

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

**AMES, IOWA**

**JUNE 14, 2022**

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:00 p.m. on June 14, 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, and Anita Rollins. *Ex officio* Member Bryce Garman was also present. City Council Member Rachel Junck was absent. Council Member Amber Corrieri arrived at 6.39 p.m.

Mayor Haila stated that on the Consent Agenda Item No.23: Approving preliminary plans and specifications for Story County Edge of Field Project; setting July 13, 2022, as bid due date and July 27, 2022, as date of public hearing needed the bid due date changed to July 26, 2022. He then mentioned that staff had requested to pull Item 49: Resolution awarding contract to WESCO Distribution of Des Moines, Iowa, purchase of Electric Services Transformers.

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

1. Motion approving payment of claims
2. Motion approving the Regular Minutes of May 24, 2022
3. Motion approving Report of Change Orders for period May 16 - May 31, 2022
4. Motion certifying Civil Service candidates
5. Motion approving new Class C Liquor License with Sunday Sales - 313 Bar, 115-5<sup>th</sup> Street
6. Motion approving ownership update for Special Class C Liquor License with Outdoor Service and Sunday Sales - Northcrest, Inc., 1801-20<sup>th</sup> Street
7. Motion approving new 6-month Class B Beer Permit with Sunday Service - Mongolian Buffet, 1620 South Kellogg Avenue
8. Motion approving the renewal of the following Beer Permits, Wine Permits and Liquor Licenses:
  - a. Class C Liquor License with Catering Privilege & Sunday Sales - Iowa State @ Fisher Theater, Pending Dram Shop Insurance
  - b. Class C Liquor License with Catering Privilege & Sunday Sales - Iowa State @ Scheman Building, Pending Dram Shop Insurance
  - c. Class C Liquor License with Catering Privilege & Sunday Sales - Texas Roadhouse, 519 South Duff Avenue
  - d. Class B Liquor License, Class B Wine Permit, Catering Privilege, Sunday Sales, & Outdoor Service - Courtyard by Marriott Ames
  - e. Class C Liquor License with Catering Privilege & Sunday Sales - Jethro's BBQ, 1301 Buckeye Avenue, Pending Dram Shop Insurance
  - f. Special Class C Liquor License with Outdoor Service and Sunday Sales - Burgies North Ames, 3701 Stange Road
  - g. Special Class C Liquor License with Outdoor Service and Sunday Sales - Northcrest Inc., 1801-20<sup>th</sup> Street
9. Motion approving request from Ames Convention & Visitors Bureau for Fireworks Permit for

- display from ISU Parking Lot G10 East of Jack Trice Stadium at 10:00 p.m. on July 3, 2022 for Independence Day Celebration.
10. RESOLUTION NO. 22-287 approving Pay Plan for FY 2022-23
  11. RESOLUTION NO. 22-288 approving FY 2022/23 Outside Funding Contracts
  12. RESOLUTION NO. 22-289 setting June 28, 2022, as date of public hearing for the long-term private hangar land leases at the Ames Municipal Airport
  13. RESOLUTION NO. 22-290 approving The Bridge Home's request to reallocate the City's FY 2021/22 ASSET Contract by reallocating \$12,393 from Emergency Shelter and \$2,088 from Rapid Rehousing/Service Coordination to Transitional Living
  14. RESOLUTION NO. 22-291 approving additional funding for Mental Health First Aid training provided during the FY 2021/22 Mental Health Wellness, Recovery, and Resiliency Initiative in the amount of \$421 from Council Contingency
  15. RESOLUTION NO. 22-292 approving Police Department's application to and participation in the Department of Justice Office of Justice Programs Bulletproof Vest Partnership Program
  16. RESOLUTION NO. 22-293 delegating to staff the authority to temporarily close University Boulevard as needed to facilitate the completion of the ISU Pedestrian Bridge project
  17. RESOLUTION NO. 22-294 approving Memorandum of Understanding with International Union of Operating Engineers (IUOE) Local 234 for CyRide Standby and Shift Premiums for on-call shifts
  18. RESOLUTION NO. 22-295 approving contract renewal with Wellmark for administrative services, specific and aggregate excess insurance, and access fees for health insurance benefits effective July 1, 2022, through June 30, 2023
  19. RESOLUTION NO. 22-296 approving renewal of property insurance program coverage with Willis of Greater Kansas, Inc., for FY 2022/23 at the combined quoted premium of \$929,842
  20. RESOLUTION NO. 22-297 accepting quote and approving renewal of City's membership in the Iowa Communities Assurance Pool (ICAP) for certain casualty and liability coverages at a net cost not to exceed \$690,611
  21. Purchase of Public Safety Software Maintenance:
    - a. RESOLUTION NO. 22-298 waiving formal bidding requirements
    - b. R RESOLUTION NO. 22-299 approving contract with Superior, LLC, a CentralSquare Company, of Lake Mary, Florida, in the amount of \$201,515.44
  22. RESOLUTION NO. 22-300 approving preliminary plans and specifications for Water Plant Five-Year Well Rehabilitation Project; setting July 13, 2022, as bid due date and July 26, 2022, as date of public hearing
  23. RESOLUTION NO. 22-301 approving preliminary plans and specifications for Story County Edge of Field Project; setting July 13, 2022, as bid due date and July 26, 2022, as date of public hearing
  24. RESOLUTION NO. 22-302 approving preliminary plans and specifications for Power Plant Boiler Maintenance Services Contract; setting July 13, 2022, as bid due date and July 26, 2022, as date of public hearing
  25. RESOLUTION NO. 22-303 approving preliminary plans and specifications for Boiler Tube Spray Coating and Related Services and Supplies Contract; setting July 13, 2022, as bid due date and July 26, 2022, as date of public hearing

26. RESOLUTION NO. 22-304 approving Iowa Department of Transportation (IDOT) Funding Agreement for Transportation Alternatives Program (TAP) funding for the 2021/22 Shared Use Path System Expansion (Ioway Creek)
27. RESOLUTION NO. 22-305 awarding contract to Renewable Energy Group of Ames, Iowa, to provide and deliver fuel to Cy-Ride from July 1, 2022, through June 30, 2023
28. RESOLUTION NO. 22-306 awarding contract to Van Wall Equipment Co., of Nevada, Iowa, for the purchase of one 2022 JD Gator 2020A with HD 300 Sprayer for Homewood Golf Course in the amount of \$57,852.71
29. Electric Utility Poles:
  - a. RESOLUTION NO. 22-307 awarding contract to Bell Lumber & Pole Company, of New Brighton, Minnesota, for Electric Utility Poles for Electric Services in accordance with unit prices bid
  - b. RESOLUTION NO. 22-308 authorizing purchases up to \$50,000
30. RESOLUTION NO. 22-309 awarding contract to Wright Tree Services of Des Moines, Iowa, for 2022/23 Electric Distribution Line Clearance Program for hourly rates and unit prices bid, in an amount not to exceed \$357,799, subject to receipt of performance bond
31. RESOLUTION NO. 22-310 awarding contract to Burns & McDonnell of Kansas City, Missouri, for Professional Services for Power Plant Fire Risk Mitigation in an amount not to exceed \$50,000
32. RESOLUTION NO. 22-311 awarding contract for purchase of pebble lime for Water Plant to Graymont Western Lime, Inc., of West Bend, Wisconsin, in the amount of \$225.00/ton for FY 2022/23
33. Power Plant Specialized Wet Dry Vacuum, Hydro Blast, and Related Cleaning Services:
  - a. RESOLUTION NO. 22-312 approving contract renewal with HTH Companies, Inc., of Union, Missouri, from July 1, 2022, through June 30, 2023 for hourly rates and unit prices bid, in an amount not to exceed \$285,000
  - b. RESOLUTION NO. 22- 313 approving Performance Bond
34. Scaffolding and Related Services and Supply Contract for Power Plant:
  - a. RESOLUTION NO. 22-314 approving contract renewal with HTH Companies, Inc., of Union, Missouri, from July 1, 2022, through June 30, 2023, in the amount of \$65,000
  - b. RESOLUTION NO. 22-315 approving Performance Bond
35. Non-Asbestos Insulation and Related Services and Supply for Power Plant:
  - a. RESOLUTION NO. 22-316 approving contract renewal with HTH Companies Inc., of Union, Missouri, from July 1, 2022, through June 30, 2022, in the amount of \$150,000
  - b. RESOLUTION NO. 22-317 approving Performance Bond
36. Electrical Maintenance Services for Power Plant:
  - a. RESOLUTION NO. 22-318 approving Contract renewal with Tri-City Electric Company of Iowa, of Davenport, Iowa, for Electrical Maintenance Services for Power Plant from July 1, 2022, through June 30, 2023, in the amount not-to-exceed \$160,000
  - b. RESOLUTION NO. 22-319 approving Performance Bond
37. RESOLUTION NO. 22-320 approving Change Order No. 1 to CentralSquare Technologies, LLC, a CentralSquare Company, for an additional 156 days of on-premise software, used from July 1, 2021, to December 5, 2021, in the amount of \$36,939.61

38. Water Treatment Plant Lime Sludge Disposal:
  - a. RESOLUTION NO. 22-321 approving Change Order for FY 2021/22 Contract in a deduct amount of (\$295,052.21)
  - b. RESOLUTION NO. 22-322 accepting completion of Year Four (FY 2021/22) Lime Sludge Disposal Contract with Wulfekuhle Injection and Pumping, Inc., of New Vienna, Iowa, in the final amount of \$86,847.79
  - c. RESOLUTION NO. 22-323 authorizing carry-over amount of \$295,052.21 in the FY 2021/22 Operating Budget to FY 2022/23 Operating Budget
  - d. RESOLUTION NO. 22-324 awarding Year Five (FY 2022/23) Lime Sludge Disposal Contract with Wulfekuhle Injection and Pumping, Inc., of New Vienna, Iowa, in the amount of \$676,952.21
39. RESOLUTION NO. 22-325 approving partial completion of public improvements and reducing security for Quarry Estates Subdivision, 3<sup>rd</sup> Addition
40. RESOLUTION NO. 22-326 approving partial completion of public improvements and reducing security for Quarry Estates Subdivision, 4<sup>th</sup> Addition
41. RESOLUTION NO. 22-327 approving completion of public improvements and releasing security for Crane Farm, 2<sup>nd</sup> Addition

Roll Call Vote: 4-0. 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.

Richard Deyo, 505-8th Street, #2, Ames, stated “You are better than God, you are better than Jesus, and you are better than I am.” This was something that he would tell the churches. He commented that he had gone to a number of churches, and the last church he went to told him he was a member for life, but six months later, he received a ban and bar letter stating that he was the reason people were not attending church. He stated he knew that there were a lot of people that didn’t give a “damn” about him. He noted that he had tried to participate in the Senior Variety Show, but it fell on a date that he couldn’t be there. Mr. Deyo would also like to attend a few other events, but he is unsure if he is able to attend since it is at City Hall. Council Member Gartin let Mr. Deyo know that there were many people in the community that valued him.

Merlin Pfannkuch, 1424 Kellogg Avenue, stated he wanted to talk about the proposed hotel, apartments, office, and retail development along Lincoln Way between Kellogg Avenue and Clark Street. He felt it was disappointing how little the City has tried to get the public up to speed on this project. Mr. Pfannkuch noted that the Lincoln Way Development is complicated, but it is the biggest commercial project in the City of Ames since the North Grand Mall. He asked if it was because Mr. Schanker thought Mr. Winkleblack couldn’t get financing for the project; so why spend time discussing it. Mr. Pfannkuch tried to review how the project came into being, but to him it was similar to dropping two blocks of Downtown Des Moines along Lincoln Way. He understood that the Lincoln Way Corridor Plan identified the area as a prime place for a large project; however, the Lincoln Way/Downtown Gateway zoning discussions that were done four years ago were between the property owners in the area and the City. Mr. Pfannkuch said there was no participation by the

general public. He wanted to know what made the Council so certain that the public approved of a ten-story hotel and three other buildings of six or more stories along with two parking ramps. He commented that the people that he has spoken to have no idea about the Lincoln Way proposal. Mr. Pfannkuch stated that the City has been abysmal at providing information as there is little information on the City's website and anyone would have to review the prior minutes to even attempt to understand what is going on. He suggested that many months be given to deciding on the Developer's Agreement once Mr. Winkleblack submits a plan. He also asked to have the City Attorney outline all the steps that will be needed before a Developer's Agreement could be signed. Mr. Pfannkuch asked for a special meeting to be held that explains the Lincoln Way Development to the public. He indicated that it was time to start thinking about what the City is going to get in return for the possible \$30 million in Tax Increment Financing (TIF).

Caitlyn Lien, 621 Carr Drive, Ames, stated she would be speaking about plastics. She is a member of the Ames Climate Action Team. She mentioned that if Ames were going to meet its 2030 and 2050 carbon emission reduction goals, the City needs to get moving. One area to focus on now would be the waste stream. Sustainable Solutions Group (SSG) and the Supplemental Input Committee (SIC) have identified the reduction of waste stream-related emissions as one of the six big action moves for the City to take. Specifically, the City's handling of plastic waste. Ms. Lien stated that the Ames Climate Action Team asked for one or more of the following options to be initiated now:

1. As a condition of permits, require haulers to offer curbside recycle collection.
2. Sort plastics out of the waste stream at the Resource Recovery Plant.
3. Expand bid collection for #1 and #2 plastics, similar to the collecting glass program.

She noted that there are a lot of opportunities in Ames, and the Climate Action Team would be happy to provide more in-depth materials on any of the points raised.

Will Determan, 1008 Lincoln Way, Ames, said that he has noticed some issues with the sidewalks and paths in his neighborhood. A map of his neighborhood was given to the Council Members to review. He mentioned that there are three sidewalks on South 2<sup>nd</sup> Street and South 3<sup>rd</sup> Street that abruptly end in the middle of the block. On South Oak Avenue there are not any sidewalks for two blocks, which forces people to either walk in the grass or in the street. He explained that on South Oak Avenue in the northeast corner there is a tiny four-foot section of sidewalk that goes nowhere. Mr. Determan explained that this problem can be detrimental to people in wheelchairs or parents with strollers. He said that his neighborhood is a small piece of a bigger problem. He commented that he noticed the City of Ames has put a lot of focus on heavily traveled roads when it comes to sidewalks, and it makes sense; however, it doesn't help the lower traffic residential areas. If the City of Ames is going to become a more walkable City, there needs to be more of a focus on where people are walking and less on where people are driving. He felt if the City made it easier to walk around, this would help give people more options of getting around than always using a car. He pointed out that not everyone owns or has access to a car. Mr. Determan noted that the City has great trails; however, it doesn't give citizens more practical options for day-to-day activities. He encouraged everyone to walk around Ames to get a different perspective on what needs to be fixed.

Grant Olsen, 3812 Ontario Street, Ames, explained that high-voltage work is underway at the intersection of South 16<sup>th</sup> Street and South Duff in preparation for the reconstruction of the travel lanes. When pavement begins there will be times it will be unsafe to travel the shared use path. He said he was told by the lead engineer to expect two separate periods of disruption to the path, roughly 120 days this year and 130 days in 2023. During this time people in vehicles will continue to flow through the intersection; however, there is the potential for 250 days of disruption to the bicycle and pedestrian shared use path. The shared use path along Duff Avenue is a free-to-use connection for bicycle riders and pedestrians to move between South 16<sup>th</sup> Street and Billy Sunday Road. Mr. Olsen asked the Council to create a safe accommodation for pedestrians and bicycles during the South Duff Avenue trail disruptions. He suggested making CyRide Yellow Route #5 fare free for the duration of the trail disruptions. Mr. Olsen pointed out that accommodations are being made for people in vehicles, and he would like to see accommodations made for those whom walk or ride a bike.

Natalie (last name unknown), 2517 Aspen Road, Ames, stated she wanted to advocate for better pedestrian safety in Somerset. She moved to the City of Ames about a year ago and what attracted her to the area was that it was “supposedly” pedestrian and bicycle friendly; however, she felt that was only true for the University area. She travels the intersection of Aspen Road and Stange Road almost every day and she always has to dodge cars. She felt that a button and flashing lights needed to be added to the intersection at either the Aspen and Stange intersection and/or the North Ridge and Stange intersections.

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

**PROGRESS REPORT FROM SUSTAINABILITY COORDINATOR REGARDING FY 2021/22 ACTIVITIES:** Merry Rankin, Sustainability Coordinator, stated the Council had already received a report on the various contract items. She highlighted a few items from the Report.

Climate Action Planning: One of the big items that was discussed during FY 2022 was Climate Action Planning. She noted that there has been a lot of community engagement, community collaboration, and presentations to increase awareness, educate the community on the process, and how to get involved. Ms. Rankin stated that staff will be working with the Technical Assistance Team and evaluating all the strategies related to the “Six Big Moves.”

Food Waste Diversion: Since the start of the Program, staff has been able to collect over 60 tons of material. The Food Waste Diversion number has more than doubled in the past five months as 17 tons have already been collected. The increased convenience of offering the 24/7, 365 drop-off has increased awareness of the Program, which has helped make the Program a success.

Smart Business Challenge: There has been continued interest in this Challenge. There are currently 38 participants, with 26 of those being certified. Since the last report from Ms. Rankin there has been one new member join (Championship Productions), and one recertification (Green Hills). Ms. Rankin mentioned that they are currently rethinking the energy audit process and adding in considerations related to carbon reduction, energy reduction, and cost savings. Staff has been

working with the Iowa Energy Group and Championship Productions is serving as the pilot business for this service.

Community Engagement: Earth Day Appreciation was done by doing a radio broadcast in partnership with KHOI. Staff does a monthly sustainability segment on KHOI. There have also been community presentations, events participation, and connections to sustainability resources and expertise.

Rummage RAMPage: Event will be held on July 29, 2022, through August 6, 2022. Ms. Rankin noted that it looked like the City will be on track to have over 28 organizations volunteer to help. This year there are over 1500 volunteer hours available with over 420 volunteer positions, and a lot of the positions have been filled.

Council Member Beatty-Hansen wanted to know about the Scope of Services in the Contract. She stated that the more bicycle/pedestrian friendly a City is there is less carbon emissions. She wanted to know what departments will be involved in the Bike/Pedestrian Master Plan and if Ms. Rankin would be involved. Public Works Director John Joiner said that the Technical Committee will be meeting, and they can add Ms. Rankin to the meetings. Ms. Rankin noted that it would fit in under Item 3 on the Scope of Services in the Agreement.

Moved by Betcher, seconded by Beatty-Hansen, to accept the Report from the Sustainability Coordinator regarding the FY 2021/22 Activities.

Vote on Motion: 4-0. Motion declared carried unanimously.

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 22-328 approving a Contract with Iowa State University for Sustainability Advisory Services from July 1, 2022, through June 30, 2023, in an amount not to exceed \$34,000.

Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**FY 2022/23 ASSET CONTRACT FOR THE BRIDGE HOME:** Assistant City Manager Deb Schildroth explained that, during the FY 2022/23 ASSET recommendation process in January 2022, the ASSET volunteers recommended sequestering all ASSET funding for The Bridge Home until clarification on services and budget responses could be ascertained by the ASSET Administrative Team. Since January, there have been several meetings involving ASSET Funder representatives, ASSET Administrative Team and volunteers, and The Bridge Home Executive Committee and staff to clarify emergency shelter services along with the need and capacity to provide those services; resolve budget questions, review service definitions, and discuss service delivery and related outcome measurements and data. The result of those meetings was an agreed-upon plan to move forward with regular communication about service needs in the community and the ASSET process and funding The Bridge Home services. Ms. Schildroth stated that with this Plan in place, the next step would be to unsequester FY 2022/23 funds and approve a contract for services.

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

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 22-329 approving unsequestering FY 2022/23 ASSET funding in the amount of \$144,202.

Roll Call Vote: 4-0. 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. 22-330 approving the FY 2022/23 Contract for The Bridge Home in the amount of \$144,202.

Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**REQUEST FROM AMES NAACP FOR \$1,000 FINANCIAL COMMITMENT TO THE 2022 AMES JUNETEENTH EVENT TO BE HELD ON SATURDAY, JUNE 18, AT THE BANDSHELL PARK:** City Manager Steve Schainker stated the City received a request from Vern Hawkins, President of the Ames Branch of the NAACP, asking for a \$1,000 contribution for the 2022 Juneteenth event scheduled for June 18, 2022, at the Bandshell. Normally, this request would appear in the Council's Non-Agenda Packet and a decision would be made during Council Dispositions at a subsequent meeting whether to consider the request at a future meeting. However, because the event will be held prior to the next Council meeting on June 28, 2022, Mr. Schainker took the initiative and placed the request on this Agenda. It was noted that ISU and Story County, along with other for-profit and nonprofit entities, have committed funding for this event. Mr. Schainker asked the Council to decide if they wanted to finance the request or to not make a decision at this time, but to make sure a request was submitted during budget time.

Council Member Corrieri arrived at 6:39 p.m.

Council Member Betcher stated that given the fact that the Council did approve several other outside requests late this year, she didn't have a problem approving this request. However, she hoped this event would be ongoing and would like to see future requests be submitted during the budget process.

Council Member Gartin noted that the Council continues to get requests for funding from other causes, but there is a process that has been put in place. He had some hesitation about setting a precedent if this request was to be approved. He noted it had nothing to do with the event, just the process.

Council Member Beatty-Hansen stated that she felt the request would be fine as it meets a Council goal, but next year will need to come in during the normal budget process.

The Mayor indicated this year could be considered a transition period. Mr. Gartin noted that the Council had turned down other items this year because they were not received in a timely fashion.



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

Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 22-331 approving the request from the Ames NAACP for a \$1,000 financial commitment to the 2022 Ames Juneteenth Event to be held on Saturday, June 18, 2022, at Bandshell Park.

Roll Call Vote: 3-1-1. Voting Aye: Beatty-Hansen, Betcher, Corrieri. Voting Nay: Gartin. Abstaining due to Conflict of Interest: Rollins. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Beatty-Hansen, seconded by Betcher, to reach out to Ames Branch of the NAACP and ask that they apply during the fall for funding.

Vote on Motion: 4-0-1. Voting Aye: Beatty-Hansen, Betcher, Corrieri, Gartin. Voting Nay: None. Abstaining due to Conflict of Interest: Rollins.

**MEMO REGARDING REVISING THE REQUIREMENT FOR IOWA STATE UNIVERSITY ON THE TRANSIT BOARD:** City Attorney Mark Lambert mentioned that at the May 24, 2022, City Council meeting, the Council directed staff to prepare a memo regarding the request from ISU to change the City’s Transit Agency Ordinance to allow for an Iowa State University representative on the Transit Board to be someone other than a University Vice-President. Chapter 26A of the *Ames Municipal Code* establishes the Ames Transit Agency and Section 26A.3 establishes the qualifications and terms of office of the Transit Board Trustees. Because of administrative reorganization at ISU, ISU President Wintersteen has now appointed University Counsel Michael Norton to serve as a Transit Board Trustee, and ISU requested to change the Ordinance in order to allow Mr. Norton to serve as a Trustee. Mr. Lambert mentioned that City staff had engaged in discussions with Mr. Norton and raised concerns of the need for language assuring that a high-level ISU staff member is appointed to the Transit Board, so that the person could obtain authority on the spending/budgetary decisions. It was recommended that a change in the Ordinance to say that the Trustee from ISU “shall be a Vice-President of Iowa State University or an equivalent-level position” would be acceptable to accomplish the request.

Council Member Betcher asked about the role of the Transit Board regarding the requested change. She wanted to know if the Transit Board discussed the recommended change. Council Member Beatty-Hansen stated no one had an opinion at the Transit Board meeting as it is a City Ordinance.

Council Member Gartin asked what an equivalent position would be as it is not clearly defined; however, he would have to defer to ISU on whom they think would be an equivalent position. City Manager Schainker gave the history as to how the Transit Board was instituted.

Council Member Rollins asked if the change would impact any contracts. It was indicated that it would not.

Moved by Betcher, seconded by Gartin, to direct the City Attorney to draft an ordinance using the proposed language of “shall be a Vice-President of Iowa State University or an equivalent-level

position.”

Vote on Motion: 5-0. Motion declared carried unanimously.

Attorney Lambert said that staff would bring the Ordinance to the next City Council meeting and would ask to suspend the rules to adopt the ordinance in one meeting.

**2516 LINCOLN WAY DEVELOPMENT PROJECT:** Planning and Housing Director Kelly Diekmann indicated this item was originally brought forward in May 2022 as a draft form. It has now been edited and the City Attorney’s office has approved the Easement. Director Diekmann reminded the Council that there is a total of four properties that sit atop the box culvert. The property owner at 2516 had submitted a Minor Site Development Plan application for a two-story bar and restaurant to be constructed. The culvert conveys College Creek under the site as well as beneath the building at 122 Hayward Avenue. In order to develop over the property staff recommended the property owner enter into an Easement Agreement. The easement gives the ability to perform maintenance to the box culvert and the City has no liability for damage to the property.

Council Member Betcher asked what condition the box culvert was in. Director Diekmann said that City staff and Public Works walked the culvert and deemed it to be in very good condition.

The Mayor asked if staff would be reviewing the construction going over the culvert. Director Diekmann noted that it will go under Site Development review and the Building Permit review process.

Moved by Gartin, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 22-332 approving a Storm Drain Easement (for the box culvert).

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**STAFF REPORT ON REDUCED MEDICAL PARKING RATE:** Planning and Housing Director Kelly Diekmann stated that this item was a referral request from Mary Greeley Medical Center. Mary Greeley Medical Center has plans to look at constructing a new surgery center, not in a hospital medical area. While reviewing the use, it was determined that the parking rate for medical uses was substantial at seven parking spaces per 1,000 feet of use. Mary Greeley Medical Center requested to change the rate to five parking spaces per 1,000 feet of use. Staff reviewed a sample of existing medical office building locations and determined that the only existing facility exceeding 50,000 square feet was the main McFarland Clinic. From staff’s assessment of parking conditions, it appeared that the higher level of required parking is not utilized. Staff is supportive of reducing the parking rate and ensuring definitions match current terminology.

Council Member Betcher asked if the Council approved the five spaces per 1,000 feet would buildings that meet the current standard be able to expand on their sites. Director Diekmann commented that theoretically they could.

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

Moved by Beatty-Hansen, seconded by Corrieri, to reduce the rate for all medical office uses to four spaces per 1,000 square feet.

Council Member Beatty-Hansen explained her rationale for the decrease is because she is in favor of lowering parking requirements. This would be for two reasons: there would be less concrete, and it would encourage people to bike and walk more. She pointed out that if a business wanted to provide more parking, it would not prohibit them from doing so.

Council Member Betcher stated her concern was the hospital/medical zones that are within neighborhoods and stated she knows there are houses that live around the current sites that have concerns about overflow parking and any reduced parking would cause a bigger problem.

Vote on Motion: 4-1. Voting Aye: Beatty-Hansen, Corrieri, Gartin, Rollins. Voting Nay: Betcher. Motion declared carried.

Director Diekmann noted the approval will allow Mary Greeley Medical Center to apply for a Text Amendment and it will go through the Planning and Zoning Commission. He anticipated it would come back before the Council later this summer.

**APPROVING CONTRACT TO DPC INDUSTRIES, INC., OF BELLEVUE, NEBRASKA, FOR PURCHASE OF LIQUID SODIUM HYPOCHLORITE FOR THE WATER PLANT AND POWER PLANT IN THE AMOUNT OF \$1.74/GALLON FOR THE FIRST SIX MONTHS OF FY 2022/23:** Water and Pollution Control Assistant Director Neil Weiss indicated that three bids were received for essential chemicals that are used for the Water Treatment process and one of those is liquid sodium hypochlorite, which is used as a disinfection at the Water Treatment Plant and at the Power Plant in the cooling of the water tower. Of the three bids, the low bid was from DPC Industries, Inc., of Bellevue, Nebraska. Mr. Weiss indicated DPC is the same provider that the City is using for its current contract. The low bid was nearly 78% above what is currently being paid for sodium hypochlorite. It was mentioned that the increase is in line with what staff is seeing for other chemicals for the Water Treatment Plant process. Moving forward staff is looking to procure as many chemicals as they can to minimize the impact that will start July 1, 2022. Staff was also able to identify around \$30,000 in the operating budget is available for contingency with chemical purchases; however, looking forward staff will need to reprioritize projects to make up for the cost increases. Electric Services Director Don Kom indicated that the Power Plant is doing something similar as well to help reduce costs.

Council Member Gartin asked if there was a sense as to why there has been an increase in chemicals. Mr. Weiss said that all utilities are seeing an increase due to supply issues, increased fuel costs, etc.

Council Member Betcher asked if there was room to store extra chemicals and if those chemicals ever expire. Mr. Weiss and Director Kom indicated that there is adequate storage room and the

chemicals do expire so staff will be diligently watching the dates.

Moved by Betcher, seconded by Rollins, to adopt RESOLUTION NO. 22-333 approving a Contract to DPC Industries, Inc., of Bellevue, Nebraska, for the purchase of liquid sodium hypochlorite for the Water Plant and Power Plant in the amount of \$1.74/gallon for the first six months of FY 2022/23.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**AWARDING CONTRACT TO WESCO DISTRIBUTION OF DES MOINES, IOWA, FOR THE PURCHASE OF ELECTRIC SERVICES TRANSFORMERS IN ACCORDANCE WITH UNIT PRICES BID, IN AN AMOUNT NOT TO EXCEED \$58,725:** The Mayor noted that this item had been pulled by the request of staff.

**APPROVING REVISIONS TO THE DOWNTOWN METER MAP (NEW LOT N AND DOWNTOWN PLAZA CHANGES):** Public Works Director John Joiner explained that as part of the Downtown Plaza project, parking in the existing Municipal Lot N, east of City Hall will be eliminated. Therefore, the City Council approved a project to construct replacement parking in a new lot on the north side of 6<sup>th</sup> Street, directly north of City Hall. The new replacement parking facility will also be called Municipal Lot N and will simply be in a different location on the official Meter Map. The new Lot N will be smaller than the existing Lot N, and will therefore be unable to fully replace all the lost parking by itself. In conjunction with the Plaza project, new angled parking spaces will be constructed along the west side of Clark Avenue adjacent to City Hall's front entrance.

Council Member Rollins asked why the ten-minute free spaces would not be available in the new lot or on the street. Director Joiner explained that the meter in the new lots will have a feature where you can push a button and get ten free minutes. The meter will also have a vehicle detection so someone can't keep pushing the ten-minute free parking button.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 22-335 approving the revisions to the Downtown Meter Map (New Lot N and Downtown Plaza Changes).

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**HEARING ON REZONING 3005 - 3125 GROVE AVENUE AND 3209 DUFF AVENUE FROM RESIDENTIAL HIGH DENSITY (RH) TO RESIDENTIAL MEDIUM DENSITY (RM):** City Planner Eloise Sahlstrom indicated this item came before the Council on January 11, 2022, in response to a request from a Neighborhood Association and the City's designation of part of Grove Avenue as a Redirection Area. The Northwood/Overland Heights Neighborhood Association asked the City Council to initiate rezoning of the properties along the west side of Grove Avenue from "RH" Residential High-Density Zone to "RM" Residential Medium Density Zone. The existing "RH" zoning allows mixed use commercial uses. At the conclusion of the discussion, the City Council determined that initiating a rezoning for the west side of the Grove Avenue to RM

(eight properties totaling approximately 3.2 acres) was the preferred option. As part of initiating the rezoning, City Council also directed staff to hold a public outreach meeting for property owners and the neighborhood. As follow-up on January 19, 2022, staff sent a letter to the eight property owners inviting dialog about the potential change. Staff received three responses: two supportive, one against the proposed rezoning concept. On March 28, 2022, a Special Neighborhood meeting was held at Homewood Golf Course and the meeting was attended by 12 people representing eight properties. The consensus of those attending was in support of the rezoning to “RM” with the exception being one property owner (3125 Grove Avenue) against the rezoning. That property owner stated he purchased the property specifically with the intention of developing the property into mixed-use. As part of the discussion with the Planning and Zoning Commission, there was a review of zoning standards and access for the potential use of the corner property. At the time of the Planning and Zoning meeting, the owner had not proceeded with developing a formal Site Development Plan application or a conceptual plan.

Council Member Beatty-Hansen asked what road access would be available for 3125 Grove Avenue. Ms. Sahlstrom indicated that Northwood Road would be the preferred point of access. Ms. Beatty-Hansen inquired if any plans have since been submitted. Ms. Sahlstrom indicated that staff did receive a plan to keep the existing building and add additional apartments.

Mayor Haila asked if 3125 Grove could do what they proposed under “RH” or “RM.” Ms. Sahlstrom explained it could be done under the proposed change to “RM.”

The Mayor declared the public hearing to be open.

Bob Long, 3124 Grove Avenue, Ames, stated he is not sure how more apartments could be added to 3125 Grove Avenue without increasing more parking. He indicated that he is supportive of Alternative 1, which was to approve on first reading rezoning all eight parcels totaling approximately 3.2 acres located on the west side of Grove Avenue from “RH” Residential High Density to “RM” Residential Medium Density.

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

Council Member Gartin noted that this will be the first of many conversations that the Council will have as they look to identify places for infill. It will be on a case-by-case basis as not every place will be appropriate for intensification. As the Council moves forward there may be times that they may upset the neighborhoods.

Moved by Betcher, seconded by Corrieri, to pass on first reading an ordinance rezoning 3005 - 3125 Grove Avenue and 3209 Duff Avenue from Residential High Density (RH) to Residential Medium Density (RM).

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**HEARING ON 2020 ENTITLEMENT CDBG-CV CARES (COVID-19) - 2<sup>ND</sup> ROUND FUNDING:** Housing Coordinator Vanessa Baker-Latimer stated this is in follow-up to the March 8, 2022, meeting where the Council directed staff to proceed with hosting a grant application workshop to request funding proposals from area agencies that provide services such as food distribution, meal delivery for the elderly, and facility-based daycare services. Additionally, staff would prepare an application for potential funding through the CDBG-CV (COVID-19) Round 2 CARES Program administered by the Iowa Economic Development Authority (IEDA). In recent meetings the Iowa Economic Development Authority (IEDA) staff encouraged the City to expend the funds quickly by focusing on small “prevention through capacity building and expansion” types of projects.

As a first tier of priorities, staff met with three-facility based non-profit daycares [ChildServe, University Community Childcare (UCC), and Ames Community Preschool Center (ACPC)] to determine their interest and need for possible funding. As a second priority funding tier, staff invited Food At First, Heartland Senior Services, Salvation Army, and Mid-Iowa Community Action Agency (MICA) to discuss interest and needs. However, only Heartland Senior Services and Mid-Iowa Community Action Agency representatives attended the meeting, but staff received proposals from ChildServe, University Community Childcare, Ames Community Preschool Center, and Mid-Iowa Community Action Agency. Ms. Baker-Latimer stated that among the three daycare agencies the activities that were requested funding were: Kitchen and appliance remodel, technology and preschool curriculum, HVAC, Outdoor STEM Equipment, commercial kitchen oven, infant program expansion, and classroom flooring upgrades. MICA requested funding for a cargo van to deliver meals. It was the hope that all the requests will be able to be funded, but if not, staff will put the funding toward the tier one projects, and if any funding is left, they will move to the second tier.

Council Member Gartin commented that oftentimes when assistance is provided for infrastructure or property improvements, there is some kind of recapture clause; so if the property owner sold the property, the City would get the funding back. He wanted to know if there was any provision similar to that with this Program. Ms. Baker-Latimer said that there would be a recapture provision placed into the Agreements.

Council Member Betcher wondered why there weren't more tier two applications. Ms. Baker-Latimer stated that a lot of those agencies don't own their spaces as they are either renting the space or it was given to them for free.

Council Member Rollins asked about childcare facilities and wanted to know how many more kids might be served with the additional help. Ms. Baker-Latimer explained that there are over 270 children waiting for daycare spaces with the biggest need being infant care. As far as food delivery places, during the pandemic, the grocery employees had to use personal cars, and now with the van, it will help eliminate the use of personal cars. Council Member Corrieri commented that some of the capacity will depend on whether they could hire staff.

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

Moved by Rollins, seconded by Betcher, to adopt RESOLUTION NO. 22-336 approving the submittal of the Round 2 CV-CARES (COVID-19) draft grant application to the Iowa Economic Development Authority (IEDA).

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**HEARING ON 2022/23 RIGHT-OF-WAY RESTORATION:** The public hearing was opened and closed by Mayor Haila after no one came forward to speak.

Moved by Beatty-Hansen, seconded by Corrieri, to adopt RESOLUTION NO. 22-337 approving the final plans and specifications and awarding a contract to Country Landscapes, Inc., of Ames, Iowa, in the amount of \$288,183.20.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**HEARING ON PROPOSAL TO ENTER INTO A WATER REVENUE LOAN AND DISBURSEMENT AGREEMENT TO BORROW MONEY THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED \$3,500,000:** The public hearing was opened by Mayor Haila. It was closed when no one came forward to speak.

Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 22-338 instituting proceeding to take additional action for the authorization of a Loan and Disbursement Agreement and the issuance of not-to-exceed \$3,500,000 Water Revenue Bonds (SRF Loan).

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**HEARING ON PROPOSED AMENDMENT TO THE CITY'S PLANNING PROJECT REVIEW AND NOTIFICATION PROCESS AND APPROVAL PROCESS RELATED TO CHAPTER 29 OF THE AMES MUNICIPAL CODE:** Moved by Beatty-Hansen, seconded by Betcher, to continue the hearing to July 12, 2022.

Vote on Motion: 5-0. Motion declared carried unanimously.

**HEARING ON FURMAN AQUATIC CENTER POOL BASIN PAINTING PROJECT:** The Mayor opened the public hearing. It was closed when no one else came forward to speak.

Moved by Gartin, seconded by Betcher, to reject all bids and direct staff to rebid the project at a later date.

Vote on Motion: 5-0. Motion declared carried unanimously.

**ORDINANCE ON ZONING TEXT AMENDMENT TO REMOVE THE CAMPUSTOWN SERVICE CENTER (CSC) ZONING DISTRICT MID-BLOCK 20-FOOT SETBACK STANDARD ALONG LINCOLN WAY:** Moved by Beatty-Hansen, seconded by Betcher, to pass on second reading an ordinance on a Zoning Text Amendment to remove the Campustown Service

Center (CSC) Zoning District Mid-block 20-foot setback standard along Lincoln Way.  
Vote on Motion: 5-0. Motion declared carried unanimously.

**ORDINANCE MODIFYING CHAPTER 18 OF THE *MUNICIPAL CODE* FOR PARKING CHANGES TO VARIOUS LOCATIONS:** Moved by Betcher, seconded by Gartin, to pass on second reading an ordinance modifying Chapter 18 of the *Municipal Code* for parking changes to various locations.

Vote on Motion: 5-0. Motion declared carried unanimously.

**2105 DAYTON AVENUE:** Moved by Betcher, seconded by Gartin, to adopt RESOLUTION NO. 22-339 approving the Zoning Agreement for 2105 Dayton Avenue.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Gartin, seconded by Beatty-Hansen, to pass on third reading and adopt ORDINANCE NO. 4467 rezoning 2105 Dayton Avenue from “A” (Agricultural) to “GI” (General Industrial).

Roll Call Vote: 5-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**DISPOSITIONS OF COMMUNICATIONS TO COUNCIL:** The Mayor noted that there were five items to review. The first three items were regarding pedestrian safety in the Somerset area.

Council Member Betcher commented that she couldn’t remember if the Council had asked the Traffic Engineer for an update on what is happening in Somerset. Council Member Beatty-Hansen said that something needs to be done, but not sure what. She knows that the Council has had reports from staff on this area. Ms. Beatty-Hansen wondered if asking for a memo regarding a rapid flashing beacon for this area would be appropriate on Stange at an intersection of staff’s choice. Council Member Betcher stated that her recollection was that the last time this came up, that there was a traffic study done and then another one, but that one was done during COVID. She got the impression that there was a possibility of having another study done now that traffic patterns have returned to normal. Council Member Corrieri commented that an update was sent out to the Council.

Moved by Beatty-Hansen, seconded by Corrieri, to request a memo from staff on the best location along Stange to install a push button beacon in the Somerset area.

Council Member Betcher indicated her concern was that she would rather have staff make a recommendation as she is not sure the flashing beacon is needed.

Council Member Beatty-Hansen withdrew her motion.

Moved by Beatty-Hansen, seconded by Corrieri, to ask staff for a memo detailing where, along Stange, the City would consider putting either a beacon or other calming measure.

Vote on Motion: 5-0. Motion declared carried unanimously.



The fourth item was a Memo from Planning and Housing Director Kelly Diekmann regarding the request from the property owner at 2359-210th Street in Boone County to amend the Ames Plan 2040 Urban Fringe Land Use Map.

Moved by Rollins, seconded by Beatty-Hansen, to place the memo from Planning and Housing Director Kelly Diekmann regarding the request for the property owner at 2359-210th Street to amend the Ames Plan 2040 Urban Fringe Land Use Map on a future agenda.

Vote on Motion: 4-0-1. Voting Aye: Beatty-Hansen, Betcher, Corrieri, Rollins. Voting Nay: None. Abstaining due to Conflict of Interest: Gartin. Motion declared carried.

The last item was an email from the Ames Climate Action Team asking the Council to begin the reduction of waste stream-related emissions. Council Member Betcher commented they should do something in response to the email, but was unsure if it should be a memo from staff or what they should do. Council Member Beatty-Hansen asked what the status was for the current Waste-to-Energy Study and the timing. Assistant City Manager Brian Phillips indicated it would be sometime within the next few months. Ms. Beatty-Hansen wanted to know about the status of curbside recycling. Mr. Schainker noted that a study is in process. She felt that a process is already in the works so it would be beneficial to communicate the timing.

Moved by Beatty-Hansen, seconded by Corrieri, to communicate the timing and make sure that the Ames Climate Action Team knows about any upcoming opportunities for input.

Council Member Gartin asked Mr. Phillips to give a little more information about the plans for plastic diversion. Mr. Phillips said that the consultant who was hired is working on identifying different ways for the City to divert plastics out of the processing by using an optical sorting or other technology. There are a whole host of items that are related to each other, but will have to discuss it in length when it comes back to the Council.

The Mayor asked Mr. Phillips to speak about the upcoming Bike/Pedestrian Master Plan. Mr. Phillips explained that the City had retained a consultant to assist in the development of the Bike/Pedestrian Plan. The first step would be to have a Workshop to discuss the goals of the project, which will take place on August 16, 2022. The vision of the Bike/Pedestrian Master Plan will be discussed at that meeting and public input will be accepted later.

Council Member Betcher asked if staff had asked for a catalog of where there are sidewalk gaps in the City. It was unknown if that had been requested.

**COUNCIL COMMENTS:** Council Member Betcher thanked Will Determan for sending her an email about his concerns regarding sidewalk gaps. She has forwarded his email to the rest of the Council and she is hoping the City will move forward with some kind of assessment as to where all the gaps exist.

Ms. Betcher mentioned that she attended the International Town and Gown Association Conference

and received some good ideas and felt that the City of Ames efforts on community engagement were well-received by those in attendance.

Council Member Gartin stated that June 2, 2022, was a sad day for the community and Cornerstone Church. He said that he has been a part of the Church since 1996, and one of the main reasons his family moved back to the community. It was the worst day in the Church's history, and he wanted to convey on behalf of the Church the deep appreciation to Iowa State University, Story County Sheriff's Department, and the support of the community. Mr. Gartin said in the midst of great tragedy there is an opportunity to be grateful for the support.

Council Member Rollins thanked the City for giving her the opportunity to attend the International Town and Gown Conference as it was a great way to get contacts and learn new information. She was looking forward to how the City can incorporate some of the ideas they learned.

Moved by Corrieri, seconded by Beatty-Hansen, requesting a memo from staff about taking credit/debit cards for utility payments and parking tickets at City Hall.

Vote on Motion: 5-0. Motion declared carried unanimously.

The Mayor indicated that last week the City Manager and he flew out to Washington, D.C., to have their annual visit with the Iowa Senator and other representatives. They are looking into what kinds of grants are available to help with sustainability. He mentioned that the Department of Energy has some grants available, and will be trying to explore these options while staff is reviewing other finance options.

**ADJOURNMENT:** Moved by Betcher, seconded by Corrieri, to adjourn the meeting at 8:00 p.m.

Vote on Motion: 5-0. Motion declared carried unanimously.

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Amy L. Colwell, Deputy City Clerk

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John A. Haila, Mayor

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Diane R. Voss, City Clerk