

AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL
DECEMBER 12, 2023

NOTICE TO THE PUBLIC: The Mayor and City Council welcome comments from the public during discussion. The Standards of Decorum, posted at the door and available on the City website, define respectful conduct for public participation. If you wish to speak, please fill out the form on the tablet outside the door to the Council Chambers or scan the QR Code to the right to fill out the same form on a personal device. When your name is called, please step to the microphone, state your name for the record, and keep your comments brief so that others may have the opportunity to speak.



CALL TO ORDER: 6:00 p.m.

PROCLAMATIONS:

1. Proclamation for "Wreaths Across America Day," December 16, 2023

PRESENTATION:

2. Government Finance Officers Association Distinguished Budget Presentation Award

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.

3. Motion approving payment of claims
4. Motion approving Summary of Minutes of the Regular Meeting on November 14 and November 28, 2023
5. Motion approving Report of Change Orders for period November 16-30, 2023
6. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Retail Alcohol License, Cyclone Liquors, 626 Lincoln Way (Back Room Only)
 - b. Class C Retail Alcohol License, Mickey's Irish Pub, 109 Welch Avenue
 - c. Class C Retail Alcohol License, Café Beau, 2504 Lincoln Way, Pending Dramshop Review
 - d. Class C Retail Alcohol License, Torrent Brewing Co., 504 Burnett Avenue
7. Resolution approving the list of individuals authorized to sign documents with the USDA related to the City of Ames Watershed-based Nutrient Reduction Program
8. Resolution providing authorization to submit a Certified Local Government (CLG) Grant Application to the Iowa Economic Development Authority, State Historic Preservation Office to fund a National Register Nomination of Chautauqua Park & Ridgewood Historic District
9. Resolution approving of request from Heartland of Story County to Sublease Office Space to Bethany Life and Central Iowa Retired and Senior Volunteer Program at the City-Owned Property located at 205 S Walnut Avenue
10. Resolution approving the Commission on the Arts (COTA) Spring 2024 Special Project Grant Contracts
11. Resolution approving amended Health Insurance Administrative Services Contract documents from Wellmark for administrative services, specific and aggregate excess insurance, and access fees for benefits effective from January 1, 2024, to June 30, 2024
12. Resolution approving Pharmacy Benefit Manager (PBM) Services Contract with Carelon RX effective January 1, 2024
13. Resolution awarding contract to Titan Machinery, of Des Moines, Iowa, for purchase of one 2024 Case 621G-2-XR Wheel Loader for the Street Maintenance Division of the Public Works

Department

14. Resolution awarding contract to Altorfer Power Systems of Cedar Rapids, Iowa, for the Caterpillar G379 Methane/Natural Gas Engine Generator Overhaul Project for the base bid plus the bid alternate in a combined total of \$167,655.05; and authorizing the transfer of funds from the MG #1 replacement project to the MG2/MG3 Overhaul project
15. Approve Change Order No. 1 in the amount of \$178,185.97 to Flowserve Corporation, Chicago, IL, for the Unit 7 Boiler Feedwater Pump No. 2 Inspection and Repair Project
16. Resolution approving contract and bond for 2022/23 Storm Water Erosion Control (Clear Creek Bank Stabilization) with Iowa Earth Works of Huxley, Iowa
17. Resolution accepting CT1 Return to Service project as completed by MMC Contractors National Inc., in the amount of \$1,560,232.68 and approving reduction in retainage
18. Resolution accepting the 2020/21 Shared Use Path System Expansion - Vet Med Trail (S.16th Street to S. Grand Avenue) as completed by Jasper Construction Services, Inc. of Newton, Iowa in the amount of \$331,372.85
19. Resolution approving partial completion and reducing financial security for public improvements of North Dayton Subdivision to \$423,758.25

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.

POLICE:

20. Motion approving/denying Renewal of 12-month Class E Retail Alcohol License - Neighborhood Liquor and Smokes, 3505 Lincoln Way, Suite 105

ADMINISTRATION

21. Staff Report regarding Short-Term Housing Task Force Recommendations

HEARINGS:

22. Hearing on Text Amendments to Ames Municipal Code Chapter 13, (Rental Housing Code), Chapter 29 (Zoning Ordinance), and Chapter 31 (Historic Preservation) to allow Accessory Dwelling Units (ADUs) in residential districts
 - a. First reading of ordinance

ELECTRIC:

23. Staff Report Regarding the Use of Tesla Power Walls in the Ames Electric Services' System

PARKS AND RECREATION:

24. Fitch Family Indoor Aquatic Center Council Questions Follow-Up

FINANCE:

25. Budget Issues/Guidelines

ORDINANCES:

26. Second reading of ordinance amending Chapter 28, Division 1 for Eligibility of Customers for Time-of-Use based on Electrical Demand
27. Third reading and adoption of ORDINANCE NO. 4513 on amending the Zoning Text Amendment for Reduced Affordable Housing Parking Requirement
28. Third reading and adoption of ORDINANCE NO. 4514 to amend the Urban Revitalization Area Boundary

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*.