

**AGENDA**  
**REGULAR MEETING OF THE AMES CONFERENCE BOARD AND**  
**REGULAR MEETING OF THE AMES CITY COUNCIL**  
**COUNCIL CHAMBERS - CITY HALL**  
**JANUARY 25, 2022**

**NOTICE TO THE PUBLIC:** The Mayor and City Council welcome comments from the public during discussion. If you wish to speak, please complete an orange card and hand it to the City Clerk. When your name is called, please step to the microphone, state your name for the record, and limit the time used to present your remarks in order that others may be given the opportunity to speak. The normal process on any particular agenda item is that the motion is placed on the floor, input is received from the audience, the Council is given an opportunity to comment on the issue or respond to the audience concerns, and the vote is taken. On ordinances, there is time provided for public input at the time of the first reading.

**REGULAR MEETING OF THE AMES CONFERENCE BOARD**

**CALL TO ORDER:** 6:00 p.m.

1. Roll Call
2. Motion approving Minutes of December 14, 2021
3. Resolution approving appointment of Nancy Halvorson to Board of Review
4. Discussion of City Assessor's budget proposals:
  - a. Motion approving recommendations of Assessor's report
  - b. Motion to receive proposed budget (adoption of budget will occur after hearing is held)
  - c. Motion to set 6:00 p.m. on February 22, 2022, as date of public hearing on proposed FY 2022/23 City Assessor's budget

**CONFERENCE BOARD COMMENTS:**

**ADJOURNMENT:**

**REGULAR MEETING OF AMES CITY COUNCIL\***

\*The Regular Meeting of the Ames City Council will immediately follow the Regular Meeting of the Ames Conference Board.

**CALL TO ORDER:** 6:00 p.m.

**CONSENT AGENDA:** All items listed under the Consent Agenda will be enacted by one motion. There will be no separate discussion of these items unless a request is made prior to the time the Council members vote on the motion.

1. Motion approving payment of claims
2. Motion approving Minutes of Regular City Council Meetings held January 11, 2022
3. Motion approving renewal of the following Beer Permits, Wine Permits and Liquor Licenses:

- a. Class E Liquor License with Class B Wine Permit and Class C Beer Permit (Carry-out) - Fareway Stores, Inc. #093, 3619 Stange Road
  - b. Class E Liquor License with Class B Wine Permit and Class C Beer Permit (Carry-out) - Fareway Stores, Inc. #386, 619 Burnett Avenue
  - c. Class C Liquor License with Sunday Sales - Dog Eared Books, 203 Main St
  - d. Special Class C Liquor License with Outdoor Service and Sunday Sales - Blaze Pizza, 2320 Lincoln Way
  - e. Class C Liquor License with Outdoor Service and Sunday Sales - El Azteca, 2727 Stange Road, Pending Dram Shop Insurance
  - f. Class C Liquor License with Catering Privilege and Sunday Sales - Ge'Angelo's, 823 Wheeler Street, Suite #9
  - g. Class C Liquor License with Outdoor Service and Sunday Sales - Blue Owl Bar, 223 Welch Avenue
4. Request for Midnight Madness on July 9, 2022:
    - a. Resolution approving partial street closures of Collaboration Place Road to S Riverside Drive (north side lane), S Riverside Drive North to Airport Road (west side lane), Airport Road between S Riverside Drive & South Loop Drive (south side of east bound traffic), South Loop Drive (east side of road), and University Boulevard from Cottonwood Road to Collaboration Place (east side of road)
  5. Resolution approving Encroachment Permit Agreement for Sign at 400 Main Street
  6. Resolution approving Investment Report for Quarter Ending December 31, 2021
  7. Resolution approving appointment of Council Member Amber Corrieri to the Ames Economic Development Committee (AEDC)
  8. Resolution approving reappointment of Council Member Gloria Betcher to the Ames Convention and Visitors Bureau (ACVB)
  9. Resolution approving appointment of Council Member Tim Gartin to the Ioway Creek Watershed Management Authority
  10. Resolution appointing Council Member Tim Gartin to serve on the Headwaters of the South Skunk Watershed Management Authority
  11. Resolution approving preliminary plans and specifications for 2021/22 Downtown Street Pavement Improvements (Alley - Duff to Sherman, North of Lincoln Way; setting February 16, 2022, as bid due date and February 22, 2022, as date of public hearing)
  12. Resolution approving preliminary plans and specifications for 2021/22 Concrete Pavement Improvements (S. Kellogg Avenue and N. 2<sup>nd</sup> Street; setting February 16, 2022, as bid due date and February 22, 2022, as date of public hearing)
  13. Resolution accepting completion of Maintenance Facility Fabric Building
  14. Resolution accepting completion of public improvements and releasing security for Sunset Ridge Subdivision, 9<sup>th</sup> Addition

**PUBLIC FORUM:** This is a time set aside for comments from the public on topics of City business other than those listed on this agenda. Please understand that the Council will not take any action on your comments at this meeting due to requirements of the Open Meetings Law, but may do so at a future meeting. The Mayor and City Council welcome comments from the public; however, at no time is it appropriate to use profane, obscene, or slanderous language. The Mayor may limit each

speaker to three minutes.

**FINANCE:**

15. 2022-2027 Capital Improvements Plan:
  - a. Receive public input

**PARKS & RECREATION:**

16. Motion approving the Scope of Services to be included in the Request for Proposals for hiring a Construction Management Firm for the indoor Aquatic Center project
17. Staff Report regarding aquatic programming after Municipal Pool closes and potential changes in hours at Furman Aquatic Center to accommodate swimming lessons

**PLANNING & HOUSING:**

18. Resolution finding that the nomination of the Pi Kappa Alpha fraternity house to the National Register of Historic Places meets National Register “Significance Criterion A and C and recommend National Register eligibility to the State Nominations Review Committee
19. Staff Report regarding request to review zoning requirements for ground floor commercial use within a CCR-zoned property at 4820 Mortensen Road
20. Request for Proposals regarding small lot industrial development subdivision utilizing tax increment financing:
  - a. Motion directing staff to proceed with evaluating the proposal and attempt to negotiate mutually acceptable terms for a possible development agreement
21. Kingsbury’s Subdivision, 5<sup>th</sup> Addition:
  - a. Resolution approving Developer’s Agreement
  - b. Resolution approving Final Plat

**HEARINGS:**

22. Hearing on proposal for the City of Ames to lease its right, title, and interest to property locally known as 205 South Walnut, Ames, to Heartland Senior Services for a period of 50 years (continued from January 11, 2022):
  - a. Motion to continue hearing to February 8, 2022
23. Hearing on proposed Text Amendment to modify the Planned Unit Development Overlay District standards to allow for a small commercial component to districts:
  - a. First passage of ordinance
24. Hearing on 2021/22 Pavement Restoration - Slurry Seal:
  - a. Resolution approving final plans and specifications and awarding contract to Fort Dodge Asphalt Company, of Fort Dodge, Iowa, in the amount of \$255,733.75
25. Hearing on City Hall Parking Lot Expansion:
  - a. Resolution approving final plans and specifications and awarding contract to All Star Concrete LLC, of Johnston, Iowa, in the amount of \$306,300.56
26. Hearing on 2021/22 Asphalt Street Pavement Improvements (Opal Dr., Opal Cir., Harcourt Dr., Turquoise Cir., and Top-O-Hollow Rd.):
  - a. Resolution approving final plans and specifications and awarding contract to Manatt’s

- Inc., of Ames, Iowa, in the amount of \$2,133,380.02
27. Hearing on 2021/22 Seal Coat Street Pavement Improvements & 2021/22 Water System Improvements Program - Stafford Avenue (E 13<sup>th</sup> Street - South End):
    - a. Resolution approving final plans and specifications and awarding contract to Manatt's Inc., of Ames, Iowa, in the amount of \$990,785.14
  28. Hearing on 2021/22 Traffic Signal Program (University Blvd. & S. 4<sup>th</sup> St):
    - a. Resolution approving final plans and specifications and awarding contract to Voltmer, Inc., of Decorah, Iowa, in the amount of \$293,231.41
  29. Hearing on 2020/21 South Dayton Improvements:
    - a. Resolution approving final plans and specifications and awarding contract to All Star Concrete, LLC, of Johnston, Iowa, in the amount of \$696,037.03

**ORDINANCES:**

30. First passage of revised Ordinance establishing new wards/precincts (second and third readings and adoption requested)
31. Second passage of ordinance rezoning 23959-580th Avenue from Agricultural "A" to Intensive Industrial "II" (third reading and adoption requested)
32. Third passage and adoption of ORDINANCE NO. 4453 revising the standards for detached garages and accessory buildings and nonconforming structures
33. Third passage and adoption of ORDINANCE NO. 4454 changing the name of Squaw Creek Drive to Stonehaven Drive
34. Third passage and adoption of ORDINANCE NO. 4455 amending the parking regulations to incorporate the renaming of Squaw Creek Drive to Stonehaven Drive

**DISPOSITION OF COMMUNICATIONS TO COUNCIL:**

**COUNCIL COMMENTS:**

**CLOSED SESSION:**

35. Motion to hold Closed Session as provided by Section 20.17(3), Code of Iowa, to discuss collective bargaining strategy:
  - a. Resolution ratifying contract with Ames Professional Firefighters Local 625 of the International Association of Firefighters

**ADJOURNMENT:**

**Please note that this agenda may be changed up to 24 hours before the meeting time as provided by Section 21.4(2), *Code of Iowa*.**