

**MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL
AND REGULAR MEETING OF THE AMES CITY COUNCIL**

AMES, IOWA

FEBRUARY 11, 2020

SPECIAL MEETING OF THE AMES CITY COUNCIL

The Ames City Council met in Special Session for the budget wrap-up at 5:15 p.m., followed by its Regular Meeting, on the 11th day of February 2020, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor John Haila presiding and the following Council members present: Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and David Martin. *Ex officio* Member Devyn Leeson was also in attendance.

FY 2020/21 BUDGET WRAP-UP:

PUBLIC ART COMMISSION (PAC): Kerry Dixon, Treasurer of the Public Arts Commission, stated that the Council has its budget request and there were no changes for FY 2020/21. Ms. Dixon noted that in FY 2020/21 there will be two special anniversaries for the Public Art Commission. The Public Art Commission was founded on March 26, 1991 and will have been a Commission for 30 years. The Ames Downtown Sculptures project will be celebrating 25 years in existence and is one of the longest running public arts expeditions. An article about PAC will be coming out in Chambers Spring Magazine. Ms. Dixon noted that the Public Arts Commission has some ideas for next year's projects, and believes the projects could be done with the same budget as last fiscal year. PAC is going to continue to work with the City of Ames, Geographic Information System (GIS) department as they are working on a mapping project that will show where all the sculptures are located, list the acquisitions, and what maintenance is needed. The Public Art Commission will also continue to provide outreach to the community.

ARTS FUNDING (COTA): Assistant City Manager Brian Phillips mentioned that the COTA budget requests are for annual grant awardees and some funding. Mr. Phillips noted that Tom Lockhart, representative from COTA, was present if the Council had any questions. COTA has recommended allocating \$178,494 directly to agencies for FY 2020/21 annual grants, and reserving \$5,404 for spring and fall special project grants. A total of 18 agencies submitted applications for funding this year compared to 17 agencies in FY 2019/20. This year one organization requested funding (Central Iowa Touring Ensemble) that had not done so in the past.

HUMAN SERVICES FUNDING (ASSET): Assistant City Manager Deb Schildroth explained that she wanted to take a moment to recognize Jennifer Schill, Tim Lubinus, Ashley Thompson, Mary Beth Golemo, and Andrea Rich for all the hard work they have done in the past year. ASSET used the City's recommended priorities. The feedback that was received about having the Council set priorities for the ASSET volunteers was that it made the process easier. Data was used from the Clear Impact Scorecard for the first time and there is enough data entered into that system to now view trend lines and incorporate the information when formulating recommendations.

Council Member Gartin inquired if the data will be shared with the public. Ms. Schildroth stated that it may be, but there is so much information and United Way is trying to figure out the best way possible to make the information available so it is meaningful and people are not drawing their own

conclusions.

Central Iowa Community Services (CICS) are exclusive to funding mental health and disability services because of the statutory requirements the CICS Region has to adhere to. The CICS Regional Governing Board had decided to withdraw its funding from the ASSET process beginning in FY 2020/21. The primary reason for this decision is that most of the programs are funding through a fee-for-service arrangement. As a result of CICS withdrawing their funds there was three agencies that didn't submit any budget requests. It was asked which three agencies those were. Ms. Schildroth mentioned it was Eyerly Ball Mental Health Services, Friendship Ark Homes, and Mainstream Living.

The total of all the requests for FY 2020/21 was \$4,859,069 and the total funds available from all funders was \$4,535,303. The request of the City's funds was \$1,625,097 and that was a little over 33% of the total agencies' requests. The Council authorized \$1,524,850 for FY 2020/21 which was a 4% increase from the previous year. The volunteers' recommendations reflect the full allocation of the authorized amount. Ms. Schildroth mentioned that 93% of the requests from the agencies were funded for FY 2020/21. Council Member Beatty-Hansen wanted to know how that percentage varied from previous years. Assistant City Manager Schildroth stated that she would have to get that exact information, but it is typically between 90-95%.

Council Member Betcher mentioned that she is continually impressed with the process and the volunteers for ASSET. Ms. Betcher noted that she and Council Member Martin were at the joint funders meeting and all of the allocations were explained very well and believes things are going more smoothly since items were prioritized.

OUTSIDE FUNDING REQUESTS: Assistant City Manager Brian Phillips explained that the Council authorized a 4% increase for the portion of the Outside Funding Requests that come from Local Option Sales Tax. There were six organizations that requested funding through the Local Option Sales Tax and one of them was historically taken out of the Hotel/Motel Tax Fund. The requests were evaluated by a team of City staff members. Mr. Phillips pointed out that once the Council approves the funding, staff will put together contracts indicating the scope of services and then the contracts will be brought back to the Council in the spring for final approval.

Council Member Betcher stated that as a Council they are trying to be data driven and stated that the Ames Historical Society (AHS) has provided a lot of data, but are not given much money. She noted that Ames Main Street (AMS), which is doing a lot of good things Downtown, but when looking back at their funding requests it seems AMS is contracting to do less, but the Council is giving AMS more funding. Ms. Betcher explained she is trying to understand the balance. Mr. Phillips stated that he wanted to make clear that the 4% increase is spread across all the agencies and there are criteria that had to be met. He explained that requests were given preference if they involved activities that would otherwise be conducted by the City at a greater cost had a broad-based appeal to the community, provided a unique benefit or service, or pursued current City Council goals. Mr. Phillips explained that it is not an easy process and there is not a clear matrix. He noted that what is presented to the Council are just recommendations and the Council can make changes. Ms. Betcher stated she is concerned as every year they get Ames Main Streets numbers and they are not precise, and gave an example; that one year the Music Walk was going to cost thousands of dollars and the next year the cost is not that

much, yet the event is the same every year. She was struggling to understand the precision of the numbers as they were presented to the Council.

Council Member Corrieri stated that the application is not asking for a detailed breakdown of expenses. Mr. Phillips stated that for Outside Funding Requests staff had slimmed down the application process and the application does not have a lot of detail. He noted that the application asks the agencies how much they think it will cost to do to their event and if the amount sounded reasonable then that amount would be placed into their contract, but staff can change those numbers. Mr. Phillips gave the example that with AMS they will contract for certain events and then AMS will put on the event and when the event is over the City gives them a check for the dollar amount that was agreed upon. Council Member Beatty-Hansen asked if Council Member Betcher had noticed a discrepancy from year to year for the cost of an event. Ms. Betcher stated that the application doesn't list the event, but the general description is given. Council Member Betcher noted that when she looked back at 2018, Ames Main Street stated they were going to have 12 events and the total contract was \$54,000 and this budget year AMS is contracting for six events and some various other things and requesting \$60,000. Council Member Betcher explained she is trying to understand the big shift in the value of the events. Mr. Phillips noted that this year AMS did request a significant increase for beautification. It is believed that AMS is looking to hire an outside contractor for some of the work and also asking for one-time funds for replacement of promotional materials that have old branding on them. Mr. Phillips stated that if the Council had specific recommendations then those could be included in the contract.

Council Member Betcher stated she is interested in changing the percentages. Mayor Haila asked the Finance staff if there was enough money to add more to the Ames Historical Society or did the Council need to move money around. Council Member Betcher stated that instead of giving AMS a 3.1% increase she would recommend giving them a 4.97% increase, totaling an additional \$2,262. Staff is already recommending \$46,927 to AHS and the increase in percentage would give an additional \$847 to the Ames Historical Society. Council Member Gartin explained that they are spending a lot of time on something that is a small amount.

Moved by Betcher, seconded by Beatty-Hansen, to shift the allocation so that the Ames Historical Society gets a 4.97% increase and Ames Main Street gets 4% increase.

Council Member Corrieri asked if Council Member Betcher's motion could be separated into two different motions as she would vote differently on each one. City Manager Schainker asked for clarification on the exact dollar amount to be increased.

Motion withdrawn

Moved by Betcher, seconded by Beatty-Hansen, to increase the Ames Historical Society allocation by \$847.00 to make the total amount of \$47,774 to being allocated.

Council Member Martin noted that he has been on the Council for the past couple of years and remembers some of the conversations on this topic, but is uncomfortable getting too involved with the recommendation process. Mr. Martin will vote against any changes as he has not had any significant

time to do any research and doesn't feel qualified enough to make that type of decision.

Roll Vote: 3-3. Voting Aye: Betcher, Corrieri, Beatty-Hansen. Voting Nay: Gartin, Junck, Martin. Motion failed.

Council Member Betcher commented that she will not proceed with the second motion as she didn't believe it would pass.

PUBLIC INPUT ON CAPITAL IMPROVEMENTS PLAN (CIP) AND OPERATING BUDGET: Richard Deyo, 505-8th Street, #2, Ames, had a question about the Ames Citizen Institute opposed to the Ames Citizen Academy. He noted that when he listened to Assistant City Manager Phillips presentation the previous week, there was a program where citizens could get involved in the community. He noted he tried to apply to the Citizens Academy several years ago, but was turned down. Mr. Deyo explained that he opens the doors almost every day to citizens and they ask him questions all the time. He is not able to answer them and he felt the Citizens Academy would help him learn more.

AMENDMENTS TO THE 2020-25 CAPITAL IMPROVEMENTS PLAN (CIP): City Manager Steve Schainker noted that before the Council was the Capital Improvements Plan for the next five years. He noted that if the Council wanted to add or remove a project for the 2020-25 CIP that now would be appropriate. Mr. Schainker explained that if the Council wanted to add the Downtown Plaza CIP page they could, but the funding was not available when staff prepared the draft CIP budget. He mentioned that staff was able to find funding from a project in the FY 2019/20 budget that would have to be reallocated in order to have the \$200,000 available for the conceptual design work. It was noted that \$1,100,000 is already included in the General Fund for the project. In order to add the Downtown Plaza, funding would come from \$200,000 in FY 2020/21 from Local Options Sales Tax, \$700,000 in FY 2021/22 from General Obligation Bonds, \$700,000 FY 2022/23 from General Obligation Bonds, and the \$1,100,000 that is already in the General Fund for a total of \$2,700,000.

Moved by Corrieri, seconded by Beatty-Hansen, to add the Downtown Plaza Project to the CIP with a budget of \$2,700,000 as presented in the staff worksheet.

Council Member Gartin inquired about the use of a public restroom in the Downtown Plaza. Mr. Schainker mentioned that staff has not yet contemplated the actual features and that would be finalized after public input.

Council Member Gartin requested to add the friendly amendment to add the use of a public restroom in the Downtown Plaza area options.

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

Moved by Gartin, seconded by Beatty-Hansen, to approve the 2020-25 Capital Improvements Plan, as amended.

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

AMENDMENTS TO FY 2019/20 ADJUSTED BUDGET: City Manager Steve Schainker stated

there were some recommended changes to the budget from staff. Finance Director Duane Pitcher went over a few items on the list that will affect the fund sheets. He noted that these pages are already included in the budget. The changes were:

1. Enterprise - Water Utility: \$6,078,000 was removed from the Water Supply Expansion Project. The project is now funded by State Revolving Fund (SRF) bond proceeds and included in the Water Construction Fund. The changed balance for the Unreserved Fund balance went from \$3,046,906 to \$9,124,906.
2. Enterprise - Water Construction: Updated to reflect proceeds from the SRF borrowing, and the shift of the North River Valley Well Field project from the Water Fund to SRF and accounting for the project in the Water Construction Fund.
3. Enterprise - Sewer Improvements - Changes were made to reflect receipt of SRF Revenue. Projects listed in this fund have matching revenue and ending balance should be zero.
4. Enterprise - Storm Water Improvements - Changes were made to reflect receipt of SRF and Federal Grant Revenue. Projects listed in this fund have matching revenue and ending balance should be zero. There is a higher amount in the revenues for 2020/21 due to the Federal/State Grant of \$3,780,000 that was received for the Flood Mitigation - River Flooding. The revenue for the Grant matches the project expenses which will zero out the ending balance.

Mr. Pitcher presented overhead the Revenue Summary page which reflected all of the above changes, and the pages will be included in the final CIP book.

Moved by Martin, seconded by Corrieri, to adopt C1, C2, and C3 from the staff report which stated:

1. Add \$2,802,480 in carryover Water SRF revenue to match carryover project expenses and to offset FY 2018/19 expenses which have not yet been reimbursed.
2. Add \$7,828,170 in carryover Sewer SRF revenue to match carryover project expenses and to offset FY 2018/19 expenses which have not yet been reimbursed.
3. Add \$673,000 in carryover Storm Water Grant revenue to match carryover project expenses.

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

Council Member Betcher noted that when she spoke with City Manager Schainker he recommended that during this time she make her recommendation to add the Small Art Grant Pilot program for \$10,000 to the FY 2019/20 Adjusted Budget.

Moved by Betcher, seconded by Beatty-Hansen, to add the Small Art Grant Pilot program for \$10,000 to the FY 2019/20 Adjusted Budget.

Mr. Schainker stated that if this passes, the money would come out of the Council Contingency Fund. Staff had carried forward \$118,000 and the Council had obligated most of that balance, but there is \$38,471 still available, and as of July 1, 2020 another \$50,000 would be added to the Fund. He noted that if the Council was unable to accomplish the Small Art Grant Pilot program for the next fiscal year then the amount could be carried forward. Council Member Beatty-Hansen mentioned that the program would meet the Council's value of making Ames fun and vibrant. Ms. Betcher stated it is designed to support individual artists as opposed to art organizations that are covered by COTA. She recommended leaving the guidelines to the Public Art Commission to decide in the future.

Council Member Gartin explained that as much as he loves the idea of the program, he thinks it is going to be difficult on principle, and felt more money should be going to Auditorium relief. He was also apprehensive about the criteria.

Roll Call Vote: 5-1. Voting Aye: Beatty-Hansen, Betcher, Junck, Corrieri, Martin. Voting Nay: Gartin. Motion declared carried.

City Manager Schainker recommended that the Council to eliminate \$200,000 from the Local Option Tax Fund that was earmarked for FY 2019/20 from the North River Valley Parking lot.

Moved by Beatty-Hansen, seconded by Corrieri, to eliminate \$200,000 from the Local Option Tax Fund that was earmarked for FY 2019/20 for the North River Valley Parking lot.

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

Council Member Beatty-Hansen stated there was one item she wanted the Council to think about for the future and that was about \$30,000 that was to be given to the Library for the renovation of their doors and had wondered during the fund summary review why the Council wasn't using future library needs' money to pay for that since there is about \$180,000 available in that fund. She noted that using the money is not what she would be wanting to do this year, but in future years if the Council is looking for a project to fund and that amount is available then would recommend that the funds come out of the Library fund and use the funding for something else. Council Member Gartin mentioned that sounded fair and wanted to know why that is not already being done. Ms. Beatty-Hansen noted that if they did that this year it would come as a surprise to the Library. City Manager Schainker explained that the library has a new director, who was not as familiar with the balances and donations, and how the library should use the money. Mr. Schainker noted that he will be working with the Library Director as to the expectations for next year's budget season.

Moved by Corrieri, seconded by Betcher, to approve the Adjusted Budget for FY 2019/20, as amended, including interfund transfers.

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

AMENDMENTS TO PROPOSED FY 2020/21 BUDGET: Moved by Corrieri, seconded by Betcher, to add item's E 1-9 to the Amendments for the Proposed FY 2020/21 Budget, that state:

1. Add \$8,650,000 in Water SRF revenue to match SRF-funded CIP expenses
2. Add \$3,802,000 in Sewer SRF revenue to match SRF-funded CIP expenses
3. Add \$3,780,000 in Storm Water grant revenue to match grant-funded CIP expenses
4. Shift funding for the Water Supply Expansion project from the Water Utility Fund to SRF funding to match the 2020-25 CIP (\$6,078,000)
5. COTA: FY 2020/21 Budget \$183,898 - Recommended: \$183,898
6. ASSET: FY 2020/21 Budget \$1,524,850 - Recommended: \$1,524,850
7. Public Art: FY 2020/21 Budget \$46,000 - Recommended: \$46,000
8. Outside Funding Requests (funded through Local Option Sales Tax) FY 2020/21 Budget: \$205,373 - Recommended: \$205,374
9. AEDA Outside Funding Requests (funded through Local Option Sales Tax) FY 2020/21 Budget: \$0 - Recommended: \$15,000

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

Council Member Martin mentioned that the Council had the issue of the parking fund that will be discussed during the Council's Regular Council meeting, but if the Council wanted to put any funds aside for the parking fund then that would need to be done during the Amendments to the Proposed FY 2020/21 Budget. He noted that Assistant City Manager Brian Phillips had reached out to Ames Main Street (AMS) and the Campus Action Association(CAA) to get a total dollar amount they would be planning on using for parking in the upcoming year. The total that was given was \$5,738.

City Manager Steve Schainker asked the Council to refer to page 253 of the draft budget and explained that staff is recommending that the Council doesn't allocate it to the actual agency itself, but will have a transfer out amount of \$5,738 to the Parking Fund. Each time AMS and CAA will come before the Council for approvals and staff will remind the Council about the need to approve the transfer out.

Moved by Martin, seconded by Corrieri, to appropriate \$5,738 from the Local Option Sales Tax and transfer to the Parking Fund for the approved Special Events for Ames Main Street and the Campustown Action Association in FY 2020/21.

Council Member Gartin asked City Manager Schainker if the transfer of the Local Option Sales Tax to the Parking Fund for Special Events would be a reoccurring line item in the future. Mr. Schainker commented that would be a policy decision for the Council. This was the first time the Council had done this and there are other policy decisions that the Council will need to make to decide if going to continue to have the reoccurring line item. Council Member Gartin stated that the way the Council is treating the Local Option Sales Tax is unsustainable, and will adversely impact things that the community values, if the Council doesn't make a concerted effort to have a conversation about how the Local Option Sales Tax Fund is being utilized. He noted that the Council had been increasing their drawing down of the fund, faster than the fund is growing. Mr. Gartin mentioned he will support the motion, but wants to keep reinforcing this issue. Mr. Schainker explained that in November it would be a good time to revisit the use of the Local Option Sales Tax Fund before making any decisions with the FY 2021/22 budget. Mayor Haila inquired when the requests were due by AMS and CAA. Assistant City Manager Mr. Phillips stated that they send out letters to the agencies that have requested funding about six weeks before the November 15, 2020 deadline. Mr. Phillips noted that if going to alter the Outside Funding Requests Policy then needs to be done before any applications are sent out.

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

Council Member Martin noted that the Council had asked staff to research ways that the Auditorium could be made more affordable for nonprofit art's organizations. He explained that with the history of the auditorium, and the degree to which the community benefits from its use, the Council should provide a discount against the current rates for nonprofit art events.

Moved by martin, seconded by Junck, to adjust the budget to represent a 30% discount for nonprofit Arts Group, which corresponds to Option 2 on the staff memo in the amount of \$12,936 for both Community Arts and ISU Community Arts.

City Manager Schainker asked for clarification that the motion included both the Community Arts

groups and ISU. Parks and Recreation Director Keith Abraham clarified that would be any organization that would be considered an “art group” and there will be some criteria to meet. Mr. Schainker stated that his recommendation is to not take the funds out of a one-time balance as the city would be short revenue as staff had built in the higher rates. Property taxes would need to be increased to generate \$12,936. The amount would be very small and would be an additional .00016. The current recommended rate is \$10.12465, and if approved the rate will go to \$10.1468. The Council agreed as the increase would be less than a penny.

Council Member Gartin asked what the 30% reduction would come off of. Council Member Beatty-Hansen commented that it would be 30% off the rented space. Mr. Gartin inquired if this recommendation would the agencies have to pay more or less. Director Abraham stated that most of the art groups will see a decrease; however, Story Theater and Commotion Dance will see an increase since the extended use rate would no longer be offered and they would be charged hourly.

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

Moved by Beatty-Hansen, seconded by Corrieri, to add \$200,000 in Local Option Sales Tax to fund the design work for the Downtown Plaza Project.

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

Moved by Corrieri, seconded by Betcher, to approve the proposed budget for FY 2020/21, as amended, including interfund transfers.

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

SET PUBLIC HEARING DATE TO ADOPT A MAXIMUM CITY PROPERTY TAX LEVY FOR FY 2020/21: Finance Director Pitcher stated that there were a couple changes in the *Iowa Code* and Administrative Code, which is why it was requested to approve the budgets including the interfund transfers separately. Another change in the process is the need to set a date of public hearing for a Maximum Levy. Director Pitcher stated that the Council will need to set a date of public hearing for a Maximum Levy in the amount of \$6.99654.

Moved by Betcher, seconded by Beatty-Hansen, to set February 25, 2020, as the date of the public hearing, and to adopt a Maximum City Property Tax Levy of \$6.99654 for FY 2020/21.

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

SET MARCH 10, 2020, AS DATE OF FINAL PUBLIC HEARING ON ADJUSTED BUDGET FOR FY 2019/20: Finance Director Pitcher mentioned that the Council did not need to set the date of the final public hearing tonight, it could be done at the February 25, 2020 meeting. No further action was taken.

REGULAR MEETING OF THE AMES CITY COUNCIL

CONSENT AGENDA: Mayor Haila mentioned that Item 17a, Resolution accepting transfer of right-of-way (Quit Claim Deeds) was pulled by staff as the item was not necessary. Council Member Martin

requested to pull for separate discussion Item No. 2, Minutes of the Regular Meeting held January 28, 2020, and Special Meetings held January 21, January 31, February 4, February 5, February 6, 2020.

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

1. Motion approving payment of claims
2. Motion approving Report of Change Orders for January 16 - 31, 2020
3. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class E Liquor License with Class B Wine Permit, Class C Beer Permit (Carryout Beer), and Sunday Sales - Wal-Mart Supercenter 4256, 534 South Duff Ave
 - b. Class C Liquor License with Outdoor Service and Sunday Sales - Buffalo Wild Wings, 400 South Duff Avenue
 - c. Special Class C Liquor License with Outdoor Service and Sunday Sales - Stomping Grounds, 303 Welch Ave.
 - d. Special Class C Liquor License with Sunday Sales - Wing Stop, 703 South Duff Ave #101
4. RESOLUTION NO. 20-056 approving 2019 Resource Recovery Plant Annual Report
5. RESOLUTION NO. 20-057 approving Encroachment Permit for a sign at 127 Welch Avenue
6. RESOLUTION NO. 20-058 approving Professional Services Agreement with Bolton & Menk for FY 2020/21 Airport Improvements (Electrical Vault) at a not-to-exceed cost of \$64,000
7. RESOLUTION NO. 20-059 approving preliminary plans and specifications for East Hwy 30 Force Main Improvements Project; setting March 11, 2020, as bid due date and March 24, 2020, as date of public hearing
8. RESOLUTION NO. 20-060 approving preliminary plans and specifications for Unit 8 - Precipitator Roof Repair and Replacement; setting March 11, 2020, as bid due date and March 24, 2020, as date of public hearing
9. RESOLUTION NO. 20-061 approving preliminary plans and specifications for Boiler Tube Spray Contract; setting March 11, 2020, as bid due date and March 24, 2020, as date of public hearing
10. RESOLUTION NO. 20-062 approving preliminary plans and specifications for University Apartments - Electric Service Replacement; setting March 12, 2020, as bid due date and March 24, 2020, as date of public hearing
11. 2018/19 Sanitary Sewer Rehab (Wilson & 15th Street):
 - a. RESOLUTION NO. 20-063 Approving Change Order No. 2 with Synergy Contracting, LLC
 - b. RESOLUTION NO. 20-064 accepting completion
12. RESOLUTION NO. 20-065 accepting completion of Continuous Emissions Monitoring System Replacement Project
13. RESOLUTION NO. 20-066 accepting completion of public improvements and releasing security being held for Quarry Estates Subdivision, 1st Addition, Conservation Maintenance
14. RESOLUTION NO. 20-067 accepting completion of public improvements and releasing security being held for Iowa State University Research Park, 3rd Addition, Phase IV
15. Plat of Survey for 2212 Oakwood Road and Parcel "E:"
 - a. RESOLUTION NO. 20-068 accepting transfer of right-of-way (Quit Claim Deed)
 - b. RESOLUTION NO. 20-069 approving Plat of Survey
16. Plat of Survey for 301 and 315 South 16th Street and 1505 Buckeye Avenue:
 - a. RESOLUTION NO. 20-070 accepting transfer of right-of-way (Quit Claim Deeds)
 - b. RESOLUTION NO. 20-071 approving Plat of Survey

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 JANUARY 28, 2020, AND SPECIAL MEETINGS HELD JANUARY 21, JANUARY 31, FEBRUARY 4, FEBRUARY 5, FEBRUARY 6, 2020: Council Member Martin commented that he pulled the Minutes due to the request that was placed around the dais to approve the Amended Minutes of January 28, 2020.

Moved by Martin, seconded by Gartin, to approve the Minutes that are before them as amended.

Mayor Haila inquired as to what Minutes were being amended since there were several meeting Minutes needing approval.

Motion withdrawn.

Moved by Martin, seconded by Betcher, to approve all the meeting Minutes except January 28, 2020, and then approve the January 28, 2020, meeting Minutes, as amended below.

1. Under the Conference Board Comments, clarifications were needed pertaining to the comments and motions made. The paragraphs have been corrected to read as follows: “Council Member Martin noted that he wanted to go back to the merit portion of the salary increases. He said he respects the work of the City Assessor’s Office and just has a process question. Mr. Martin stated that the City Council hires the City Manager, and they have a process for evaluating the City Manager’s raises; whereas, the City Manager determines the merit pool for his employees.

Council Member Gartin asked to clarify how Mr. Martin would want to do something different. Mr. Martin replied that, right now, he is just wanting to know how the evaluations are done. The report could include a recommendation, but right now, there is not any clarity on how evaluations are even being done.

Ms. Corrieri stated that there is not a formal review process. The Mini Board meetings once a year. The budget is approved and it includes merit increases and cost-of-living increases; that is the process. If they want to talk about a review process, the Mini Board could, but would have to meet outside of its once-a-year cycle.

Nevada School Board Member Joe Anderson asked to know who comprises the Mini Board as it was his impression that all members of the Conference Board are invited to be part of the Mini Board. Mayor Haila stated that each member is appointed. Mr. Anderson asked how it was set up and who set it up that way. He noted that he was not aware of any legal basis of the Mini Board. Council Member Corrieri stated that the Mini Board just makes recommendations, and those are brought to the full Conference Board for consideration. City Assessor Greg Lynch noted that it might have been set up originally to minimize the amount of conversation during the full Conference Board meetings. Mayor Haila explained that he would have the City Clerk get the history of how it was set up and have it sent out to the Conference Board.

Council Member Betcher inquired if what Ms. Corrieri explained answered Council Member

Martin's motion.

Moved by Martin, seconded by Olson, to amend the motion by adding to the scope of the report recommendations for changing the process of evaluation.

Vote on Amendment: 3-0. Motion declared carried unanimously.

Vote on Motion, as amended: 3-0. Motion declared carried unanimously."

2. The motion under the "Ames Comprehensive Plan 2040 Preferred Land Use Scenerios" was incorrect and has been corrected to read: "Moved by Martin, seconded by Junck, that subject to significant community input during the development of our Climate Action Plan, and aiming for broad community support for its recommendations, it's the City's intent to develop and implement a Climate Action Plan to address the climate crisis; furthermore, the City intends to amend its Comprehensive Plan as may be appropriate in order to be consistent with the Climate Action Plan."

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

PUBLIC FORUM: Mayor Haila opened Public Forum. No one came forward to speak, so he closed Public Forum.

POLICY REGARDING PARKING METER WAIVERS FOR SPECIAL EVENTS: Assistant City Manager Brian Phillips explained that at the January 28, 2020, City Council meeting, the Council had directed staff to prepare a Parking Meter Waiver Policy for Special Events. Based on the Council discussion at that meeting, a proposed Policy would be that metered parking fees will not be waived for Special Events. Any event organizers intending to provide free parking or to close metered parking spaces must reimburse the City's Parking Fund for the lost revenue. The City Council may consider waivers to the Policy on a case-by-case basis for parking spaces that are obstructed by the event area (not for area-wide free parking). The City Council also gave direction to plan for Ames Main Street (AMS) and Campustown Action Association (CAA) to receive funds in the Outside Funding Request contracts, so they may reimburse the lost parking meter revenue for their planned event.

Mr. Phillips stated that for smaller events that are requesting only a handful of parking spaces, the Council may approve waiving those requests on a case-by-case basis. Mr. Phillips mentioned that there are three requests after this topic, and staff is recommending that for Music Walk and Art Walk the Council go ahead and approve the waiver requests as the events are before the proposed Policy effective date of July 1, 2020, and the other request, Summer Sidewalk Sales, will take place after July 1, 2020, and the Council had already allocated funding in the budget for this waiver and to follow the new Policy.

Mayor Haila opened public comment. No one came forward to speak.

Moved by Martin, seconded by Beatty-Hansen, Resolution No. 20-072 adopting the Policy, effective July 1, 2020, that metered parking fees will not be waived for special events. Any event organizers intending to provide free parking or to close metered parking spaces must reimburse the City's Parking Fund for the lost revenue. The City Council may consider waivers to this Policy on a case-by-case basis for parking spaces that are obstructed by the event area (not for area-wide free parking).

Council Member Gartin stated that there is no consistent way that waiving parking meter fees is done, and the material that was provided previously shows that cities all around Iowa handle the waiver of parking meter fees differently. Mr. Gartin noted there is not a right or wrong way of waiving parking meter fees, and he felt that the system the Council was using was working well. He commented that after tonight's budget wrap-up, it seems the Council is taking money out of one pocket and moving it into another. He, therefore, will be voting against the motion.

Roll Call Vote: 5-1. Voting Aye: Junck, Corrieri, Martin, Beatty-Hansen, Betcher. Voting Nay: Gartin. Resolution declared adopted, signed by the Mayor and hereby made a portion of these Minutes.

Council Member Martin stated that for this year the Council made an exception to how everything was done, but when going into the Outside Funding process next year, he would like to see that all of the applicants are very clear in what they are asking for in terms of parking support from the City and compete equally with the applicants' other requests, so they can be evaluated against other organizations requests.

Moved by Martin, seconded by Beatty-Hansen, to ask staff to update the Outside Funding Request Guidelines to have applicants account for all amounts they are asking the City to cover for parking whether for obstructed parking spaces or not.

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

REQUEST FROM AMES MAIN STREET (AMS) FOR MUSIC WALK ON THURSDAY, APRIL 23, 2020 (TABLED FROM JANUARY 14, 2020): Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 20-073 approving the waiver of parking meter fees and enforcement, usage and waiver of electrical fees, and waiver of a fee for a blanket Vending License for Ames Main Street from 3:00 p.m. to 9:00 p.m.

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

REQUEST FROM AMES MAIN STREET (AMS) FOR ART WALK ON THURSDAY, JUNE 4, 2020 (TABLED FROM JANUARY 14, 2020): Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 20-074 approving the waiver of parking meter fees and enforcement, usage and waiver of electrical fees, and waiver of a fee for a blanket Vending License for Ames Main Street from 3:00 p.m. to 8:30 p.m.

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

REQUEST FROM AMES MAIN STREET (AMS) FOR SUMMER SIDEWALK SALES ON SATURDAY, JULY 25, 2020 (TABLED FROM JANUARY 14, 2020): Moved by Betcher, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 20-075 approving the suspension of parking regulations and enforcement in Downtown from 8:00 a.m. to 8:00 p.m. and require reimbursement for parking meter fees from the Local Option Sales Tax fund.

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

CLARIFICATION ON MOTION REGARDING GROWTH SCENARIOS IN THE AMES 2040

PLAN: Mayor Haila mentioned that he believed that there are a few people in the audience who were interested in this item and he wanted to make it clear that there will be no public comment. The item is only to get clarification on a previously made motion.

City Manager Steve Schainker stated that on January 28, 2020, there were two motions made. The first motion called for the inclusion of the Tier 1 areas in all directions, and that motion passed 4-2. The second motion directed staff and the consultants to incorporate the Tier 2 areas in the South and West, and that motion passed 6-0. Mr. Schainker noted that after the Council meeting, he spoke to a few Council Members, and even though the second motion passed 6-0, it became apparent that there was not an agreement on what the Council voted on and what “West” actually meant. He noted it was very confusing with the terminology that was used and some people thought when they voted on West, it included both areas north and south of Highway 30 and others thought it meant north of Highway 30.

Council Member Gartin inquired as to how the Council could undo a vote that was 6-0. City Attorney Mark Lambert stated that the Council will need to make a motion to reconsider the previous motion that was made on January 28, 2020.

Council Member Corrieri noted that she had made the original motion and it was her intent to include the Southwest area. Council Member Betcher commented that she had seconded the motion and her intent was not to include the Southwest area.

Moved by Betcher, seconded by Martin, to reconsider the motion made on January 28, 2020, to direct staff to incorporate in planning Tier 2 growth area in the west and south.

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

Council Member Beatty-Hansen explained that when she voted on the motion she understood the motion to be west both north and south of Highway 30, and with that being said she likes the prospects that are north of Highway 30 a little better, and would be supportive of west, north of Highway 30.

Council Member Junck mentioned that the way she had seen the material broken out, it was always southwest separate from south and west and that was how she understood in the original vote. Her similar thought now would be to support west growth, north of Highway 30. Council Member Betcher commented that she had the same understanding as Council Member Junck.

Moved by Betcher, seconded by Beatty-Hansen, to incorporate into the planning, the growth areas in the south and the west, north of Highway 30, also known as Tier 2.

Council Member Gartin wanted to know if there were any advantages, from a development perspective, for deploying infrastructure in the west both north and south of Highway 30. Mr. Diekmann explained that one unique issue is the sanitary sewer. The area in the west, between Lincoln Way and the railroad tracks, staff believes ties into sewer systems that exist in the City already, but at some point, there would be a need for more sewer capacity to see the full build-out of the area. If the Council wanted to intensify the west area, north of Highway 30, staff would have to come around from the south, but that would be a long-term issue. Council Member Gartin inquired if the City just went

with the development west and north of Highway 30, and at a later point, added the southwest for Tier 2, would the City be any worse off if the infrastructure was deployed separately as opposed to the same time. Council Member Beatty-Hansen commented that to some extent it is unknown as the work hasn't been completed. Mr. Diekmann stated that the true north of Highway 30 build-out is not something that can be commented on at this time as it is undetermined; there are a lot of "what if's" right now.

Mayor Haila noted that the motion is to approve west, north of Highway 30, and this would not preclude anyone from coming to the City in the future and asking to be annexed in the south area of Highway 30. Director Diekmann commented that would be something that the Council would need to give staff direction on. He would propose that the Council set up a policy regarding what their conditions would be to annex. He noted that on January 28, he mentioned that there were other pieces of land that touch the City that were not in a growth area that could be easily annexed if the developer or property owner wanted to do that. The Council would need to write a policy that either says you would have to be in a growth area or meet certain circumstances to be annexed into the City.

Mayor Haila asked Mr. Diekmann to explain why he would like the motion to pass. Director Diekmann explained that the motion will help staff and RDG give the Council a full calculation of what areas could yield, for housing and commercial, and how staff would want to create policies to help prioritize the layout of the areas. Mayor Haila stated he wanted to make it clear to everyone that something could still change in another 30 years. Mr. Diekmann stated that would be correct unless there is a black and white policy of what can and can't be done. Council Member Corrieri mentioned that the Council is just reserving the area. Mayor Haila commented that at this point in time the focus is north of Highway 30.

Council Member Betcher asked if there was any projection as to when the City would hit the Tier 2 areas. Mr. Diekmann stated that would be impossible to know at this time as it is unknown what area the market would move to.

Council Member Beatty-Hansen stated that all Tier- 1's are already projected at 15,000. Mr. Diekmann stated that is a rough estimate, and staff will be correcting the numbers in an upcoming report.

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

Moved by Gartin, seconded by Corrieri, to deploy Tier 2 to the Southwest growth area, the area south of Highway 30.

Council Member Gartin stated that they gave the Council the opportunity to vote on the area north of Highway 30 and now wanted to give the Council the option to vote on the area south of Highway 30. Council Member Beatty-Hansen stated she had previously voted aye, but she had a misunderstanding of the area and would vote against this as she would like to concentrate on the north side.

Vote on Motion: 2-4 Voting Aye: Corrieri, Gartin. Voting Nay: Betcher, Junck, Martin, Beatty-Hansen. Motion failed.

URBAN REVITALIZATION APPLICATIONS FOR 415 STANTON AVENUE AND 201 GRAY AVENUE FOR TAX EXEMPTION: Moved by Gartin, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 20-076 approving the Urban Revitalization Applications for 415 Stanton Avenue and 201 Gray Avenue for tax exemption.

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

AMENDMENT TO THE PURCHASE AGREEMENT WITH HABITAT FOR HUMANITY OF CENTRAL IOWA GRANTING A TIME EXTENSION TO THE CONSTRUCTION COMPLETION DATE AND THE CLOSING DATE FOR THE PROPERTY AT 3305 MORNINGSIDE STREET: Moved by Beatty-Hansen, seconded by Martin, to adopt RESOLUTION NO. 20-077 approving the Amendment to the Purchase Agreement with Habitat for Humanity of Central Iowa granting a time extension for the construction completion date and the closing date for the property at 3305 Morningside Street.

Council Member Betcher made a friendly amendment for construction to be completed on or before May 31, 2020, and the closing to be completed on or before June 30, 2020.

Roll Call Vote: 5-0-1. Voting Aye: Junck, Corrieri, Martin, Beatty-Hansen, Betcher. Voting Nay: None. Abstaining due to Conflict of Interest: Gartin.

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

PROPOSED 2020-21 ANNUAL ACTION PLAN PROGRAM PROJECTS AND PROPOSED BUDGET IN CONNECTION WITH THE CITY'S COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS: Housing Coordinator Vanessa Baker-Latimer mentioned that it is that time of year again and staff is working on the 2020-25 Action Plan. She commented that normally they try to combine the Council and the public together to talk about what everyone's priorities are, but with the completion of the Consolidated Plan, the goals are outlined for the next five years. In addressing the 2020-21 Annual Action Plan projects, staff is proposing the following program projects for consideration:

1. Utilize both CDBG and HOME funds to complete the 321 State Avenue Subdivision, which will include public infrastructure and new home construction.
2. Homebuyer Down Payment and Closing Cost Assistance Program.
3. Utilize CDBG to acquire, demolish, or rehabilitate deteriorated housing citywide; to then sell or transfer the lots or houses to nonprofit housing organizations to provide to low-income households for rent or purchase. Note that this program could assist in converting single-family rental properties back to single-family home ownership.
4. Utilize CDBG funds to complete the Shared Use Bike Path installation authorized by a recent Action Plan Amendment.

Council Member Betcher inquired if the Congress is targeting the CDBG programs again. Ms. Baker-Latimer stated that she received an email earlier that mentioned that the President is proposing to eliminate both the CDBG and HOME programs.

Mayor Haila mentioned that the staff report states "the major difference from 2014-19 data, is that the

cost of housing is now #1 and the availability of housing is #2,” and wanted to confirm that the change in the Fair Housing Impediments Study Barrier and Needs priorities are correct. Ms. Baker-Latimer explained that she will need to double check to make sure the priorities switched.

Mayor Haila questioned the HOME Home-ownership Construction Program that is budgeted at \$1,285,452 and inquired if the money could be used for single-and multi-family homes. Ms. Baker-Latimer explained that it was her understanding that HOME funds could be used for single-family construction and multi-family construction, but she is not sure if multi-family meant duplexes or townhomes. She will need to clarify that distinction and let the Council know.

Mayor Haila asked if there was anyone wishing to speak on this item. No one came forward to speak.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 20-078 approving the Proposed 2020-21 Annual Action Plan Program Projects and Proposed Budget in connection with the City’s Community Development Block Grant program, as outlined above, and direct staff to host public forums for citizen input and feedback prior to finalizing the draft 2020-21 Annual Action Plan.

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

FEMA GRANT FUNDING AGREEMENT WITH THE IOWA DEPARTMENT OF HOMELAND SECURITY AND EMERGENCY MANAGEMENT FOR FLOOD MITIGATION - RIVER FLOODING PROJECT:

Municipal Engineer Tracy Warner mentioned that staff had received the good news that their nationally competitive grant to FEMA for the Flood Mitigation project in the South Duff area had been approved. The item before Council is the Agreement for the Flood Mitigation project. Once the Agreement is approved by the Council it will be sent to Iowa Homeland Security for their signatures. Once everything is signed, staff can begin on the final design and start on land acquisition and negotiations with property owners.

City Manager Steve Schinker stated that this project is crucial to reduce flooding on South Duff. It is in keeping with the Council’s goals.

James Howe, 811 South Duff Avenue, Ames, stated that he owns Howe Welding and Metal Fabrication on South Duff. He noted that his business is always one of the first to flood. Mr. Howe wanted to make sure that all the correct people are involved in the process during this project as any changes will affect the neighbors downstream and many trees will need to be removed. He explained that he would like to make sure there is involvement with the property owners downstream.

Ms. Warner commented that staff will be reaching out to the property owners and will be having public input as there are some misunderstandings and questions about what is going to be done. They will be using bioengineering measures, both rock and native plants, to stabilize the banks. She noted that the bioengineering measures have already been used in Ames at Squaw Creek just east of Lincoln Way, and the resiliency is one of the reasons that the City was approved.

Mayor Haila asked if there was going to be any work on the South Duff Bridge by the Iowa Department of Transportation in the future. Ms. Warner explained that staff is opening a lot of the

excess sediment that is there and opening the channel capacity. The modeling is showing this has not affected anyone downstream. The IDOT had mentioned that it is looking to widen the Highway 30 bridges in 2023, but nothing on South Duff.

Moved by Junck, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 20-079 approving the FEMA Grant Funding Agreement with the Iowa Department of Homeland Security and Emergency Management for the Flood Mitigation - River Flooding Project.

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

HEARING ON THE 2019/20 TRAFFIC SIGNAL PROGRAM (LINCOLN WAY & BEACH AVENUE): The Mayor opened the public hearing and asked if there was anyone wishing to speak. The Mayor closed the hearing when no one came forward.

Moved by Beatty-Hansen, seconded by Betcher, to accept the report of no bids and to modify the completion date and bring new plans and specifications to a future meeting.

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

ORDINANCE REZONING 2800 E. 13TH STREET FROM AGRICULTURAL “A” TO GENERAL INDUSTRIAL “GI”: Moved by Betcher, seconded by Beatty-Hansen, to pass on second reading an Ordinance rezoning 2800 E. 13th Street from Agricultural “A” to General Industrial “GI.”

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

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Mayor Haila noted that the first item was a memo from Kelly Diekmann, Planning and Housing Director, on a request to initiate a Land Use Policy Plan Amendment for a property located at 802 Delaware Avenue.

Moved by Corrieri, seconded by Beatty-Hansen, to put the request to initiate a Land Use Policy Plan Amendment for the property located at 802 Delaware Avenue on a future Agenda.

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

Mayor Haila stated that the second request was a letter from Gerry Peters, Director of Facilities Planning and Management for the Ames Community School, for a building fee variance for the new high school.

Council Member Gartin inquired if there was any history regarding how the Council had handled similar requests in the past. City Manager Steve Schainker commented that he believes the schools have paid for them in the past and a discount had not been given. Mr. Schainker noted that even the City of Ames does not give a discount for its own building permits, however; he believes there was one exception where a fee was waived. It was when the Economic Development Commission put together the \$1 million hangar and that was the City’s contribution to the project.

Moved by Betcher, seconded by Corrieri, to not take action on the request from Gerry Peters and asked the Mayor to communicate that the Council is not interested.

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

The next item was a memo from John Joiner, Director of Public Works, providing an update on the Inclusive Crosswalk located at 5th Street and Douglas Avenue. Mr. Schainker explained that this project had already been bid before to use permanent thermoplastic paint. The bids came back too high, and it was decided to use non-specialty paint. Staff had sent out a new Request for Quotes (RFQ) in November 2019, as directed by City Council, and the one quote that came back was even higher than before. Mr. Schainker stated it is staff's recommendation to not try the thermoplastic, but to continue to paint the stripes as needed and use volunteers if possible. The Council agreed with staff's recommendation

The next request was a letter from Lois Lehmkuhl requesting that a traffic study be done on the section of Stange Road from Harrison Road to Weston. Mr. Schainker recommended referring this item to the Traffic Engineer to do the traffic study.

Moved by Gartin, seconded by Martin, to direct staff to conduct a traffic study in the area they think would warrant a study in traffic patterns.

Motion withdrawn.

Moved by Corrieri, seconded by Gartin, to ask the Traffic Engineer to do a traffic study of the area north of Aspen and Somerset until Stange ends in Northridge Heights in the 35-mph zone.

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

The last item was a letter from a student, Malachi Rothlisberger, requesting an ordinance change to allow parking of vehicles in the front yard with conditions.

Moved by Martin, seconded by Beatty-Hansen, to write a letter to the requestor thanking him for the letter, but advising that the Council will not be taking any action.

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

COUNCIL COMMENTS: Council Member Junck mentioned that the Council has talked a little bit about the Inclusive Crosswalk potentially expanding to the Campustown area in the future. She would be interested in talking about that topic after the Welch Avenue project is completed.

Council Member Martin inquired when the Council would discuss how they should approach how to do the Climate Action Plan. The funding is in process, but they need to decide what the next steps would be. City Manager Schainker explained that normally the City would take proposals from consulting firms with ideas about obtaining public input etc. He recommended that the Council get involved, and if there are certain elements the Council Members are wanting to be included, to let him. He will see that the elements are included in the draft Request for Proposals (RFP).

ADJOURNMENT: Moved by Beatty-Hansen to adjourn the meeting at 7:48 p.m.

Amy L. Colwell, Deputy City Clerk

John A. Haila, Mayor