

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

OCTOBER 8, 2019

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:00 p.m. on October 8, 2019, 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, David Martin, and Chris Nelson. *Ex officio* Member Devyn Leeson was also in attendance.

Mayor Haila announced that the Council was working off an Amended Agenda. City staff added an item after Item No. 12: Requests from Main Street Cultural District for Snow Magic; the amount was corrected for the Change Order for Item No. 18b; the amount of the Contract award was corrected for Item No. 31; a request from staff to suspend the rules, pass on second and third readings and adopt the Ordinance was added for Item No. 35; and the second passage of the ordinance rezoning the property at 507 Lincoln Way was added.

Mayor Haila pointed out to the Council that on the additional item after Item No. 12, there was a scrivener's error as the request should be from Ames Main Street not Main Street Cultural District. He also mentioned that on Consent Item No. 18a, the company name of Argo Turboservice Corporation should be Argo Turboserve Corporation.

City Council Member Martin requested to pull Item No. 2, approval of the Minutes of Regular Meeting held September 24, 2019, and Special Meeting held October 4, 2019, for further discussion. Council Member Betcher pulled Item No. 24, approving Plat of Survey for 2110 Lincoln Way and 117 Beach Avenue, for separate discussion.

CONSENT AGENDA:

Moved by Beatty-Hansen, seconded by Corrieri, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving Report of Contract Change Orders for September 15 - 30, 2019
3. Motion accepting Abstract of Votes for September 10, 2019, Special Election
4. Motion approving new 5-day (October 23 - 27) Class C Liquor License - Gateway Hotel & Conference Center, 1800 Christensen Drive
5. Motion approving new 5-day (October 23 - 27) Class C Liquor License - Gateway Hotel & Conference Center, 1407 S University Boulevard
6. Motion approving new 5-day (October 19 - 23) Class C Liquor License - Christiani's Events, 420 Beach Avenue
7. Motion approving new 12-month Special Class C Liquor License – Wok N Roll, 120 Welch Avenue - Pending Inspections
8. Motion approving new 12-month Special Class C Liquor License with Sunday Sales – Macubana LLC, 116 Welch Avenue - Pending Inspections
9. Motion approving new 12-month Class E Liquor License with Class B Wine and Class C Beer - Southgate Expresse, 110 Airport Road - Pending Inspections
10. Motion approving new 12-month Class E Liquor License with Class B Wine, Class C Beer

- (Carry-out Beer), and Sunday Sales – Kum & Go #0217, 1459 Grand Avenue
11. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Liquor License with Sunday Sales - London Underground, 212 Main Street
 - b. Class E Liquor License with Class B Wine, Class C Beer and Sunday Sales - CVS/Pharmacy #10452, 2420 Lincoln Way, #104
 - c. Class C Liquor License with Catering and Sunday Sales - Arcadia Café, 116 Welch Avenue
 - d. Class C Beer Permit with Class B Wine, Sunday Sales - Aldi, Inc. #48, 108 South 5th Street
 - e. Class C Liquor License with Sunday Sales - North Grand Cinema, 2801 Grand Avenue. Ste. 1300
 - *Additional Item: Requests from Ames Main Street for Snow Magic:
 - a. Motion approving Blanket Temporary Obstruction Permit in Central Business District for November 8 through December 24
 - b. Motion approving Blanket Vending Permit in Central Business District for November 8 - December 24
 - c. RESOLUTION NO. 19-544 approving waiver of Vending Permit fee
 - d. RESOLUTION NO. 19-545 approving use of Tom Evans Plaza from 5 p.m. to 8 p.m. on November 8 for tree lighting ceremony
 - e. RESOLUTION NO. 19-546 approving usage of electricity for holiday activities/lighting from November 8 through December 24, and approving waiver of electricity costs
 - f. RESOLUTION NO. 19-547 approving closure of ten metered parking spaces from 1 p.m. to 8 p.m. in Central Business District on November 8 and approving waiver of parking meter fees
 - g. R RESOLUTION NO. 19-548 approving closure of Kellogg Avenue from Main Street to 5th Street and 12 metered parking spaces from 8 a.m. to 1 p.m. on December 7
 - h. RESOLUTION NO. 19-549 approving suspension of parking regulations and enforcement in the entire Downtown area on Saturday, November 30, and approving waiver of fees
 12. RESOLUTION NO. 19-521 approving Cooperative Agreement between Ames Human Relations Commission and the Iowa Civil Rights Commission regarding Intake and Investigation of Civil Rights Complaints
 13. RESOLUTION NO. 19-522 approving Leasehold Purchase Agreement with Legacy Golf Associates, Inc., for South Grand Avenue Extension project in the amount of \$103,400
 14. RESOLUTION NO. 19-523 approving Memorandum of Understanding with Friends of Brookside Park
 15. RESOLUTION NO. 19-524 approving Neighborhood Improvement Project Grant for Sunset Ridge Park in the amount of \$5,000
 16. RESOLUTION NO. 19-525 approving preliminary plans and specifications for Inis Grove Park Restrooms; setting November 5, 2019, as bid due date and November 12, 2019, as date

- of public hearing
17. Unit 7 Turbine Generator Parts:
 - a. RESOLUTION NO. 19-526 approving Change Order No. 2 to Argo Turboserve Corporation of Rutherford, New Jersey, in the amount of \$12,534.29
 - b. RESOLUTION NO. 19-527 approving Change Order No. 2 to MD&A Part Division of Clifton Park, New York, in the amount of \$20,487.60
 18. 2015/16 Sanitary Sewer Rehabilitation (Sanitary Sewer Lining):
 - a. RESOLUTION NO. 19-528 approving Change Order No. 2
 - b. R RESOLUTION NO. 19-529 accepting completion of project
 19. 2017/18 Shared Use Path Maintenance Program #2 (Stange Road):
 - a. RESOLUTION NO. 19-530 approving Change Order No. 1
 - b. RESOLUTION NO. 19-531 accepting completion of project
 20. 2017/18 S. Duff Avenue Improvements:
 - a. RESOLUTION NO. 19-532 approving Change Order No. 6
 - b. RESOLUTION NO. 19-533 accepting completion of project
 21. 2016/17 Storm Water Erosion Control Program (S. Skunk River-Carr Park to Homewood Golf Course) Contract -A
 - a. RESOLUTION NO. 19-534 approving Change Order No. 5
 - b. RESOLUTION NO. 19-535 accepting completion of project
 22. RESOLUTION NO. 19-536 accepting completion of Water Pollution Control Facility Screw Pump Drive Replacement Project
 23. RESOLUTION NO. 19-537 approving Plat of Survey for 2110 Lincoln Way and 117 Beach Avenue

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

MINUTES OF REGULAR MEETING HELD ON SEPTEMBER 24, 2019, AND SPECIAL MEETING HELD OCTOBER 4, 2019: Council Member Martin commented that he pulled this item as a request asking for a correction to be made from a citizen had been received. Mr. Martin explained that he reviewed the video recording, and it appeared to him that the request was appropriate. He stated that the Council has a lot of meetings and the Clerk's staff does a fantastic job at obtaining information and to summarize the meeting. Mr. Martin noted that the correction that is being requested on Page 6 of the September 24, 2019.

Moved by Martin, seconded by Betcher, to remove the phrase "from the proposed new convention center with an attached hotel that the ACVB is pursuing" from the September 24, 2019, minutes.

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

PLAT OF SURVEY FOR 2110 LINCOLN WAY AND 117 BEACH AVENUE: Council Member Betcher stated that she had a couple of questions for the Planning and Housing Director Kelly Diekmann. She asked for some background information as to how many of these types of situations may be encountered where there are old property lines that ended up in the middle of the

building. Director Diekmann stated it is unique that this had happened and that is why staff brought it forward to Council. He noted when staff looked at the building permit history from the 1970's it was not clear what happened; site plans were not done back then and only building permits were required. The area was plotted as a lot and then parceled off over time. Ms. Betcher inquired if there was any other way to accomplish the rebuilding of the parking lot without doing the boundary line adjustment. Mr. Diekmann stated it is not needed for just the parking lot as parking lots do not need approval; however, they do need to correct the records.

Moved by Betcher, seconded Beatty-Hansen, adopting RESOLUTION NO. 19-537 approving the Plat of Survey for 2110 Lincoln Way and 117 Beach Avenue.

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

PUBLIC FORUM: Merlin Pfannkuch, 1424 Kellogg Avenue, Ames, stated that what he is going to say is not going to be easy as he had given it a lot of thought. He has been following City government for 25 years and has been to many City Council meetings to complain about the process, but nothing ever seems to happen. He would like to discuss the corruption of process in the City of Ames. Mr. Pfannkuch explained he doesn't understand why the proponents of growth and development in the traditional sense in Ames seem to receive better treatment before the Council than the citizens who question what is being done. He gave two examples: 1) Improving the infrastructure within the East Industrial Area and how it got added to the budget at the last minute. He mentioned that Council Member Gartin made the motion and later said in public that the item was not handled very well. The City Manager had asked for public input in the fall and by then it was too late for the citizens to question what was going on. He noted that it has now been four years later and nothing has been done with the site. Mr. Pfannkuch explained that he understands that it has been a complicated process, but it seems if someone was interested in building in that location, it would have been announced. 2) Unsure as to why there is such a "hands-off gloves" to the Ames Convention and Visitors Bureau (ACVB). He said that five-years ago the public told ACVB that the idea of a convention center, if paid for by a \$19 million bond, would be a bad idea. He noted that ACVB does not operate as a public body, but yet they operate largely on the \$1.75 million hotel/motel tax. It was stated by Mr. Pfannkuch that the ACVB is working on building a convention center and hotel, which is a bad idea, and why isn't anyone with authority in Ames telling ACVB that it is a bad idea. He stated that the City of Ames has allowed them to waste a lot of money planning this, and now there is a \$300,000 feasibility study and he is not sure who is going to be paying for that. Mr. Pfannkuch commented that he doesn't believe the City of Ames is ever going to be a major convention center as the closest major airport is 30 miles away and there needs to be fewer dreamers and more realists. Mayor Haila explained that he is on the ACVB committee and the ACVB is not pursuing the flat space and hotel; it is part and parcel of a study that is being undertaken by the Athletics Department in concert with Iowa State University (ISU). If something does go forward, it will not be through public dollars, but through a developer. Mayor Haila also noted that the \$300,000 for the feasibility study is being paid for by the ISU Athletics Department. Mr. Pfannkuch stated that the public announcement stated it would be split with an unknown amount. He also explained that the Agreement for the ACVB states they should provide an annual

report to the City, but he has been told this has never been done. He doesn't believe that the citizens of Ames won't be asked for money for the hotel convention center. Council Member Betcher explained that she wanted to point out one correction and that was that the ACVB did vote to do a cost-share for \$25,000 for the feasibility study.

UPDATING NAME AND SPEED LIMIT OF UNIVERSITY BOULEVARD/530TH AVENUE: Public Works Director John Joiner stated there are two purposes for this request. The first part was to lower the speed limit from 55 MPH to 45 MPH from the south corporate limits to 465' south of Collaboration Place and 35 MPH speed limit to 650' north of Airport Road/Oakwood Road. The second part is due to the Burgason Annexation area, the southern extension of University Boulevard from Cottonwood Road south approximately 2,520 feet is now completely within the City limits of Ames and under the City's jurisdiction, and that part of the roadway needs to be renamed to "University Boulevard."

The public hearing was opened by the Mayor. He closed the hearing after no one asked to speak.

Moved by Betcher, seconded by Beatty-Hansen, to direct the City Attorney to draft an ordinance to change the name of South 530th Avenue to University Boulevard to the south corporate limits and to direct the City Attorney to draft an ordinance to establish a 45 MPH speed limit of University Boulevard from the south corporate limits to 465' south of Collaboration Place, and establish a 35 MPH speed limit on University Boulevard from 465' south of Collaboration Place to 650' north of Airport Road/Oakwood Road.

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

2019 RESIDENT SATISFACTION SURVEY RESULTS: Public Relations Officer Susan Gwiasda presented highlights from the 37th Annual Residential Satisfaction Survey. She noted that overall the results are similar to last year's. The overall rating for the City was 95% being very good or good.

Council Member Gartin asked to go to Page 22 of the results, as he understands the weather was bad this past year, but is there something that the Council should be paying attention to. He has never seen a chart that had that big of a spike. Ms. Gwiasda stated that she double-checked the numbers as well and suggested that the question may need to be worded differently. She mentioned that there was 12 inches of rain in one month and half of that fell in one day, so there was really extreme weather that probably overwhelmed several systems.

Council Member Gartin inquired about the road surface ratings on Page 25 and asked if there was anything the Council should pay attention to as they are getting ready for the next Capital Improvements Plan. Ms. Gwiasda stated that she trusts the system that Public Works has in place for assessing roads and determining what needs to be repaired.

Council Member Gartin asked on Page 30 of the report if the data regarding CyRide ridership correlated with CyRide's reports. Council Member Nelson, who serves on the Transit Board,

responded that there are some areas of town where ridership is down. It was asked if the data was shared with CyRide. Ms. Gwiasda stated it is shared, but will not always match-up with what CyRide has. She noted that they have seen ridership changes.

Council Member Gartin inquired about Page 36 of the report in regards to Community Parks and Recreation and commented that he expected some poor ratings in regards to restrooms, but not as high as it was. Ms. Gwiasda stated it may have to do with a few restrooms being unavailable, but has not drilled down further to investigate as to why. Mr. Gartin stated he just wanted to flag areas that are showing significantly different results from previous year's and to make sure the Council is aware of what the citizens are saying. Public Relations Officer Gwiasda stated she will drill down a little further to see if it's for a certain area or age group. Parks and Recreation Director Keith Abraham stated that they can come back at a later time with more information.

Council Member Betcher asked Ms. Gwiasda if she has ever tried to graph the trends and overall satisfaction for the past 37 years. Ms. Gwiasda stated that they have had various groups over the past 37 years that have done the Survey, and it may be possible to graph the data from old paper copies.

Council Member Martin mentioned that on Page 48, there is a comment that citizens wished to know when the Snow Ordinance takes effect. Mr. Martin inquired when citizens use the "Ames On The Go," application, would it be possible to have a feature that pushes out notifications to people. Ms. Gwiasda commented that she notices every year in the Comments Section that people wish for items that the City already provides.

Mr. Martin explained that he was surprised by the ratings on the Sense of Community graph on Page 56 of the report as the report shows that 9% of non-students do not know their neighbors. He mentioned that this is something the Council could work on to improve, but not sure how to do it. Mayor Haila stated that he was surprised by this data as well and on the next page it shows that about 44% of non-students feel the sense of community in the neighborhood is "not at all strong" or "not so strong." The Mayor explained that is one of the reasons that the City of Ames neighborhood trailer was developed to help strengthen the neighborhoods, but wondered what else the Council could do to help give a sense of community to the neighborhoods.

Mayor Haila asked how this information is shared with the citizens. Ms. Gwiasda mentioned that she sends out a press release with the survey details once it has been presented to the Council. It is also published in the *City Side* publication with information on where to view the results. She also explained that when there are specific concerns, she will forward them to the applicable departments for review.

HEARING ON PROPOSED AMENDMENTS TO ZONING CODE (CHAPTER 29) AND THE RENTAL CODE (CHAPTER 13) AND THE CREATION OF A NEW CHAPTER 35 TO ESTABLISH DEFINITIONS, STANDARDS, AND ENFORCEMENT PROCEDURES FOR LICENSING OF GUEST LODGING IN SPECIFIC ZONING DISTRICTS: Planning and Housing Director Kelly Diekmann explained that they have put together the ordinances based on

several months of feedback from the Council and are ready to move forward.

The Mayor opened the public hearing and closed it after there was no one wishing to speak.

Director Diekmann notified the Council that the City Attorney did note that the vacation lodging definition between Chapter 29 and Chapter 35 is missing a word, so they will be correcting Chapter 35 to make sure the definitions match. The phrase “for occupancy in the vacation lodging” will be added.

Moved by Corrieri , seconded by Gartin, to approve first passage of an Ordinance amending Chapter 29.

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

Moved by Corrieri, seconded by Nelson, to approve first passage of an Ordinance amending Chapter 13.

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

Moved by Corrieri, seconded by Nelson, to approve first passage of an Ordinance creating Chapter 35.

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

HEARING ON 415 STANTON AVENUE CONTRACT REZONING AGREEMENT: (CONTINUED FROM AUGUST 27, 2019; SEPTEMBER 10, 2019; AND SEPTEMBER 24, 2019): Mayor Haila inquired if all the original signatures had been acquired for this item. Planning and Housing Kelly Director Diekmann noted that they have received all the original signatures that will allow them to proceed with the hearing.

Mayor Haila opened the public hearing.

Luke Jensen, 2519 Chamberlain Street, Ames, commented that he appreciates the Councils’ patience with them in order to obtain all the signatures needed and the amount of time staff has put into working on this project. He noted the Staff Report clearly outlines what their intentions are with the Agreement.

No one else came forward and the public hearing was closed.

Moved by Corrieri, seconded by Gartin, to approve first passage of an ordinance revising the age-limit restriction for the RH rezoning for 415 Stanton Avenue.

Council Member Gartin inquired if any of the Council members had received feedback on the rezoning request. Council Member Beatty-Hansen stated she may have gotten one or two emails that were opposed. Council Member Betcher stated that she is convinced that, since 100% of the owners signed off on the Agreement, it shows the Council that the owners are okay with the revision.

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

Moved by Betcher, seconded by Martin, adopting RESOLUTION NO. 19-538 for the Amended Contract Rezoning Agreement.

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

HEARING ON AUTHORIZATION TO ISSUE HOSPITAL REVENUE BONDS, MARY GREELEY MEDICAL CENTER SERIES 2019, IN AN AMOUNT NOT TO EXCEED \$35,000,000: Mayor Haila declared the public hearing opened. He declared it closed after there wasn't anyone wishing to speak.

Moved by Gartin, seconded by Betcher, approving RESOLUTION NO. 19-539 authorizing the sale and issuance, setting parameters and approving a fourth supplemental indenture of Trust, Bond Purchase Agreement, and other documents in connection therewith.

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

HEARING ON 2018/19 SANITARY SEWER REHABILITATION (SIPON) [CONTINUED FROM SEPTEMBER 24, 2019]: The Mayor re-opened the public hearing and closed it after there was no one wishing to speak.

Moved by Betcher, seconded by Martin, adopting RESOLUTION NO. 19-540 approving the final plans and specifications and awarding a contract to Synergy Contracting, LLC, of Bondurant, Iowa, in the amount of \$1,440,778.

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

HEARING ON 2019/20 SANITARY SEWER REHABILITATION (MUNN WOODS) [CONTINUED FROM SEPTEMBER 24, 2019]: The public hearing was re-opened by the Mayor. He closed the hearing after no one asked to speak.

Moved by Betcher, seconded by Beatty-Hansen, adopting RESOLUTION NO. 19-541 approving the final plans and specifications and awarding a contract to Visu-Sewer, Inc., of Pewaukee, Wisconsin, in the amount of \$2,190,212.40.

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

HEARING ON VACATION OF A PUBLIC UTILITY EASEMENT AT 2812 HYATT CIRCLE: Mayor Haila declared the public hearing opened. He declared it closed after there wasn't anyone wishing to speak.

Moved by Betcher, seconded by Martin, adopting RESOLUTION NO. 19-542 approving vacation

of the Public Utility Easement at 2812 Hyatt Circle.

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

HEARING ON BROOKSIDE PARK RESTROOM RENOVATION PROJECT: Council Member Beatty-Hansen mentioned that she received a lot of feedback from citizens as they really want to see the renovations completed.

Parks & Recreation Director Keith Abraham explained that the architect has reached out to the two bidders and is waiting for responses as to why their estimates were so much higher than what the engineer's estimate was. He noted that when the information is provided, they will look to see if they need to do something different or find some additional funding for the project.

Council Member Nelson inquired if it is anticipated to still be a spring project. Director Abraham stated that as soon as they get the information, they will see if there are any changes or clarifications that need to be made, rebid the project, and hopefully still get the project done in the spring.

Council Member Martin asked for clarification concerning Alternative 1 versus 2 on the Staff Report, as it sounds like obtaining more information is already in process and alternative 2 offers the time for staff to determine if the bids are reasonable or not, but the recommendation is to reject all bids. Mr. Abraham stated that their recommendation is based on the fact that there is currently no additional funding identified. He also noted that if they just accept the bids, the bids are good for only a limited amount of time, and if funding is not found, they would have to rebid anyways. Mr. Abraham pointed out they are not sure how busy contractors are and currently this project had a deadline of June 1, 2019, for completion. If they wait a little bit, some contractors schedules may open up. Mr. Gartin asked if it was possible that the bids came in higher due to the fact that this project is a renovation and the contractors are not sure what they will get into when they start the project. Mr. Abraham stated he believes that is possible; that it is always a concern. Council Member Nelson stated that the difference of \$95,000 is not a small amount of money, but hopes they could find the money somewhere. Assistant City Manager Brian Phillips explained that the bids were received on September 25, 2019, and believes they could wait a couple more weeks to find some answers.

The Mayor opened the public hearing and closed it after there was no one wishing to speak.

Moved by Nelson, seconded by Martin, to accept the Report of Bids for the Brookside Park Restroom Project, do not award a contract at this time, and come back in two weeks with possible additional funding options.

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

HEARING ON WATER POLLUTION CONTROL FACILITY METHANE ENGINE GENERATOR REPLACEMENT PROJECT: The public hearing was opened by the Mayor. He closed the hearing after no one asked to speak.

Moved by Gartin, seconded by Beatty-Hansen, adopting RESOLUTION NO. 19-543 approving the final plans and specifications and awarding a contract to The Waldinger Corporation, of Des Moines, Iowa, in the amount of \$1,554,270.

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

ORDINANCE ASSIGNING WARD AND PRECINCTS TO NEWLY ANNEXED PROPERTIES GENERALLY LOCATED SOUTH OF THE CURRENT CITY LIMITS BETWEEN UNIVERSITY BOULEVARD/530TH AVENUE AND CEDAR LANE: Mayor Haila asked if there was anyone wishing to speak. No one requested to speak.

Moved by Betcher, seconded by Martin, to pass on first reading an ordinance assigning Ward and Precincts to newly annexed properties generally located south of the current city limits between University Boulevard/530th Avenue and Cedar Lane.

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

Moved by Beatty-Hansen, seconded by Betcher, to suspend the rules necessary for the adoption of an ordinance.

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

Moved by Beatty-Hansen, seconded by Betcher, to pass on second and third readings, and adopt ORDINANCE NO. 4395 assigning Ward and Precincts to the newly annexed properties generally located south of the current city limits between University Boulevard/530th Avenue and Cedar Lane. Roll Call Vote: 6-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

ORDINANCE REZONING WITH MASTER PLAN OF 507 LINCOLN WAY FROM DOWNTOWN GATEWAY COMMERCIAL (DGC) TO HIGHWAY-ORIENTED COMMERCIAL (HOC): Moved by Betcher, seconded by Beatty-Hansen, to pass on second reading the Ordinance rezoning with Master Plan of 507 Lincoln Way from Downtown Gateway Commercial (DGC) to Highway-Oriented Commercial (HOC).

Roll Call Vote: 4-1-1. Voting aye: Beatty-Hansen, Corrieri, Betcher, Gartin. Voting nay: Martin. Abstaining due to possible conflict of interest: Nelson.

ORDINANCE FOR ISU RESEARCH PARK URBAN RENEWAL AREA: The public hearing was opened by the Mayor. He closed the hearing after no one asked to speak.

Moved by Martin, seconded by Gartin, to pass on first reading an ordinance correcting the boundaries of Tax-Increment Financing District No. 1.

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

Mayor Haila asked if there was anyone wishing to speak on the second ordinance. Hearing none, the hearing was closed.

Moved by Betcher, seconded by Martin, to pass on first reading an ordinance creating a Tax-Increment Financing District No. 2.

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

ORDINANCE AMENDING CHAPTER 13 (RENTAL CODE) TO ADD RENT ABATEMENT AS AN ENFORCEMENT TOOL, TO ADD ONE YEAR LETTER OF COMPLIANCE PROHIBITION AS AN ENFORCEMENT TOOL, AND TO FREEZE THE BEDROOM COUNTS FOR ALL PROPERTIES IN THE NEAR CAMPUS NEIGHBORHOODS TO WHAT WOULD HAVE BEEN ALLOWED ON JANUARY 1, 2018: Moved by Beatty-Hansen, seconded by Corrieri, to pass on third reading and adopt ORDINANCE NO. 4393 amending Chapter 13 (Rental Code) to add rent abatement as an enforcement tool, to add one year letter of compliance prohibition as an enforcement tool, and to freeze the bedroom counts for all properties in the near Campus Neighborhoods to what would have been allowed on January 1, 2018.

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

ORDINANCE ON PROPOSED AMENDMENT TO ZONING CODE RELATED TO BICYCLE PARKING INCENTIVES IN COMMERCIAL AND INDUSTRIAL AREAS:

Moved by Beatty-Hansen, seconded by Nelson, to pass on third reading and adopt ORDINANCE NO. 4394 amending the Zoning Code related to bicycle parking incentives in commercial and industrial areas.

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

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Council Member Betcher inquired if the report from the traffic study on the Stadium View Apartments Before/After (South Hazel Avenue; Lincoln Way to South 4th Street) has been released to the neighborhood that had requested the study. The Council was unsure if the results had been shared yet.

Moved by Betcher, seconded by Beatty-Hansen, directing staff to contact the Oak-Riverside neighborhood and give them the results of the study.

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

Moved by Beatty-Hansen, seconded by Nelson, to refer to staff for a memo regarding the letter from the Story County Secondary Road Department regarding its request to review the intersection of Hyde/Grant Avenue and West 190th Street for possible traffic mitigation measures.

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

COUNCIL COMMENTS: Council Member Betcher noted that in addition to the memo she promised the Council regarding non-partisan elections, she will also be sending information on the re-introduction on parts of the Property Maintenance Code.

Council Member Martin stated that he had previously explained to the Council his opposition to the

rezoning of the former KFC location as he doesn't believe the process was followed as well as it should be. He explained that he understands that the Council is moving forward with this item, but if moving forward with the subsequent readings for the rezoning of the lot, then the lot to the west of the old KFC will be a single-lot that is in the Downtown Gateway Commercial (DGC) zone.

Moved by Martin, seconded by Beatty-Hansen, to ask staff for a memo on any recommendations they would have for the lot to the west of the old KFC lot.

Vote on Motion: 5-0-1. Voting aye: Betcher, Beatty-Hansen, Corrieri, Gartin, Martin. Voting nay: None. Abstaining due to a possible conflict of interest: Nelson.

Council Member Martin mentioned he wanted to talk about the Council's appointment to outside Boards. He noted that due to his appointment to a Board as a Council Member any records that he receives from that Board are therefore open records according to the law as they have to do with his Council appointment.

Moved by Martin, seconded by Beatty-Hansen, to ask the City Attorney to affirm that any records the Council receives while on an outside Board are considered open records or to prepare a memo to make sure the Council is not overlooking any exceptions.

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

Council Member Nelson explained that back in June the Council received survey results from the Ames Chamber of Commerce and Economic Development regarding any impediments local developers and contractors believe exist when attempting to improve the housing stock in Ames. At that time the Council only received the report, but provided no direction.

Moved by Nelson, seconded by Betcher, to refer the survey from the Ames Chamber of Commerce and Economic Development back to staff for a response to see if any processes have been changed, if they learned anything, or if they have anything to say in regards to the comments that were said.

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

Ex officio Member Devyn Leeson stated that last Tuesday it was News Engagement Day, and as a student journalist, it is important to recognize all the work that journalism has done to connect the Council with the community.

Mr. Leeson noted that he had met with the Mayor, Student Body President, and Student Body Vice-president to talk about student issues. One item that was brought up while discussing safety issues was the location of the flashing signs. It was mentioned that currently staff is looking into installing the flashing signs across from Jeff's Pizza on Lincoln Way and on South 16th in front of the Grove and Copper Beach. There is another location that has a lot of foot traffic with children crossing the road, which is across Stange where Venker Drive turns into Blackenburg Drive, that would benefit from being added to the list of places where flashing lights could be installed.

Moved by Betcher, seconded by Beatty-Hansen, to add the intersection of Stange Road where were

Venker Drive turns into Blackenburg to the list of sites to investigate for the flashing beacons.

Council Member Nelson pointed out that the location might be an institutional road. If that intersection moves forward with the flashing beacon lights, a partnership with Iowa State University may have to happen.

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

Council Member Martin stated earlier that when the Council discussed the previous meeting minutes, he had made a motion to strike the phrase from the September 24, 2019, meeting minutes, but they never moved to approve the minutes as amended.

Moved by Martin, seconded by Betcher, to approve the September 24, 2019, meeting minutes as amended.

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

Mayor Haila mentioned that they have been trying to set up a joint meeting with Mary Greeley Medical Center and the City Council. He explained that the joint meeting was set up several years ago when the Council gave more control over to the Trustee Board. The Mayor asked if the Council felt the joint meeting should continue. The Council agreed the meetings were beneficial and would like for them to continue.

Mayor Haila explained that he is going to follow-up with an email to Mr. Pfannkuch as he wanted to clarify that as it stands right now there is no indication that a bond will be issued, as the public has already given feedback that they don't want this to happen. He stated that Mr. Pfannkuch believes that a TIF could be conceived as public funds, and he wanted to go on record stating "He will not go on record stating that a TIF would not potentially come before Council to be considered." Mayor Haila noted that the building is not going to be publicly owned as it is privately owned. Council Member Betcher explained that the only item that has been discussed was that there will be a feasibility study to test the market for the project. It was then brought up if the ACVB provides an annual report, in which the Council confirmed they do. Mayor Haila asked Assistant City Manager Brian Phillips to follow-up with where the ACVB report is located and to send Mr. Pfannkuch the link.

Council Member Betcher inquired as to when they would put forth ideas for the Goal-Setting meeting. Assistant City Manager Brian Phillips recommended the Council bring any topics to the Goal-Setting meeting to discuss.

ADJOURNMENT: Moved by Gartin to adjourn the meeting at 7:46 p.m.

Amy L. Colwell, Deputy City Clerk

John A. Haila, Mayor