

AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS – CITY HALL
MARCH 14, 2023

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 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 Minutes of Regular Meeting on February 28, 2023
3. Motion approving Change Orders for period February 16-28, 2023
4. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses
 - a. Class E Liquor License – Kwik Spirits #530, 204 S. Duff Ave
 - b. Class E Liquor License with Class B Wine Permit and Class C Beer Permit – Walmart Store #749, 3105 Grand Ave
 - c. Class E Liquor License with Class B Wine Permit and Class C Beer Permit – Southgate Wine & Spirits, 110 Airport Road
 - d. Class E Liquor License with Class B Wine Permit and Class C Beer Permit – World Liquor & Tobacco + Vapors, 111 Duff Ave
5. Request for Greek Week Olympics, Saturday, April 1, 2023, with April 2, 2023, as rain date
 - a. Motion approving blanket Temporary Obstruction Permit for the closed area
 - b. Resolution approving closure of Ash Avenue, Lynn Avenue, Sunset Drive, Gray Avenue, Greeley Street, and Pearson Avenue from 7:30 a.m. to 4:00 p.m. on April 1, 2023
6. Requests from Ames Main Street for Music Walk on Thursday, April 27, 2023:
 - a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License in Central Business District from 3:00 p.m. to 9:00 p.m.
 - b. Resolution approving closure of 10 metered parking spaces for vendors from 3:00 p.m. to 9:00 p.m.
 - c. Resolution approving waiver of parking meter fees and enforcement and usage and waiver of electrical fees, and waiver of fee for blanket Vending License for Ames Main Street from 3:00 p.m. to 9:00 p.m.

7. Requests from Ames Main Street for Art Walk on Thursday, June 1, 2023:
 - a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License in Central Business District
 - b. Resolution approving closure of 10 metered parking spaces for vendors from 1:00 p.m. to 9:00 p.m.
 - c. Resolution approving waiver of parking meter fees and enforcement, usage and waiver of electrical fees, and waiver of fee for blanket Vending license for Ames Main Street from 5:00 p.m. to 8:00 p.m.
 - d. Resolution approving closure of Douglas Avenue, from Main Street to Fifth Street from 1:00 p.m. to 8:00 p.m.
 - e. Resolution approving usage of Tom Evans Plaza
8. Requests from Ames Main Street for Summer Sidewalk Sales on July 27 - July 30, 2023:
 - a. Motion approving Blanket Temporary Obstruction Permit and Blanket Vending License
 - b. Resolution approving suspension of parking regulations and enforcement for the Downtown from 8:00 a.m. to 8:00 p.m. on Saturday, July 29
 - c. Resolution approving waiver of fee for Blanket Vending License
 - d. Resolution approving request from Ames Main Street for Saturday, July 29 to transfer \$1,370.25 from the Local Option Sales Tax Fund to the Parking Fund
9. Requests from Ames Main Street for Witches Walk on Thursday, October 5, 2023:
 - a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License in Central Business District from 6:00 p.m. to 8:00 p.m.
 - b. Resolution approving waiver of electrical fees on Ames Main Street from 3:00 p.m. to 9:00 p.m.
10. Requests from Ames Main Street for Shop for a Cause on November 11, 2023:
 - a. Motion approving Blanket Temporary Obstruction Permit
 - b. Resolution approving suspension of parking regulations and enforcement for Downtown from 8:00 a.m. to 8:00 p.m. on Saturday, November 11
 - c. Resolution approving transfer of funds from Local Option Sales Tax Fund to Parking Fund in the amount of \$1,370.25
11. Requests from Ames Main Street Small Business Saturday on November 25, 2023:
 - a. Motion approving Blanket Temporary Obstruction Permit
 - b. Resolution approving suspension of parking regulations and enforcement for Downtown from 8:00 a.m. to 8:00 p.m. on Saturday, November 25, 2023
 - c. Resolution approving transfer of funds from Local Option Sales Tax Fund to Parking Fund in the amount of \$1,370.25
12. Resolution approving appointments to various Boards and Commissions
13. Resolution approving change in status of the CyRide Maintenance Division Principal Clerk from half-time to three-quarter time, effective March 1, 2023
14. Resolution authorizing Public Art Commission to enter into agreements with artists for 2023/24 Ames Annual Outdoor Sculpture Exhibition selections
15. Resolution approving the accession of sculptures for the Neighborhood Sculpture Program
16. Resolution approving final plans and specifications and awarding contract to The Waldinger Corporation, of Des Moines, Iowa in the amount of \$495,000 for Power Plant Maintenance Services Contract

17. Resolution awarding contract to Upper Midwest Athletic Construction, Inc., of Andover, Minnesota for the Emma McCarthy Lee Park Tennis and Pickleball Courts Renovation Project in the amount of \$76,375
18. Resolution awarding contract to Solomon Transformers, LLC, of Solomon, Kansas, in the amount of \$66,019 for Transformer Oil Reconditioning and Repair
19. Resolution awarding contract to install a utility body and accessories on a truck chassis for Electric's Technical Services Division to Hiway Truck Equipment Co., of Fort Dodge, Iowa, in the amount of \$56,700
20. Inis Grove Park and Brookside Park Tennis Court Resurfacing Project
 - a. Resolution reallocating funds in the amount of \$12,300 from the Inis Grove Park Tennis Court Fencing Project to be utilized for the Inis Grove Park and Brookside Park Tennis Court Resurfacing Project
 - b. Resolution awarding contact to Tennis Courts Unlimited, Inc., of Nebraska City, Nebraska for the Inis Grove Park and Brookside Park Tennis Court Resurfacing Project in the amount of \$72,900
21. Inis Grove Park Restroom Repair Project
 - a. Resolution waiving the purchasing policies and procedures for competitive bidding requirements and award single source procurement
 - b. Resolution awarding a contract to HPC, L.L.C., of Ames, Iowa for the Inis Grove Park Restroom Repair Project in the not to exceed amount of \$145,000
22. Legal Services for the Power Plant
 - a. Resolution waiving the purchasing policies and procedures for competitive bidding requirements and award single source procurement
 - b. Resolution awarding a contract to Ritts Law Group, PLLC, Alexandria, VA in the amount of \$90,000, for Legals Services for the Power Plant
23. Resolution approving Change Order No. 2 to hth companies inc, of Union, MO, in the amount of \$30,000 for the Power Plant Scaffolding and Related Services and Supply Contract
24. Resolution approving Contract and Bond for Combustion Turbine Fuel Oil Pipe Installation
25. Resolution approving Contract and Bond for Unit 8 Electrostatic Precipitator Insulation and Lagging
26. Water Treatment Plant Test Drilling for PFAS
 - a. Resolution approving Change Order No. 1, the balancing change order, reducing the contract in the amount of \$4,697
 - b. Resolution accepting the work by Cascade Drilling of Flint, Michigan, as complete, with final contract amount of \$80,878
27. Resolution accepting Power Plant Unit 8 Cooling Tower Variable Frequency Drives Installation Project as complete by Baker Group of Ankeny, Iowa
28. Resolution approving completion of 4 Year Stormwater Management Maintenance for Mortensen Heights Phase 2 releasing the financial security in full
29. Resolution approving completion of 4 Year Stormwater Management Maintenance for The Preserve Ames LLC, aka The Core, releasing the financial security in full

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:

30. Requests from Ames Chamber of Commerce for Ames Main Street Farmers' Market on Saturdays from May 6 to October 14, 2023:
 - a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License for Central Business District from 5:30 a.m. to 1:30 p.m.
 - b. Resolution approving closure of 300 and 400 blocks of Main Street, Burnett Avenue from Main Street to the U.S. Bank drive-through, and Tom Evans Plaza from 5:30 a.m. to 1:30 p.m.
 - c. Resolution approving suspension of parking enforcement in CBD Lots X and Y from 6:30 a.m. to 1:00 p.m.
 - d. Resolution approving usage and waiver of electrical fees and waiver of fee for blanket Vending License for event from 5:30 a.m. to 1:30 p.m.
 - e. Resolution approving/motion denying request to waive parking meter fees
31. Discussion on persons living in their vehicles on City streets

PLANNING AND HOUSING:

32. Staff Report on Request to Initiate Comprehensive Plan Amendment for the Corners of Cameron School Road and George Washington Carver
33. Resolution setting March 28, 2023, as date of public hearing to approve Option Agreement for the sale of Lot 27, in the Baker Subdivision (321 State Avenue), to Townhomes at Creekside, LLLP, an Iowa Limited Liability Partnership, (affiliated with Hatch Development Group) in conjunction with a Low-Income Housing Tax Credit (LIHTC) application for Multi-Family Housing Development
34. Resolution awarding contract to GTG Construction, LLC, of Johnston, Iowa for Remodeling of ACPC Infant Room Remodel in the amount not to exceed \$94,600

HEARINGS:

35. Hearing on Baker Subdivision
 - a. Resolution approving purchase agreement for the sale of City-Owned Lot 8 in the Baker Subdivision to Habitat for Humanity of Central Iowa
36. Hearing on Zoning Text Amendment to Eliminate Rooftop Solar Panel Zoning Requirements
 - a. First passage of ordinance
37. Hearing on 2021/22 Accessibility Enhancement Program
 - a. Motion accepting Report of Bids
 - b. Resolution approving final plans and specifications and awarding contract to Caliber Concrete, LLC, of Adair, Iowa in the amount of \$179,758.01
38. Hearing on 2022/23 Asphalt Pavement Improvements (Oakwood Road)

- a. Motion accepting Report of Bids
 - b. Resolution approving final plans and specifications and awarding contract to Con-Struct, Inc., of Ames, Iowa in the amount of \$2,034,969.90
39. Hearing on 2022/23 Concrete Pavement Improvements (Brookridge Ave., Ridgewood Ave., Lee St., 9th St., Park Way & Alley)
- a. Motion accepting Report of Bids and directing staff to delay award
40. Hearing on Airport Underground Electric Line Crossing
- a. Motion accepting Report of Bids
 - b. Resolution approving final plans and specifications and awarding contract to Voltmer Inc., of Decorah, Iowa in the amount of \$217,375
41. Hearing on North River Valley Well Field & Pipeline Project
- a. Motion accepting Report of Bids and directing staff to delay award

ORDINANCES:

- 42. First reading of ordinance to amend Ames Municipal Code Chapters 23 & 28 for Utility Connections and Fees and Rural Water Buyout Fees
- 43. Second passage of ordinance relating to Zoning Text Amendment for Front Yard Parking and Driveway Standard
- 44. Second passage of ordinance relating to Zoning Text Amendment on Lot Standards Related to Minimum Floor Area Ratios (third and adoption requested)
- 45. Second passage of ordinance to Rezone a portion of the parcel located at 325 Billy Sunday Road from S-GA to HOC
- 46. Second passage of ordinance revising 28.309 of the Ames Municipal Code to amend the Industrial Pretreatment Local Limits
- 47. Third passage and adoption of ORDINANCE NO. 4491 relating to RAGBRAI events on July 24-26, 2023

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*.