

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

OCTOBER 25, 2022

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:00 p.m. on the 25th day of October 2022, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Tim Gartin, Rachel Junck, and Anita Rollins. *Ex officio* Member Bryce Garman was also present.

CONSENT AGENDA: Moved by Betcher, seconded by Beatty-Hansen to approve the following items on the consent agenda.

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting on October 11, 2022
3. Motion approving Change Orders for period October 1-15, 2022
4. Motion approving new Class C Liquor License with Sunday Sales – Staybridge Suites Ames, 2111 Isaac Newton Drive Pending Dram Shop Insurance
5. Motion approving Premise Update – Inside Golf, LLC Class C Liquor License with Sunday Sales – 2801 Grand Avenue, Suites 1040, 1045, 1075 & 1085, Pending Dram Shop Insurance
6. Motion approving Ownership Update – Target Store T-1170 Class E Liquor License, Class C Beer Permit, Class B Wine Permit with Sunday Sales – 320 S Duff Avenue
7. Motion approving request from ISU Homecoming Central Committee for Fireworks Permit for display from ISU Central Campus at midnight on Friday November 4, 2022, for Mass Campaniling
8. Computerized Maintenance Management Software
 - a. Motion waiving Purchasing Policies and Procedures requirement for competitive bids
 - b. RESOLUTION NO. 22-548 awarding 3-Year contract to Limble Solutions, LLC, Lehi, Utah in the amount of \$88,200
9. RESOLUTION NO. 22-549 approving Encroachment Permit Agreement for Awning at 317 Main Street
10. RESOLUTION NO. 22-550 approving renewed 28E Agreement for Tobacco, Alternative Nicotine, and Vapor Product Enforcement between the Police Department and the Iowa Alcoholic Beverages Division
11. RESOLUTION NO. 22-553 approving Purchase Order in the amount of \$135,000 to SCS Engineers of Clive, Iowa to provide consulting services for City's Steam Electric Plant's Ash Site necessary to comply with U.S. EPA's Coal Combustion Residuals Rule (CCR)
12. RESOLUTION NO. 22-554 approving Plat of Survey for 3600 University Boulevard
13. RESOLUTION NO. 22-555 re-approving the grant agreement with Iowa Finance Authority for Moore Memorial West Land in the amount of \$61,500
14. RESOLUTION NO. 22-556 approving quarterly investment report for period ending September 30, 2022
15. RESOLUTION NO. 22-557 approving and adopting Supplement No. 2022-4 to the *Ames Municipal Code*

16. RESOLUTION NO. 22-558 setting the date for the sale of General Obligation Corporate Purpose Bonds, Series 2022A and authorizing the use of a preliminary official statement in connection therewith
17. RESOLUTION NO. 22-559 approving Final Completion of 2021/22 Traffic Signal Program – S. 4th & University
18. RESOLUTION NO. 22-560 approving Final Completion of 2020/21 City Hall Parking Lot Expansion

Roll Call Vote: 5-0. Motion/Resolutions declared carried/adopted, signed by the Mayor, and hereby made a portion of these Minutes.

PUBLIC FORUM: Mayor Haila opened and closed the Public Forum when no one came forward to speak.

DISCUSSION ON NAMING THE DOWNTOWN PLAZA: Mayor Haila raised the naming of the Downtown Plaza for consideration. The Parks and Recreation naming criteria and procedure process allow for naming for historic figures in the community, as well as outstanding individuals, and the Mayor expressed his belief that his suggestion fits both of these criteria. Mayor Haila proposed naming the Downtown Plaza the Steven L. Schainker Plaza. This would recognize City Manager Steve Schainker's 40 years of continuous service to the City. Both former Mayors Ann Campbell and Ted Tedesco fully endorsed this recognition. The Mayor raised highlights from City Manager Schainker's career, and observed on a personal note that he has never worked with someone so resolute in their commitment to integrity and doing what is best for citizens. Mayor Haila stated that the plaza naming would be a fitting accolade for City Manager Schainker's service and contributions to the City, and invited the City Council to comment on the proposed naming.

Council Member Betcher commented that she wholeheartedly supported the Mayor's recommendation, noting that City Manager Schainker is coming up on being the longest-serving City Manager in the country, and his long tenure speaks to his integrity and ability to work with others.

Council Member Beatty-Hansen shared that on her initial tour of facilities as a Council Member, she was struck by City Manager Schainker's connection with staff. She noted that he has been a model of service both to citizens and to the City Council, navigating tensions with decorum and consideration. She expressed that Ames would not be what it is today without him.

Council Member Gartin echoed what others said, noting that the City has outstanding staff because of an outstanding City Manager who sets the tone. He highlighted City Manager Schainker's strong commitment to fiscal discipline, and shared that his commitment to both staff and the community made it very difficult for him to send first responders into dangerous situations to provide necessary services through the Covid-19 pandemic.

Council Member Junck commented that City Manager Schainker has been an exemplary City employee throughout the decades, putting what is best for the City of Ames first and leading with thoughtfulness and care. She said that she cannot think of anyone more fitting for the plaza naming.

Council Member Rollins noted that a conversation with City Manager Schainker about why he has served Ames for 40 years was very impactful in her decision to run for the City Council, as it highlighted an inviting style of leadership.

Mayor Haila noted that the usual naming procedure starts with Parks and Recreation staff, then moves to the Parks and Recreation Commission before coming to the City Council. Mayor Haila recommended waiving the procedures in the Parks and Recreation Naming Policy Section 5(a-b) and directing staff to provide a resolution at the next City Council meeting.

Moved by Betcher, seconded by Junck, to waive the procedures in the Parks and Recreation Naming Policy Section 5(a-b), and directing staff to present a resolution to the City Council for consideration on November 8th, 2022 to name the City of Ames Downtown Plaza after Steven L. Schainker.

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

THE LINC DEVELOPMENT PROJECT: Planning and Housing Director Kelly Diekmann stated that staff is looking to the City Council for direction based on the detailed report of The Linc Development Project at the previous City Council meeting.

Mayor Haila opened the Public Input.

Susie Petra, 2011 Duff Avenue, Ames, spoke against moving forward with The Linc Development Project at this time, asking for an occupancy rate study, involvement of Iowa State University urban planners and architects, and a 3D model of the development so that the public can be more fully informed about the project.

Sue Ravenscroft read a letter from Merlin Pfannkuch, 1424 Kellogg Avenue, Ames, with the Mayor Haila's permission, speaking against moving forward with The Linc Development Project. Mr. Pfannkuch expressed concern about the density of the project, the riskiness of the subsidies and unreliability of revenue projections, and the speed of project development.

Council Member Corrieri entered the meeting at 6:20 p.m.

Sue Ravenscroft, 455 Westwood Drive, Ames, spoke against moving forward with The Linc Development Project at this time, asking for more time for public input. She commented that the revenue projections seem wildly optimistic and asked for more credible projections. She also stated her belief that CyTown will be in direct competition with the Linc.

Dan Culhane, President and CEO of the Ames Chamber of Commerce, 304 Main Street, Ames, spoke in favor of moving forward with The Linc Development Project, noting that peer communities have benefited tremendously from transformational downtown projects like this. He noted that the developers working on the project are invested in the local community, and the project will accentuate the attractiveness of downtown.

Kevin Bourke, President and CEO of Discover Ames, 1601 Golden Aspen Drive #110, Ames, spoke in favor of moving forward with The Linc Development Project, noting that the hotel will be crucial for promoting the community to outside groups and visitors. He shared that Discover Ames recently lost two groups who were interested because there was not a hotel within walking distance of retail, restaurants, and nightlife. He stated his belief that CyTown will not compete with the project, but rather enhance it.

Chuck Winkleblack, Hunziker and Associates, 105 S 16th Street, Ames, spoke in favor of moving forward with The Linc Development Project. He shared that the developers have invested significant time meeting with hoteliers and restaurateurs to inform their design decisions, and the designs have changed over time to accommodate many of the issues that those speaking against the project raised. He stated that this project is a great way to achieve the goals of the Lincoln Way Corridor Plan, and reminded everyone that this decision is not the end of public input. Moving forward with plans will allow more concrete design planning to share with the public for feedback.

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

City Manager Schainker clarified that staff was looking for a motion on whether or not to proceed. Council Member Junck expressed interest in adding a motion regarding electric charging stations in the Phase 1 plan.

Council Member Beatty-Hansen thanked those who spoke during public input for sharing their concerns. She noted that increasing density is key for sustainability, and this project has value in increasing the density in the core of the City.

Council Member Betcher stated that she shared the concerns of the commenters about the scale of the project, but the zoning decision was made previous to this project. She noted that there have been unsuccessful attempts to increase density by adding housing in the upper story of downtown buildings, so she recognized the merit of the sustainability argument. If infill is necessary, downtown is a good place for it. Ms. Betcher also commented that other Main Street communities around the country have seen economic benefits from similar developments downtown.

Council Member Rollins invited City Manager Schainker to comment on the role the Tax Increment Financing (TIF) plays in the project and how the contract will protect against empty retail space. City Manager Schainker explained that TIF rebates are not an incentive he would recommend for many projects, but a catalytic project like this deserves extraordinary incentives. He noted that the City Council set the Lincoln Way Corridor as a priority, and this project addresses

that. The magnitude of investment and positive impact on downtown will be worthwhile, in his estimation. City Manager Schainker noted that provisions have been added to the contract to require the developer to keep 70% of all retail space leased to sales tax generating businesses at all times. Falling below 70% would put the developer in default of the agreement and put their TIF rebate in jeopardy. This is a strong incentive for the developer to ensure that the retail space is occupied.

Council Member Corrieri stated that this project puts the City at the point of realizing the vision for the rezoning and Lincoln Way Corridor Plan. She shared that many residents and downtown business owners have expressed positive feedback on this project. She noted that Ames is behind other peer communities in terms of investment in downtown, and she was excited to see this project move forward.

Council Member Betcher clarified that, per discussions on the Discover Ames board, hoteliers in the area generally agreed that the hotel in the Linc Development Project will not directly compete with CyTown because boutique hotels attract a different share of the market.

Moved by Gartin, seconded by Junck, to approve proceeding with the project.

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

Moved by Junck, seconded by Rollins, to have the developer identify how many electric charging stations will be included in Phase 1 and write that into the agreement.

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

STAFF REPORT ON URBAN FRINGE PLAN: Director Diekmann summarized the history of the Urban Fringe Plan, noting that updates were required since the completion of the Ames Plan 2040. In February 2022, staff presented a recommendation of a joint effort to plan with Story County and the City of Gilbert. The Story County Board of Supervisors provided bullets, the City Council gave input, and staff worked to put together a draft plan. In May, a joint public draft was released, and the Story County Board of Supervisors organized public meetings for extensive public input, which was gathered into a report. In June, the City Council voted to extend the 28E Agreement until November 7th, 2022, while Story County was cataloguing the public comments. The Story County Board of Supervisors proposed changes to the draft based on public comments, and staff asked the City Council to consider these changes and decide how to proceed.

The Story County Board of Supervisors sent changes to the draft in a letter, which staff characterized as focusing on three main topics: limiting the Urban Reserve overlay and annexation, map designations, and other.

Director Diekmann discussed the first topic: limiting the Urban Reserve overlay and annexation. He noted that staff brought the concept of an Urban Reserve to this draft directly from the Ames Plan 2040 document that the City Council has previously approved. An Urban Reserve is an area of potential city growth beyond the first phase of growth. This is important for the City to maintain

flexibility in growth. Staff requested that the City of Ames retain annexation authority over the Urban Reserve so that annexation within that designation would not require a comprehensive amendment to the joint Urban Fringe Plan. Staff also requested that Story County consider future zoning amendments to limit conditional uses that would be generally incompatible with urban development. These requests were both in the draft Plan, but the Story County Board of Supervisors has pulled back on these items following public input. Additionally, the City of Gilbert views the area north of 190th Street as an area for their exclusive annexation. The Fringe Plan currently designates it as annexable, but does not specify who has annexation priority. The Story County Board of Supervisors did not take a position on who should be able to annex that area; they only requested that the area not be considered Urban Reserve for the City of Ames.

Director Diekmann proceeded to the second topic of map designations. The Story County Board of Supervisors requested a number of changes. Bullet 6 proposes changing the designation of the former Champlin property to Ag and Farm Services, but City staff disagreed because water and sewer lines already exist in the area. It would be easily serviceable, so the City should be allowed to annex it. Bullet 6 also suggests changing Meadow Glen to Rural Residential-existing, which would preclude annexation. Staff does not agree with this, as it may prevent future annexation to the south of Meadow Glen. There is no direct intention to annex Meadow Glen; however, future expansion southward may require annexing Meadow Glen to meet state requirements for other annexations. Staff accepts Bullets 7, 10, 11, 12, and 13 (see Council Action Form #21). Bullet 13 removes parcels from outside of the 2-mile radius of City boundaries from the Urban Reserve, matching the original intention for the Urban Reserve.

Director Diekmann raised the third topic of other issues. Bullet 4 reasserted Story County's right to make its own recommendation whenever the City of Ames submits an annexation application to the state. This is not a change from the existing Plan. Regarding Bullet 9, staff would only support the allowance for accessory dwelling units or second homes for Ag and Farm Service areas that would not likely become part of the City. Story County has exclusive authority over this type of zoning issue unless a mutual agreement is worked out in the 28E Agreement. Bullet 14 raised concerns for City staff about expanding conditional uses that would conflict with urban growth.

Director Diekmann discussed four options for City Council to consider in response to the Story County Board of Supervisors' letter:

- Option 1: Update Plan with only subdivision policies for all areas within the Fringe
- Option 2: Update Plan with City specific edits to the draft for City Council approval
- Option 3: Discontinue the update process and let the Fringe Plan dissolve
- Option 4: Hold a Joint Meeting with the Story County Board of Supervisors and City of Gilbert

Director Diekmann indicated that in addition to selecting one of these options, the City Council also needed to make a decision about extending the 28E Agreement, which is set to expire November 7th, 2022.

Director Diekmann clarified for Mayor Haila that the 28E Agreement has two benefits. Administratively, the Urban Fringe plan delegates authority to the county for remote cases that will not affect City growth. The more significant benefit is the ability to cooperatively plan for the region with a logical, coherent, and consistent vision for expansion. He then clarified for Council Member Gartin the downsides of not having the agreement, noting that the City would be limited to subdivision review, and Story County would have no obligation to coordinate with staff on land use control.

The City Council Members discussed how to respond to the letter from the Story County Board of Supervisors. Council Member Gartin voiced concern that the letter is discordant with City needs and priorities that coordination may not be possible. Council Member Betcher disagreed, raising an email received by the City Council Members from Story County staff shortly before the City Council meeting began. Council Members Gartin and Corrieri and Mayor Haila expressed reservations about considering the email in the discussion, as there had not been sufficient time to read or consider it. Council Member Beatty-Hansen suggested that Option 1 may be the easiest way to align interests and maintain collaboration. Council Member Junck voiced support for Option 2, allowing staff to draft a counter-proposal that kept the City's priorities clear while finding some room for compromise. Council Member Rollins expressed interest in this approach as well. Council Member Corrieri suggested an alternative to Option 3, proposing that the City Council could reject the proposal letter from the Story County Board of Supervisors. This would leave the door open for them to come back with a proposal that may be more amenable to the City's interests. She also expressed concern that Option 2 would put staff in a difficult position of navigating conflict amongst policymakers. Director Diekmann clarified that if the City Council selected Option 2, he would return with a draft for the November 22nd, 2022, City Council meeting. Mayor Haila asked if Director Diekmann was comfortable writing a draft for Option 2, recognizing Council Member Corrieri's concern. Director Diekmann responded in the affirmative, noting that he would write from the perspective of the Ames Plan 2040.

Moved by Betcher, seconded by Junck, to select Option 2 and direct staff to update the Plan with City specific edits to the draft for City Council approval.

Vote on Motion: 4-2. Motion declared carried.

City Manager Schainker clarified for Council Member Gartin that extending the 28E Agreement would mean extending the current Urban Fringe Plan, which is inconsistent with the Ames 2040 Plan. Council Member Gartin responded that he did not see significant long-term consequences to letting the 28E Agreement expire.

Moved by Betcher, seconded by Junck, to adopt RESOLUTION No. 22-562 extending the Ames Urban Fringe 28E Agreement until January 1, 2023.

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

STAFF REPORT ON FRONT YARD PARKING AND DRIVEWAY STANDARDS:

Director Diekmann presented an update on front yard parking and driveway standards, seeking further direction on details before finalizing a new Zoning Ordinance draft for approval by the City Council. Following a staff report on the topic in July, the City Council directed staff to include the following in the front yard parking and driveway standards update:

- Allow for existing driveway configurations to be permitted as preexisting
- Allow for additional flared parking (to the side of the driveway) when not in front of a house
- Limit second curb cuts to when a property has at least 150 feet of frontage
- Set new standards for a minimum driveway exception of at least two cars (20 feet wide) for all properties unless there is compliant two-car parking in a rear yard
- Create a driveway permit process enforceable by the Director of Planning and Housing

Director Diekmann reported that the Planning and Zoning Commission reviewed the proposed changes at its September 21st, 2022 meeting, voting to support all of the above changes except for the 20-foot driveway exception. Specifically, the Commission did not support allowing parking to extend in front of the house. Staff requested direction on whether to move forward with the Planning and Zoning Commission's recommendation, or with the City Council recommendation from July.

Director Diekmann clarified that flared parking is a wing of a driveway jutting off toward the adjoining property. Current regulation allows the flare to go as far as the property line, not imposing a cap on the footage. Staff proposed the 20-foot allowance to extend in front of the house for cases where there is not much room between the existing driveway and property line, meaning a flare could not add a full parking space.

Council Member Beatty-Hansen stated her belief that the City should not encourage more parking than already exists, but it is important to allow residents to repair existing parking by changing the verbiage from nonconforming to preexisting. Director Diekmann confirmed that designating existing driveways as preexisting would allow owners to replace or repair for one year, which the nonconforming designation would not allow.

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

Moved by Beatty-Hansen, seconded by Betcher, to direct staff to proceed changing the language from nonconforming to preexisting.

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

Moved by Betcher, seconded by Rollins, to allow for 20-foot driveway width so long as it does not encroach in front of the home.

Vote on Motion: 5-1. Motion declared carried.

Moved by Betcher, seconded by Gartin, to approve staff changes for single and two-family houses A-E and other parking and parking lot related issues A-D.

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

The meeting recessed at 8:00 p.m. and resumed at 8:06 p.m.

PRESENTATION OF FINDINGS OF GRAND AVENUE INTERSECTIONS IMPROVEMENT STUDY: Traffic Engineer Damion Pregitzer introduced Civil Engineer Mark Gansen and Mike Forsberg of HDR to discuss the findings of the Grand Avenue Intersections Improvement Study.

Mr. Forsberg explained that the Study covers a group of projects along Grand Avenue addressing similar safety issue trends and desire for multimodal accommodations along the corridor. The Study Methodology examined the section of Grand Avenue from 9th Street to 24th Street, taking into account historical safety analysis and mitigation strategies, operations analysis for the year 2045 (AAMPO MTP horizon year), and improvements development and screening. These generated recommended improvements, which received public feedback at an Open House on April 28th, 2022. The final Report and Implementation Plan reflects data from all of these sources.

Mr. Forsberg shared the results of the Study intersection by intersection. All of the studied intersections included the Key Improvement of a shared-use path on the west side of Grand Avenue. The 9th Street Intersection currently falls in the Iowa Department of Transportation's (IDOT) Tier 2 of Potential for Crash Reduction (PCR) Values. This category means there is potential for safety improvement, but change is less urgent than Tier 1 intersections. The Study recommends the improvement of a leading pedestrian interval, which will increase bike and pedestrian awareness in the crosswalk.

Council Member Gartin stated that this intersection is key from a bike perspective because this is where most choose to cross Grand Avenue. Engineer Pregitzer commented that this Study is a snapshot of the general direction for improvements. As each intersection project begins in earnest, staff will conduct a full multilevel process of planning and public feedback. He also clarified for Mayor Haila that this corridor plan leverages the Intelligent Transportation System (ITS) improvements that are currently being installed. Engineer Gansen clarified for Council Member Betcher that once the shared use path is constructed, responsibility for clearing snow off of the path will fall to the Parks and Recreation Department. Snow storage is also a design consideration in the projects.

Mr. Forsberg discussed the 13th Street Intersection, observing that it fell into IDOT's PCR Tier 1. The intersection is concerning from both safety and efficient operations perspectives, so significant build improvements are required. The Study recommended adding left turn lanes in all directions, a new traffic signal, and a leading pedestrian interval. Engineer Pregitzer explained that this plan implemented lowest impact design, requiring significantly less right-of-way acquisition than the failed 2007 plan for this intersection. He also clarified for Council Member Betcher that IDOT did not raise a need for a median at this intersection even though it was required for the South Duff Avenue and US 30 intersection because that intersection experiences much heavier traffic.

Mr. Forsberg explained that the 16th Street Intersection also fell into the PCR Tier 1, experiencing a high percentage of more dangerous angle crashes. The Study suggests adding a raised median on Grand Avenue to eliminate left and right turns in order to eliminate the angle crashes. Public feedback generally opposed eliminating east and west bike and pedestrian crossing. Engineer Pregitzer clarified that a raised median would not be a permanent solution; further study after improvements to the 13th and 20th Street intersections would be required. Mayor Haila expressed concern that Ames High School traffic diverted from this intersection would instead turn at 15th Street, meaning the median would merely shift rather than mitigate crashes. Engineer Gansen noted that a common theme in public feedback was using 16th Street in order to avoid 13th Street or 20th Street. Addressing those larger intersections is expected to take pressure off of this one.

Mr. Forsberg addressed the 20th Street Intersection, noting that it also fell into the PCR Tier 1. The Study suggests adding left turn lanes on Grand Avenue, restriping 20th Street for left turn lanes, and a leading pedestrian interval. Engineer Pregitzer noted that staff has planned for these improvements, as the current signal is offset to allow for these changes. Council Member Gartin observed that this intersection is near elementary schools, so pedestrian safety is extremely important. Engineer Pregitzer clarified for Council Member Betcher that the speed limit on Grand Avenue is set by IDOT, and staff did not believe that the speed limit is a significant contributing factor to the crashes at this intersection.

Mr. Forsberg observed that the 24th Street Intersection fell into PCR Tier 2. The Study suggests restriping 24th for dedicated left-turn lanes, new traffic signals, three lanes on 24th Street east to Jensen Avenue, decreasing the southwest corner radius, and a leading pedestrian interval.

Engineer Pregitzer clarified for Mayor Haila that the property owners of the potential right-of-way acquisitions for the 13th Street improvements are aware of the project. Engineer Gansen contacted the church, which was interested in selling, and the two other properties serve as rentals, so no owner-occupied properties will be acquired. Many of the homeowners who will be affected by easements participated in the public input process.

Mayor Haila opened Public Input.

Lynn Burnett, 2816 Greensboro Drive, Ames (formerly 703 12th Street, Ames), spoke in favor of preserving the old growth trees along Grand Avenue. He agreed that safety is important, but also hoped that the aesthetics of old growth trees and Ames' status as a Tree City would be considered.

Mayor Haila closed Public Input.

Moved by Gartin, seconded Beatty-Hansen, to accept the Study findings as summarized in the Study Report and Implementation Plan.

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

STAFF REPORT ON STANGE ROAD PEDESTRIAN IMPROVEMENTS: Engineer Pregitzer presented a staff report offering conceptual pedestrian improvements along Stange Road near Crescent Park in the Somerset area. He noted that low-cost improvements have already been implemented in this area, and despite this staff regularly fields complaints about walkability in this area. When this village was planned, it was intended to be more walkable, and the boulevards were meant to be single lane roads with parking. A change was made to have four lane roads due to the imprecise traffic modeling that was available in that time. More precise modern modeling revealed that the traffic level in this area does not and will not warrant a traffic signal.

Engineer Gansen described the idea of bringing this area closer to the original concept by reducing down to one lane in each direction, dropping the outside lanes with a right turn lane at Aspen Road and Northridge Parkway, and introducing four-way stops at both intersections. This plan would also move CyRide stops to the center of Crescent Park and convert parallel parking to angled back-in parking. Engineer Pregitzer clarified that this concept is preliminary; staff has not yet approached CyRide or the Homeowners' Association (HOA) which owns Crescent Park.

Council Member Gartin inquired about the importance of preserving Crescent Park. Engineer Pregitzer noted that moving the CyRide stops to the center would open amenity space in Crescent Park, a feature which was part of the original design but was not feasible to implement at the time. Reintroducing this amenity space could be desirable to the HOA.

Council Member Gartin then inquired about traffic corridors and northern growth. Engineer Pregitzer highlighted George Washington Carver Avenue as northward traffic corridor staff hoped to promote, transferring commuter traffic from the mixed-use area on Stange Road to an arterial street. Council Member Gartin recognized that George Washington Carver Avenue could be a solution for northwesterly commuter traffic and inquired about plans for northeasterly commuter traffic. Engineer Pregitzer responded that staff had not modeled all of the possibilities yet, as this presentation was intended as a high-level concept to gather feedback and direction.

Council Member Rollins queried whether the four-way stop could be implemented without dropping down to one through-lane. Engineer Pregitzer replied that he would not recommend it because four-lane four-way stops increase confusion over right-of-way and make it more difficult for drivers to pay attention to pedestrians.

Council Member Betcher expressed support for making the area more walkable. She shared some concern about back-in parking spaces, but applauded the idea of adding communal gathering space. She suggested that these changes may create opportunities to expand outdoor seating at restaurants in the area as well.

Engineer Gansen clarified for Mayor Haila that the plan included installing Rectangular Rapid-Flashing Beacon (RRFB) locations where Aspen Road and Northridge Parkway cross George Washington Carver Avenue to improve pedestrian flow. An ADA-compliant crossing would be added at Aspen Road and George Washington Carver Avenue as well.

Mayor Haila opened Public Input.

Grant Olson, 3812 Ontario Street, Ames, spoke in favor of moving forward with pedestrian improvements in the area.

Mayor Haila closed Public Input.

Moved by Beatty-Hansen, seconded by Betcher to accept the report and direct staff to proceed with the proposed Stange Crescent and George Washington Carver crossing improvements.

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

AMES-ANKENY 161 kV TRANSMISSION LINE RELOCATION IDOT I-35:

Moved by Corrieri, seconded by Rollins, to adopt RESOLUTION NO. 22-551 approving Reimbursement Agreement Addendum with IDOT for relocation of 161kV electric line for the IDOT I-35 Improvement Project.

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

HEARING ON AMES-ANKENY 161 kV TRANSMISSION LINE RELOCATION IDOT I-35: Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 22-552, awarding contract to Primoris Electric, Inc., Inver Grove Heights, Minnesota for the relocation of 161kV Transmission Line from Ames Plant to NE Ankeny in the amount of \$2,171,669.20.

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

HEARING ON NUISANCE ASSESSMENT: Mayor Haila opened the Public Hearing and closed the Public Hearing when no one came forward to speak.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION No. 22-561, assessing costs of noxious weed removal and certifying assessment to the Story County Treasurer.

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

HEARING ON REZONING OF 3700-5898 E. LINCOLN WAY, 799 TELLER AVENUE, AND 220 & 420 S. TELLER AVENUE AGRICULTURAL (A) TO INTENSIVE INDUSTRIAL (II): Planner Justin Moore clarified for Mayor Haila that the spotty nature of the map was due to property ownership.

Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Corrieri, seconded by Betcher, to pass on first reading an ordinance on rezoning 3700-5898 E. Lincoln Way, 799 Teller Avenue, and 220 & 420 S. Avenue Agricultural (A) to Intensive Industrial (II).

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

FIRST PASSAGE OF ORDINANCE AMENDING SECTION 24.18 FOR THE BOUNDARY OF THE AMES 5TH TAX INCREMENT FINANCING DISTRICT (ISU RESEARCH PARK PHASE III): Mayor Haila opened the Public Hearing and closed the Public Hearing when no one came forward to speak.

Moved by Betcher, seconded by Corrieri, to pass on first reading an ordinance amending Section 24.18 for the boundary of the Ames 5th Tax Increment Financing District (ISU Research Park Phase III).

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

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila noted that there were five items to consider.

The first item was a letter from Lee Grassley, Mediacom Senior Manager of Government Relations, providing notification of programming changes and rate adjustments for Mediacom Telecommunications. Mayor Haila stated that this item was for information only and no action was required.

The second item was an email from Matt Wetstein, President of Better Ballot Iowa, proposing a special presentation for the City Council about ranked choice voting. Council Member Gartin noted that *State Code* does not currently allow ranked choice voting, so this item could be revisited if and when the Code changes.

The third item was a letter from Carolyn Klaus, President of the League of Women Voters of Ames and Story County requesting the City to establish and fund a Climate Action Office. Council Member Gartin commented that creating such an office may be necessary in the future, but it would be premature right now.

The fourth item was an email from Karen Cantonwine regarding the facility use agreement between Green Hills and Ames Parks and Recreation.

Moved by Gartin, seconded by Junck, to have Parks and Recreation Director Keith Abraham look into it further.

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

The fifth item was a memo from City Attorney Mark Lambert regarding Mary Greeley Medical Center's request to amend the City of Ames Municipal Code to align with Chapter 392.6 of the State of Iowa Code. City Attorney Mark Lambert explained that the City of Ames Municipal Code conflicts with the State of Iowa Code at two points. The current Municipal Code sets the number

of trustees on the hospital board; however, in 2009, State Code changed the authority to set the number of trustees on the Mary Greeley Medical Center Board of Trustees from City ordinance to the Board itself. Further, current Municipal Code permits “any adult” to be a candidate for the Board of Trustees; however, in 2003, State Code changed the requirements for who can be on the Board of Trustees, describing eligible candidates as residents of the service area of the hospital. City Attorney Lambert recommended granting Mary Greeley Medical Center’s request to amend the Municipal Code.

Moved by Gartin, seconded by Betcher, to direct City Attorney Mark Lambert to draft an ordinance making the requested changes to Municipal Code.

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

COUNCIL COMMENTS: *Ex officio* Garman expressed excitement regarding the joint meeting of the Ames City Council and the Iowa State University Student Government on October 26th, 2022.

Council Member Corrieri noted that Parks and Recreation would be hosting events for public feedback as part of the ADA Transition Plan, collecting input on accessibility in facilities. The events would be in the Farwell T. Brown Auditorium in the Ames Public Library for 2:00 p.m. and 6:00 p.m. on October 26th, 2022 and at 10:00 a.m. on October 27th, 2022.

Council Member Gartin observed that the first No-Charge Yard Waste Day would be Saturday, October 29th, 2022. Residents can dispose of yard waste at no charge at GreenRU, 400 Freel Drive, from 8:00 a.m. to 4:00 p.m. Further information can be found on the City of Ames website.

Council Member Betcher noted that Iowa State University would be kicking off the Jack Trice Centennial on Friday, November 4th, 2022 with an event dedicating the new Jack Trice statue at the stadium. Mayor Haila will read a proclamation for the renaming of Jack Trice Way. Council Member Betcher encouraged everyone to attend the event.

Mayor Haila announced that the 10th Annual Traditional Chinese Culture Festival would be held Sunday, October 30th, 2022 from 2:00 p.m. to 4:00 p.m. in the Farwell T. Brown Auditorium of the Ames Public Library. Assistant City Manager Deb Schildroth shared that the event would feature food, music, and games for people of all ages, and it would be free and open to the public. Assistant City Manager Schildroth reported that Ames Human Relations Commissioner Dr. Chunhui Chen is excited for the event to be held in-person this year, and he extends an invitation to the City Council and the public.

Mayor Haila noted that the Town Budget Meeting would be held in Council Chambers at 6:00 p.m. on Tuesday, November 1st, 2022, and encouraged everyone to attend the meeting.

Mayor Haila shared that the next Community Conversation About Mental Health would take place on Monday, November 7th, 2022, from 6:30 p.m to 8:30 p.m at the Ames Water Treatment Plant,

1800 East 13th Street. The conversation would focus on education and resources, and Mayor Haila shared that he is very excited that the Ames School District is partnering with the City for this event.

CLOSED SESSION: Mayor Haila 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 Gartin, 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 9:46 p.m. and reconvened in Regular Session at 10:11 p.m.

ADJOURNMENT: Moved by Corrieri, seconded by Betcher, to adjourn the meeting at 10:11 p.m.
Vote on Motion: 6-0. Motion declared carried unanimously.

Jeremy Neefus, Recording Secretary

John A. Haila, Mayor

Renee Hall, City Clerk