

AGENDA
REGULAR MEETING OF THE AMES AREA METROPOLITAN PLANNING ORGANIZATION (AAMPO) TRANSPORTATION POLICY COMMITTEE AND REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL
MARCH 26, 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.



REGULAR MEETING OF THE AMES CITY COUNCIL**

**The Regular City Council Meeting will immediately follow the meeting of the Ames Area Metropolitan Planning Organization Transportation Policy Committee.

PRESENTATION:

1. Presentation by Karin Sevde on Story County Community Foundation and their impact within the community

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.

2. Motion approving payment of claims
3. Motion approving Summary of Minutes of Regular City Council Meeting on March 12, 2024
4. Motion approving Report of Change Orders for period March 1-15, 2024
5. Motion approving Ownership Updates for Class E Retail Alcohol License - Wal-Mart Store #749, 3105 Grand Avenue
6. Motion approving new 5-Day (April 16 - April 20, 2024) Special Class C Retail Alcohol License - Apres Bar Co., 2321 North Loop Drive
7. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Dangerous Curves, (111 5th Street), Class C Retail Alcohol License
 - b. Cornbred BBQ, (526 Main Street Suite 106), Class C Retail Alcohol License with Outdoor Service and Catering Privilege
 - c. Brick City Grill, (2640 Stange Road), Class C Retail Alcohol License with Outdoor Service
8. Motion approving revisions to City's Street Banner Policy adding 20 new poles at 2 banners per pole on Airport Road between University Boulevard and Riverside Drive
9. Resolution approving accession of a sculpture for Neighborhood Sculpture Program
10. Appointment Criteria for Boards and Commissions:
 - a. Motion Directing City Attorney to Draft Ordinance
11. Resolution approving appointments to Property Maintenance Appeals Board and Zoning Board of Adjustment
12. Resolution approving and adopting Supplement No. 2024-2 to the *Municipal Code*
13. Resolution setting date of public hearing for April 9, 2024 for the sale of Mary Greeley Medical Center property at 2310 E. 13th Street to Hunziker Construction Services, Inc. for \$470,000
14. Resolution extending the approval of the Major Site Development Plan for Apartment Buildings

Located at 913 & 915 Duff Avenue

15. Resolution approving contract renewal to Ames Trenching & Excavating, of Ames, Iowa, for Emergency Utility Repair and Other Services Contract
16. Resolution awarding contract to Trivista Companies of Altoona, Iowa, for the purchase of four tandem axle truck chassis for Public Works snowplow dump trucks
17. Resolution approving preliminary plans and specifications for Installation of Geothermal Wells for Multi-Family Housing units on Lot 27, in Baker Subdivision, setting April 17, 2024 as due date for bids, and setting April 23, 2024 as date of public hearing and award of contract.
18. Resolution approving Change Order No. 2 in the amount of \$60,000 to Flowserve Corporation, Chicago, Illinois, for Unit 7 Boiler Feedwater Pump No. 2 Inspection and Repair Project
19. Resolution approving Change Order No. 4 in the amount of \$60,946.04 to LinnCo, Inc., of Sartell, Minnesota, for Old Water Plant Demolition
20. Resolution approving contract and bond for 2021/22 Storm Water Erosion Control (Bloomington Waterway Channel and Bank Stabilization) and 2021/22 Stormwater Quality Improvements with Con-Struct, Inc., of Ames, Iowa
21. Resolution approving contract and bond for 2023/24 Campustown Public Improvements with Con-Struct, Inc., of Ames, Iowa
22. Resolution approving contract and bond for 2023/24 Collector Street Pavement Improvements with Con-Struct, Inc., of Ames, Iowa
23. Resolution approving contract and bond for 2023/24 Pavement Restoration - Slurry Seal Program with Fort Dodge Asphalt Company of Fort Dodge, Iowa
24. Resolution approving contract and bond for Roof Replacement at the Power Plant with Central States Roofing of Ames, Iowa

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.

ELECTRIC:

25. Resolution Approving Geothermal Easement Agreements for Baker Subdivision
26. Combustion Turbine Fuel Oil Pipe Installation Project Completion
 - a. Motion to reconsider March 12, 2024 action of the City Council to accept project as completed by Modern Companies, Inc. of Cedar Rapids, Iowa, in the amount of \$472,756.43
 - b. Resolution approving balancing Change Order No. 3 in the deduct amount of (\$13,701.37)
 - c. Resolution accepting Combustion Turbine Fuel Oil Pipe Installation project as completed by Modern Companies Inc., of Cedar Rapids, Iowa, in the amount of \$459,054.06

PLANNING AND HOUSING:

27. Discussion of Text Amendments for Housing Development and Subdivision Standards and General Zoning Standards Flexibility
28. Resolution approving amendment to the Option Agreement for the sale of Lot 27 to Townhomes At Creekside, LLP (Affiliated with Hatch Development Group) in conjunction with a Development Agreement for a Low-Income Housing Tax Credit (LIHTC) application for Multi-Family Housing Development within Baker Subdivision

PARKS AND RECREATION:

29. Update on Parks and Recreation Project Plan
30. Resolution directing staff to reallocate \$75,000 of Ice Arena CIP funding from the Women's

Locker Room Project to the Radiant Heating Replacement Project

HEARINGS:

31. Hearing on Major Site Development Plan for 3216 Tripp Street (Creekside Townhomes)
 - a. Resolution approving Major Site Development Plan
32. Hearing on Major Site Development Plan for 210 South 5th Street (Boys & Girls Club of Ames)
 - a. Resolution approving Major Site Development Plan
33. Hearing on 2023/24 Intelligent Transportation System Program (Phase 3)
 - a. Motion accepting report of bids
 - b. Resolution approving final plans and specifications and awarding contract to Van Maanen Electric, Inc., of Newton, Iowa, in the amount of \$1,817,416.71
34. Hearing on proposal to enter into an essential corporate purpose general obligation loan agreement to borrow money thereunder in a principal amount not to exceed \$2,000,000
 - a. Resolution taking additional action on proposal to enter into a General Obligation Loan Agreements, combining Loan Agreements, and providing for the levy of taxes to pay General Obligation Purpose Bonds, Series 2024A

WATER AND POLLUTION CONTROL:

35. Staff presentation on FY 2024/25 sanitary sewer rate increase

ADMINISTRATION:

36. Resolution authorizing the Mayor to sign a Letter of Support to Polk County, Iowa for the Central Iowa Priority Climate Action Plan Implementation funding through Phase II of the US Environmental Protection Agency Carbon Pollution Reduction Grant in the amount of \$49,999,999

ORDINANCES:

37. Third reading and adoption of ORDINANCE NO. 4523 amending Chapter 28 Section 28.106 of Ames *Municipal Code* regarding Commercial Electric Vehicle Charging Rate
38. Third reading and adoption of ORDINANCE NO. 4524 to Ames *Municipal Code* Chapter 29 (ZONING ORDINANCE) to allow Two-Family (DUPLEX) Dwellings in Single Family and Other Residential Zoning Districts

DISPOSITION OF COMMUNICATIONS TO COUNCIL:

REPORT OF GOVERNING BODY:

39. Participation with agencies, boards, and commissions:
 - a. Ames Convention and Visitors Bureau (ACVB)
 - b. Ames Economic Development Commission (AEDC)
 - c. Story County Emergency Management Agency (SCEMA)
 - d. Ames Transit Agency Board of Trustees

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*.