

**SUMMARY OF MINUTES OF THE REGULAR MEETING OF THE AMES AREA
METROPOLITAN PLANNING ORGANIZATION (AAMPO) TRANSPORTATION
POLICY COMMITTEE AND REGULAR MEETING OF THE AMES CITY
COUNCIL**

AMES, IOWA

FEBRUARY 13, 2024

The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee meeting was called to order by Ames Mayor and voting member John Haila at 5:00 p.m. on the 13th day of February, 2024. Other voting members present were: Bronwyn Beatty-Hansen, City of Ames, Amber Corrieri, City of Ames, Tim Gartin, City of Ames; Rachel Junck, City of Ames; Anita Rollins, City of Ames; Linda Murken, Story County Board of Supervisors, Mayor John Popp, City of Gilbert, and Bill Zinnel, Boone County Board of Supervisors.

FFY 2025-2029 PASSENGER TRANSPORTATION PLAN: Transportation Planner Kyle Thompson and Transit Planner Shari Atwood presented the Committee Action Form.

Moved by Murken, seconded by Popp, to approve Draft FFY 2025-2029 Passenger Transportation Plan and setting March 26, 2024, as the date of public hearing.

Vote on Motion: 9-0. Motion declared carried unanimously.

POLICY COMMITTEE COMMENTS: None.

ADJOURNMENT: Moved by Rollins, seconded by Zinnel, to adjourn at 5:09 p.m.

Vote on Motion: 9-0. Motion declared carried unanimously.

FY 2023/24 BUDGET WRAP-UP

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 5:16 p.m. on the 14th day of February 2023, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Gloria Betcher, Bronwyn Beatty-Hansen, Amber Corrieri, Tim Gartin, Rachel Junck, and Anita Rollins.

COUNCIL BUDGET PRESENTATIONS:

Public Art: Assistant City Manager Brian Phillips noted the Public Art component of the budget contains two separate programs, including the Public Art Commission (PAC). Historically, the budget request was \$46,000 and Assistant City Manager Phillips shared the request was the same this year. Additionally, PAC requested that \$150,000 be allocated from the General Fund for an interactive art piece in the Steven L. Schainker Plaza.

Arts Funding (COTA): Assistant City Manager Phillips noted that the Commission on the Arts (COTA) sponsors performing arts activities in the community. He discussed the allocated funding, and a request from COTA to allocate funds from the General Fund to reimburse a

grant recipient who did not draw down allocated funds the previous year.

Human Services Analysis of Social Services Evaluation Team (ASSET): Deb Schildroth presented on the ASSET budget and provided a brief history of the program. She reviewed the dollar amount initially allocated, and shared that after the review process, the actual share of the City's portion would be \$1,780,999.

Outside Funding Requests: Assistant City Manager Phillips stated that Outside Funding Requests are those requests that do not fit within the ASSET or COTA process. He reviewed the funding allocation for each request and highlighted the request from the Ames Economic Development Commission (AEDC) as well as changes to how Parking Waiver Reimbursements would be funded.

Other Requests: As no other requests were identified, Mayor Haila proceeded to Public Input.

PUBLIC INPUT ON CAPITAL IMPROVEMENTS PLAN (CIP) AND BUDGET:
Mayor Haila opened the Public Input.

Jennifer Hubbs, Ames Resident, shared her support for allocating funds to a new Animal Shelter.

Sheryl Ripke, Ames Resident, stated that as a volunteer at the Animal Shelter she sees the need for a new facility and asked the City Council to prioritize this project in the budget.

Ed Goedeken, 917 Ridgewood Avenue, Ames, shared his support as an Animal Shelter volunteer for a new facility as well.

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

Ex officio Jeff Clark entered the meeting at 6:00 p.m.

Mayor Haila and City Manager Steve Schinker provided an update on what funding was available in this budget to prepare for the future undertaking of a new Animal Shelter.

FINAL COUNCIL DECISIONS:

Amendments to 2024-2029 CIP: Moved by Betcher, seconded by Beatty-Hansen, to approve the 2024-2029 Capital Improvements Plan (CIP).

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

Amendments to FY 2023/24 Adjusted Budget:

Moved by Beatty-Hansen, seconded by Betcher, to add \$7,600 in Local Sales Tax funds to allow KHOI to be reimbursed for FY 2022/23 funding which was never drawn down.

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

Adjusted Budget for FY 2024/25, as amended:

Moved by Betcher, seconded by Corriero, to approve the Adjusted Budget for FY 2024/25, as amended, including interfund transfers.

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

Amendments to proposed FY 2024/25 Budget: Moved by Beatty-Hansen, seconded by Rollins, to award COTA funds in the amount of \$240,931.

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

Moved by Betcher, seconded by Rollins, to award ASSET funds in the total amount of \$1,780,999, and set aside an additional \$143,579 in unallocated funding from Emergency Shelter Services in the amount of \$117,322, Housing Services Coordination in the amount of \$6,000, and undesignated for mental health needs in the amount of \$20,257.

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

Moved by Rollins, seconded by Beatty-Hansen, to award PAC funds in the amount of \$46,000.

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

Moved by Betcher, seconded by Rollins, to award Outside Funding Requests in the amount of \$309,035.

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

Moved by Betcher, seconded by Beatty-Hansen, to award AEDC Outside Funding request through the Hotel/Motel Tax for Workforce Development in the amount of \$15,000.

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

Moved by Rollins, seconded by Betcher, to award Parking Waiver Reimbursements through the Hotel/Motel Tax fund in the amount of \$10,000.

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

Moved by Betcher, seconded by Corrieri, to reduce one vacant Full Time Equivalent (FTE) Police Officer position for Police and Animal Control to 84.05 FTEs.

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

Moved by Beatty-Hansen, seconded by Betcher, to direct the City Manager to develop a voluntary test program for staff with electric bikes.

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

Moved by Betcher, seconded by Rollins, to approve the Adjusted Budget for FY 2024/25, as amended, including interfund transfers.

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

Director Goodenow outlined of the Budget/CIP calendar and noted that any changes made to the budget after April 9, 2024 would only be able to be decreased.

Moved by Betcher, seconded by Junck, to set April 9, 2024, as date of final public hearing to adopt a property tax levy for FY 2024/25.

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

The FY 2024/25 Budget Wrap-Up meeting recessed at 6:26 p.m. and the Regular Meeting of the Ames City Council reconvened at 6:29 p.m.

REGULAR MEETING OF THE AMES CITY COUNCIL

CONSENT AGENDA: Mayor Haila noted that the City Council was working from an amended agenda on Item No. 23.

Moved by Betcher, seconded by Junck, to approve the consent agenda.

1. Motion approving payment of claims
2. Motion approving Summary of Minutes of Special Meeting on January 16, 2024, and Regular Meeting on January 23, 2024
3. Motion approving Report of Change Orders for period January 16-31, 2024
4. Motion approving Civil Service Candidates
5. Motion approving Ownership Update for Special Class C Retail Alcohol License - Clouds, 119 Stanton Avenue
6. Motion approving new Special Class C Retail Alcohol License - Perkins #1025, 325 South Duff Avenue
7. Motion approving new 5-Day (March 14 - March 18, 2024) Special Class C Retail Alcohol License
- Lucky Wife Wine Slushies, 2601 East 13th Street, Room B
8. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Wal-Mart Supercenter 4256, (534 South Duff Ave), Class E Retail Alcohol License
 - b. Buffalo Wild Wings, (400 South Duff Avenue), Class C Liquor License with Outdoor Service
 - c. Noir LLC (405 Kellogg), Class C Liquor License with Outdoor Service
9. RESOLUTION NO. 24-052 setting date of public hearing for February 27, 2024, for the sale of Mary Greeley Medical Center property at 2310 East 13th Street, Ames, Iowa to Hunziker & Associates
10. RESOLUTION NO. 24-053 approving amendment to the Ames Area Metropolitan Planning Organization 28E Agreement
11. RESOLUTION NO. 24-054 approving the agreement extension with ISU Community and Regional Planning Class regarding Community Engagement
12. RESOLUTION NO. 24-055 approving amendment to the RISE grant agreement for Iowa State University Research Park Phase III roadway improvements.
13. RESOLUTION NO. 24-056 approving amendment to the Ames - MidAmerican Energy Joint Pricing Zone Agreement
14. RESOLUTION NO. 24-057 approving Change Order No. 1 with Tri-City Electric Company for Electrical Maintenance Services Contract for the Power Plant in the amount of \$65,000.
15. RESOLUTION NO. 24-058 approving a Sole Source Procurement of Ultraviolet Lamps for Ames Water Pollution Control Facility from Trojan Technologies in the amount of \$54,888
16. RESOLUTION NO. 24-059 approving modification to FY 2023/24 Childserve ASSET contract

17. RESOLUTION NO. 24-060 approving Iowa State University Research Park, Phase III, Sixth Addition, Integrated Site Plan Subdivision Major Final Plat
18. RESOLUTION NO. 24-061 waiving formal bidding requirements and awarding a contract to Eaton Corporation, of Chicago, Illinois, for the purchase of Combustion Turbine #1 Motor Control Center buckets in the amount of \$149,732.28
19. RESOLUTION NO. 24-062 approving preliminary plans and specifications for the 2021/22 Stormwater Detention/Retention Maintenance Program - (Northridge Heights Pond) project, setting March 6, 2024, as the bid due date and March 12, 2024, as the date of Public Hearing
20. RESOLUTION NO. 24-063 approving preliminary plans and specifications for the 2023/24 Arterial Street Pavement Improvements (Airport Rd - University Blvd to S. Riverside Dr) project, setting March 6, 2024, as the bid due date and March 12, 2024, as the date of Public Hearing
21. RESOLUTION NO. 24-064 approving the plans and specifications for the 2023/24 Concrete Street Pavement Improvements Program, setting March 6, 2024, as the bid due date and March 12, 2024, as the date of Public Hearing
22. RESOLUTION NO. 24-065 approving the plans and specifications for 2023/24 Intelligent Transportation System Program (Phase 3), setting March 19, 2024, as the bid due date through the Iowa DOT and March 26, 2024, as the date of Public Hearing
23. Fitch Family Indoor Aquatic Center
 - a. RESOLUTION NO. 24-066 approving contract and bond for bid package 03-1 Building Concrete Work with All Star Concrete, LLC of Johnston, IA
 - b. RESOLUTION NO. 24-067 approving contract and bond for bid package 04-1 Unit Masonry Work with Forrest & Associate of Des Moines, IA
 - c. RESOLUTION NO. 24-068 approving contract and bond for bid package 06-1 General Carpentry Work with Lansink Construction, Inc. of Johnston, IA
 - d. RESOLUTION NO. 24-069 approving contract and bond for bid package 07-3 Membrane Roofing & Sheet Metal Flashing Work with Central States Roofing of Ames, IA
 - e. RESOLUTION NO. 24-070 approving contract and bond for bid package 08-1 Entrance, Storefront, Curtainwall & Glazing Work with Orning Glass Company of Ames, IA
 - f. RESOLUTION NO. 24-071 approving contract and bond for bid package 09-1 Gypsum Board Assembly, Acoustical Ceiling, Paint & Coating Work with Hilsabeck Schacht of West Des Moines, IA
 - g. RESOLUTION NO. 24-072 approving contract and bond for bid package 13-1 Swimming Pool Work with Sande Construction & Supply Co. of Humboldt, IA
 - h. RESOLUTION NO. 24-073 approving contract and bond for bid package 21-1 Fire Suppression System Work with Midwest Automatic Fire Sprinkler Company of Des Moines, IA
 - i. RESOLUTION NO. 24-074 approving contract and bond for bid package 22-1 Plumbing & HVAC Work with Brockway Mechanical & Roofing Co., Inc. of Des Moines, IA
 - j. RESOLUTION NO. 24-075 approving contract and bond for bid package 26-1 Electrical, Communications, Electronic Safety & Security Work with Van Maanen

- Electric, Inc., of Newton, IA
- k. RESOLUTION NO. 24-076 approving contract and bond for bid package 31-1 Demolition & Earthwork with Con-Struct, Inc. of Ames, IA
 - l. RESOLUTION NO. 24-077 approving contract and bond for bid package 32-1 Paving & Sidewalk Work with Lakeside Contractors LLC of Ames, IA
 - m. RESOLUTION NO. 24-078 approving contract and bond for bid package 33-1 Site Utility Work with Iowa Pipe & Grading, LLC of Ames, IA
- 24. RESOLUTION NO. 24-079 approving contract and bond for 2022/23 CyRide Route Pavement Improvements (Lincoln Way) with Con-Struct, Inc., of Ames, IA
 - 25. RESOLUTION NO. 24-080 approving contract and bond for 2023/24 Asphalt Pavement Improvements Program #1 with Manatt's, Inc., of Ames, IA
 - 26. RESOLUTION NO. 24-081 approving contract and bond for 2023/24 Asphalt Pavement Improvements Program #2 with Con-Struct, Inc., of Ames, IA
 - 27. RESOLUTION NO. 24-082 approving contract and bond for 2023/24 Seal Coat Street Pavement Improvements with Manatt's, Inc., of Ames, IA
 - 28. RESOLUTION NO. 24-083 approving contract and bond for CyRide Security System Upgrade Phase II with Commonwealth Electric of the Midwest, of Des Moines, IA
 - 29. RESOLUTION NO. 24-084 approving contract and bond for HVAC Replacement at the Power Plant with Mechanical Comfort, Inc., of Ames, Iowa
 - 30. Sanitary Sewer Rehabilitation - (US HWY 69)
 - a. RESOLUTION NO. 24-085 approving Change Order No. 3, the balancing change order, a deduction in the amount of \$148,716.01.
 - b. RESOLUTION NO. 24-086 accepting the Sanitary Sewer Rehabilitation - (US HWY 69) project as completed by Jet Drain Services LLC, of Ames, Iowa in the amount of \$1,249,017.99.

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

PUBLIC FORUM: Mayor Haila opened the Public Forum.

Eliana Robinson, 123 7th Street, stated her support for having policy changes and conversation about density in Ames.

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

ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR FISCAL YEAR ENDED JUNE 30, 2023: Accounting and Reporting Manager Kara Nady and Finance Director Corey Goodenow presented the Council Action Form (CAF) and answered questions from the City Council.

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

Moved by Gartin, seconded by Junck, to adopt RESOLUTION NO. 24-087 approving the Annual Comprehensive Financial Report for Fiscal Year Ended June 30, 2023.

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

made a portion of these Minutes.

HEARING ON ASH POND CLOSURE AND RDF ASH POND CONSTRUCTION: Mayor Haila opened and closed the Public Hearing when no one came forward to speak.

Moved by Rollins, seconded by Junck, to accept the report of bids and direct staff to delay award.
Vote on Motion: 6-0. Motion declared unanimously.

HEARING ON REZONING WITH MASTER PLAN OF 102 & 116 HYLAND AVENUE FROM RESIDENTIAL HIGH DENSITY (RH) TO NEIGHBORHOOD COMMERCIAL (NC) WITH THE O-(UIW) WEST UNIVERSITY IMPACT DISTRICT: Director of Planning and Housing Kelly Diekmann presented the CAF.

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

Moved by Gartin, seconded by Betcher, to approve the request to rezone .39 acres at 102 & 116 Hyland Avenue from "RH" (Residential High Density) with the O-UIW (University West Impact Overlay) to "NC" (Neighborhood Commercial) District with the O-UIW (University West Impact Overlay) and with a Master Plan subject to the condition that a Rezoning Agreement for the Master Plan is reviewed and approved by City Council no later than the Third Reading of the rezoning.

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

HEARING ON REZONING OF 210 SOUTH 5TH STREET FROM AGRICULTURAL (A) TO HIGHWAY ORIENTED COMMERCIAL (HOC) WITH AN ENVIRONMENTALLY SENSITIVE OVERLAY: Director Diekmann presented the CAF.

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

Moved by Junck, seconded by Gartin, to approve the request to rezone 3.22 acres of the property at 210 South 5th Street from "A" (Agricultural) with the O-E (Environmentally Sensitive Overlay) to "HOC" (Highway-Oriented Commercial) District with the O-E (Environmentally Sensitive Overlay).

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

SECOND READING ON PREAPPROVAL OF INDUSTRIAL TAX ABATEMENT FOR A R&D BUILDING AT 300 SOUTH BELL AVENUE: Moved by Betcher, seconded by Rollins, to pass on Second reading an ordinance on Preapproval of Industrial Tax Abatement for a R&D Building at 300 South Bell Avenue.

Roll Call Vote: 5-0-1, Junck abstaining. Motion declared carried unanimously.

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila noted that there were five items for the City Council to consider. An email from Jeremy Thede, Ames Resident, regarding slow-pitch softball field conditions was the first item to be discussed. City Manager Schainker stated that staff has responded and are working with the resident to address this concern, so no further action from the City Council was necessary.

City Manager Steve Schainker sent an email with a recommendation to increase the Ames Human Relations Commission Membership.

Moved by Betcher, seconded by Corrieri, to have the City Attorney draft an ordinance raising the Ames Human Relations Commission membership to seven.

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

A request for a parking time limit waiver from Crystal Davis on behalf of Ames Main Street was the next item to be evaluated.

Moved by Junck, seconded by Beatty-Hansen, to deny the request.

Motion withdrawn.

Moved by Betcher, seconded by Rollins, to request that staff review what has been done in the past and bring a memo back to the City Council at the next meeting.

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

Director Diekmann submitted reports on Changes to Comprehensive Plan Land Use Designation and Rezoning for Properties in the Iowa State University Research Park on University Boulevard and addressing a request for a Zoning Text Amendment with in Iowa State Research Park Hub area to Allow for Mixed-Use Residential Development.

Moved by Betcher, seconded by Beatty-Hansen, to place both items on a future agenda.

COUNCIL COMMENTS: The Mayor and Council Members reported on various meetings attended, upcoming meetings, community events, and items of interest.

ADJOURNMENT: Moved by Beatty-Hansen, seconded by Corrieri, to adjourn at 7:14 p.m.

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

Grace Bandstra, Deputy City Clerk

John A. Haila, Mayor

Renee Hall, City Clerk

Subject to change as finalized by the City Clerk. For a final official copy, contact the City Clerk's Office at 515-239-5105.

