

AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL
JUNE 11, 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.

JOINT MEETING OF THE AMES CITY COUNCIL AND
AMES HUMAN RELATIONS COMMISSION

PRESENTATION:

1. 2023 Ames Human Relations Commission Annual Report

COMMISSION COMMENTS:

ADJOURNMENT:

REGULAR MEETING OF THE AMES CITY COUNCIL*

*The Regular Meeting of the Ames City Council will immediately follow the Joint Meeting of the Ames City Council and Ames Human Relations Commission.

PROCLAMATIONS:

1. Proclamation for "Ames Pollinator Week," June 17-23, 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.

2. Motion approving payment of claims
3. Motion approving Summary of Minutes of Regular City Council Meeting on May 28, 2024
4. Motion approving Report of Change Orders for period May 16-31, 2024
5. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Iowa State @ Fisher Theater, (1930 Center Drive Fisher Theater), Class C Retail Alcohol License with Catering Privilege
 - b. Iowa State @ Scheman Building, (1805 Center Street Scheman Building), Class C Retail Alcohol License with Catering Privilege
 - c. Texas Roadhouse, (519 South Duff Avenue), Class C Retail Alcohol License with Catering Privilege
 - d. Courtyard by Marriott Ames, (311 S. 17th Street), Class C Retail Alcohol License with Outdoor Service and Catering
 - e. Jethro's BBQ, (1301 Buckeye Avenue), Class C Retail Alcohol License with Catering Privilege

- f. Northcrest Inc, (1801 20th Street), Special Class C Retail Alcohol License with Outdoor Service, Pending Dramshop Review
- g. Morning Bell Coffee Roasters, (111 Main Street), Class C Retail Alcohol License, Pending Dramshop Review
- h. Main 3326 LW, (3326 Lincoln Way), Special Class C Retail Alcohol License
- i. Bottom's Up Bar & Lounge, (398 Main Street) Class C Retail Alcohol License
- 6. Resolution approving appointment to Ames Public Library Board of Trustees
- 7. Resolution approving request to modify the City's FY 2023/24 ASSET contract with YSS
- 8. Resolution approving revisions to ASSET Policies and Procedures
- 9. FY 2024-25 Contracts with Human Services Agencies (ASSET):
 - a. Resolution approving FY 2024/25 contracts with Human Services Agencies (ASSET)
 - b. Resolution approving the City's unallocated funds and reserving \$117,322 for emergency shelter needs and \$6,000 for housing service coordination
- 10. Resolution approving FY 2024/25 Commission on the Arts (COTA) Annual Grant Contracts
- 11. Resolution approving FY 2024/25 Outside Funding Contracts
- 12. Resolution approving the Covenant related to Floodplain area upon Lot 27, and Outlot Z in the Baker Subdivision
- 13. Resolution approving consent to transfer of corporate ownership from Sustainable Environmental Consultants, West Des Moines, Iowa to Eocene Environmental Group, Inc., of West Des Moines, Iowa
- 14. Resolution approving the funding agreement with the Iowa Department of Transportation in the amount of \$1,890,000 for the 2024/25 Arterial Street Pavement Improvements (Hyland Avenue)
- 15. Resolution approving Preconstruction Agreement BRP-030-5(271)--38-85 with the Iowa DOT for grading, paving, and bridge replacement over the South Skunk River on U.S. 30 from South Duff Avenue to South Dayton Avenue
- 16. Resolution approving preliminary plans and specifications for FY 2022/23 Story County Edge of Field Project, setting July 10, 2024, as bid due date and July 23, 2024, as date of public hearing and award
- 17. Resolution approving contract with HTH Companies, Inc., of Union, MO, for the Non-Asbestos Insulation 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 \$120,000
- 18. Resolution approving contract renewal and bond with Waldinger Corporation, of Des Moines, IA, for the Power Plant Maintenance Services Contract for the one-year period from July 1, 2024 through June 30, 2025 in an amount not-to-exceed \$165,000
- 19. Resolution approving contract renewal with Burns & McDonnell, of Kansas City, MO, for the Professional Services for Power Plant Fire Risk Mitigation Contract for the one-year period from July 1, 2024 through June 30, 2025 in an amount not-to-exceed \$50,000
- 20. Water Meters and Related Accessories Supply Contract
 - a. Resolution waiving competitive bidding requirements for water meters and related accessories
 - b. Resolution approving contract with Van Wert Company (Grundy Center, IA) to purchase ERTs and related accessories for the one-year period of July 1, 2024 through June 30, 2025 in an amount not to exceed \$92,937.50
 - c. Resolution approving contract with Badger Meter (Milwaukee, WI) to purchase water meters and related accessories for the one-year period of July 1, 2024 through June 30, 2025 in an amount not to exceed \$313,574.67
- 21. Resolution waiving formal bidding requirements and authorizing City staff to enter into FY 2024/2025 software maintenance contracts with Superior, LLC, a CentralSquare Company at an estimated cost of \$238,901.69
- 22. Resolution waiving formal bidding requirements and authorizing City staff to enter into a five-year

contact with Iowa Communications Network to provide internet services to the City of Ames at a five-year cost of \$144,319.24

23. Resolution approving Change Order No. 1 with Ames Trenching and Excavating for Emergency Utility Repair in the amount of \$26,000
24. Resolution approving Change Order No. 3 to JEO Consulting for the FY 2022/23 Story County Edge of Field Project
25. 2023/24 Traffic Signal Program (S. Duff Avenue/Chestnut Street)
 - a. Resolution Approving Balancing Change Order
 - b. Resolution accepting the 2023/24 Traffic Signal Program as completed by Van Maanen Electric, Inc. of Newton, Iowa in the amount of \$193,073.80
26. Resolution accepting the 2025/26 Traffic Signal Program (S. Duff Avenue/S. 3rd Street) as completed by Van Maanen Electric, Inc. of Newton, Iowa in the amount of \$108,692.00

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:

27. FY 2023-24 Year-End Sustainability Report
 - a. Resolution accepting report as presented
 - b. Resolution awarding a new two-month contract
28. Resolution approving/Motion denying funding in the amount of \$5,400 from Council Contingency to Ames International Partner Cities Association to fund two scholarships for Youth Delegation trip to Kosshu City, Japan

PUBLIC WORKS:

29. Motion directing staff regarding solid waste collection & disposal strategy

PLANNING AND HOUSING:

30. Staff Report on Infill Development Standards, including Pocket Neighborhoods and Townhome Dwelling Type

POLICE:

31. Request from the Alcoholic Beverages Division to provide a response regarding the status of the Class C Retail License - Celaya, 217 South Duff

HEARINGS:

32. Hearing on a Zoning Text Amendment to the Zoning Ordinance for a new exception and related standards for outdoor storage in the General Industrial (GI) Zoning District
 - a. First reading of ordinance
33. Hearing on Rezoning of 2212 Oakwood and Adjacent Right-of-Way from Agricultural (A) to Suburban Residential Low Density Floating Zone (FS-RL)
 - a. First reading of ordinance
34. Hearing on Nuisance Assessment
 - a. Resolution assessing costs of snow/ice removal and certifying assessments to Story County Treasurer
35. Hearing on Nuisance Assessment:
 - a. Resolution assessing cost of sidewalk repair/replacement and certifying assessments to Story County Treasurer

36. Hearing on 2024/25 Right-of-Way Restoration Program:
 - a. Motion accepting report of bids
 - b. Resolution approving final plans and specifications and awarding a contract to Alpha Landscapes of Johnston, IA, in the amount of \$108,985.00
37. Hearing on 2024/25 Clear Water Diversion Program - Douglas Avenue (14th Street - 16th Street):
 - a. Motion accepting report of bids
 - b. Resolution approving final plans and specifications and awarding a contract to Iowa Water & Waste Systems of Ames, IA in the amount of \$90,681.0
38. Hearing on Zoning Text Amendment to Allow For 20% Alternative Design Adjustments to General and Base Zone Development Standards
 - a. First reading of ordinance
39. Hearing on Zoning Text Amendment on Updates to Chapter 9 Flood Plain Zoning Regulations
 - a. First reading of ordinance

ORDINANCES:

40. Second reading of ordinance on Zoning Text Amendment to allow Mixed-Use Development in the Research and Innovation Zoning District (ISU Research Park)
41. Third reading and adoption of ORDINANCE NO. 4530 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
42. Third reading and adoption of ORDINANCE NO. 4531 Amending Chapter 18.7A of the *Municipal Code*, Special Penalty for Game Day Parking, to add Event Parking

REPORT OF GOVERNING BODY:

43. 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:

DISPOSITION OF COMMUNICATIONS TO COUNCIL:

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*.