

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

NOVEMBER 8, 2022

The regular meeting of the Ames City Council was called to order by Mayor John Haila at 6:00 p.m. on the 8th day of November, 2022, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and Anita Rollins. *Ex officio* Member Bryce Garman was also present.

PROCLAMATION FOR “SMALL BUSINESS SATURDAY” NOVEMBER 26, 2022: Mayor Haila proclaimed November 26th, 2022, as “Small Business Saturday.” Sarah Dvorsky, Executive Director of Ames Main Street, and Sam Stagg, Ames Main Street Board Chair, accepted the proclamation. Ms. Dvorsky announced that Downtown Ames is home to over two hundred locally owned businesses and 52 to 70 cents of every dollar goes back into the local economy when supporting small businesses. She encouraged everyone to shop small year-round to support Ames area businesses but especially on November 26th, 2022, for Small Business Saturday.

PROCLAMATION FOR “WORLD PANCREATIC CANCER DAY” NOVEMBER 17, 2022: November 17th, 2022, was proclaimed “World Pancreatic Cancer Day” by Mayor Haila. Malinda Thach accepted the proclamation, noting that she became involved in spreading awareness of the disease after her mother lost her life due to pancreatic cancer. She reviewed common symptoms of pancreatic cancer, stressing the importance of discussing the symptoms with a primary care provider.

PROCLAMATION FOR “AMES PHILANTHROPY DAY” NOVEMBER 17, 2022: Mayor Haila proclaimed November 17th, 2022, as “Ames Philanthropy Day”. Charlie Weber of Good Neighbor Emergency Assistance and Gina Perkins of Cultivating Hope Farms accepted the proclamation. Mr. Weber announced the acts of philanthropy that have been recognized in Ames and Story County and discussed the community sponsors who help create awareness of philanthropy in Ames.

PROCLAMATION FOR “HUNGER AND HOMELESSNESS AWARENESS WEEK” NOVEMBER 13-19, 2022: November 13th through 19th, 2022, was proclaimed “Hunger and Homelessness Awareness Week” by Mayor Haila. Housing Coordinator Vanessa Baker-Latimer accepted the proclamation with many members of local agencies that help provide supportive services for Ames residents also present. On behalf of the United Way of Story County and the Story County Hunger Alliance, United Way staff expressed the pressing issue Hunger and Homelessness presents to the residents of Story County, nothing more than 5,000 individuals were served at the local food pantries in June of 2022.

CONSENT AGENDA: Council Member Junck requested to pull Item No. 18, Resolution approving Union Pacific Railroad Construction and Maintenance Agreement for the 24th Street

Crossing, and Council Member Rollins asked to pull Item No. 5, motion approving payment of claims.

Moved by Betcher, seconded by Beatty-Hansen, to approve the consent agenda less Item No. 5 and Item No. 18.

5. Motion approving payment of claims
6. Motion approving Minutes of Regular Meeting on October 25, 2022, and Special Meeting on November 3, 2022
7. Motion approving Change Orders for period October 16-31, 2022
8. Motion approving Civil Service Candidates
9. Motion approving new 12-Month Class C Liquor License with Sunday Sales and Outdoor Service – Wasabi Ames, 926 S. 16th Street
10. Motion approving new 12-Month Class C Liquor License - Ames Pool Hall – 125 Main Street, Pending Final Inspection
11. Motion approving ownership update for Class E Liquor License, Class C Beer Permit (Carryout Beer), Class B Wine Permit and Sunday Sales – Kum & Go #7706, 2320 Lincoln Way Suite 103
12. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class E Liquor License – AJ’s Liquor III, 201 “A” Chamberlain Street
 - b. Class B Native Wine Permit with Sunday Sales – Chocolaterie Stam, 230 Main Street
 - c. Class E Liquor License, Class B Wine Permit, Class C Beer Permit (Carryout Beer) and Sunday Sales – Kum & Go #7706, 2320 Lincoln Way Suite 103
 - d. Class C Liquor License with Sunday Sales & Outdoor Service – Time Out – Ames, 120 Kellogg Ave Pending Dramshop Review
13. RESOLUTION NO. 22-564 approving Addendum to Iowa DOT Funding Agreement for TAP funding for the 2021/22 Shared Use Path System Expansion – Ioway Creek
14. RESOLUTION NO. 22-565 approving revised WIF Grant Agreement with Iowa Finance Authority for Storm Water Erosion Control Program (Ioway Creek 6th Street to 13th Street – Brookside Park)
15. RESOLUTION NO. 22-566 awarding contract to Eide Bailly LLP of Dubuque, Iowa, to audit the City’s Financial Statements for Fiscal Year ending June 30, 2022, in the amount of \$61,800
16. Parks and Recreation Administration Building Siding Replacement Project
 - a. RESOLUTION NO. 22-567 approving reallocating funding in the amount of \$7,763 from the Ada Hayden Heritage Park Wetland Dredging Project
 - b. RESOLUTION NO. 22-568 accepting report of bids and awarding contact to TMJ Construction Services, Ames, Iowa, for the Parks and Recreation Administration Building Siding Replacement Project in the amount of \$57,762.39
17. RESOLUTION NO. 22-569 authorizing staff to close a section of Duff Avenue, as needed, to facilitate the completion of the Power Plant sanitary sewer connection
18. RESOLUTION NO. 22-570 approving Union Pacific Railroad Construction and Maintenance Agreement for the 24th Street Crossing

19. RESOLUTION NO. 22-571 approving Plans and Specifications for 2022/23 Asphalt Street Pavement Improvements (28th Street) and establishing December 7, 2022, as date of letting and December 13, 2022, as the date for report of bids
20. RESOLUTION NO. 22-572 approving Preliminary Plans and Specifications for CyRide HVAC Improvements, Phase III Project, setting December 14, 2022, as bid due date and January 10, 2023, as date of public hearing.
21. RESOLUTION NO. 22-573 approving contract & bond for Relocation of 161kV Transmission Line from Ames Plant to NE Ankeny
22. RESOLUTION NO. 22-574 approving partial completion and reducing financial security for Domani Subdivision 1st Addition
23. RESOLUTION NO. 22-575 accepting completion of Unit #8 Crane Renovation
24. RESOLUTION NO. 22-576 accepting completion of 2021/22 Shared Use Path Maintenance Program
25. RESOLUTION NO. 22-577 accepting completion of 2021/22 Pavement Restoration Program – Slurry Seal Program
26. 2019/20 Sanitary Sewer Rehabilitation (Basin 10)
 - a. RESOLUTION NO. 22-578 approving Change Order No. 2
 - b. RESOLUTION NO. 22-579 accepting project as completed
27. RESOLUTION NO. 22-580 setting date of Public Hearing for November 22, 2022, to enter into a State Revolving Fund Clean Water Loan and Disbursement Agreement in an amount not to exceed \$12,700,000
28. RESOLUTION NO. 22-581 setting date of Public Hearing for November 22, 2022, to enter into a State Revolving Fund Drinking Water Loan Agreement in an amount not to exceed \$8,500,000

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

PAYMENT OF CLAIMS: Assistant City Manager Deb Schildroth responded to a request from Council Member Rollins to discuss funded services for the Bridge Home, which were under review by the Analysis of Social Services Evaluation Team. Ms. Schildroth noted the Transitional Living Services in question were found to be provided to the terms of contract. She elaborated the Transitional Living Services would be replaced with Permanent Supportive Housing services in the Fiscal Year 2023-24 budget, which will be presented at the Budget Issues Session in December of 2022.

Moved by Rollins, seconded by Betcher, to approve the payment of claims.

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

UNION PACIFIC RAILROAD CONSTRUCTION AND MAINTENANCE AGREEMENT FOR THE 24TH STREET CROSSING: Public Works Director John Joiner responded to a request from Council Member Junck to elaborate on the agreement. Director Joiner noted the agreement had not yet been received but after communication with the Project Engineer for Union Pacific Railroad, he was reassured the agreement would be received by Friday. He shared the City

Council could approve the agreement contingent upon receipt and review by the City of Ames Legal Department to ensure the project moves forward.

Moved by Junck, seconded by Gartin, to adopt RESOLUTION NO. 22-570 approving Union Pacific Railroad Construction and Maintenance Agreement for the 24th Street Crossing contingent upon receipt and review.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, 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.

GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2022A: Roger Wisecup, City Treasurer, shared the City of Ames took bids on the Series 2022A General Obligation Corporate Purpose Bonds and were met with high demand at good rates. Susan Gerlach, Director for PFM Financial Advisors LLC, provided the report of bids, noting the City of Ames received the best available rate in the market today. She furthered that in the sale process, Moody's Investor Service affirmed the City's strong Aa1 rating, which is continuing to serve the City well.

Council Member Gartin asked how increasing spending would affect the desirability of the bonds in the market. Ms. Gerlach replied the tax rate is not part of the scorecard metric rather, the surplus deficit is evaluated as the primary consideration.

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

Moved by Betcher, seconded by Junck, to adopt RESOLUTION NO. 22-582 authorizing and approving a Loan Agreement, providing for the sale and issuance in an amount not to exceed \$13,400,000 General Obligation Corporate Purpose Bonds, Series 2022A, and providing for the levy of taxes to pay the same.

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

AMES MUNICIPAL AIRPORT: Traffic Engineer Damion Pregitzer announced the proposed resolution was the last step in renaming the Ames Municipal Airport and highlighted funds from the City Council Contingency Budget would be used to replace the signage.

Council Member Gartin shared he would be voting no. He explained that when deciding on important issues it is critical to do so in a way that is inclusive and engages a high volume of community input, which he believed to be lacking during this process. He stressed in the future the City Council must avoid a limited process.

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

Moved by Betcher, seconded by Rollins to adopt RESOLUTION NO. 22-583 renaming the Ames Municipal Airport to James Herman Banning Ames Municipal Airport and RESOLUTION NO. 22-584 authorizing \$7,400 from the City Council Contingency for the Airport signage changes. Roll Call Vote: 5-1. Voting Aye: Beatty-Hansen, Betcher, Corrieri, Junck, Rollins. Voting Nay: Gartin.

Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

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

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 22-585 naming the Downtown Plaza the “Steven L. Schainker Plaza.”

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

LIQUOR LICENSE FOR NEIGHBORHOOD LIQUOR & SMOKES: Chief of Police Geoff Huff provided the staff report. He stated Neighborhood Liquor and Smokes, located at 3505 Lincoln Way, Suite 105, has applied for a renewal of its Class E Liquor License with Class B Wine Permit, Class C Beer Permit (Carryout Beer), and Sunday Sales Privilege. These state licenses and permits must receive approval by the local authority of the City Council before they can be issued by the state.

The Police Department conducts compliance checks on establishments that hold liquor licenses in the City of Ames, explained Chief Huff. The compliance checks are completed by taking an underage person to liquor licenses establishments who then attempts to purchase alcohol. A business passes the check if the employee asks for identification and correctly refuses the purchase. An establishment fails the compliance check if the employee sells to the underage person.

The Police Department conducted one such compliance check at Neighborhood Liquor and Smokes on March 26th, 2021. The employee of Neighborhood Liquor and Smokes sold alcohol to an underage person during the check and was cited. The Police Department conducted another compliance check on February 11th, 2022, and an employee sold alcohol to the underage minor. On May 15th, 2022, the Iowa Alcoholic Beverages Division (ABD), suspended the establishment’s license for 30 days for a second violation in less than two years and fined the business \$1,500 as prescribed in Iowa Code 123.50(3)(b).

The Police Department conducted a follow-up compliance check on October 20th, 2022, when an employee again sold alcohol to a minor. This is the third violation within three years and Iowa Code 123.50(3)(c) prescribes a 60-day suspension and \$1,500 fine. Chief Huff noted this suspension and fine will be imposed on the establishment by ABD regardless of whether the City Council chooses to approve or deny the requested renewal.

In addition to the three compliance check failures, the Police Department received complaints from citizens, mostly parents, complaining that the business has sold alcohol and tobacco/vaping products to their underage children. While the Police Department has not been able to substantiate each complaint, the complaints tend to corroborate the staff's observations made during compliance checks.

Chief Huff noted in the event the City Council denies the requested license renewal, the denial can be appealed, first to the ABD, then to an Administrative Law Judge, then the Director of ABD, and then District Court. He highlighted filing an appeal with ABD places a stay on the denial, and the establishment is allowed to continue to operate until the appeal process is complete. Should the appeal(s) not be successful, alcohol may not be sold on the premises for one year, or until a new licensee applies for and is granted a new liquor license.

The alternatives were presented to the City Council. Chief Huff noted it was his recommendation and the recommendation of the City Manager to deny the application for a 12-month liquor license renewal. He explained if this alternative is approved, the establishment still will be subject to a fine by the state of Iowa.

Council Member Gartin asked if Neighborhood Liquor and Smokes had taken remedial measures to solve this discussed issue. Chief Huff replied it would be best for the City Council to hear directly from the owner of Neighborhood Liquor and Smokes; however, to his understanding, the owner has implemented an electronic machine to read an Identity Document (ID). He noted ABD offers online training for checking IDs to ensure compliance with the law and furthered the Ames Police Department also offers Alcohol ID classes for local establishments.

Council Member Junck asked Chief Huff to explain why the recommendation is to deny the license application rather than offering the option of a conditional six-month license. Chief Huff stated that part of his job is to ensure underage people are not in possession of and being sold alcohol and tobacco products, thus with the combination of three failed compliance checks and the number of complaints against the business, it would be difficult for him to recommend a renewal.

Mayor Haila opened the Public Input.

Kerry Orr, 4412 Castlewood Place #3, Ames, stated she is an employee at Neighborhood Liquor and Smokes. She spoke in support of renewing the liquor license for Neighborhood Liquor and Smokes, noting store staff has worked over the last six months to provide each employee with proper training and resources to ensure the law is being followed. She encouraged the City Council to consider an ordinance that requires an individual to be 21 years of age to enter a retail establishment that generates 80% of their profits through the sales of alcohol and tobacco, citing her common goal to make certain there are no underage sales.

Brietta Voss, 4801 Idaho Circle, Ames, spoke to the City Council as a concerned Ames community member and as a parent. She stated her son, along with many other underage individuals have

found that they can purchase alcohol, vapes, and vape pods from Neighborhood Liquor and Smokes without being asked to present an ID. She furthered the store's negligence to follow the law has provided the opportunity for her underage son to purchase illegal items for which she has bank statements detailing the charges. She pleaded for the City Council to hold Neighborhood Liquor and Smokes accountable for their actions and not renew their liquor license.

Humza Firoz, 3505 Lincoln Way, Suite 105, spoke as the Vice President of Neighborhood Liquor and Smokes. He provided the City Council with information to demonstrate the establishment is working to remediate the issue by requiring staff to complete the class offered by ABD and implementing electronic machines to scan IDs. He assured the City Council it is his intention to ensure underage individuals do not have access to alcohol and tobacco.

Mayor Haila closed the Public Input.

Council Member Gartin replied to Mr. Firoz by noting the importance of protecting the youth in the community from accessing these substances. He stated alcohol and drug abuse is a huge problem in the local schools and the vulnerability of the children in the community must be safeguarded. He furthered that he is baffled by the lack of understanding of the consequences as a business owner and noted the importance to clearly communicate to other area businesses that this course of action was undertaken due to the perpetual nature of these offenses.

Moved by Gartin, seconded by Corrieri, to deny renewal of Class E Liquor License with Class B Wine Permit, Class C Beer Permit (Carryout Beer) and Sunday Sales for Neighborhood Liquor & Smokes, 3505 Lincoln Way Suite 105.

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

DOWNTOWN URA CRITERIA: Director Diekmann presented the staff report, noting the City Council established an Urban Revitalization Area (URA) for the Downtown area to promote façade rehabilitation for the buildings in the corridor. Financial assistance and tax incentives become available for approved rehabilitation projects. The current structure of the Downtown URA was approved in 2001 to support Downtown improvements that are consistent with the design guidelines of the Downtown Façade Grant Program. This component of the URA was intentional by the City Council in response to prior programs that did not include eligibility criteria and allowed all improvements to receive tax abatements. The URA program was updated in 2008, but there were no significant changes to the criteria.

A request was submitted to the City Council from Dylan Kline of the Ames Economic Development Commission to allow for a partial property tax abatement schedule of three-, five-, or ten-years compared to the current three-year allowance and to allow for additional projects to qualify for abatement by changing the eligibility criteria. Director Diekmann presented the current eligibility criteria for the Downtown URA before focusing on the Tax Abatement Schedule. He noted that for Downtown, it uniquely only allows for the three-year 100% abatement option. It is not clear from the original adoption why only the three-year option is allowed. Staff hypothesized

that due to limited value of improvements the quick schedule of 100% abatement was adequate as an incentive compared to lower percentages of abatement over longer periods of time; however, staff is in support of allowing all three schedule options requested.

Director Diekmann discussed the Downtown URA compared to the Historic District in addition to options for commercial and residential use and the definition of compliant historical façade with the City Council. Following, Mr. Diekmann presented the options for consideration by the City Council as referenced in the staff report. The Council Members expressed their concerns with maintaining the integrity of the current program while still being flexible and providing financial support for projects that do not include façade improvements.

Mayor Haila opened the Public Input.

Dylan Kline, Director of Business Development, 304 Main Street, Ames, shared Tax Abatement programs and Downtown Façade Grant are valuable tools for economic development but are not always useful in conjunction with one another. He pointed out the current state of the program does not assist the goal of incentivizing development of housing and amenities in the Downtown area, which is vital to attracting people to visit and live in the Downtown area. Mr. Kline touched on the balance between compliant historic buildings and creating amenities for Downtown. He stressed parsing out what qualifies as a compliant historic building so the Downtown does not miss out on an opportunity for improvement that enhances the enjoyment of the area is imperative.

Council Member Betcher asked whether the Ames Economic Development Commission (AEDC) has a stance on the options presented in the staff report. Mr. Kline replied he has a personal opinion but not an organizational option to share. He reiterated the AEDC desires an increase in the flexibility of the program to encompass more revitalization and amenities Downtown while also preserving the integrity of the historic nature of the Downtown.

Chris Nelson, Nelson Electric, 239 South Bell Avenue, Ames, shared his support for revising the criteria to the Downtown Façade Grant, and highlighted that Mr. Kline had hit on many of the high points for revisions. He expanded upon the demolition of buildings and the existence of vacant lots. Mr. Nelson stated the map which highlighted contributing versus non-contributing buildings had several contributing addresses that are parking lots. He encouraged the City Council to evaluate whether or not abatement would be suitable to apply in areas where there are vacant lots or parking lots.

Mayor Haila closed the Public Input.

Moved by Gartin, seconded by Corrieri, to modify the existing program to offer three-, five-, and ten-year options with the same criteria in place.

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

Members of the City Council discussed potential concerns regarding changing the program criteria, including the appropriate use of public dollars, maintaining the historic nature of the Downtown and discouraging building demolition, appropriate targeted uses for the Downtown, and the importance of receiving input during the revision process.

Moved by Betcher, seconded by Junck, that staff explore Option Three with the definition of compliant historic façade and the addition of not allowing projects that allow demolition, and do outreach on Option Four to gauge interest of downtown stakeholders in identifying targeted options. Vote on Motion: 6-0. Motion declared carried unanimously.

City Manager Steve Schainker noted staff would work expeditiously with the Chamber of Commerce to hold a meeting with stakeholders. Council Member Gartin responded with the request that his fellow Council Members share this information with the entire community to gather additional input.

URBAN RENEWAL AREA PLAN FOR 2105 AND 2421 NORTH DAYTON AVENUE:

Director Diekmann noted the City Council approved a Development Agreement with Dayton Avenue Development LLC at its October 5th meeting. That agreement described the terms and conditions as well as the maximum amount of financial assistance to be rebated via incremental property taxes to the developer for development of this industrial subdivision. The agreement and its obligations are predicated on the City approved an Urban Renewal Area and Plan (URP) for this site. The proposed URP contemplates use of Tax Increment Financing (TIF) in the form of property tax rebates to the developer. The value of the incentive is based upon estimated costs of public improvements needed to support the subdivision. The second condition is upon the developer to Final Plat the project within the year 2023.

The creation of an Urban Renewal Area first requires the City Council to adopt a resolution of necessity to initiate the process of adopting the Urban Renewal Plan for an area, explained Director Diekmann. Approval of the resolution of necessity kicks off several steps including Public Notice for a Hearing to adopt the Plan.

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

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 22-586 of Necessity to initiate proceedings for creating Urban Renewal Area.

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

Moved by Betcher, seconded by Rollins, to refer Draft Plan to Planning & Zoning Commission. Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Beatty-Hansen, seconded by Betcher, to appoint Director of Planning and Housing as the City's representative for Consultation Meeting.

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

Moved by Rollins, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 22-587 setting December 13, 2022, as date of public hearing for Urban Renewal Plan.

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

ANSLEY SUBDIVISION (3210 CEDAR LANE): Director Diekmann noted this land is located within the service territory of Xenia Rural Water, and therefore cannot be served with water by the City of Ames unless the territory is transferred to the City. To complete the transfer of the service territory, the City must accept the territory in order to release Xenia from its service requirements as a water district. With approval of the agreement, the developer of the Ansley Subdivision will have fulfilled its condition of approval related to the territory transfer and will be able to proceed with development.

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

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 22-588 approving the agreement to accept the transfer of approximately 59.7 acres of land for Ansley development from Xenia Rural Water to City of Ames

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

Planner Benjamin Campbell reviewed that the rezoning with Master Plan was approved on May 10th, 2022, which rezoned the property from Agricultural (A) to Floating Suburban – Residential Low Density (FS-RL) with a Planned Unit Development Overlay (PUD) (see Zoning Map – Attachment B). The proposed Preliminary Plat includes 122 residential lots and one commercial lot (see Attachment C). Of those residential lots, 117 will contain single-family, detached homes and the remaining 5 will each contain a series of townhomes (the townhomes are not intended to be on individual lots). The Preliminary Plat has 18 lots for private alleys, 6 green space lots, and 4 right-of-way lots, which will be dedicated.

Cedar Lane is a planned residential collector street that will be extended approximately 1,000 feet from where the paving currently ends, including a portion of the road that is currently gravel. The applicant requested a waiver (Sec. 23.103(1)) to the construction of Cedar Lane south of Rothway Road and to the accompanying extension of water and wastewater services.

Director Diekmann explained staff supports a conditional waiver, as the neighboring land is unlikely to develop in the near future based upon ownership by Iowa State University, which Mayor Haila elaborated upon. Mr. Diekmann discussed compliance with Ames Plan 2040, noting right-of-way and easements for future needs will be dedicated with development of the property.

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

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 22-589 approving Preliminary Plat for Ansley Subdivision located at 3210 Cedar Lane, with support of the waiver to construct an extension of Cedar Lane and utilities to the south from the proposed Rothway Road due to the unique condition that the abutting properties are under the ownership Iowa State University and its affiliates and that Iowa State University representatives have indicated the land will be retained for University purposes at this time and into the foreseeable future, thereby making the extension unnecessary to meet the objectives and standards of the Subdivision Code subject to the condition that dedication of Cedar Lane right-of-way and the granting of any necessary easements will occur at the time of final plat.

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

HEARING ON AMES CITY HALL INTERIOR UPDATES: Fleet Director Corey Mellies announced that staff is recommending to reject all bids. He noted moving forward staff would work internally to complete the projects or potentially work with small bid packages. City Manager Schainker noted staff will have to identify additional funds in the future for recarpeting.

Moved by Betcher, seconded by Junck, to Reject all bids and direct staff to work internally or with small bid packages to complete work.

Vote on Motion: 6-0. Motion nullified.

Moved by Beatty-Hansen, seconded by Corrieri to reconsider Item No. 36, Hearing on Ames City Hall Interior Updates.

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

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

Moved by Betcher, seconded by Beatty-Hansen, to reject all bids and direct staff to work internally or with small bid packages to complete work.

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

HEARING ON EMMA MCCARTHY LEE PARK TENNIS AND PICKLEBALL COURTS RENOVATION: The Public Hearing was opened and closed by Mayor Haila when no one came forward to speak.

Moved by Betcher, seconded by Junck, to approve report of no bids and direct staff to modify the plans and/or the completion date based on feedback from plan holders with intent to rebid at a later date.

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

HEARING ON 2022 CDBG CONSOLIDATED ANNUAL PERFORMANCE REPORT (CAPER): Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Rollins, seconded by Junck, to adopt RESOLUTION NO. 22-590 approving the submittal of the City's 2021/22 CAPER.

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

SECOND PASSAGE OF ORDINANCE AMENDING SECTION 24.18 FOR THE BOUNDARY OF AMES 5TH TAX INCREMENT FINANCING DISTRICT (ISU RESEARCH PARK PHASE III): Moved by Betcher, seconded by Gartin, to pass on second reading an ordinance Amending Section 24.18 for the boundary of Ames 5th Tax Increment Financing District (ISU Research Park Phase III).

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

Moved by Rollins, seconded by Corrieri, to suspend the rules for second reading and third reading and adoption.

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

Moved by Betcher, seconded by Beatty-Hansen, to pass on third reading and adopt ORDINANCE NO. 4481 Amending Section 24.18 for the boundary of Ames 5th Tax Increment Financing District (ISU Research Park Phase III).

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

SECOND PASSAGE OF ORDINANCE REZONING OF 3700-5898 E. LINCOLN, 799 TELLER AVENUE, AND 220 & 420 SOUTH AVENUE AGRICULTURAL (A) TO INTENSIVE INDUSTRIAL (II): Moved by Betcher, seconded by Corrieri, to pass on second reading an ordinance Rezoning of 3700-5898 E. Lincoln, 799 Teller Avenue, and 220 & 420 South Avenue Agricultural (A) to Intensive Industrial (II).

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

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila noted there were seven item to consider. The first item was a letter from Dan Culhane, Ames Chamber of Commerce President & CEO, regarding the Annual Run for the Roses Road Race in Downtown Ames. Mayor Haila clarified this item was for information only and no action was required.

An email from Jo Hansen regarding Naming of the Downtown Plaza was the second item. Mayor Haila stated the City Council took the letter into consider when adopting the earlier Resolution and no further action was required.

The third item was an email from Libuse Brachova regarding a safety concern at the intersection of Garfield Avenue and Ontario Street.

Moved by Junck, seconded by Gartin, to refer to Public Works staff for a memo.
Vote on Motion: 6-0. Motion declared carried unanimously.

An email from Lynell Dougherty regarding the renaming of the Ames Municipal Airport was the fourth item. Mayor Haila inquired if there was any interest from the City Council Members in reconsidering the earlier Resolution, hearing none, no further action was taken.

The fifth item was an email from Steven Jordison and Paul Swofford regarding pedestrian safety concerns and requesting pedestrian activated warning lights.
Moved by Betcher, seconded by Junck, to refer to Public Works staff for a memo.
Vote on Motion: 6-0. Motion declared carried unanimously.

A letter from Cindy Hicks, Ames International Partner Cities Association Board President, regarding a potential sister city relationship with Podujevo, Kosovo and an upcoming Mayoral visit was the sixth item. Mayor Haila informed the City Council that the upcoming visit had been postponed. He noted that more information regarding this item would be available once the visit was rescheduled.

The seventh item was a memo from Keith Abraham, Director of Parks and Recreation, regarding the aqua programs at Green Hills. Mayor Haila stated he will share the information with the individual who put in the request for this information as he knows them personally.

COUNCIL COMMENTS: *Ex officio* Bryce Garman thanked the members of the City Council for their participation in the joint meeting with Iowa State University Student Government. He noted he will be gathering input from members of the Student Government to see how to improve the meeting format in the future. *Ex officio* Garman shared he would be absent from the following November City Council meetings as he would be enjoying time on vacation.

Council Member Gartin announced the Ames Patriotic Council would be hosting a Veterans Day Program on Friday, November 11th, 2022, at 11:00 a.m. in the Ames City Auditorium, 520 6th Street. He stated that Captain Duane Pitcher, U.S. Navy (retired) and retired City of Ames Finance Director, would be the featured speaker. He encouraged everyone to attend the event.

Council Member Betcher shared the previous Friday was the kickoff to the Jack Trice Centennial Celebration at Iowa State University. She noted the event was well attended and encouraged everyone to stop by to see the new Breaking Barriers sculpture at Jack Trice Stadium. She shared it was going to be an exciting year of events to celebrate the centennial.

City Manager Schainker announced Tuesday, November 15th, 2022, will be the date of the City Council Climate Action Workshop. He shared staff is working on a report to synthesize the complex issue and highlight the recommendations to accomplish the goal set by the City Council of reaching Net Zero by 2050.

Mayor Haila noted on Monday, November 7th, 2022, the City of Ames hosted the second Community Conversation. He shared some of the stories and statistics that were communicated at the event, stating that the next Community Conversation on Resiliency will be held on Tuesday, January 31st, 2023, after students return from winter break and start the new semester.

City Manager Schainker provided an update on the Diversity, Equity, and Inclusion Coordinator recruitment process per the request of Council Member Betcher. He noted staff had completed the national search and reduced the candidates down to a qualified field of semi-finalists who would be coming onsite to City Hall over the next three weeks for interviews. Assistant City Manager Deb Schildroth noted there were thirty-two initial applicants, eight of whom were invited to complete a phone interview. She shared four candidates would be coming onsite, two of which are Iowa residents and two of which are coming from out of state. City Manager Schainker stated after the day long interview process, with organizational feedback, staff will determine if one of the candidates is compatible with the organization and if the candidate believes that as well. He and Assistant City Manager Schildroth both shared their excitement with moving forward in this process and noted they will report back with more details upon successful recruitment.

ADJOURNMENT: Moved by Betcher, seconded by Corrieri, to adjourn the meeting at 8:19 p.m. Vote on Motion: 6-0. Motion declared carried unanimously.

Carly M. Watson, Deputy City Clerk

John A. Haila, Mayor

Renee Hall, City Clerk