

**AGENDA**  
**REGULAR MEETING OF THE AMES CITY COUNCIL**  
**COUNCIL CHAMBERS - CITY HALL**  
**MARCH 12, 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.

**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 Meeting on February 20, Regular Meeting on February 27, and Special Meeting on March 7, 2024
3. Motion approving Report of Change Orders for period February 15-29, 2024
4. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
  - a. Kwik Spirits #530, (204 South Duff Avenue), Class C Retail Alcohol License
  - b. Wal-Mart Store #749, (3105 Grand Avenue), Class E Retail Alcohol License
  - c. Southgate Wine & Spirits, (110 Airport), Class E Retail Alcohol License
  - d. World Liquor & Tobacco + Vapors, (111 Duff Avenue), Class E Retail Alcohol License
5. Motion approving a Phase I Sub-award Agreement with the Iowa Department of Homeland Security for the Ames Well Field Generator Mitigation Project
6. Motion to approve the Ames Police Department's application for, and participation in, the 2025 Governor's Traffic Safety Bureau (GTSB) Enforcement Grant Program
7. Motion Directing Staff to Negotiate a Single Source Contract for the Purchase of Fire Apparatus with Sourcewell
8. Resolution approving appointments to various Boards and Commissions
9. Resolution Accepting Resource Recovery System 2023 Annual Report
10. Resolution authorizing Public Art Commission to enter into agreements with artists for 2024/25 Ames Annual Outdoor Sculpture Exhibition selections
11. Resolution approving equipment placement agreement with Iowa State University for ARA wireless broadband research project
12. Resolution approving Professional Services Agreement with WHKS & Co., of Ames, Iowa for 2024/25 Arterial Street Pavement Improvements (Hyland Ave) in an amount not to exceed \$142,200
13. Resolution approving the purchase of NoTraffic Video/Radar Detection Systems from General Traffic Controls of Spencer, Iowa, in an amount not to exceed \$233,412 as a single source provider
14. Resolution awarding contract to Stivers Ford of Waukee, Iowa, as the acceptable low bidder for the purchase of two 2024 Ford F350 chassis in the amount of \$105,996
15. Resolution awarding contract to Workspace, Inc. (Iowa Office Interiors), of Ames, Iowa, in the amount of \$65,554.93 for New Office Furniture for Various City Departments

16. Resolution awarding contract for Right of Way Tree Trimming and Removal Program for the Parks and Recreation Department to Ames Story Tree and Lawn of Ames, Iowa, in an amount not to exceed \$85,000 for FY 2024/25
17. Resolution awarding contract to Life Fitness for new Community Center Weight Room strength equipment in the amount of \$65,232.62
18. Resolution approving preliminary plans and specifications for 2023/24 Shared Use Path System Expansion, setting April 17, 2024, as the bid due date and April 23, 2024, as the date of Public Hearing
19. Resolution approving Change Order No. 1 with Neumann Brothers Inc. for RDF Storage Bin Repair in the amount of \$180,028.59
20. Resolution accepting the 2021/22 Shared Use Path System Expansion - Ioway Creek as completed by Caliber Concrete, LLC of Adair, Iowa in the amount of \$943,632.94
21. Resolution accepting Cooling Tower Blowdown Spray Modification project as completed by Keller Excavating Inc., of Boone, Iowa, in the amount of \$354,894.20
22. Resolution accepting Combustion Turbine Fuel Oil Pipe Installation project as completed by Modern Companies Inc., of Cedar Rapids, Iowa, in the amount of \$472,756.43
23. Resolution accepting the contract with GTG Construction, LLC of Des Moines, Iowa, for the Infant Room Remodeling Project for ACPC in connection with CARES Round 2 (COVID-19) Funding as completed in the amount of \$96,445.46 and releasing the 5% retainage being held per the contract terms and conditions

**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:**

24. Staff Report on CYTown Development
25. Motion approving City Council Values, Goals, and Tasks for January 1, 2024 to December 31, 2025
26. Requests from Ames Chamber of Commerce for Ames Main Street Farmers' Market on Saturdays from May 4 - October 14, 2024:
  - 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 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 of waiver of electrical fees and waiver of fee for blanket Vending License for the event from 5:30 a.m. to 1:30 p.m.
  - e. Resolution approving/motion denying request to waive fees for parking meters on the 300 and 400 blocks of Main Street

**ELECTRIC:**

27. Ash Pond Closure and RDF Ash Pond Construction
  - a. Resolution approving final plans and specifications and awarding a contract to JB Holland Construction, Inc., of Decorah, Iowa, in the amount of \$2,606,093.15 (inclusive of sales tax)

**HEARINGS:**

28. Hearing on 2021/22 Stormwater Detention/Retention Maintenance Program - (Northridge Heights

Pond)

- a. Motion accepting report of bids
  - b. Resolution approving final plans and specifications and awarding contract to Tallgrass Land Stewardship Co., of Waukee, Iowa in the amount of \$111,600
29. Hearing on 2023/24 Arterial Street Pavement Improvements (Airport Rd. - University Blvd. to S. Riverside Dr.)
- a. Motion accepting report of bids
  - b. Resolution approving final plans and specifications and awarding contract to All Star Concrete, LLC of Johnston, Iowa in the amount of \$1,381,986.99
30. Hearing on 2023/24 Concrete Street Pavement Improvements Program
- a. Motion accepting report of bids
  - b. Resolution approving final plans and specifications and awarding contract to Con-Struct Inc, of Ames, IA in the amount of \$1,015,443
31. Hearing on the Environmental Impact Document for the Nutrient Reduction Modifications Phase I project at the Water Pollution Control Facility
- a. Motion directing Mayor Haila to sign the Environmental Information Document related to the Nutrient Reduction Modifications Phase I project at the Water Pollution Control Facility

**ORDINANCES:**

32. Second passage of ordinance amending Chapter 28 Section 28.106 of Ames *Municipal Code* regarding Commercial Electric Vehicle Charging Rate
33. Second passage of ordinance to Ames Municipal Code Chapter 29 (ZONING ORDINANCE) to allow Two-Family (DUPLEX) Dwellings in Single Family and Other Residential Zoning Districts
34. Third reading and adoption of ORDINANCE NO. 4521 rezoning 210 South 5th Street from Agricultural (A) to Highway Oriented Commercial (HOC) with an Environmentally Sensitive Overlay
35. Rezoning with Master Plan of 102 & 116 Hyland Avenue
  - a. Resolution approving the Rezoning Agreement for 102 & 116 Hyland Avenue
  - b. Third passage and adoption of ORDINANCE NO. 4522 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

**DISPOSITION OF COMMUNICATIONS TO COUNCIL:**

**REPORT OF GOVERNING BODY:**

**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*.**