vintage Cooperative of Ames. He noted that he was representing the 66 members of the Cooperative. He stated that they became aware of the development in September 2021 and are supportive of the development with one exception. Mr. Kinley noted that through discussions with Mr. Friedrich, the Cooperative learned that the private driveway to their community was going to be a shared driveway to a 44-unit development. The main issue was personal safety due to the increased traffic flow as well as the safety of their pets. He indicated that a lot of the members had done research before moving to this area and one thing that sold them on the location was how safe and quiet the neighborhood was. Mr. Kinley felt that the reality is that the vehicular drive is going to go north to 190th Street, come south off 190th Street, go west towards Hyde Avenue, and come east off Hyde Avenue to get to the houses that are on Aikman Drive. He indicated that the amount of traffic will increase considerably along with wear and tear to the private drive. It was stated that the entry/exit from the underground parking garage will become more difficult and dangerous because of the increased traffic. Mr. Kinley indicated that the Cooperative cleans out the garage once a year and wanted to know where any overflow parking would be located. He stated that people will take the most direct route to get to their home or to town and there is no signage that will prevent people from going north off Aikman Drive. The previous developer, Ewing, did not share with the Vintage Cooperative that there was a shared roadway. He pointed out that they had measured the area and felt there was enough room to add another access road on 190th Street. Mr. Kinley stated that the Vintage Cooperative supports the development as it would be great for the area and the City, but they don't believe the shared driveway would be good for the residents of the Cooperative.

Mike Brennan, 5900 Hyde Avenue, Ames, stated that as mentioned earlier, the Vintage Cooperative is not opposed to building homes in the development. He explained that people who live and do business in the new development will not only use the shared drive between the two properties, but will also be inclined to use the east/west drive that belongs exclusively to the Vintage Cooperative. Some of the future Hayden's Ridge residents, along with service and delivery vehicles, will use the route even if signs are posted. Mr. Brennan indicated it was human nature to take the shortest route. He felt this would infringe dramatically on the Vintage Cooperative homeowners. The private drive is not built for heavy traffic. He mentioned that he has lived in Ames for almost 40 years, and as a former police officer, he has first-hand experience with dealing with neighborhood disputes. He felt that if the entrance/exit issue is not resolved in the planning process, it could have the potential to be a neighborhood problem for years to come. The Vintage Cooperative wants to be good neighbors and at the same time enjoy their home. He asked the City Council to consider the point of entrance at Hayden's Ridge development and its effect on Vintage Cooperative homeowners.

Luke Jensen, 100 6th Street, Ames, said he was present to represent 574 Investments. He explained that he wanted to highlight three different product types that are going to be in the development. The north two rows will be two-story, three bedroom houses with two and half baths. He mentioned there will be 32 townhome units to the north and 12 ranch-style units on the south side. 574 Investments has ensured that they are providing ample open space and connectivity to Quarry Estates. Mr. Jensen noted that this development will provide connectivity between Quarry Estates and Ada Hayden Heritage Park. The three different product types will yield three different price points; it is important to provide pricing variety for the market. Mr. Jensen commented that when they started this process, they recognized this would be the first PUD project to go through the process, and everyone acknowledged that there were going to be some issues that would be discovered. He noted that 574 Investments did meet with the Vintage Cooperative back in September 2021, and it was a hard meeting as the Vintage Cooperative discovered some news that wasn't helpful to its cause. He indicated that 574 Investments is sympathetic to the issue and has reviewed the traffic study that was done. With staff's guidance, they had come up with a design to utilize the shared roadway. Mr. Jensen said that they will create a temporary construction access in the middle of development to try and eliminate wear and tear of the shared road. Additionally, 574 Investments has committed to providing signage and ongoing communication. He mentioned there is not an easy solution, but they want to be educational to the buyers/owners to travel to the north.

Council Member Gartin said he was interested in exploring a design where there was access onto 190th Street. Mr. Gartin wondered if the design change would reduce the number of houses in the development. Mr. Jensen commented that the design changes would reduce the number of units by one fourth (8-12 units), as there is some design specificity regarding central open space and connectivity that is required. Mr. Gartin stated that he normally doesn't like to have more curb cuts, but if going to have an extra curb cut along 190th that would be a good place to have one.

Justin Peters, 5900 Hyde Avenue, Ames, indicated he was a resident of the Vintage Cooperative. He wanted to reinforce the residents' concerns regarding safety. Mr. Peters indicated that prior to coming to the Vintage Cooperative he did look at other communities that had private drives. He indicated that in Ames there are other Senior Living establishments that have private drives. Mr. Peters stated that the reason for the private drives is clear as people in the community continually walk around and it is important for there to be limited traffic. He stated that if the private drive was to become a public street this will cause more distracted drivers to be in the area, and he is concerned that most of the residents won't be able to move quickly enough to get out of the way. Mr. Peters would like to see the temporary construction drive to be used as permanent access. He reaffirmed that the issue of safety is important to all the residents.

Kurt Friedrich, 100 6th Street, Ames, explained that Friedrich companies and 574 Investments have worked closely with staff to come up with the design that they currently have. Their design was based on the direction they were given by staff for access into the site using the shared access. Another design element that was expected to be included into the design was the connectivity of the green spaces through the center of the development. This process was started back in September and it was a hard discussion with Vintage Cooperative as they had to be the bearer of bad news since

Ewing did not disclose the shared use drive. Mr. Friedrich had shared the Maintenance and Access Agreement with the Vintage Cooperative. They initiated the idea of restructuring the Maintenance Agreement because the way it was written did not anticipate any improvement on the new lot. In the Agreement it listed only 12.2% of the maintenance was to be taken care of by 574 Investments while the rest of the maintenance belonged to the Vintage Cooperative. Mr. Friedrich explained that they have proposed that the maintenance of the shared road be 50/50. They would not wait for construction to be started, but would make it be effective immediately. He stated this is not the first time there have been private driveways to be shared in the City of Ames. It was mentioned that Bobcat Drive has a shared driveway and there are more than 44 units in that development. He felt that together they can manage and control the traffic and pedestrian traffic in the area.

The Mayor closed public input when no one else came forward to speak.

Council Member Gartin said he felt this was a mess, which could have been a preventable. He doesn't like to look at access points, but would like the City's Traffic Engineer to look at what access would mean off 190th Street. Mr. Gartin didn't think there was a downside to looking at this further.

Council Member Corrieri stated she thought the Traffic Engineer had already looked at the access. Director Diekmann stated that staff had strongly encouraged the developers where the access needed to happen, but if there is an alternative, the Traffic Engineer will need to review it to make sure it met spacing standards. Staff's initial thought, that it was satisfactory and did not look at what a second point of access would be.

Council Member Beatty-Hansen stated that the Council's desire to control curb cuts along 190th Street has been known for a while. She mentioned that they need to plan for what the area will look like in the future, not the traffic level as it is now.

Council Member Corrieri noted that she was glad that Mr. Friedrich brought up the Bobcat Drive example. The Council can see that the shared drive on Bobcat Drive is working with the homes in the area along with the Cooperative. She felt this area would be able to work the same way and pointed out that there would be even fewer units in the area.

Moved by Beatty-Hansen, seconded by Junck, to pass on first reading an ordinance rezoning 2098 W. 190th Street from Floating Suburban Residential Medium Density (FS-RM) to Floating Suburban Residential Medium Density Planned Unit Development (FS-RM PUD) Overlay.

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

Moved by Corrieri, seconded by Junck, to adopt RESOLUTION NO. 22-100 approving the Major Site Development Plan for 2098 W. 190th Street (Hayden's Ridge).

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

Moved by Beatty-Hansen, seconded by Junck, to adopt RESOLUTION NO. 22-101 approving the

Preliminary Plat for 2098 W. 190th Street (Hayden's Ridge).

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

Moved by Corrieri, seconded by Beatty-Hansen, to direct staff to initiate a Zoning Text Amendment to clarify applicability of compatibility standards to single-family attached housing units and alley access.

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

Moved by Gartin, to ask staff to evaluate the viability of adding an access point from 190th Street to this property. Motion failed due to lack of a second.

Mayor recessed at 8:19 a.m. and reconvened at 8:28 p.m.

HEARING ON PROPOSED ZONING TEXT AMENDMENT TO ALLOW TEMPORARY YARD WASTE PROCESSING FACILITIES THROUGH APPROVAL OF A SPECIAL USE PERMIT BY THE ZONING BOARD OF ADJUSTMENT: Planning and Housing Director Kelly Diekmann stated the City Council had referred to staff a request from the Zoning Board of Adjustment to define the term “temporary” in the City Zoning Ordinance. On October 26, 2021, the City Council chose to direct staff to craft a Special Use option related to yard waste processing facilities and proceed with a Zoning Text Amendment. The recommendation is to have an approval process for a one-year approval with the possibility of a renewal for another year. The Zoning Board of Adjustment would have discretion to determine site improvements that go along with the Special Use Permit. Any applicant would have to meet the normal Special Use Permit criteria, and if it is temporary and not used on a frequent basis, that would allow the Zoning Board of Adjustment a little latitude in terms of permanent improvements on the property.

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

Moved by Corrieri, seconded by Betcher, to pass on first reading an ordinance for a Zoning Text Amendment to allow temporary yard waste processing facilities through approval of a Special Use Permit by the Zoning Board of Adjustment.

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

HEARING ON SOUTH 16TH STREET IMPROVEMENTS: The Mayor opened the public hearing. There was no one wishing to speak, and the hearing was closed.

Moved by Rollins, seconded by Betcher, to accept the report of bids and delay award of a contract.

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

HEARING ON 2021/22 DOWNTOWN STREET PAVEMENT IMPROVEMENTS - ALLEY (DUFF AVENUE TO SHERMAN AVENUE): Mayor Haila declared the public hearing to be open. It was closed when no one came forward to speak.

Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 22-102 approving the final plans and specifications and awarding a contract to Con-Struct, Inc., of Ames, Iowa, in the amount of \$127,952.

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

HEARING ON 2021/22 CONCRETE PAVEMENT IMPROVEMENTS (S. KELLOGG TO N. 2ND STREET): The Mayor opened the public hearing and closed it after there was no one who wished to speak.

Moved by Beatty-Hansen, seconded by Junck, to adopt RESOLUTION NO. 22-103 approving the final plans and specifications and awarding a contract to All Star Concrete, of Johnston, Iowa, in the amount of \$967,416.31.

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 SMALL COMMERCIAL COMPONENT TO DISTRICTS: Moved by Beatty-Hansen, seconded by Betcher, to pass on third reading and adopt ORDINANCE NO. 4458 on the proposed Text Amendment to modify the Planned Unit Development Overlay District Standards to allow for small commercial components to districts.

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

DISPOSITIONS OF COMMUNICATIONS TO COUNCIL: The Mayor mentioned there was one item on the list. It was a memo from Assistant City Manager Brian Phillips regarding the placement of a sculpture in a City Park that would function as a Free Library.

Moved by Beatty-Hansen, seconded by Junck, to place the memo from Mr. Phillips regarding the placement of a sculpture in a City Park that would function as a Free Library on a future agenda for further discussion.

Council Member Gartin said that this concept reminded him of the same as naming the Municipal Airport. He commented that the Council had never done anything like this before and wanted to know if this was a precedent that the Council wanted to establish. Council Member Beatty-Hansen stated her intention was to place the request on an Agenda in order to have further discussions about the issues that might come up.

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

COUNCIL COMMENTS: *Ex officio* Poundstone stated he had sent an email to the Mayor about having a City Council and Student Government joint meeting along with the 801 Day Task Force

meeting. He is working on finalizing these items and will get the information to the Council as soon as possible. The Mayor indicated that April 6, 2022, was discussed as a potential date for the joint City Council and Student Government meeting. The Council Members indicated that April 6, 2022, should work. Mr. Poundstone thought the meeting would start around 5:00 p.m.

Council Member Rollins reminded the Council that the “Reminders” will be at the Ames Public Library hosting a workshop and then there will be a concert on Saturday, March 5, 2022, in the Ames City Auditorium.

Council Member Gartin commented that he has watched other towns City Council meetings and he wanted to point out that the City Council in Ames is able to have hard conversations about robust issues in the City.

Council Member Betcher said the Freedom Fund Banquet that was held by the NAACP was a great event. There were a lot of enthusiastic community partners at the event.

Mayor Haila noted that the final City Assessor public presentation will be on February 23, 2022 at 4:00 p.m. The public is invited to attend the presentation. The Ames Resident Police Advisory Committee (ARPAC) application is now available online on the City’s website. A Press Release should be issued within the next couple of days. The application period will be open until March 25, 2022. The goal is to have the appointment of applicants to the City Council sometime in April for approval.

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

Moved by Corrieri, seconded by Junck, to go into Closed Session.
Roll Call Vote: 6-0. Motion declared carried unanimously

The City Council entered into a Closed Session at 8:39 p.m. and reconvened in Regular Session at 8:51 p.m.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 22-104 approving the Collective Bargaining Agreement with the International Union of Operating Engineers 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.

Moved by Gartin, seconded by Junck, to adopt RESOLUTION NO. 22-105 approving the Collective Bargaining Agreement with the International Union of Operating Engineers Local 234 (Power Plant Unit).
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Council Member Junck asked City Attorney Mark Lambert if there was a legal reason to go into a second Closed Session. Mr. Lambert replied in the affirmative, citing Section 21.5(1)c, *Code of Iowa*, to discuss matters in or threatened to be in litigation.

Moved by Junck, seconded by Betcher, to go into Closed Session

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

The City Council entered into a Closed Session at 8:52 p.m. and reconvened in Regular Session at 9:02 p.m.

Moved by Betcher, seconded by Junck, to follow through on the action discussed in Closed Session.

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

ADJOURNMENT: Moved by Corrieri, seconded by Beatty-Hansen, to adjourn the meeting at 9:02 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