

AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL
JUNE 14, 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.

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 the Regular Minutes of May 24, 2022
3. Motion approving Report of Change Orders for period May 16 - May 31, 2022
4. Motion certifying Civil Service candidates
5. Motion approving new Class C Liquor License with Sunday Sales - 313 Bar, 115-5th Street
6. Motion approving ownership update for Special Class C Liquor License with Outdoor Service and Sunday Sales - Northcrest, Inc., 1801-20th Street
7. Motion approving new 6-month Class B Beer Permit with Sunday Service - Mongolian Buffet, 1620 South Kellogg Avenue
8. Motion approving the renewal of the following Beer Permits, Wine Permits and Liquor Licenses:
 - a. Class C Liquor License with Catering Privilege & Sunday Sales - Iowa State @ Fisher Theater, Pending Dram Shop Insurance
 - b. Class C Liquor License with Catering Privilege & Sunday Sales - Iowa State @ Scheman Building, Pending Dram Shop Insurance
 - c. Class C Liquor License with Catering Privilege & Sunday Sales - Texas Roadhouse, 519 South Duff Avenue
 - d. Class B Liquor License, Class B Wine Permit, Catering Privilege, Sunday Sales, & Outdoor Service - Courtyard by Marriott Ames
 - e. Class C Liquor License With Catering Privilege & Sunday Sales - Jethro's BBQ, 1301 Buckeye Avenue, Pending Dram Shop Insurance
 - f. Special Class C Liquor License with Outdoor Service and Sunday Sales - Burgies North Ames, 3701 Stange Road
 - g. Special Class C Liquor License with Outdoor Service and Sunday Sales - Northcrest Inc., 1801-20th Street
9. Motion approving request from Ames Convention & Visitors Bureau for Fireworks Permit for display from ISU Parking Lot G10 East of Jack Trice Stadium at 10:00 p.m. on July 3, 2022 for

Independence Day Celebration.

10. Resolution approving Pay Plan for FY 2022-23
11. Resolution approving FY 2022/23 Outside Funding Contracts
12. Resolution setting June 28, 2022, as date of public hearing for the long-term private hangar land leases at the Ames Municipal Airport
13. Resolution approving The Bridge Home's request to reallocate the City's FY 2021/22 ASSET Contract by reallocating \$12,393 from Emergency Shelter and \$2,088 from Rapid Rehousing/Service Coordination to Transitional Living
14. Resolution approving additional funding for Mental Health First Aid training provided during the FY 2021/22 Mental Health Wellness, Recovery, and Resiliency Initiative in the amount of \$421 from Council Contingency
15. Resolution approving Police Department's application to and participation in the Department of Justice Office of Justice Programs Bulletproof Vest Partnership Program
16. Resolution delegating to staff the authority to temporarily close University Boulevard as needed to facilitate the completion of the ISU Pedestrian Bridge project
17. Resolution approving Memorandum of Understanding with International Union of Operating Engineers (IUOE) Local 234 for CyRide Standby and Shift Premiums for on-call shifts
18. Resolution approving contract renewal with Wellmark for administrative services, specific and aggregate excess insurance, and access fees for health insurance benefits effective July 1, 2022, through June 30, 2023
19. Resolution approving renewal of property insurance program coverage with Willis of Greater Kansas, Inc., for FY 2022/23 at the combined quoted premium of \$929,842
20. Resolution accepting quote and approving renewal of City's membership in the Iowa Communities Assurance Pool (ICAP) for certain casualty and liability coverages at a net cost not to exceed \$690,611
21. Purchase of Public Safety Software Maintenance:
 - a. Resolution waiving formal bidding requirements
 - b. Resolution approving contract with Superior, LLC, a CentralSquare Company, of Lake Mary, Florida, in the amount of \$201,515.44
22. Resolution approving preliminary plans and specifications for Water Plant Five-Year Well Rehabilitation Project; setting July 13, 2022, as bid due date and July 26, 2022, as date of public hearing
23. Resolution approving preliminary plans and specifications for Story County Edge of Field Project; setting July 13, 2022, as bid due date and July 27, 2022, as date of public hearing
24. Resolution approving preliminary plans and specifications for Power Plant Boiler Maintenance Services Contract; setting July 13, 2022, as bid due date and July 26, 2022, as date of public hearing
25. Resolution approving preliminary plans and specifications for Boiler Tube Spray Coating and Related Services and Supplies Contract; setting July 13, 2022, as bid due date and July 26, 2022, as date of public hearing
26. Resolution approving Iowa Department of Transportation (IDOT) Funding Agreement for Transportation Alternatives Program (TAP) funding for the 2021/22 Shared Use Path System Expansion (Ioway Creek)
27. Resolution awarding contract to Renewable Energy Group of Ames, Iowa, to provide and deliver

- fuel to Cy-Ride from July 1, 2022, through June 30, 2023
28. Resolution awarding contract to Van Wall Equipment Co., of Nevada, Iowa, for the purchase of one 2022 JD Gator 2020A with HD 300 Sprayer for Homewood Golf Course in the amount of \$57,852.71
 29. Electric Utility Poles:
 - a. Resolution awarding contract to Bell Lumber & Pole Company, of New Brighton, Minnesota, for Electric Utility Poles for Electric Services in accordance with unit prices bid
 - b. Resolution authorizing purchases up to \$50,000
 30. Resolution awarding contract to Wright Tree Services of Des Moines, Iowa, for 2022/23 Electric Distribution Line Clearance Program for hourly rates and unit prices bid, in an amount not to exceed \$357,799, subject to receipt of performance bond
 31. Resolution awarding contract to Burns & McDonnell of Kansas City, Missouri, for Professional Services for Power Plant Fire Risk Mitigation in an amount not to exceed \$50,000
 32. Resolution awarding contract for purchase of pebble lime for Water Plant to Graymont Western Lime, Inc., of West Bend, Wisconsin, in the amount of \$225.00/ton for FY 2022/23
 33. Power Plant Specialized Wet Dry Vacuum, Hydro Blast, and Related Cleaning Services :
 - a. Resolution approving contract renewal with HTH Companies, Inc., of Union, Missouri, from July 1, 2022, through June 30, 2023 for hourly rates and unit prices bid, in an amount not to exceed \$285,000
 - b. Resolution approving Performance Bond
 34. Scaffolding and Related Services and Supply Contract for Power Plant:
 - a. Resolution approving contract renewal with HTH Companies, Inc., of Union, Missouri, from July 1, 2022, through June 30, 2023, in the amount of \$65,000
 - b. Resolution approving Performance Bond
 35. Non-Asbestos Insulation and Related Services and Supply for Power Plant:
 - a. Resolution approving contract renewal with HTH Companies Inc., of Union, Missouri, from July 1, 2022, through June 30, 2022, in the amount of \$150,000
 - b. Resolution approving Performance Bond
 36. Electrical Maintenance Services for Power Plant :
 - a. Resolution approving Contract renewal with Tri-City Electric Company of Iowa, of Davenport, Iowa, for Electrical Maintenance Services for Power Plant from July 1, 2022, through June 30, 2023, in the amount not-to-exceed \$160,000
 - b. Resolution approving Performance Bond
 37. Resolution approving Change Order No. 1 to CentralSquare Technologies, LLC, a CentralSquare Company, for an additional 156 days of on-premise software, used from July 1, 2021, to December 5, 2021, in the amount of \$36,939.61
 38. Water Treatment Plant Lime Sludge Disposal:
 - a. Resolution approving Change Order for FY 2021/22 Contract in a deduct amount of (\$295,052.21)
 - b. Resolution accepting completion of Year Four (FY 2021/22) Lime Sludge Disposal Contract with Wulfekuhle Injection and Pumping, Inc., of New Vienna, Iowa, in the final amount of \$86,847.79
 - c. Resolution authorizing carry-over amount of \$295,052.21 in the FY 2021/22 Operating Budget to FY 2022/23 Operating Budget

- d. Resolution awarding Year Five (FY 2022/23) Lime Sludge Disposal Contract with Wulfekuhle Injection and Pumping, Inc., of New Vienna, Iowa, in the amount of \$676,952.21
- 39. Resolution approving partial completion of public improvements and reducing security for Quarry Estates Subdivision, 3rd Addition
- 40. Resolution approving partial completion of public improvements and reducing security for Quarry Estates Subdivision, 4th Addition
- 41. Resolution approving completion of public improvements and releasing security for Crane Farm, 2nd 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.

ADMINISTRATION

- 42. Progress Report from Sustainability Coordinator regarding FY 2021-22 Activities:
 - a. Motion accepting Report
 - b. Resolution approving Contract with Iowa State University for Sustainability Advisory Services from July 1, 2022, through June 30, 2023, in an amount not to exceed \$34,000
- 43. FY 2022/23 ASSET Contract for The Bridge Home:
 - a. Resolution approving unsequestering FY 2022/23 ASSET funding in the amount of \$144,202
 - b. Resolution approving FY 2022/23 Contract for The Bridge Home in the amount of \$144,202
- 44. Resolution approving request from Ames NAACP for \$1,000 financial commitment to the 2022 Ames Juneteenth Event to be held on Saturday, June 18, at Bandshell Park
- 45. Memo regarding revising requirement for Iowa State University Representative on Transit Board

PLANNING & HOUSING:

- 46. 2516 Lincoln Way Development Project:
 - a. Resolution approving Storm Drain Easement (for the box culvert)
- 47. Staff Report on Reduced Medical Parking Rate

ELECTRIC SERVICES:

- 48. Resolution approving contract to DPC Industries, Inc., of Bellevue, Nebraska, for purchase of liquid sodium hypochlorite for the Water Plant and Power Plant in the amount of \$1.74/gallon for the first six months of FY 2022/23
- 49. Resolution awarding contract to WESCO Distribution of Des Moines, Iowa, for purchase of Electric Services Transformers in accordance with unit prices bid, in an amount not to exceed \$58,725

PUBLIC WORKS:

- 50. Resolution approving revisions to the Downtown Meter Map (New Lot N and Downtown Plaza

Changes)

HEARINGS:

51. Hearing on rezoning 3005 - 3125 Grove Avenue and 3209 Duff Avenue from Residential High Density (RH) to Residential Medium Density (RM):
 - a. First passage of ordinance
52. Hearing on 2020 Entitlement CDBG-CV CARES (COVID-19) - 2nd Round Funding:
 - a. Resolution approving the submittal of the Round 2 CV-CARES (COVID-19) draft grant application to the Iowa Economic Development Authority (IEDA)
53. Hearing on 2022/23 Right-of-Way Restoration:
 - a. Resolution approving final plans and specifications and awarding contract to Country Landscapes, Inc., of Ames, Iowa, in the amount of \$288,183.20
54. Hearing on Proposal to enter into a Water Revenue Loan and Disbursement Agreement to borrow money thereunder in a principal amount not to exceed \$3,500,000:
 - a. Resolution instituting proceeding to take additional action for the authorization of a Loan and Disbursement Agreement and the issuance of not-to-exceed \$3,500,000 Water Revenue Bonds (SRF Loan)
55. Hearing on Proposed Amendment to the City’s Planning Project Review and Notification Process and Approval Process related to Chapter 29 of the *Ames Municipal Code*:
 - a. Motion to continue hearing to July 12, 2022
56. Hearing on Furman Aquatic Center Pool Basin Painting Project:
 - a. Motion to Reject all bids and direct staff to rebid the project at a later date

ORDINANCES:

57. Second passage of ordinance on Zoning Text Amendment to remove the Campustown Service Center (CSC) Zoning District mid-block 20-foot setback standard along Lincoln Way
58. Second passage of ordinance Modifying Chapter 18 of the *Municipal Code* for parking changes to various locations
59. 2105 Dayton Avenue:
 - a. Resolution approving Zoning Agreement
 - b. Third passage and adoption of ORDINANCE NO. 4467 rezoning 2105 Dayton Avenue from “A” (Agriculture) to “GI” (General Industrial)

DISPOSITION OF COMMUNICATIONS TO COUNCIL:

COUNCIL COMMENTS:

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*.