

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

DECEMBER 10, 2019

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:00 p.m. on December 10, 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.

PROCLAMATION FOR 19TH AMENDMENT CENTENNIAL COMMEMORATION, CALENDAR YEAR 2020: Mayor Haila proclaimed the calendar year 2020 to be the “19th Amendment Centennial Commemoration.” Accepting the Proclamation was Linda Hagedorn, President of the League of Women Voters of Ames and Story County. Ms. Hagedorn noted that 2020 will also be the 100th Anniversary of the League of Women Voters. The Chapter in Ames has been designated by the State of Iowa and there will be a kick-off for the 19th Amendment Commemoration on February 14, 2020, with a full day of events at the Memorial Union at Iowa State University. Carolyn Klaus, Treasurer pointed out that about two decades ago the League of Women Voters became open to gentlemen members as well.

PROCLAMATION FOR MARY GREELEY MEDICAL CENTER (MGMC) WEEK IN RECOGNITION OF MGMC RECEIVING THE 2019 MALCOLM BALDRIGE AWARD OF EXCELLENCE, DECEMBER 15-21, 2019: Mayor Haila explained that this Proclamation is to commemorate an historical event for Mary Greeley Medical Center (MGMC). On November 14, 2019, MGMC was named a 2019 Malcolm Baldrige National Quality Award recipient. MGMC is the first Iowa organization to ever achieve this prestigious recognition. In 2019, MGMC also earned a Magnet recognition for nursing excellence, with only 12 hospitals in the United States ever having achieved both the Baldrige and Magnet recognition. Mayor Haila proclaimed the week of December 15-21, 2019, as “Mary Greeley Medical Center Week.” Accepting the Proclamation was Brian Dieter, President and Chief Executive Officer for Mary Greeley Medical Center. Mr. Dieter stated it was an honor to receive the Malcom Baldrige award and the Magnet designation and they will continue to reach for better. Mr. Dieter explained that they have a saying in the Baldrige Community that “It is not about a trophy it is about the OFI (Opportunities for Improvement).”

CONSENT AGENDA: City Council Member Martin requested to pull Item No. 11, Memorandum of Understanding with Iowa State University for a Temporary Traffic Signal at the intersection of State Avenue & Mortensen Road, for separate discussion.

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

3. Motion approving payment of claims
4. Motion approving Minutes of Regular Meeting held November 26, 2019
5. Motion approving Report of Contract Change Orders for November 16 - 30, 2019
6. Motion approving certification of Civil Service applicants
7. Motion accepting Progress Report from Sustainability Coordinator for period from July - December, 2019

8. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Beer Permit Class B Wine and Sunday Sales – Casey's General Store #2298, 428 Lincoln Way
 - b. Class C Liquor License with Sunday Sales – 1 Night Stand, 124 Welch
 - c. Class C Liquor License with Sunday Sales – Cyclone Liquors, 626 Lincoln Way
 - d. Class B Liquor License with Sunday Sales – Quality Inn & Suites, Starlite Village Conference, 2601 E. 13th St.
 - e. Class C Liquor License with Outdoor Service and Sunday Sales – Café Beau, 2504 Lincoln Way
 - f. Class B Beer with Outdoor Service and Sunday Sales – Torrent Brewing Co. LLC., 504 Burnett Ave - Pending Dram Shop
 9. RESOLUTION NO. 19-619 approving extension of the residency deadline for the City Attorney to August 31, 2020
 10. Title VI Compliance:
 - a. Motion authorizing staff to sign Iowa Department of Transportation Title VI Site Review Tool
 - b. RESOLUTION NO. 19-620 approving U.S. Department of Transportation Standard Title VI Assurances
 - c. RESOLUTION NO. 19-621 authorizing appointment of Deb Schildroth as Title VI Coordinator
 11. Termination of Agreements regarding the Healthy Life Center:
 - a. RESOLUTION NO. 19-623 terminating Healthy Life Center Agreement with Mary Greeley Medical Center
 - b. RESOLUTION NO. 19-624 terminating Healthy Life Center Agreement with Story County
 - c. RESOLUTION NO. 19-625 terminating Healthy Life Center Agreement with Heartland Senior Services
 12. RESOLUTION NO. 19-626 authorizing Mayor to submit Letter of Support requested by Iowa State University regarding AraNet Advanced Wireless Research Proposal and committing to allow network infrastructure in the right-of-way and cooperate in finding appropriate locations for transmission equipment on electric poles, street lights, and traffic signals
 13. RESOLUTION NO. 19-627 awarding contract for Engineering and Design of Emma McCarthy Lee Park Bridge Replacement project to WHKS & Co., of Ames, Iowa, in the amount of \$51,900
 14. RESOLUTION NO. 19-628 request for early retention release of 2018/19 Sanitary Sewer Rehab (Wilson & 15th)
 15. RESOLUTION NO. 19-629 accepting completion of 2018/19 Traffic Signal Program (Lincoln Way & Hyland Ave.)
 16. RESOLUTION NO. 19-630 accepting completion of public improvements and releasing security for Sunset Ridge Subdivision, 5th Addition
 17. RESOLUTION NO. 19-631 accepting partial completion of public improvements and reducing security for Sunset Ridge Subdivision, 6th Addition
- Roll Call Vote: 6-0. Resolutions/Motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

MEMORANDUM OF UNDERSTANDING WITH IOWA STATE UNIVERSITY FOR TEMPORARY TRAFFIC SIGNAL AT THE INTERSECTION OF STATE AVENUE & MORTENSEN ROAD:

Council Member Martin explained that he had pulled this item to see if a discussion had been had yet about installing a roundabout. Public Works Director John Joiner noted that the intersection is a shared jurisdiction between the City of Ames and Iowa State University (ISU). The City of Ames owns the north and south legs and ISU owns the east and west legs on Mortensen. The City has been working closely with ISU, for the proper improvements, in moving forward. Director Joiner mentioned that roundabouts were looked at and analyzed in comparison to a traditional traffic signal and future lane widening, but with the special events that are held at ISU, the corridor is used as entrance and exists for the special events; a roundabout would not be able to handle the traffic for those events. Mr. Joiner mentioned that the typical weekday traffic flow for this area is a very high peak omni directional traffic. In the mornings it has a very high peak going eastbound and in the evenings going westbound and these types of one directional traffic patterns are not handled well by roundabouts. Council Member Martin asked if the price would be higher if a roundabout was put in. Director Joiner explained that it would as more land would need to be acquired.

Moved by Martin, seconded by Betcher, to approve RESOLUTION NO. 19-622 approving the Memorandum of Understanding with Iowa State University for a Temporary Traffic Signal at the intersection of State Avenue & Mortensen Road.

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

PUBLIC FORUM: Public Forum was opened and closed after no one came forward to speak.

REQUEST TO NAME THE PARK ON THE SITE OF THE FORMER EDWARDS ELEMENTARY SCHOOL AS TAHIRA AND LABH HIRA PARK:

Parks and Recreation Director Keith Abraham noted that the Council Action Form outlined the application process, the request, and everything associated with the request. He reminded the Council that the five-acre parcel in question was transferred to the City of Ames in 2019. Director Abraham explained there are three categories in which a park can be named and those are:

1. Historic Events, People, and Places
2. Outstanding Individuals
3. Major Donations

The application requests to name the former Edwards Elementary School site located on the corner of Woodland Street and Westwood Drive the “Tahira and Labh Hira Park” under the category of Outstanding Individuals and Major Donations. He mentioned that Tahira and Labh Hira have numerous accomplishments with Iowa State University, the City of Ames, the State of Iowa, and even at the National level. Mr. Abraham noted that the Hiras want to make a \$50,000 donation to the City to assist in the development of the park. The Parks and Recreation Commission met on November 19, 2019, and recommended that City Council approve the naming request. A public input

session was held where several individuals were present and four individuals did speak in favor of the name request.

Council Member Betcher stated that when the discussion came up during the naming of the skate park, the question of moral character came up, and the Council had decided that they would continue with the current policy and rely on the reports of the community to attest to the moral character of those that seek to have their name applied to a park or a facility. Ms. Betcher noted that it had been brought up before about naming things after a living individual. Director Abraham noted that the four people that had spoken during the Parks and Recreation Commission meeting spoke very highly of the Hiras, in regards to their connection to the neighborhood, their commitment to the community, their moral character, and everything that he has heard has been nothing but good.

Mayor Haila opened public input.

Brad Shrader, 3607 Woodland Street, Ames, explained that he and his wife, Jeanette, live across the street from the former Edwards Elementary School. Mr. Shrader teaches business ethics and strategic management in the Ivy College of Business at Iowa State University and holds the rank of Moral Professor. He noted that he bought his home in 1987 from the Hiras, who then moved up the street. Mr. Shrader has known Labh Hira since he moved to Ames in 1984 and has served together as chairperson at the Ivy College of Business in the late 1990's, and Labh was his Associate Dean and Dean from 2002-2012. He noted that Labh and Tahira have been very giving to ISU and the Ames community. He has observed, first hand, the generosity and support of Labh to the ISU students. Mr. Shrader mentioned that many others can attest to the positive influences that the Hiras have had on the community and he named a few business leaders. He asked the Council to seriously consider honoring the Hiras.

Jeff Johnson, 3037 Evergreen Circle, Ames, explained that the Hiras do not have children and felt that what the Hiras have done is incredible as they have invested in his children. He said he had moved to the community in 1999 and is touched that it is on the Hiras agenda and the Councils to develop a park in the community. Mr. Johnson noted that it is a strong statement about what family looks like as it doesn't always have to include children, but does include caring for your neighbors and those around you. He wanted to point out that this makes an incredible opportunity for the City of Ames as it thinks about diversity and inclusion. The Hiras are an international family who became citizens of the country and have chosen to build a life for themselves in the City of Ames. Mr. Johnson was thrilled that the Council is considering this opportunity and hopes it passes unanimously by the Council.

Sue Ravenscroft, 455 Westwood Ave, Ames, stated that the Council has already been well informed about the Hiras career, philanthropy, and civic involvement. Ms. Ravenscroft explained that when she got a job offer at ISU, Labh had urged her to look at his neighborhood and spoke of how wonderful it was. She noted that when the Hiras sold their house to Mr. Shrader, they could have moved anywhere, but chose to stay in the neighborhood. The neighborhood is a very economically

diverse area with all different types of houses. She expressed her understanding about the potential loss of the name of Edwards Elementary Schools identity, but feels the Hiras are very deserving.

Mayor Haila closed Public comment when no one else came forward.

Moved by Martin, seconded by Corrieri, to approve RESOLUTION NO. 19-637 approving the request to name the Park located on the site of the former Edwards Elementary School to the “Tahira and Labh Hira Park.”

Council Member Beatty-Hansen noted that she received an email from Peter Orazem expressing his support of the name change.

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

DEMOLITION PERMIT FOR 120 LYNN AVENUE: City Planner Justin Moore explained that the Delta Omicron Chapter of Kappa Kappa Gamma sorority, located at 120 Lynn Avenue, is seeking approval to demolish their existing sorority house and construct a new facility. Kappa Kappa Gamma has owned this property for approximately 70 years and the building was constructed about 90 years ago. The zoning is currently High Density Residential (RH) and it is also in the East University Impacted Area Overlay District. The standards in the Overlay require City Council’s approval prior to demolition of any structure that is currently or has been formerly used by a Greek Organization. Staff has been working with the owner on a Minor Site Development Plan for the proposed new home, which would be slightly bigger than the existing building. Kappa Kappa Gamma has submitted its application along with financials.

Council Member Nelson inquired if the Planning & Housing Department had any more information on the background of the original Ordinance and why the request would need to come before the Council. He commented that his understanding was that the Ordinance was put in place during a time when the Greek system was not as strong as it is now and to prevent the Greek houses from being torn down and having apartments be put in their place. Planning and Housing Director Kelly Diekmann stated that it was definitely an outcome of the University Area Impact study and it was a concern at the time that if the Greek homes left the area what would replace those structures. Council Member Nelson asked if there were any other types of buildings in the City that would require a demolition permit to come before the Council. Director Diekmann noted that the Historic District homes have to go to the Historic Preservation Commission for review, but other than that, it is only this Overlay.

Council Member Gartin stated that the Staff Report goes into the history of other houses that have gone through this process before and asked if staff could explain how the request of Kappa Kappa Gamma compares to prior projects that had been approved. Mr. Diekmann stated that there have been four that have been approved. Two were about six years ago, before he started working for the City, and the other two were after. One of the requests was for a parking garage for a property that

abuts Kappa Kappa Gamma and at the time it was not used as a fraternity or a sorority; the other ones were replacement houses from one Greek house to another Greek house. Director Diekmann explained that the rationale is that the fraternity/sorority would like to invest in a new home instead of rehabilitating an existing one. The last three that were granted did have some increase in capacity; the applicants argued that there was some economic hardship. Council Member Gartin stated that the information Mr. Diekmann gave the Council is important and wants to treat this case similar to previous cases.

Council Member Betcher questioned, when the previous Greek houses that were approved, if the argument was made for a significant increase in the number of residents opposed to Kappa Kappa Gamma's increase of only four residents. Council Member Beatty-Hansen stated that in 2016, the request was from ACACIA who had an increase from 29 to 46 residents. Director Diekmann stated he does not recall the amount of the increase on the other Greek house prior to ACACIA's request. Council Member Nelson mentioned that another metric besides the number of beds is the space per student, as other places have increased the amount of living space per student and goes back to the competitiveness of the marketplace. Council Member Corrieri stated she remembers when *ex officio* Schulte was on the Council he had made that same comment that it was a competitive environment and the increase in the space per student is needed to keep up with what students want. Mayor Haila stated that the documents do show that the existing lower basement and two floors currently have 5,000 square feet and the new design is showing 7,000 square feet.

Mayor Haila opened public input.

Gail Scheluga, 120 Lynn Avenue, Ames, who is the current house director, wanted to come forward and answer any questions that the Council had. She explained that she had graduated from Iowa State University in 1976 and lived in the house and is excited to see new changes. Ms. Scheluga noted that they have about 1,300 alumnus who are in support of this change. Council Member Gartin asked Ms. Scheluga what her opinion was on why they are choosing not to renovate. Ms. Scheluga stated that the house floods constantly through the storm sewers and they have spent around \$25,000 already in repairs. She also explained, that two years ago, part of the lower levels had to be excavated as they had some soil compression and they needed to have an engineering study done. Also in the 1970's the northeast corner of the house was mud jacked. Council Member Gartin confirmed with Ms. Scheluga that they did have someone come out and look at the house to give an estimation on how much it would cost to renovate and found it was not feasible. Ms. Scheluga mentioned that they would need to pull the house forward. The sorority has approximately 170 members and they want to give them a positive living experience. Council Member Martin commented that the current tax incentive policy is that if the Demolition Permit is granted, the sorority house demolished, and then a new Greek House is built, the sorority would qualify for the URA tax abatement. He asked Ms. Scheluga how material the tax abatement was in deciding to move forward with demolition. Ms. Scheluga stated she had not been involved in the finances and would be unable to answer that question.

Naura Godar, RDG Planning and Design, stated she is available to answer any questions that the Council may have.

Mayor Haila closed public input when no one else came forward.

Council Member Nelson explained that when you look at the assessed value for the property, it is about \$850,000 as it sits and the sorority wants to build a \$4 million facility; this would be quadrupling the value of the property. He noted that the Sorority would only get abatement on the value above the \$850,000 and the City will get what they have already. The incentive would allow the sorority to ramp into a different situation than they are rather than having a huge increase in their property taxes which is very hard to absorb from a cash flow perspective.

Ex Officio Devyn Leeson stated that he is not as familiar with Greek issues, but as a student, he can state that from what he heard the new facility will improve the quality of life of the members living there. He noted that based on Section 29.110(2)c it describes the finding of economic hardship to include “Denial of a demolition request has deprived, or will deprive, the owner of the property of reasonable use of, or economic return on, the property” and he believes this request qualifies as an economic hardship and urges the Council to approve the request.

Council Member Beatty-Hansen stated that she is torn on this request as the demolition has an environmental impact and it can take decades for even an energy-efficient building to make up for the demolition. She is not sure she could agree with the incentive of the tax abatement. She understood the plea for modern living areas and amenities, but is hesitant to approve with the tax abatement. Council Member Nelson noted that the Council approves requests for tax abatement all the time with other buildings/projects, so if looking at a policy perspective, the Council should discuss that at another time and not deny this project. Council Member Martin explained that he agrees with what Council Member Beatty-Hansen and Mr. Nelson stated that it is a policy question and asked how the Council determines the policy question without having to take a position on the demolition request. Council Member Gartin mentioned that the Council should make its decision based on the criteria that they have been provided; they should be consistent with what they have done in the past.

Council Member Beatty-Hansen stated the criteria are hard as it states “the structure can’t be used for the original intended purposes.” She noted that it can, but wouldn’t be as comfortable. She mentioned that it also states that it will deprive the owner of the property of economic return, but the owner should make a profit even if the property stayed as is. Council Member Nelson noted that the financial report shows otherwise. Council Member Corrieri asked Director Diekmann if the ACACIA project qualified for a tax abatement. Mr. Diekmann stated he is not sure if ACACIA asked for that last February, or if it will be in February 2020, but believes they did.

Council Member Betcher stated she is having a hard time getting over the original reasoning behind the Ordinance to preserve the Greek houses as historic. Ms. Betcher explained that she knows Ms. Godar as she has worked with her in the past and trusts her assessment that there is not enough

historic integrity left in the building, but is struggling with the issue as to if it is really an economic hardship. She mentioned that the policy of abatement rolls into the issues of sustainability and is a bigger discussion than what is being asked for tonight. Council Member Betcher stated that the Staff Report shows a lot of what the applicant had argued opposed to something that definitively says it is a situation showing economic hardship.

Mayor Haila reopened the public hearing.

Naura Godar mentioned that she wanted to add a few more details. The existing building does not meet the current code and gave the example of the parking and siding, which are grand-fathered in. She noted that when looking at the sustainability aspect of the building, it does not have the capacity to withhold any storm water. The new building would meet the current parking requirements, the approach, the site is moved forward making it easier for the Fire Department, and the site would have the capacity for storm water detention. Ms. Godar also noted there is an elevator in the building; however, not all areas of building are accessible to all of the students that reside in the house and rebuilding would bring the building into ADA compliance. She mentioned that even though the room count does not increase significantly from the existing to the new building, Kappa Kappa Gamma would like to have the ability for all of their members to attend their chapter meetings and currently it is downstairs in the basement and not everyone can fit. They were unable to find a remodeled space that would hold all the members in a way that could be exited out of the building appropriately. Mayor Haila inquired if the Chapter would be willing to undertake a remodeling project or would they abandon the property. Ms. Godar mentioned that it was her understanding that a remodeling project would require the Chapter to think about another location for their Chapter home. *Ex officio* Leeson inquired if the Chapter did the remodeling and stayed in the same location wouldn't the building still need to be demolished 10-15 years down the road, as the same situations would happen. Ms. Godar explained that the amount of money that the women of Kappa Kappa Gamma have put into their house for remodeling has grown significantly throughout the years, and if they remodel, the amount will continue to grow as the underlying problem of the site will still be there and they would need to demolish the house eventually.

Mayor Haila voiced the question about what would happen if the sorority decided to not renovate the property and to sell it instead. The Mayor also noted that the value of the property is very low due to the identified issues as someone is going to have to fix the property. He inquired if someone could purchase the property, could the developer it down or would they have to come to Council to ask permission to demolish. He can see a significant economic hardship if the property becomes worthless as no one will want to spend a lot of money to renovate. Director Diekmann explained that even it was another Greek house or a developer bought the property they would have to come to Council for approval to demolish and prove that it could not be used as a Greek house and an economic hardship for having to use the structure for another permitted purpose. Mayor Haila inquired if anyone would be able to use the URA tax abatement or only another Greek organization. Director Diekmann stated that with the URA tax abatement applies only to another Greek house as a developer would not qualify. If a developer was to buy the property, they would have to utilize the same design requirements as the Overlay has that requirement.

Council Member Betcher mentioned that with what Ms. Godar had further explained it did help, but she is still stuck on the URA that comes after demolition. Council Member Martin asked if at a subsequent meeting the Council changed the tax abatement policy, how would it affect the applicant down the road. Mr. Diekmann stated that if the Council approved staff's recommendation with the conditions they listed there is a step that the applicant has to prove financing to staff. If the Council changed the policy, the applicant would have to take that into consideration before proceeding with demolition. If the applicant's financing is presuming the tax abatement and it no longer exists, the applicant may not be able to get a commercial loan. Director Diekmann stated that the applicant does not have the right to the tax abatement until the project is complete, but wanted to clarify that once a project has been authorized for abatement they get to complete the full schedule, regardless if the tax abatement is removed from the policy in the future or not.

Council Member Beatty-Hansen asked if the Council could move to discuss the URA policy at a future meeting and then proceed with the applicant's request. Mayor Haila asked if they removed the URA policy in the future, would the Council want that change to affect this applicant. Council Member Nelson suggested that the Council wait on discussing the URA policy until this project has been completed. Council Member Corrieri mentioned that the Council would need to say that any project that has already been approved would take effect after that point.

Mayor Haila stated the Council could make a motion to put the URA policy discussion on a future agenda and have a time line associated with it that way staff would be aware if any other project comes through.

The Mayor closed public comment.

Moved by Gartin, seconded by Corrieri, to approve RESOLUTION NO. 19-632 approving the Demolition Permit for the Greek residence at 120 Lynn Avenue with the following conditions:

- A. A Minor Site Development Plan is approved by the Director of Planning and Housing before a Demolition Permit is issued.
- B. An application for a building permit consistent with the building elevations and floor plans submitted with the Minor Site Development Plan as represented by Attachment E is submitted before a Demolition Permit is issued.
- C. Approval of the demolition request is valid for the life of the Minor Site Development Plan permit SDP-555-2018 approval. (This is for two years with a one year extension).
- D. Proof of financing for the construction of the new structure submitted for review and acceptance by the Planning and Housing Director. (This would likely be a letter or loan document from a financial institution that is willing to make a loan on the construction of the project.)

Council Member Gartin mentioned that this is an opportunity to partner with Iowa State University on a critical Greek construction project. He felt bad that the Council keeps talking about swapping

out an \$800,000 project when a \$4 million project would be put in its place. He is excited about the project and hopes the rest of the Council would be supportive.

Council Member Martin agrees that it sounds like a great project, but doesn't want to overlook the fact that, without making a change in the process, the City would be committing to forgoing about \$700,000 in taxes that would not go to the City, the school district, DMACC, or the County. Council Member Betcher stated that with those forgone taxes they would be incentivising something that maybe isn't going to meet their sustainability goals and not every city in Iowa is considering moving forward on a climate action plan and looking at ways to be more sustainable. She will support this request, but really wants to have a discussion down the road.

Council Member Nelson pointed out that if a new building is built it is assessed at the construction value of the project, where if you remodel a building it may not be assessed at the value of the building plus what was put into it. He stated they would not be forgoing, but only deferring, the entire incremental amount.

Council Member Beatty-Hansen echoed that it sounds like a great project and the Council's hesitation is not about the project, but with the tax incentive policy.

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

HEARING ON PROPOSED AMENDMENTS TO THE ZONING CODE REGARDING STACKED DRIVEWAY PARKING FOR SINGLE-FAMILY AND TWO-FAMILY DWELLINGS: Planning and Housing Director Kelly Diekmann explained that this is a follow-up item that staff identified very late in the Guest Lodging Ordinance and staff choose not to confuse the issue at the last moment. He noted that the proposed amendment does reconcile the policy of the rental code to count spaces on a driveway whether it is an owner-occupied home or not. The Zoning Ordinance uses the phrase "owner-occupied is allowed to use stacked parking on their driveway" in order to meet the Code and this has not been done in a long time. Staff is proposing to allow for single-family dwellings whether they are for owner-occupied use or for the Rental Code compliance to allow for stacked parking. Additionally, staff is broadening this to allow two-family homes or duplexes, to benefit from that standard. Mr. Diekmann explained this change has to do with guest lodging, and by definition, guest lodging has to happen within a single-family dwelling so once the standard is changed to say that a dwelling can have parking in this manner it allows guest lodging to take advantage of that option. The change would only impact single-width driveways for cars, very long driveways with garages, and parking in the rear of the site. Director Diekmann noted that staff is recommending approval as it will clean up some inconsistencies and will help make it easier to administer for Planning and Inspection staff.

Council Member Betcher wanted to know if there was somewhere in the Ordinance regarding stacked parking where this is a stipulation that the parking spaces have to be accessible in a means other than driving across the lawn. Mr. Diekmann stated that is not in the Zoning Ordinance, but

it is illegal to drive on unimproved area of a lot. In order to access a parking space or to drive on your property, you must have an improved surface, which has to be a paved driveway.

Council Member Beatty-Hansen stated that this would reduce on-street parking or the need to create additional parking. Director Diekmann explained that it would not change any parking supply, but would allow guest lodging uses to fit on a site at a higher occupancy level.

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

Moved by Nelson, seconded by Corrieri, to approve the first passage of an Ordinance with proposed Amendments to the Zoning Code regarding stacked driveway parking for single-family and two-family dwellings.

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

HEARING ON REZONING OF 808 E. LINCOLN WAY FROM AGRICULTURAL “A” AND HIGHWAY-ORIENTED COMMERCIAL (HOC) TO GENERAL INDUSTRIAL (GI): The public hearing was opened by Mayor Haila and then closed after no one came forward to speak.

Moved by Nelson, seconded by Beatty-Hansen, to approve the first passage of an Ordinance on rezoning 808 E. Lincoln Way from Agricultural “A” and Highway-Oriented Commercial (HOC) to General Industrial (GI).

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

HEARING ON VACATION OF WATER MAIN EASEMENT ALONG NORTH EDGE OF COLLABORATION PLACE RIGHT-OF-WAY FROM PLAZA LOOP TO SOUTH RIVERSIDE DRIVE: Mayor Haila declared the public hearing opened. He declared it closed after there wasn't anyone wishing to speak.

Moved by Corrieri, seconded by Betcher, to approve RESOLUTION NO. 19-633 approving the vacation of the Water Main Easement along the north edge of Collaboration Place right-of-way from Plaza Loop to South Riverside Drive.

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

HEARING ON WATER TREATMENT PLANT MAINTENANCE AND STORAGE BUILDING: Mayor Haila noted that this item has been amended on the Agenda as the recommendation is no longer to accept the report of bids, but to approve the final plans and specifications and award a contract to Happe Commercial of Ankeny, Iowa, in the amount of \$152,800.

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

Moved by Corrieri, seconded by Beatty-Hansen, to approve RESOLUTION NO. 19-634 approving the final plans and specifications and awarding the contract to Happe Commercial of Ankeny, Iowa, in the amount of \$152,800.

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

ORDINANCE REGULATING MASSAGE ESTABLISHMENTS: Moved by Corrieri, seconded by Beatty-Hansen, to pass on second reading the Ordinance regulating massage establishments. Roll Call Vote: 6-0. Motion declared carried unanimously.

STAFF REPORT REGARDING THE PARTNERSHIP WITH PODUJEVO, KOSOVO:

Assistant City Manager Brian Phillips noted that a couple weeks ago the Council heard a presentation from representatives of the Ames International Partner Cities Association (AIPCA) regarding a perspective new partnership with Podujevo, Kosovo. Mr. Phillips explained that the next step, if the Council was interested, would be to authorize the Mayor to respond to the Mayor of Podujevo indicating an interest in pursuing the partnership. He mentioned that in the future, there may be some travel needed on the part of the Mayor or representatives from Kosovo to come to Ames to sign a Partnership Agreement.

Council Member Betcher stated that the Council has not significantly increased the amount given to the AIPCA, even when the City of Ames had two partner cities in the past. Mr. Phillips recalled that the amount given has been \$5,000 a year and some money has been carried over. He explained that there were a few increases provided to help explore prospective new partnerships.

Council Member Gartin noted that this is the first time this Council has had this presented to them and asked for a further explanation as to why the City of Ames would have sister city relationships and what the Council should think about when selecting a sister city. Mr. Phillips explained that having a partner city is intended to be an opportunity for residents of the community to have interactions with people from other communities around the world and to enrich our culture and their's. Assistant Manager Phillips mentioned that he doesn't feel this is an area that City staff can give the best expertise about how to choose a partner city and that is why the Council has the AIPCA to help identify the values that the community would have in choosing a partner. Council Member Gartin noted that the world is a big place and he is trying to find a reason why Podujevo, Kosovo, is the best community to partner with

Council Member Beatty-Hansen stated that the previous presentation by Tom Sauer, AIPCA representative, gave a good explanation as to why the City would want to partner with Podujeva.

Council Member Betcher commented that they need to look to see if there is something that the City of Ames can offer a sister-city and what the sister-city can offer the City.

Council Member Gartin stated that there are thousands of different communities around the world that are similar in size to the City of Ames and why is the AIPCA recommending Podujeva, Kosovo.

Tom Sauer explained that the contacts they receive start with the Iowa Sister States Organization. He noted that the Iowa Sister States Organization is trying to partner cities in Iowa with similar interests, scale size, geography, and economies. Kosovo is a natural for Iowa as it is primarily an agriculture country and has a lot of common interests along with the cultural differences that will add to the strength to the relationship. Pat Sauer mentioned that there have been other communities from other countries that have approached the AIPCA in the past, but there had not been any follow through however, when having a sister-state connection it helps strengthens the connection.

Moved by Gartin, seconded by Nelson, to have the Mayor pursue the relationship with Podujevo, Kosovo.

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

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila mentioned that the first item was a Memo from Planning and Housing Director Kelly Diekmann regarding a request for a Zoning Text Amendment to remove a CSC Zoning District Mid-Block 20-foot setback standard. City Manager Steve Schainker noted that Director Diekmann is asking for the Council to place this item on the December 17, 2019, Agenda. Director Diekmann explained that the benefit of this request is the 2500 block of Lincoln Way project and the developer has about 60 days of a 90-day due diligence letter left and if this item is not looked at until January, the developer will not meet the due diligence. Mr. Diekmann stated he doesn't think this item is a long discussion item, but an explanation of a minor change.

Moved by Corrieri, seconded by Beatty-Hansen, to place the request for a Zoning Text Amendment to remove a CSC Zoning District Mid-Block 20-foot setback standard on the December 17, 2019, Agenda.

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

The second request was a Memo from City Attorney Mark Lambert regarding changing the terms of the Council Member's appointments to Boards to coincide with the Councils terms of office. Mayor Haila explained that the only challenge to making the change would be for the Ames Transit Board as its budget happens in December and January and recommended to have the new Council representative go to a couple meetings in December so they would be ready to move forward. Mayor Haila recommended putting this on the next Agenda for first reading and to suspend the rules and pass on second, third, and adopt the ordinance.

Moved by Betcher, seconded by Gartin, to direct the City Attorney to draft an ordinance changing the date of the Council Members term on the Ames Transit Board to the end of a calendar year and to place the Ordinance on the December 17, 2019, Agenda.

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

Mayor Haila noted that the third item was a letter from Mediacom about the removal of channels from the channel lineup and was for information purposes only.

COUNCIL COMMENTS: Council Member Betcher stated she found out at the National League of Cities that she is going to be re-appointed as the Chair of the University Communities Council for the second year and is looking forward to that.

Mayor Haila mentioned there was a good discussion earlier about the URA, and asked, if the Council had any interest in making a motion to place it on a future agenda for discussion and if a moratorium should be placed. Council Member Corrieri stated she would like to see a work plan first; the rest of the Council agreed and will just “bookmark” it.

CLOSED SESSION: Council Member Gartin asked City Attorney Mark Lambert if there was a legal reason to go into Closed Session. Mr. Lambert replied in the affirmative, citing Section 20.17(3), *Code of Iowa*, to discuss collective bargaining strategy.

Moved by Gartin, seconded by Betcher, to go into Closed Session under Section 21.5(1)(k), *Code of Iowa*, to discuss security-related plans or reports.
Roll Call Vote: 6-0. Motion declared carried unanimously.

The Council went into Closed Session at 7:34 p.m. and returned to Regular Session at 7:46 p.m.

Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 19-635 ratifying the 2020-2023 Collective Bargaining Agreement with Public, Professional, and Maintenance Employees Local 2003.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 19-636 approving the Memorandum of Agreement with IUOE Local 234 regarding the Water and Wastewater Operator and Assistant Operator classifications.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

ADJOURNMENT: Moved by Betcher to adjourn the meeting at 7:47 p.m.

Amy L. Colwell, Deputy City Clerk

John A. Haila, Mayor