

AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL
FEBRUARY 27, 2024

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:

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 Summary of Minutes of Special Meetings on February 2, 6, 7, and 8, 2024, and Regular Meeting on February 13, 2024](#)
3. Motion approving Report of Change Orders for period February 1-15, 2024
4. Motion approving Civil Service Candidates
5. [Motion approving new license for Class E Retail Alcohol License - SipN'Smoke, 4518 Mortensen Road](#)
6. [Motion approving new 5-Day \(March 21 - March 25, 2024\) Special Class C Retail Alcohol License - Farmhouse Catering, L.C., 2321 North Loop Drive, Pending Dramshop Review](#)
7. [Motion approving new Class C Retail Alcohol License with Outdoor Service - Outlaws, 2522 Chamberlain Street](#)
8. [Motion approving Ownership Updates for Class E Retail Alcohol License - Kwik Spirits #530, 204 South Duff Avenue](#)
9. [Motion approving Ownership Updates for Class E Retail Alcohol License - Kwik Star #1158, 1910 Isaac Newton Drive](#)
10. [Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:](#)
 - a. [BNC Fieldhouse, \(206 Welch Avenue\), Class C Retail Alcohol License with Outdoor Service](#)
 - b. [Coldwater Golf Links, \(1400 S. Grand Avenue\), Class C Retail Alcohol License with Outdoor Service](#)
 - c. [Kum & Go # 1113, \(2801 E 13th St\), Class E Retail Alcohol License](#)
 - d. [Kum & Go # 227, \(2108 Isaac Newton Dr\), Class E Retail Alcohol License](#)
 - e. [Elks Lodge, \(522 Douglas\), Class F Retail Alcohol License with Outdoor Service](#)
 - f. [Homewood Golf Course, \(401 E 20th St\), Class C Retail Alcohol License with Outdoor Service](#)
 - g. [The Spice Thai Cuisine, \(402 Main Street\), Special Class C Retail Alcohol License](#)
 - h. [Casey's General Store #2905, \(3612 Stange Road\), Class E Retail Alcohol License](#)
 - i. [Pizza Pit Extreme, \(207 Welch Ave.\), Special Class C Retail Alcohol License](#)
 - j. [Sams Club #6568, \(305 Airport Rd\), Class E Retail Alcohol License](#)

- k. West Towne Pub, 4518 Mortensen Road, Suite 101, Class C Liquor License with Catering Privilege and Outdoor Service
- 11. Resolution approving requests from Fitness Sports Ames' Turkey Trot on November 28, 2024 for partial road closures on 5th Street from Burnett Avenue to Clark Avenue, Clark Avenue from 5th Street to Main Street, Main Street from Clark Avenue to 6th Street, 6th Street from Northwestern Avenue to Brookside Park, Ridgewood Avenue from 13th Street to 6th Street, and Burnett Avenue from Main Street to 5th Street
- 12. Resolution setting March 26, 2024, as the date of public hearing and notice of intent to issue \$2,000,000 essential corporate purpose general obligation bonds, and associated tax levy for debt service.
- 13. Resolution approving Purchase Agreement with the Iowa Natural Heritage Foundation for the acquisition of 42.35 acres, more or less, as described in the purchase agreement, for Land Acquisition for Drinking Water Source Protection
- 14. Resolution approving the 28E Agreement between the City of Ames, Story County and Iowa Department of Agriculture and Land Stewardship for the Dotson Wetland Project
- 15. Resolution approving contract and bond, subject to receipt, for Fitch Family Indoor Aquatic Center Bid Package 03-3 Precast Concrete & Structural Steel with Core Construction Services LLC of Des Moines, Iowa
- 16. Resolution awarding contract for Switchgear Routine Maintenance Services to Tri-City Electric Company of Iowa of Davenport, Iowa in the amount of \$65,325
- 17. Resolution accepting the 2021/22 Accessibility Enhancement Program project as completed by Caliber Concrete, of Adair, Iowa in the amount of \$161,749.81
- 18. Resolution approving Electric Utility Easements on State of Iowa property in order to provide normal and backup service to CY-Town as well as other ISU electric load in the vicinity. The easement shall be conditioned upon the approval by the State Board of Regents
- 19. Resolution approving release of contract and lien for property located at 1426 Stafford Avenue in connection with the City's Phase IV Mortgage Buy-down Affordable Housing Program

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.

ADMINISTRATION:

- 20. Follow Up to Short Term Housing Task Force Request for Residential Tax Abatement Incentives
- 21. Discussion of additional questions for the 2024 Resident Satisfaction Survey

PLANNING AND HOUSING:

- 22. 2024 Urban Revitalization Tax Abatement Requests
- 23. Request to Initiate a Comprehensive Plan Land Use Designation Change and Rezoning to Residential for Properties in the Iowa State University Research Park on University Boulevard
 - a. Motion Directing Staff
- 24. Request to Initiate a Zoning Text Amendment to Allow Mixed Use Residential Development within the ISURP
 - a. Motion Directing Staff

PARKS AND RECREATION:

- 25. Resolution approving a lease agreement with Carrico Aquatic Resources, Inc., Oelwein, Iowa, regarding Chlorination Equipment for the Furman Aquatic Center in the amount of \$23,312.
- 26. Discussion and direction from City Council on Mini-Pitch Court(s) at Lloyd Kurtz Park (3710

Hyde Ave.)

27. Fitch Family Indoor Aquatic Center
 - a. Resolution approving Change Order #1 increasing the Story Construction contract for Construction Management Services in the not to exceed amount of \$978,886.
 - b. Resolution approving/denying additional items to be added to Fitch Family Indoor Aquatic Center project
 - c. Direct staff to use contingency funds for the additional items

HEARINGS:

28. Amendments to Ames Municipal Code Chapter 29 (ZONING ORDINANCE) to allow Two-Family (DUPLEX) Dwellings in Single Family and Other Residential Zoning Districts
 - a. First passage of ordinance
29. Hearing on the sale of Mary Greeley Medical Center property at 2310 East 13th Street, Ames, Iowa to Hunziker & Associates
 - a. Resolution approving sale of property to Hunziker & Associates
30. Hearing on 2023/24 Pavement Restoration – Slurry Seal Program
 - a. Motion accepting report of bids
 - b. Resolution approving final plans and specifications and awarding contract to Fort Dodge Asphalt Company, of Fort Dodge, IA in the amount of \$186,693
31. Hearing on 2023/24 Campustown Public Improvements – (Welch Avenue and Chamberlain Place) project
 - 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 \$1,696,747 for base bid
 - c. Resolution approving Change Order No. 1, removing bid item No. 8.05 Painted Symbols and Legends, Inclusive Crossing in the amount of \$185,000
32. Hearing on 2023/24 Collector Street Pavement Improvements – (6th Street) project
 - 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 \$1,003,926.
33. Hearing on Roof Replacement at the Power Plant
 - a. Motion accepting report of bids
 - b. Resolution approving final plans and specifications and awarding a contract to Central States Roofing, of Ames, Iowa, in the amount of \$1,591,000.
34. Hearing on 2021/22 Stormwater Erosion Control (Bloomington Waterway)
 - a. Motion accepting report of bids
 - b. Resolution approving final plans and specifications and awarding contract to Con-Struct, Inc., Ames, IA, in the amount of \$206,340, including base bid alternate

ORDINANCES:

35. First passage of ordinance amending Chapter 28 Section 28.106 of Ames *Municipal Code* regarding Commercial Electric Vehicle Charging Rate
36. First Passage of ordinance amending Chapter 14 of Ames *Municipal Code* increasing the number of Ames Human Relations Commission members from five to seven (second and third readings and adoption requested)
37. Second passage of ordinance rezoning 210 South 5th Street from Agricultural (A) to Highway Oriented Commercial (HOC) with an Environmentally Sensitive Overlay
38. Second passage of ordinance rezoning with Master Plan of 102 & 116 Hyland Avenue from Residential High Density (RH) to Neighborhood Commercial (NC) with the O-(UIW) West

University Impact District

39. Third reading and adoption of ORDINANCE NO. 4519 on Preapproval of Industrial Tax Abatement for a R&D Building at 300 South Bell Avenue

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*.