

AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL
MAY 14, 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:

1. Proclamation for "Peace Officers' Memorial Day," May 15, 2024
2. Proclamation for "National Public Works Week," May 19-25, 2024
3. Proclamation for "Poppy Days," May 24-25, 2024

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.

4. Motion approving payment of claims
5. Motion approving Summary of Minutes of Regular City Council Meeting on April 23, 2024, and Special Meeting on April 16, 2023
6. Motion approving Civil Service Candidates
7. Motion approving Report of Change Orders for period April 16-30, 2024
8. Motion approving new 14-Day (May 12, 2024 - May 25, 2024) Class C Retail Alcohol License with Outdoor Service - Jack Trice Stadium, 1732 Jack Trice Way
9. Motion approving new 5 - Day (June 10 - June 14, 2024) Special Class C Retail Alcohol License - Cloud Wine, LLC, 2801 Grand Avenue
10. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. North Grand Cinema, (2801 Grand Avenue), Special Class C Retail Alcohol License, Pending Dramshop Review
 - b. Octagon Center for the Arts, (427 Douglas Avenue), Special Class C Retail Alcohol License with Outdoor Service
 - c. Casey's General Store #2298, (428 Lincoln Way), Class E Retail Alcohol License
 - d. Gateway Hotel and Conference Center, LLC, (2100 Green Hills Drive), Special Class C Retail Alcohol License
 - e. Hy-Vee Fast and Fresh #2, (4018 Lincoln Way), Class E Retail Alcohol License
 - f. Ichiban, (117 Welch Avenue), Class C Liquor License, Pending Dramshop Review
11. Resolution approving appointment to Historic Preservation Commission
12. Resolution approving appointment of *ex officio* ISU Student Liaison to City Council
13. Resolution approving appointments of Iowa State University Student Government representatives to the Ames Transit Agency Board of Trustees
14. Resolution approving request from Story County Auditor for parking waiver(s) for election day parking on June 4, 2024
15. Requests from Ames Patriotic Council for Memorial Day Parade on Monday, May 27, 2024:

- a. Motion approving blanket Temporary Obstruction Permit for closed area
 - b. Resolution approving closure of Pearle Avenue and 5th Street from east of Pearle Avenue through Clark Avenue intersection from 9:00 a.m. to 11:00 a.m. for parade line-up
 - c. Resolution approving temporary closure of Clark Avenue from 5th to 9th Street between 10:30 a.m. and 11:00 a.m. for movement of the parade
 - d. Resolution approving temporary closure of 9th Street between Clark Avenue and Maxwell Avenue from 10:45 a.m. to 11:00 a.m. for movement of the parade
 - e. Resolution approving temporary closure of 6th Street at Clark Avenue and Duff Avenue at 9th Street, as parade moves through those intersections
16. Resolution approving Plat of Survey (Boundary Line Adjustment) for 25016 Sand Hill Trail & Parcel to the South
 17. Resolution approving amendment to FY 2023/24 ASSET Contract with The Salvation Army to add \$40,000 for temporary emergency shelter services
 18. Resolution approving request to modify the City's FY 2023/24 ASSET contract with Heartland of Story County
 19. Ames International Partner Cities Association:
 - a. Resolution amending FY 2023/24 contract for services
 - b. Resolution authorizing payment of \$476 for services delivered under FY 2022/23 contract for services
 20. Resolution approving Professional Services Agreement with HR Green, Inc. of Johnston, Iowa for the Intelligent Transportation Systems Program (Phase 4) in an amount not to exceed \$241,150
 21. Resolution approving Iowa DOT Iowa Clean Air Attainment Program agreement for \$1,521,280 for the Intelligent Transportation Systems Program (Phase 4)
 22. Resolution approving the purchase of NoTraffic Video/Radar Detection Systems from General Traffic Controls of Spencer, Iowa, in an amount not to exceed \$103,412 as a single source provider
 23. Resolution approving the plans and specifications for the 2024/25 Right-of-Way Restoration Program, setting June 5, 2025, as the bid due date and June 11, 2025, as the date of Public Hearing
 24. Resolution approving the plans and specifications for the 2024/25 Clear Water Diversion Program, setting June 5, 2025, as the bid due date and June 11, 2025, as the date of Public Hearing
 25. Resolution approving contract renewal with TEI Construction Services Inc., Duncan, SC, for Boiler Maintenance Services Contract for Power Plant for the one-year period from July 1, 2024 through June 30, 2025 in an amount not-to-exceed \$360,000
 26. Resolution approving contract renewal with Integrated Global Services, Inc., Richmond, VA, for the Boiler Tube Spray Coating and Related Services and Supplies Contract for Power Plant for the one-year period from July 1, 2024 through June 30, 2025 in an amount not-to-exceed \$535,000
 27. Resolution approving contract renewal with Pioneer Industrial Corp, Kansas City, MO for the Valve Maintenance and Related Services and Supplies Contract for Power Plant for the one-year period from July 1, 2024 through June 30, 2025 in an amount not-to-exceed \$60,000
 28. Resolution approving contract with Earth Services & Abatement for Asbestos Remediation and Related Services and Supply Contract at the Power Plant for the one-year period from July 1, 2024 through June 30, 2025 in an amount not-to-exceed \$150,000
 29. Resolution awarding contract to Sunoco, LLC for the FY 2024/25 Electrical Services Fuel Supply contract in an amount not-to-exceed \$300,000
 30. Resolution awarding contract to Remote Solutions, LLC, of Tucson, AZ to provide and install a remote racking system for the Electric Department's Technical Services Division - Substations in the amount of \$101,552.41
 31. Resolution awarding a contract to Hawkins, Inc. for the purchase of liquid sodium hypochlorite in FY 2024/25 for the Water Plant and Power Plant
 32. Resolution awarding a contract to Mississippi Lime Company of St Louis, MO for pebble lime for

the Water Plant in the amount of \$257.81/ton

33. Resolution awarding year three of the five year well rehabilitation contract to Northway Well and Pump Company of Waukee, IA in the amount of \$154,208
34. Resolution approving contract renewal for the purchase of oils, lubricants, and fluid analysis for Fleet Services and Ames Transit Agency (CyRide) to Diamond Oil Company of Des Moines, IA, for the one-year period from July 1, 2024 through June 30, 2025, in an amount not-to-exceed \$74,700
35. Resolution awarding the contract for concrete and asphalt crushing to Reilly Construction Co. in an amount not-to-exceed \$60,000
36. Resolution awarding contract to Stiver's Ford, of Waukee, IA for three Ford Police Interceptors in the amount of \$132,582
37. Resolution awarding the contract for the purchase of rock salt for the Snow and Ice Control Program to Independent Salt Co. of Kanapolis, KS in the amount of \$208,725
38. Resolution awarding contract for FY 2024/25 to Waste Management of Ames, IA, for Hauling Services to the Boone County Landfill in the amount of \$19.50/ton, up to \$146,958
39. Resolution awarding contract to ABM Industry Groups, LLC, of Des Moines, IA for Custodial Services at Ames Public Library in the amount of \$94,498.56.
40. Resolution approving Change Order No. 2 with Central States Roofing for Roof Replacement at the Power Plant in the amount of \$100,000
41. Water Pollution Control Facility Biosolids Disposal Operations:
 - a. Resolution accepting completion of the FY 2023/24 biosolids disposal contract with Wulfekuhle Injection & Pumping of Peosta, Iowa, in the amount of \$75,073.27
 - b. Resolution awarding renewal for the FY 2024/25 contract for biosolids disposal to Wulfekuhle Injection and Pumping of Peosta, Iowa in an amount not to exceed \$126,750.
42. Resolution approving electric utility easement on State of Iowa property for the installation of an overhead electric line for the City of Ames, Iowa
43. Resolution setting May 28, 2024, as date of Public Hearing to vacate existing Electrical Utility Easements along the lot line of 302 and 212 Sondrol Avenue
44. Resolution Setting May 28, 2024, as the date of the public hearing to consider the adoption of the final amendment to the Fiscal Year 2023/24 Budget
45. Resolution approving second amendment to Development Agreement with Townhome at Creekside, LLLP in conjunction with construction of 38 low-income housing tax credit (LIHTC) multi-family housing units on Lot 27 in Baker Subdivision
46. Resolution setting May 28, 2024, as date of public hearing for approving the sale of City-owned Lot 1 in Baker Subdivision to Habitat for Humanity of Central Iowa
47. Resolution approving amendment to purchase agreement with Habitat for Humanity of Central Iowa in conjunction with the sale of lots 6, 7, and 8 in the Baker Subdivision.
48. Resolution Approving Geothermal Operations Agreement with Habitat for Humanity for Baker Subdivision Lots 1-8

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:

49. Agreements with Iowa State University for CYTown:
 - a. Resolution approving Memorandum of Understanding Relating to the CYTown Development
 - b. Resolution approving CYTown Development Area Construction, Utilities, Traffic, and

- Related Services Memorandum of Understanding
 - c. Resolution approving CYTown Development Area Water and Sanitary Sewer Utility Easement Agreement
 - d. Resolution approving CYTown Development Area Electrical Easement Agreement
50. Ames Economic Development Commission:
- a. Presentation of Annual Report
 - b. Resolution approving 2024/25 Funding Contract

PLANNING AND HOUSING:

- 51. Summary of Harrison Road Surplus Land Neighborhood Outreach Meeting for Housing Infill Options
- 52. Request to Initiate a Zoning Text Amendment for Exception to Minimum FAR and Height Along Main Street
 - a. Motion Directing Staff
- 53. Sunset Ridge North Subdivision, First Addition Major Final Plat
 - a. Resolutions approving Final Plat
 - b. Resolution accepting financial security for public improvements
- 54. Planning Division Work Plan 2024
 - a. Motion Directing Staff

WATER AND POLLUTION CONTROL:

- 55. Resolution approving Amendment Number 2 to the agreement with Strand Associates for the Water Pollution Control Facility Nutrient Reduction Modifications Phase 1 Project
- 56. Resolution Issuing a Notice to Bidders for the Water Pollution Control Facility Nutrient Reduction Modifications Phase 1 Project, setting June 26 as the bid due date and July 9 as the date of public hearing and award

HEARINGS:

- 57. Hearing on Zoning Text Amendment for the purpose of including Rock Climbing Facilities as a Miscellaneous Uses within the General Industrial (GI) Zoning District by Special Use Permit
 - a. First reading of ordinance

ORDINANCES:

- 58. Amendment to Chapter 18.7A of the *Municipal Code*, Special Penalty for Game Day Parking, to add Event Parking
 - a. First reading of ordinance
- 59. Second reading of Ordinance amending Chapter 28 of the *Municipal Code* establishing Geothermal Services and rules and charges therefore
- 60. Second reading on amending Chapter 5 and Chapter 22 of Ames *Municipal Code* regarding Missing Infrastructure Requirements
- 61. Third reading and adoption of ORDINANCE NO. 4526 Chapter 28 of the *Municipal Code* Section 28.304(3) to increase sanitary sewer rates by 7% for bills due on or after July 1, 2024
- 62. Third reading and adoption of ORDINANCE NO. 4527 on Appointment Criteria for Boards & Commissions

DISPOSITION OF COMMUNICATIONS TO COUNCIL:

REPORT OF GOVERNING BODY:

- 63. Participation with agencies, boards, and commissions:
 - a. Discover Ames (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*.