

MINUTES OF THE MEETING OF THE AMES AREA METROPOLITAN PLANNING ORGANIZATION TRANSPORTATION POLICY COMMITTEE, JOINT MEETING OF THE AMES HISTORIC PRESERVATION COMMISSION AND AMES CITY COUNCIL, AND REGULAR MEETING OF THE AMES CITY COUNCIL COUNCIL CHAMBERS - CITY HALL - 515 CLARK AVENUE

AMES, IOWA

MAY 28, 2019

AMES AREA METROPOLITAN PLANNING ORGANIZATION (AAMPO) TRANSPORTATION POLICY COMMITTEE MEETING

The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee meeting was called to order by Ames Mayor and voting member John Haila at 6:00 p.m. on the 28th day of May, 2019, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Other voting members present were: Bronwyn Beatty-Hansen, City of Ames; Gloria Betcher, City of Ames; Tim Gartin, City of Ames; David Martin, City of Ames; Chris Nelson, City of Ames; and Juan Bibiloni, Transit. Amber Corrieri, City of Ames; Jonathan Popp, Gilbert; Bill Zinnel, Boone County Supervisor; and Lauris Olson, Story County were absent.

CyRide Transportation Planner Shari Atwood; City of Ames Traffic Engineer Damion Pregitzer; and the AAMPO Administrator and Ames Public Works Director John Joiner were also present.

AMENDMENT TO THE FEDERAL FISCAL YEAR 2019 - 2022 TRANSPORTATION IMPROVEMENT PROGRAM: Mayor Haila opened the public hearing. Since no one came forward to speak, he closed the public hearing.

Moved by Betcher, seconded by Nelson, to approve the amended FFY 2019 – 2022 Transportation Improvement Program.

Vote on Motion: 7-0. Motion declared carried unanimously.

AMENDMENT TO THE FEDERAL FISCAL YEAR 2019 - 2022 TRANSPORTATION IMPROVEMENT PROGRAM: Moved by Bibiloni, seconded by Betcher, to approve the draft amendment to the Federal Fiscal Years 2019 – 2022 Transportation Improvement Program and set July 9, 2019, as the date for the public hearing.

Vote on Motion: 7-0. Motion declared carried unanimously.

DRAFT FEDERAL FISCAL YEAR 2020 - 2023 TRANSPORTATION IMPROVEMENT PROGRAM (TIP): Moved by Beatty-Hansen, seconded by Betcher, to approve the Draft Federal Fiscal Years 2020 – 2023 Transportation Improvement Program and set July 9, 2019, as the date for the public hearing.

Vote on Motion: 7-0. Motion declared carried unanimously.

FINAL FY 2020 TRANSPORTATION PLANNING WORK PROGRAM: Mayor Haila opened the public hearing and closed it after no one came forward to speak.

Moved by Nelson, seconded by Betcher, to approve the final FY 2020 Transportation Planning Work Program for submission to the Iowa Department of Transportation.

Vote on Motion: 7-0. Motion declared carried unanimously.

PLANNING SERVICES CONTRACT FOR 2045 LONG RANGE TRANSPORTATION PLAN UPDATE: Moved by Betcher, seconded by Bibiloni, to approve the Planning Services Agreement to prepare the 2045 Long Range Transportation Plan with HDR Engineering Inc. of Omaha, NE.

Vote on Motion: 7-0. Motion declared carried unanimously.

**JOINT MEETING OF AMES HISTORIC PRESERVATION COMMISSION
AND AMES CITY COUNCIL**

The Ames City Council and Historic Preservation Commission met in joint session at 6:05 p.m. on the 28th day of May, 2019, in the City Council Chambers in City Hall, 515 Clark Avenue. City Council members present were: Bronwyn Beatty-Hansen, Gloria Betcher, Tim Gartin, David Martin, Chris Nelson. Historic Preservation Commission Members present were Peter Hallock, Lisa Hovis, Edith Hunter, Ted Grevstad-Nordbrook, and Susan Minks. Staff Members Steve Schainker and Ray Anderson were also present. Barry Snell, Historic Preservation Commission Member and Amber Corrieri, City Council Member were absent.

Historic Preservation Commission Member Peter Hallock reviewed the Historic Preservation Commission's activities report. He said they review certifications for appropriateness from the Historic District as well as free-standing or individual designated properties. Last year, they also reviewed Chapter 31 dealing with Historic Preservation which was revised five years ago. He said several approved Certificates of Appropriateness had expired without being completed. They followed up, and most contracts did get extended. There is no process in Chapter 31 of follow-up and review, so that's probably a change to the *Code* that they will be recommending.

Mr. Hallock said the big thing that has happened is the recognition of Downtown Ames as a National Historic District. There are several implications of that that may indicate additional things that need to be done. To educate people, they will schedule a presentation by the State Historic Preservation Office on funding possibilities that are opened up for Downtown property owners based on that designation. Mr. Hallock said they would also like to see a project to do some signage of the designation for Downtown.

Historic Preservation Commission Member Lisa Hovis said they are hoping to have two nice signs on opposite ends of Main Street that highlight the architectural significance of different buildings to tell a story, educate, and provide lessons to people who want to learn about Downtown. Mr. Hallock said they will probably be asking for some funding to be set aside to cover the signs. It won't be expensive, but it is not part of their current budget.

Mr. Hallock said they feel like it may be appropriate to create a more official link between the

Historic Preservation Commission and the Downtown Facade Improvement Grant Program since it will now be an official Historic District. They got an early start on the FY 2019 Workplan and have updated the Historic Preservation portion of the website. It now contains a lot more information, including the background information about all the historic sites, the two historic districts, and a lot more about the process. It now guides people into the certification process and gives people resources to some of the information sources for people to get involved. They feel that historic preservation fits in to the sustainability efforts that the City Council is making.

Historic Preservation Commission Member Ted Grevstad-Nordbrook quoted a section from a document called *Looking for the Greenest Building, Start with One that Already Exists*, which is a non-profit government document. “Building reuse offers greater environmental savings and demolition and new construction. It can take between 10-80 years for new energy-efficient building to overcome through efficient operations the climate change impacts created by its construction. The majority of building types in different climates across the US will take between 10-30 years to compensate for initial carbon impacts from construction.” If there are ways to work with other commissions, committees, and staff to achieve common goals in preservation, it would be their role to do that.

Mr. Hallock said the City does have a strategic Historic Preservation Plan. They are in the process of starting to look through that. There are some things on there that probably need to be updated.

City Council Member Gloria Betcher asked if the review is the plan that was approved or the plan report that accompanied the plan that was approved. It may be useful to review the plan report, specifically Chapter 5, which fits really well with the Comprehensive Plan. Mr. Hallock said it is the plan that was approved. He said they have accomplished a number of the action steps that were adopted within the last couple years. He said he doesn’t have the perspective to know what has gone on for the past ten years, so they will be working with staff to bring something back to the Council in several months. Ms. Betcher said she is interested in knowing what ordinances they have that might be working against the preservation plan or efforts. She suggested looking at Chapter 31.

Mayor Haila asked what the time frame is on the signage. Ms. Hovis said six months out would be a reasonable time frame. Mr. Hallock said if funding could be found within this current budget, they could go ahead otherwise they would request it within the following year. City Manager Steven Schainker asked what the estimated cost would be. Ms. Hovis said it would be at most \$1,000 for each sign, so \$2,000 total. Mr. Schainker said this could be handled in the July 1 budget hearing and can be done at staff level if the Council is supportive of it.

Mayor Haila said regarding the HPC sustainability efforts and trying to work together with other committees, there is a sustainability task force that could provide a compatible dialogue. Public Relations Officer Susan Gwiasda said the task force was developed for a special project a couple years ago and has not been given a task or convened in a while, so they would need to update the list and reconvene.

Ms. Betcher asked if the Preservation Commission has an approved monuments or markers clause.

They had talked about requirements for historical markers of various kinds, but didn't have a policy in place. It might be something for the Commission to look at since it is possible that they may be asked to do other historic markers around the community. City Planner Ray Anderson said no policy has been created yet. Ms. Betcher said timing to Council and design issues would be part of a policy.

ADJOURNMENT: Moved by Martin to adjourn the Special Joint Meeting of the City Council and Historic Preservation Commission at 6:24 p.m.

REGULAR CITY COUNCIL MEETING

The Regular Meeting of the Ames City Council was called to order by Mayor Haila at 6:25 p.m. on May 28, 2019, in the City Council Chambers in City Hall, 515 Clark Avenue. Present from the Ames City Council were Bronwyn Beatty-Hansen, Gloria Betcher, Tim Gartin, Chris Nelson and David Martin. *Ex officio* Member Devyn Leeson was also present. Amber Corrieri arrived at 7:15 p.m.

PRESENTATION OF LEED CERTIFICATION FOR NEW WATER PLANT: Leed Certification presented by John Dunn, Director of Water and Pollution Control. They built the Water Plant with sustainability principles built into it. They approached the state with the concept of LEED certification and asked what they would get in exchange for doing that. The data points that went into getting the LEED certification were:

1. They have surpassed the goal to protect and preserve more than 50% of the project site using native vegetation.
2. Energy consumption is 19% below the LEED benchmark.
3. Water use is 28% below the LEED benchmark.
4. 88% of all construction waste was diverted away from the landfill.
5. 100% of the wood products used in the project complied with the requirements for the Forest Stewardship Council.
6. They provided low emitting vehicles for staff use.
7. They utilized low emissions adhesives, paints, and carpeting.
8. They had an innovative design that included using the cold ground water being brought in to the facility as a geothermal heat exchanger.

Mayor Haila accepted the plaque. Lyle Hammes, Water Plant Superintendent and Christina Murphy, Assistant Director, also were in attendance to present the award.

CONSENT AGENDA: Mayor Haila announced that the Council would be working from an Amended Agenda. Item No. 29. Resolution approving contract and bond for Power Plant Steam Turbine No. 7 Parts Procurement - Mechanical Dynamics & Analysis LLC, was pulled by staff.

Moved by Betcher, seconded by Beatty-Hansen to pull Item No. 19. Vacation and Sale of 100' x 7' public right-of-way adjacent to 635 Agg Avenue.

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

Moved by Betcher, seconded by Nelson, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting held May 14, 2019
3. Motion approving 5-day Class C Liquor License (June 15-19) - Gateway Hotel and Conference Center, 429 Alumni Lane
4. Motion approving 5-day Special Class C Liquor License with Outdoor Service (September 5-9) - Bethesda Lutheran Church, 1517 Northwestern Avenue
5. Motion approving 5-day Class C Liquor License with Outdoor Service (June 17-21) - Levy at Iowa State University, 1800 S 4th Street, pending receipt of satisfactory background checks
6. Motion approving Premise Update - Hy-Vee Food Store #1, 3800 W Lincoln Way
7. Motion approving Premise Update - Hy-Vee Food & Drugstore #2, 640 Lincoln Way
8. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class B Liquor License with Catering and Sunday Sales - Gateway Hotel and Conference Center, LLC, 2100 Green Hills Drive
 - a. Class C Liquor License with Class B Wine, Outdoor Service and Sunday Sales - Della Viti, 323 Main Street, #102
9. Motion rejecting bids for Ames Fire Station #2 Restroom Addition
10. RESOLUTION NO. 19-234 authorizing Mayor to sign 28E Agreement between Ames Community School District and City of Ames to share in the cost of two School Resource Officers
11. RESOLUTION NO. 19-235 approving FY 2019/20 Outside Funding contracts
12. RESOLUTION NO. 19-236 approving FY 2019/20 Commission On the Arts (COTA) Annual Grant contracts
13. RESOLUTION NO. 19-237 approving Amendment to Funding Agreement with Iowa Department of Agriculture and Land Stewardship for Grand Avenue Extension Project
14. RESOLUTION NO. 19-238 approving contract with Delta Dental of Iowa to provide administrative services for dental benefits effective July 1, 2019, through June 30, 2020
15. RESOLUTION NO. 19-239 approving contract with Wellmark for administrative services, specific and aggregate excess insurance, and access fees for health insurance benefits effective July 1, 2019, through June 30, 2020
16. RESOLUTION NO. 19-240 awarding 3-year Wellness Program Services contract, with option to renew for two additional one-year periods, to UnityPoint-Optimum Health Solutions of Peoria, Illinois, effective July 1, 2019, in the total amount of \$98,160 for first three years
17. Management Services to be performed for Ames Transit Agency:
 - a. RESOLUTION NO. 19-241 approving waiver of City's Purchasing Policy requirement for competitive proposals
 - b. RESOLUTION NO. 19-242 awarding contract to SRF Consulting Group, Inc., of Omaha, Nebraska, in an amount not to exceed \$40,000
18. Vacation and Sale of 100' x 7' public right-of-way adjacent to 635 Agg Avenue:
 - a. RESOLUTION NO. 19-243 setting June 11, 2019, as date of hearing on vacating right-of-way, subject to receipt of new Utility Easement
 - b. RESOLUTION NO. 19-244 setting July 9, 2019, as date of hearing on conveyance of vacated right-of-way to Steven and Sarah Walter

19. RESOLUTION NO. 19-245 approving Purchase Agreement with Kent E. and Joan E. Cooper for Parcel 11 (450 South Grand Avenue) in connection with South Grand Avenue Extension Project
20. Requests from ISU Homecoming Central Committee for Iowa State University Homecoming Parade on October 20, 2019:
 - a. Motion approving blanket Temporary Obstruction Permit
 - b. Motion approving blanket Vending License
 - c. RESOLUTION NO. 19-246 approving closure of portions of Pearle Avenue, 5th Street, Main Street, Clark Avenue, Burnett Avenue, Kellogg Avenue, Douglas Avenue, Depot Lot TT, City Hall Parking Lot M, City Hall Parking Lot MM from 12:00 p.m. to 4:00 p.m.
 - d. RESOLUTION NO. 19-247 approving closure of parking spaces along the Parade route from 12:00 p.m. to 4:00 p.m.
 - e. RESOLUTION NO. 19-248 approving usage of electricity
 - f. RESOLUTION NO. 19-249 approving waiver of electrical fees
 - g. RESOLUTION NO. 19-250 approving waiver of Vending License fee
21. Requests for Dock Dog Jumping Competition:
 - a. Motion approving blanket Temporary Obstruction Permit
 - b. Motion approving blanket Vending License
 - c. RESOLUTION NO. 19-251 approving waiver of Vending License fee
 - d. RESOLUTION NO. 19-252 approving closure of Burnett Avenue between 5th and 6th Streets
 - e. RESOLUTION NO. 19-253 approving closure of 14 metered parking spaces on Burnett Avenue and six metered parking spaces on 5th Street to provide parking for First National Bank employees who will be displaced due to the event
 - f. RESOLUTION NO. 19-254 approving waiver of parking meter fees in the total amount of \$90
 - g. RESOLUTION NO. 19-255 approving usage of electrical outlets
 - h. RESOLUTION NO. 19-256 approving waiver of electric fees in the total amount of \$6
22. RESOLUTION NO. 19-257 approving preliminary plans and specifications for Scaffolding and Related Services and Supply Contract for Electric Services; setting June 19, 2019, as bid due date and June 25, 2019, as date of public hearing
23. RESOLUTION NO. 19-258 awarding contract to ABM of Des Moines, Iowa, for custodial services at the Ames Public Library in the amount of \$91,541.70
24. RESOLUTION NO. 19-259 awarding contract to Ames Ford Lincoln of Ames, Iowa, for five Hybrid Utility vehicles in the amount of \$179,290; exercising Option #1: Hybrid Utility with safety features for \$37,874.20, and Option #2: Public Safety (Fire) Hybrid SUV for \$35,628.20
25. RESOLUTION NO. 19-260 awarding contract for FY 2019-20 Electric Distribution Line Clearance Program to Wright Tree Services of Des Moines, Iowa, for hourly rates and unit prices in an amount not to exceed \$327,437, subject to receipt of the required Performance Bond
26. RESOLUTION NO. 19-261 awarding contract for Right-of-Way Tree Trimming and Removal Program for Parks & Recreation Department to Pitts Lawn & Tree Service of Huxley, Iowa, in an amount not to exceed \$85,000
27. RESOLUTION NO. 19-262 approving contract and bond for Power Plant Steam Turbine No. 7 Parts Procurement - Argo Turboserve Corporation

28. RESOLUTION NO. 19-263 approving renewal of contract with MCG Energy Solutions, LLC, of Minneapolis, Minnesota, for MISO Market Participant Services for one-year period from July 1, 2019, through June 30, 2020, in the total amount of \$129,857.28
29. RESOLUTION NO. 19-264 approving renewal of contract with Burns & McDonnell of Chesterfield, Missouri, for Professional Services for Power Plant Fire Risk Mitigation for one-year period from July 1, 2019, through June 30, 2020, in an amount not to exceed \$50,000
30. RESOLUTION NO. 19-265 accepting completion of 2017/18 CDBG Public Facilities Neighborhood Infrastructure Improvements Program (Tripp Street Extension from Wilmoth Avenue to State Avenue)

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

VACATION AND SALE OF 100' x 7' PUBLIC RIGHT-OF-WAY ADJACENT TO 635 AGG AVENUE: City Council Member Gloria Betcher asked if there is a reason that the City has never done a public walkway there as designated in the plat. John Joiner said the plat dates back to the early 1930s and he doesn't know why it hadn't proceeded. Ms. Betcher asked if they are selling one part, why aren't they making arrangements to sell the rest of it. Mr. Joiner said it's by homeowner request. In this case, the owners want to build a garage, and to meet the proper setbacks, they need to obtain that seven-foot strip.

Ms. Betcher asked if the property at 635 Agg is going to have another curb cut since it's getting a new garage. Mr. Joiner said they will move their existing driveway and put a new curb and gutter there and have just one new driveway and curb cut for the new garage. He said since this is a single family, there is no trigger to require sidewalk installation. He said this is the corner of Cessna and Agg and there is sidewalk on the other side of Cessna and on the other side of Agg. Ms. Betcher asked if there was a reason they weren't selling the other portion. Mr. Joiner said they can ask surrounding neighbors but typically they wait for them to request it.

Moved by Betcher, seconded by Beatty-Hanson to approve item 19.

- a. RESOLUTION NO. 19-243 setting June 11, 2019, as date of hearing on vacating right-of-way, subject to receipt of new Utility Easement
- b. RESOLUTION NO. 19-244 setting July 9, 2019, as date of hearing on conveyance of vacated right-of-way to Steven and Sarah Walter

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

PUBLIC FORUM: Mayor Haila opened Public Forum. Nobody came forward to speak, so he closed Public Forum.

APPROVAL OF FY 2019/20 ASSET CONTRACTS: Moved by Gartin, seconded by Martin, to adopt the RESOLUTION NO. 19-266 approving the ASSET agency contracts for FY 2019/20, with the exception of the contracts with HIRTA and Lutheran Services in Iowa.

Ms. Betcher asked why one dollar was being removed from the volunteer center. Mr. Phillips said it was because the volunteers allocated everything they had.

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

REVISIONS TO ASSET POLICIES AND PROCEDURES: Moved by Gartin, seconded by Betcher, to adopt the RESOLUTION NO. 19-267 approving the recommended changes to the ASSET Policies and Procedures.

Roll Call Vote: 5-0. Resolution declared carried unanimously.

ASSET JOINT FUNDER MEETING NEXT STEPS: Mr. Phillips reviewed the five consistent themes staff believes emerged from the discussion between the City Council and other ASSET funders to discuss the funders' expectations and vision for the ASSET partnership. The first one related to the idea that ASSET shouldn't be the sole source of funding for a program; that there should be other areas of support from other community partners. The second was a notion of using a community needs assessment as justification for telling us which way to go for services and priorities in the future. The third involved a conversation to establish shared funder priorities or themes and consistent language about the different services that ought to be funded. The fourth was identifying what the core services are that ASSET exists to support and provide. The fifth was to identify among the funders, shared outcomes and measurements that the Council would like to see the services held against so they can get a better sense of the impact those services are making. He said this will not change the upcoming ASSET funding cycle, this might be a multi-year effort to accommodate the changes.

Mr. Phillips said once there is consensus among the funders regarding these overall concepts, ASSET staff will use them to develop more substantial action steps, including alternatives, analysis of those alternatives, and recommendations to achieve the objectives outlined in the themes. Once alternatives are determined, the funders will have an opportunity to decide whether to implement changes to the ASSET process or to leave these aspects of ASSET as-is. He said this isn't something that will happen overnight to cause changes to the upcoming ASSET cycle. He said this would be evaluated on how they would study those concepts and how they would be integrated over a multi-year project. This is the start of a lot of future conversations on how ASSET should move forward in the future. Ms. Betcher asked what the other organization is that receives money from CICS. Mr. Phillips said it was Burke Homes.

City Council Member David Martin asked if the statement that funding should be used as a source of last resort is a reflection of a long-standing understanding among ASSET. Mr. Phillips said this reflects various funders' thoughts of ASSET historically, but hasn't been identified as a core principal of how they want ASSET funding to be used.

Ms. Beatty-Hansen said she read this more as a desire to have the agencies strong enough to draw from several sources so they are not the sole funder of them. Mr. Gartin said Amber Corrieri has made that point several times. Mr. Martin said that is a goal he would support as well.

Mr. Martin said one of the issues is whether they should categorically say that if the state or government removes a funding line altogether, then they are simply not going to be there. He wanted to draw a distinction between two scenarios: an agency whose own allocation of funding has been dropping due to reasons specific to that agency, they aren't there to pick up the slack, but if there is an entire category of services that's being systematically reduced or eliminated, it's something they should be willing to look at. Ms. Beatty-Hansen agreed. Ms. Betcher said there has been a distinction made between those entities that are delinquent in providing services or following up on paperwork so their money got reduced because of not meeting requirements versus some program that has been cut entirely that had nothing to do with what the organization did.

Mayor Haila opened public comment. Nobody came forward to speak, so he closed public comment.

Mayor Haila asked if it is more or less a minor amount of word smithing to have a qualifier to allow an option but would still be the same. Mr. Phillips said it would not invoke going back to the county for their input, but they would communicate that the sentiment of the council is slightly different than what was captured in the memo and give them an opportunity to respond. Mr. Martin said that would address his concerns. Ms. Betcher asked if they are voting to approve the memo. Mr. Phillips said the memo is the piece that all the funders have.

Ms. Beatty-Hansen said she likes the proposed changes to add conditional words. Mayor Haila advised the options are to agree with the themes and wish ASSET to proceed with an action plan to align with these concepts or disagree with the themes and change them, or have another joint funders meeting.

Moved by Martin, seconded by Beatty-Hansen to confirm the themes and direct staff to work with the other funders to develop an action plan to align the ASSET process with these concepts with an interpretation of their conversation to address the language issues that they discussed.

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

HEALTHY LIFE CENTER: City Manager Steve Schainker reviewed the information on the estimated cost of the project. He said the amount of bond revenue needed to fund the project is \$28,609,488 and not to exceed \$29,065,000. The estimated deficit for the Healthy Life Center is projected to be about \$405,000 in the first year. It should be noted that the Finance Director had already included the impact of the \$455,552 issuance costs when previously calculating the estimated tax impact on our property owners. Therefore, the estimated tax impact remains as previously reported on April 23, 2019, of 78 cents per \$100,000 of assessed property valuation. Mr. Schainker advised that Finance Director Duane Pitcher had worked with the City's Bond Attorney to provide the wording for the bond referendum should the City Council decide to proceed with this project.

Mr. Schainker explained that the State Legislature recently passed a new law that changes the dates that local governments can call for special elections, like the one contemplated for the Healthy Life Center. According to the new law, if a city certifies a special election prior to July 1, 2019, a city will have the option to hold an election on August 6, 2019, or September 10, 2019. Given the fact that the negotiation process with the other entities involved in this project has taken longer than

anticipated, it seems advisable to schedule the special election for September 10, 2019, rather than on August 6, 2019, as originally planned. This change in the date will be appreciated by those who are concerned that we were planning to schedule this important election on August 6, 2019, which is a time when many of the residents are out of town on vacation.

City Manager Schainker summarized the risks the City Council must clearly understand and be willing to accept before proceeding further with this project. He said staff has prepared contracts for the three funding partners to approve. Should MGMC and/or Story County not agree to extend their contracts with the City past the initial term of their agreements, the loss of these contributions would significantly impact the Ames taxpayer who would be responsible for covering their share of the deficit. Since the current estimates do not reflect any additional costs to deal with environmental issues, University officials have been asked to supply any copies of studies similar to an environmental study that have been performed on the proposed site.

The three funding partners have agreed to transmit their contribution towards the cost to construct the Healthy Life Center only after the City takes action to approve a contract to construct the building. In order to take bids on the project, an architectural/engineering firm will first have to create design plans. In the unlikely event that the bids received exceed our construction budget by so much that a decision is made not to proceed with the project, the City will be responsible for the total cost of this design work.

Ex Officio Devyn Leeson asked if Legislature passed a cap on property tax increases. Mr. Schainker said it does not impact debt service, or payment of the bonds; it will impact the operating deficit that is included in the general levy. He said it would be difficult for them to come within the 2% cap of revenues, which is required under the new law. He said an extra hearing with a super-majority vote from the Council would be needed to pass the actual budget.

City Council Member Amber Corrieri arrived at 7:15 p.m.

Mr. Leeson commented that this project should help with childcare services that are extraordinarily lacking in the City. Mr. Schainker clarified that the Healthy Life Center only provides a drop off center for participants; it is not a separate childcare service.

Mr. Martin asked if the super majority means two-thirds which would be four out of six votes. Mr. Schainker asked for clarification from staff. Duane Pitcher said they just got the bill, but it did come out two-thirds majority which is a super majority for most, but not for the City because they have six, but it is four out of six. Mr. Martin asked what would happen if they move forward with Option 1 and something goes wrong with the contracts in the next few days, would they be able to unwind. Mr. Schainker said he doesn't believe they will fall apart. The only contract outstanding is the University, but it won't know until August if the Board of Regents approves it. He said the last day to certify to get on the September 10 meeting is July 26. This authorizes the City to issue the bonds, but does not force them to move ahead with the contract or issue the bonds.

Mayor Haila opened public comment. Seeing none, he closed public comment.

Moved by Gartin, seconded by Nelson, to adopt RESOLUTION NO. 19-268 to move ahead with the Healthy Life Center project by passing a resolution that allows the City to hold a referendum to enter into a loan agreement and issue general obligation bonds in an amount not to exceed \$29,065,000 for the purpose of paying the cost for constructing and equipping the Healthy Life Center, and setting the date of the bond referendum for September 10, 2019.

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

An informational brochure about the Healthy Life Center was passed out to the Council to review before being sent to the printer. Mr. Gartin asked if the website will incorporate the new material. Parks & Recreation Director Keith Abraham said it will be kept up to date and information on where people can vote will be provided on the website.

REFERRAL OF REQUEST FOR A SECOND ROUND OF CAMPUSTOWN FAÇADE GRANT APPLICATIONS FOR FY 2018-19: Planning and Housing Director Kelly Diekmann reviewed the request from Mathew Goodman to initiate a second round of façade grant applications for this fiscal year. City Council previously referred the matter to a future agenda for discussion.

Ms. Betcher asked if the \$120,000 balance was from two years of funding. Mr. Diekmann said it's funded at a rate of \$50,000 per year, so at that rate, as of July 1, 2019 there would be \$170,000 available.

Mayor Haila opened public input. Seeing none, he closed public input.

Moved by Beatty-Hansen, seconded by Corrieri, to reopen the facade grant application window.

Mr. Gartin said he is opposed to this. He said by doing this, they set a precedent for other situations where someone has a project; and if there aren't any takers, they are reopening the process. The delay is short-term until the next round comes around. The applicant is a former City Council Member and he hopes they aren't doing things just because of that. Ms. Beatty-Hansen said Mr. Goodman asked on behalf of someone, not for himself. Mr. Gartin said there is no emergency justification for this request, so he recommends they stay with the procedures they currently have.

Mr. Diekmann confirmed for Ms. Betcher that they have two rounds for Downtown and only one for Campustown. Ms. Beatty-Hansen said she would feel differently if the funding wasn't available, but they are available to help businesses in Campustown and staff says it won't push anything else off their to-do list. Mr. Gartin said it's only a few more months for the next schedule. He said if they wanted to change the policy to have two separate rounds, he would be supportive of making a change to the policy, but not making an exception to this.

City Council Member Chris Nelson asked if they should reconsider the whole program with the amount of roll-over they have. Ms. Betcher said she agrees with Ms. Beatty-Hansen because there are two interested businesses, and they should revisit the whole policy. She said they could look at the question of business improvement grants for Downtown as well as for Campustown.

Mr. Martin said they could change it to say that in the Campustown program, they award at most two rounds. Mr. Gartin said if they allow one exception, they should allow others. Ms. Betcher said since they have two rounds for Downtown, they should have two rounds for Campustown.

Vote on Motion: 5-1. Voting aye: Betcher, Martin, Nelson, Beatty-Hansen, and Corrieri. Voting nay: Gartin. Motion declared carried.

PUBLIC AND EMPLOYEE SAFETY ON CITY PROPERTIES: Chief Cychosz reviewed the report. He said following the death of Celia Barquin Arozamena, representatives from various City departments have been having discussions and taking actions to improve the overall safety of citizens and staff on and around City property. He said they talked a lot about vegetation management, enhanced patrol and staff presence in the park, and expanding the safety walk program. Another important area of action is a more coordinated effort to reach out to the homeless in the community. Crime prevention through environmental design, security cameras, lighting, and an internal safety hotline have also been discussed.

Parks and Recreation Superintendent Joshua Thompson said they reviewed the site where the incident took place. They reduced the vegetation in the area and rented equipment and were able to amend the budget to purchase the necessary equipment. He said they developed a spreadsheet to see how often they were at the parks and to improve getting to the areas on a regular basis.

Ms. Beatty-Hansen asked if they use a heat map for instances of crime or undesirable behavior to determine what the hot spots are. Mr. Cychosz said they do on a monthly and sometimes weekly basis for burglaries; personal assaults don't happen enough to warrant a heat map. Ms. Beatty-Hansen asked if the internal hotline to the risk manager needs council direction to be done or if they just do it. Mr. Cychosz said they don't need council direction for that. She also asked if there was a system to allow employees a whistle-blower clause to protect employees from potential retaliation.

Mr. Leeson said he has appreciated the response from the City to make sure there isn't a stigma behind the homeless populations. He asked what the changes are that are being provided to help the homeless with more resources. Mr. Cychosz said the ERP has space and resources to rent hotel rooms. The challenge is starting the conversation and finding the campers to be able to communicate with them to get them the help they need.

Further discussion was had regarding the homeless camp locations on City property, Iowa State property, and private properties.

Moved by Betcher, seconded by Corrieri to direct staff to review the Zoning Code to evaluate the landscaping requirements for their compatibility with Crime Prevention Through Environmental Design (CPTED) principles.

Mr. Nelson said the Chief brought up an interesting point that there are places where this may work and places where this may not work. He will be looking to them to come back with those types of things as a blanket wouldn't make as much sense as a targeted effort.

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

Mr. Martin asked to know what the approach is to assess the effectiveness of a change like this. Is this something they can expect to have data on in a few years or is it more theoretical than that. Mr. Cychosz said it is a situation that is hard to prove something didn't happen. For a community of this size, it is difficult to demonstrate the impact of those CPTED calls. He said the call volume in the facilities where this has been implemented is significantly lower than in similar cities.

Moved by Betcher to direct staff to report on the pros and cons of developing this sort of requirement for vegetation on private property to be managed to reduce isolated and potentially dangerous areas. Motion failed due to lack of a second.

Ms. Beatty-Hansen said she isn't sure that there is a real need. Mr. Gartin said he doesn't want to go so far in response to this as to outlaw trees and shrubs in Ames.

FINAL AMENDMENT TO FISCAL YEAR 2018/19 ADJUSTED BUDGET: Mr. Pitcher said item 37(b) was added to list out the items going forward.

Mayor Haila opened the hearing. Seeing no one who wanted to comment, he closed the public hearing.

Moved by Nelson, seconded by Gartin, to adopt RESOLUTION NO. 19-269 amending the Fiscal Year 2018/19 budget by increasing revenues by \$635,404 and increasing expenditures by \$1,136,654.

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

FY 2018/19 AND FY 2019/20 TRANSFERS BETWEEN FUNDS: Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 19-270 approving the Fiscal Year 2018/19 budgeted transfers of \$23,488,878 and the Fiscal Year 2019/20 budgeted transfers of \$23,371,112.

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

POWER PLANT UNIT 7 TURBINE GENERATOR OVERHAUL PROJECT - REPORT OF BIDS: Mayor Haila opened the hearing and closed it after nobody came forward to speak.

Moved by Betcher, seconded by Gartin, to accept the report of bids and delay award for the Unit 7 Turbine Generator Overhaul Project until Power Plant staff is able to perform a thorough review and determine a recommended company to award the contract to.

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

POWER PLANT BOILER MAINTENANCE SERVICES CONTRACT REPORT OF BIDS: Mayor Haila declared the public hearing opened. He declared it closed after there wasn't anyone wishing to speak.

Moved by Betcher, seconded by Nelson, to accept the report of bids and delay award until Power Plant staff is able to perform a thorough review and determine a recommended company to award the contract to.

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

2017/18 DOWNTOWN STREET PAVEMENT IMPROVEMENTS PROJECT – MAIN STREET ALLEYS (DUFF AVENUE – DOUGLAS AVENUE, KELLOGG AVENUE – BURNETT AVENUE): The public hearing was opened by Mayor Haila. He then closed the public hearing since no one asked to speak.

Ms. Betcher asked Municipal Engineer Tracy Warner if they are going to put in any pervious pavement in any of the alleys. Ms. Warner said they have done it in other parts, but have gotten mixed reviews on it breaking up and not being as solid. With all of the old foundations, they will forgo it on this project.

Moved by Gartin seconded by Beatty-Hansen, to adopt RESOLUTION NO. 19-271 accepting the report of bids for the 2017/18 Downtown Street Pavement Improvements Project – Main Street Alleys (Duff Avenue – Douglas Avenue, Kellogg Avenue – Burnett Avenue), approving the final plans and specifications for this project, and awarding the 2017/18 Downtown Street Pavement Improvements Project – Main Street Alleys (Duff Avenue – Douglas Avenue, Kellogg Avenue – Burnett Avenue) to ConStruct Inc. of Ames, Iowa in the amount of \$211,973.20.

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

TEAGARDEN AREA DRAINAGE IMPROVEMENTS: Ms. Warner said they are still negotiating the easements and are asking to continue the hearing until the next meeting; the bids are good for 60 days.

Moved by Gartin, seconded by Betcher, to continue the hearing until June 11, 2019.

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

ORDINANCES:

RENTAL CAP ORDINANCE REPEAL: Moved by Gartin, seconded by Beatty-Hansen, to approve on first reading the Ordinance repealing the rental cap code language. This ordinance will remove all *Code* sections in Chapter 13 relating to the rental percentage cap.

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

DISPOSITION OF COMMUNICATIONS TO COUNCIL:

Email from Kyle Poorman dated May 3, 2019 RE: Request to consider a program where the full cost or nearly full cost of a yearly CyRide pass or Dial-A-Ride was available for disabled low-income Ames residents.

Mr. Martin said they can take their concerns to an ASSET funder. Ms. Corrieri said someone should respond to him to make him more aware of some of the programs that are already in existence. She said other programs already pay for their clients. Mayor Haila advised that he will write the letter to Mr. Poorman.

Moved by Betcher, seconded by Martin, to direct the Mayor to respond to Mr. Poorman and express the City Council's appreciation.

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

Memo from Planning and Housing Department dated May 23, 2019 RE: Referral of Scenic Development text amendment request regarding Zoning Ordinance Sec. 29.401(5) Multiple Buildings on Single Lots.

Moved by Betcher, seconded by Nelson, to place this item on a future agenda.

Mr. Diekmann said if they are comfortable with what they described in Option 2 or Option 1, it doesn't need to go on an agenda. It would be an applicant-initiated text amendment. If the Council wants to discuss more options or the depth of those options, they should put it on a future agenda. He said this is a gatekeeper function where they authorize someone to make an application. He said Option 2 serves more customers than Option 1, so staff would be in favor of that option.

Motion withdrawn.

Moved by Betcher, seconded by Nelson, to authorize the applicant to apply for a text amendment that would update both residential and commercial use standards for multiple buildings on a lot, except for one- and two-family dwellings.

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

COUNCIL COMMENTS:

Ms. Betcher said she, Bronwyn Beatty-Hansen, and Tasheik Kerr had attended the International Town & Gown Association Conference. One thing they heard about was an effort by Iowa City to try to ensure that there would not be discrimination in housing based on source of income. They have added a protected class in their Human Rights Ordinance, which is no discrimination based on source of income.

Moved by Betcher, seconded by Corrieri, to have the Human Relations Commission investigate the possibility of adding source of income as a protected class under the City's Human Rights Ordinance.

Mr. Gartin asked to take some time to think about a major change. He would be hesitant to approve this. Ms. Betcher said she thought that was what the commission was for. Mr. Gartin said he would prefer to have more discussion on it first. Ms. Betcher said this is just an idea and the Human Relations Commission would tell Council if they think it's not a good idea. She said they should lead

on this if it's something they are interested in.

Assistant City Manager Brian Phillips said the Human Relations Commission is going to meet next week to work on their strategic planning for the next year. Council recently passed the third reading of an Ordinance to remove the investigative function of the Human Relations Commission from the Municipal Code, so they don't have that particular enforcement mechanism for this kind of an Ordinance if this is something they want to pursue. Mr. Lambert said they need to think about how they would enforce that.

Ms. Betcher said she wants to know what Iowa City is doing and to see if our Human Relations Commission thinks it's something Ames should do. Mayor Haila asked if it's something that staff can do or if it needs to go through the Commission. Mr. Phillips said if it's a question about whether they should be doing this, that might be more in the realm of the Human Relations Commission to figure out the impact in the community. If it's just a question about what Iowa City's Ordinance do and how does their enforcement work, that would just be a staff report. Ms. Betcher said she does want the perspective of the Human Relations Commission on this subject.

Vote on Motion: 5-1. Voting aye: Betcher, Martin, Nelson, Beatty-Hansen, and Corrieri. Voting nay: Gartin. Motion declared carried.

Moved by Betcher, seconded by Beatty-Hansen, to investigate what is being done elsewhere to hold landlords accountable for nuisance parties.

Mr. Schainker clarified that it may be more like nuisance issues like trash and snow removal. Ms. Corrieri said she would be interested in adding all of those nuisance issues.

Motion withdrawn.

Moved by Corrieri, seconded by Betcher, to investigate what is being done elsewhere to hold landlords accountable for nuisance violations.

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

Mr. Martin said they received a letter from Leslie Kawaler on behalf of staff on May 15th concerning a topic that is relevant to the June 18th workshop on rental housing.

Moved by Martin, seconded by Betcher, to refer to staff to keep the letter in mind for preparation of the June 18 workshop.

Ms. Corrieri said if they refer to staff, they should assess it and provide feedback. Mr. Martin said he just wanted to make sure the letter was seen.

Motion withdrawn.

Mr. Martin referred to the earlier discussion on the Campustown Facade Program. He said there is

enough uniqueness in the circumstance that they would be in a good position to deal with it if it came up again.

Mr. Nelson said they received an email in March from Tom Randall on the property on the southeast corner of 13th and Grand.

Moved by Nelson, seconded by Beatty-Hansen, to get the staff report that was produced the last time the City looked at that intersection to get some background about whether or not they want to move forward with any other sort of direction on that property.

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

Ms. Beatty-Hansen said she just wanted to mention a few items she brought back from the International Town & Gown Conference. She said she is interested in getting a memo from staff at some point on the concept of micro-mobility, bike share programs, and electric scooters. She would like information on what might be appropriate for Ames and what data they might want to collect. Ms. Beatty-Hansen commented she also is interested in the concept of “Banning the Box” in Ames. She clarified that “Banning the Box” refers to the question on a job application about a prior criminal charge; that question being present on an application systematically maintains a discrimination aspect.

Moved by Gartin to adjourn the meeting at 8:43 p.m.

Rachel Knutsen, Recording Secretary

John A. Haila, Mayor