

**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**  
**MAY 28, 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.

**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.

**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 Regular City Council Meeting on May 14, 2024, and Special Meeting on May 23, 2024
3. Motion approving Civil Service Candidates
4. Motion approving Report of Change Orders for period May 1-15, 2024
5. Motion approving 5 - Day License (June 9 - June 13, 2024) Class C Retail Alcohol License - Your Private Bartender, 2609 University Boulevard
6. Motion approving new Class E Retail Alcohol License - BP, 2720 East 13th Street, Pending Favorable Inspection
7. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
  - a. Della Viti, (323 Main Street #102), Class C Retail Alcohol License with Catering Privilege and Outdoor Service, Pending Dramshop Review
  - b. Old Chicago Pizza and Taproom, (1610 S. Kellogg Ave), Class C Retail Alcohol License with Outdoor Service
  - c. Casey's General Store #2560, (3020 S Duff Ave), Class E Retail Alcohol License
  - d. Green Hills Residents' Association, (2200 Hamilton Drive, Suite 100), Class F Retail Alcohol License with Outdoor Service
  - e. MMDG Spirits, (126A Welch Avenue), Class E Retail Alcohol License
  - f. Kum & Go #200, (4510 Mortensen Road), Class E Retail Alcohol License
  - g. Kum & Go #216, (203 Welch Ave), Class E Retail Alcohol License
  - h. Wheatsfield Cooperative, (413 Northwestern Avenue), Special Class C Retail Alcohol with Outdoor Service
  - i. Hilton Garden Inn Ames, (1325 Dickinson Avenue), Class C Retail Alcohol License with Outdoor Service, Pending Dramshop Review
8. Motion to approve the Police Department's application to and participation in the 2024 Department

of Justice Office of Justice Programs Bulletproof Vest Partnership Program.

9. Motion authorizing the Mayor to send letter to Iowa Economic Development Authority (IEDA) acknowledging and approving the relocation of Sabanto Inc. from Iowa State University Research Park in the City of Ames to the Nevada, Iowa
10. Requests for Midnight Madness on July 13, 2024:
  - a. Resolution approving partial street closures of Collaboration Place to S. Riverside Drive (north side lane), S. Riverside Drive north to Airport Road (west side lane), Airport Road between S. Riverside Drive and South Loop Drive (south side of eastbound traffic), South Loop Drive (east side of road), and University Boulevard from Cottonwood Road to Collaboration Place (east side of road)
11. Resolution approving appointments to Historic Preservation Commission and Parks and Recreation Commission
12. Resolution approving request to modify the City's FY 2023/24 ASSET contract with YSS
13. Resolution approving request from Ames NAACP for \$1,000 financial commitment to the 2024 Ames Juneteenth Event to be held on Saturday, June 15, 2024, at Bandshell Park
14. Resolution approving Professional Services Agreement for 2023/24 Airport Improvement Program (Wildlife Fence Project)
15. Resolution approving Professional Services Agreement with HDR Engineering, Inc. of Omaha, Nebraska for the 2050 Metropolitan Transportation Plan update in an amount not to exceed \$499,851
16. Resolution awarding contract to Energy Solutions, Inc., of Elkhorn, NE for transformer oil reconditioning and repair for the Electric Department's Technical Services Division in the amount of \$89,328.95.
17. Resolution approving contract renewal with Wellmark for administrative services, specific to aggregate excess insurance, and access fees for benefits from July 1, 2024 to June 30, 2025
18. Resolution approving contract renewal with Delta Dental of Iowa for administrative services for dental benefits effective July 1, 2024
19. Resolution approving contract renewal with Wellmark Blue Cross Blue Shield for FY 2024/25 Wellness Program Services beginning July 1, 2024
20. Resolution approving contract renewal with Wulfekuhle Injection & Pumping, Peosta, IA, for Cell Maintenance Services for Electric Services (RDF ash), for the one-year period from July 1, 2024 through June 30, 2025 in an amount not-to-exceed \$200,000
21. Resolution approving contract renewal with MPW Industrial Water Services Inc., of Hebron, OH, for the Bottle Exchange Program and Related Services for Power Plant for the one-year period from July 1, 2024 through June 30, 2025 in an amount not-to-exceed \$55,000
22. Resolution approving contract and bond for the 2023/24 Shared Use Path Expansion with Construct, Inc., of Ames, Iowa
23. Resolution approving Change Order No. 1 with Waldinger Corporation for Power Plant Maintenance Services Contract in the amount of \$140,000
24. Resolution approving Amendment No. 2 to Professional Services Agreement with WHKS & Co. for 2019/20 Storm Water Erosion Control Program (Ioway Creek - 6th to 13th St) in the amount of \$20,600
25. Resolution Approving Change Order No. 6 to 2023 CyRide Shop Rehabilitation Project
26. Resolution accepting final completion of Old Water Plant Demolition Project with LinnCO, Inc., of Sartell, Minnesota in the final amount of \$2,599,638.10
27. Resolution accepting completion of the Furman Aquatic Center Pool Basin Repainting Project to Amusement Restoration Companies, L.L.C, Burnet, Texas, in the amount of \$133,405.75
28. Resolution accepting completion of Stormwater Management (Chapter 5B) at Barilla, 3311 E Lincoln Way, and releasing financial security in full
29. Resolution accepting completion of Stormwater Management (Chapter 5B) at Courtyard (G&G

- Hospitality), 311 S 17th Street, and releasing bond in full
30. Resolution accepting completion of Stormwater Management (Chapter 5B) at Menards, 700 SE 16th Street, and releasing financial security in full
  31. Resolution accepting completion of landscaping requirements at Staybridge Hotel, 2111 Isaac Newton Drive and releasing financial security in full

**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:**

32. Requests from Ames Pride for Pridefest on September 14, 2024:
  - a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License
  - b. Resolution approving closure of Douglas Avenue from Main Street to 6th Street and 5th Street between Kellogg Avenue and the alley east of Adams Family Funeral Home from 5:00 a.m. to 10:00 p.m.
  - c. Resolution approving waiver of parking meter fees and enforcement
  - d. Resolution approving waiver of fee for blanket Vending License

**ELECTRIC:**

33. Resolution authorizing staff to enter into Natural Gas Supply contract for calendar year 2025
34. Memo on Geothermal Installation Costs within the Baker Subdivision

**PLANNING AND HOUSING:**

35. Request to amend the TIF Development Agreement for North Dayton Industrial Subdivision
  - a. Motion directing staff to amend the Development Agreement
  - b. Motion to defer penalty for the first speculative building
36. Staff Report on Redirection Area Priorities
  - a. Motion directing staff to include a Redirection Area in the Work Plan
37. Joint Use Parking Plan for 214 S. Sherman Avenue
  - a. Resolution approving Parking Plan for 214 S. Sherman Avenue

**WATER AND POLLUTION CONTROL:**

38. Resolution approving Amendment No. 2 to the agreement with Strand Associates for the Water Pollution Control Facility Nutrient Reduction Modifications Phase 1 Project

**PUBLIC WORKS:**

39. Hyland Avenue Pavement Improvements
  - a. Motion directing staff to amend the design scope of Hyland Avenue project to include shared use path on the West side of Hyland Avenue in accordance with Alternative 1
40. Solid Waste Collection and Disposal Follow-Up Staff Report

**HEARINGS:**

41. Hearing on final amendment to Fiscal Year 2023/24 Budget
  - a. Resolution approving amendment to current budget for Fiscal Year ending June 30, 2024
42. Hearing on 2023/24 Water System Improvements Program (Kellogg Avenue - 7th Street to 13th Street) and (11th Street - Burnett Avenue to Kellogg Avenue):
  - a. Motion accepting report of bids
  - b. Resolution approving final plans and specifications and awarding a contract to Jet Drain

Services, LLC of Ames, Iowa, in the amount of \$808,389.46.

43. Hearing on Easements for 302 Sondrol Avenue:
  - a. Resolution approving the Storm Sewer Easement executed with 302 Sondrol, LLC (d.b.a. Mechanical Comfort, Inc.)
  - b. Resolution approving the vacation of the existing Electric Utility Easement along the lot line of 302 and 212 Sondrol Avenue
44. Hearing on sale of land locally known as 412 S Wilmoth, Lot 1, Baker Subdivision to Habitat for Humanity of Central Iowa
  - a. Resolution approving the sale of Lot 1 within the Baker Subdivision to Habitat for Humanity of Central Iowa
45. Zoning Text Amendment to Allow Mixed-Use Residential Development within the Hub Activity Area of the Research Park Innovation District Zoning District (Iowa State Research Park)
  - a. Approve on First Reading

**ORDINANCES:**

46. Second reading of Ordinance on Zoning Text Amendment for purpose of including Rock Climbing Facilities as a Miscellaneous Use within the General Industrial (GI) Zoning District by Special Use Permit
47. Second reading of Amendment to Chapter 18.7A of the *Municipal Code*, Special Penalty for Game Day Parking, to add Event Parking
48. Third reading and adoption of ORDINANCE NO. 4528 amending Chapter 28 of the *Municipal Code* establishing Geothermal Services and rules and charges therefore
49. Third reading and adoption of ORDINANCE NO. 4529 amending Chapter 5 and Chapter 22 of Ames *Municipal Code* regarding Missing Infrastructure Requirements

**DISPOSITION OF COMMUNICATIONS TO COUNCIL:**

**REPORT OF GOVERNING BODY:**

50. 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:**

**CLOSED SESSION:**

51. Motion to hold Closed Session as provided by Section 21.5(1)(c), *Code of Iowa*, to discuss matters presently in or threatened to be in litigation

**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*.**