

AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL
JUNE 25, 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 the Joint Meeting of the Ames Human Relations Commission and Ames City Council on June 11, 2024, and Special Meeting on June 18, 2024
3. Motion approving Report of Change Orders for period June 1-15, 2024
4. Motion approving ownership updates for Class E Retail Alcohol License - Kum and Go #200, 4510 Mortensen Road
5. Motion approving ownership updates for Class E Retail Alcohol License - Kum and Go #216, 203 Welch Avenue
6. Motion approving ownership updates for Class E Retail Alcohol License - Kum and Go #0217, 3111 South Duff Avenue
7. Motion approving ownership updates for Class E Retail Alcohol License - Kum and Go #227, 2108 Isaac Newton Drive
8. Motion approving ownership updates for Class E Retail Alcohol License - Kum and Go #1113, 2801 East 13th Street
9. Motion approving ownership updates for Class E Retail Alcohol License - Kum and Go #1215, 4506 Lincoln Way
10. Motion approving new Special Class C Retail Alcohol License - Apres Bar Co., 520 6th Street, City Auditorium, Pending Dramshop Review
11. Motion approving new 5 Day (July 10 - July 15, 2024) for Special Class C Retail Alcohol License with Outdoor Service - Thirsty Pigs, LLC, Chamberlain Street for Campustown After Sundown
12. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Red Lobster #0747, 1100 Buckeye Avenue, Class C Retail Alcohol License, Pending Dramshop Review
 - b. La Casa Maya, 631 Lincoln Way, Class C Retail Alcohol License with Outdoor Service, Pending Dramshop Review
 - c. Welch Ave Station, 207 Welch Avenue, Class C Retail Alcohol License
 - d. Kwik Star #1158, 1910 Isaac Newton Dr., Class E Retail Alcohol License
 - e. Riconcito Hispano Tienda y Taqueria, 823 Wheeler Street Suite #1, Class C Retail Alcohol License
13. Motion approving Requests from Ames Main Street for Campustown After Sundown on July 11, 2024:

- a. Motion approving Blanket Temporary Obstruction Permit
 - b. Motion approving Blanket Vendor Permit
 - c. Resolution approving Road Closures of Chamberlain Street from Stanton Avenue to Campustown Lot Z
 - d. Resolution approving Road Closure of Stanton Avenue from Chamberlain Street to Legacy Tower Parking Garage
 - e. Resolution approving waiver of fees for Blanket Vendor Permit (Loss of \$50 to the City Clerk's Office)
 - f. Resolution approving/motion denying waiver of parking meter fees and enforcement (\$12.00 Loss to the Parking Fund)
14. Motion approving requests from Ames Main Street for Campustown Farmer's Market on August 13, 2024:
- a. Motion approving Blanket Temporary Obstruction Permit
 - b. Motion approving Blanket Vendor Permit
 - c. Resolution approving Road Closures of Chamberlain Street from Stanton Avenue to Campustown Lot Z
 - d. Resolution approving Road Closure of Stanton Avenue from Chamberlain Street to Legacy Tower Parking Garage
 - e. Resolution approving waiver of fees for Blanket Vendor Permit (Loss of \$50 to the City Clerk's Office)
 - f. Resolution approving/motion denying waiver of parking meter fees and enforcement (\$12.00 Loss to the Parking Fund)
15. Motion approving requests from Ames Main Street for Farm to Table on Sunday, August 4, 2024:
- a. Motion approving Blanket Temporary Obstruction Permit
 - b. Motion approving use of City-owned electricity
 - c. Motion approving Temporary Outdoor Service August 8, 2024, for Class C Retail Alcohol License with Outdoor Service - Noir, 229 Main Street, Pending Dramshop Review
 - d. Resolution approving Street Closure of Kellogg Avenue from Main Street to 5th Street
 - e. Motion approving/denying request to utilize roping in place of fencing for alcohol area
16. Motion approving requests from Octagon Arts Center for Octagon Art Festival on September 22, 2024:
- a. Resolution approving closure of the following streets, from 5:00 a.m. to 6:00 p.m.:
 - i. Main Street, east of Clark (not blocking Wells Fargo Driveway) to just west of Duff Avenue (allowing traffic to access parking lot behind businesses)
 - ii. Douglas Avenue, 5th Street to Main Street
 - iii. Kellogg Avenue, south of the alley to Main Street
 - iv. Burnett Avenue, south of the alley to Main Street
 - b. Resolution approving waiver of costs for electricity during the event (estimated at \$10)
 - c. Motion approving Blanket Temporary Obstruction Permit for the Central Business District
 - d. Motion approving Blanket Vending License for the duration of the event
 - e. Resolution approving waiver of fee for Blanket Vending License (\$50)
17. Motion approving salaries of Council Appointees for FY 2024/25
18. Resolution adopting Annual Fee Schedule for FY2024/25
19. Resolution approving and adopting Supplement No. 2024-3 to the *Municipal Code*
20. Resolution approving Pay Plan for FY 2024/25
21. Resolution approving renewal agreement for Safety Services with IAMU in an amount not to exceed \$142,750 for July 1, 2024, through June 30, 2025
22. Resolution accepting renewal quote of the City's membership in the Iowa Communities Assurance Pool (ICAP) in an amount not to exceed \$801,832
23. Resolution accepting second year guaranteed premium quote from Midwest Employers Casualty

Company for 2024/25 Excess Worker's Compensation Insurance Renewal

24. Resolution approving Liability Brokerage Agreement with Knapp Tedesco in the amount of \$28,000 for the period of July 1, 2024, through June 30, 2025
25. Resolution approving contract renewal with EMC Risk Services, LLC, Des Moines, Iowa to provide third party administration of the City's Worker's Compensation and Municipal Fire and Police "411 System" claims for August 1, 2024, through July 31, 2025
26. Resolution approving Property Brokerage Agreement with Willis Towers Watson in the amount of \$55,000 for July 1, 2024 through June 30, 2025
27. Resolution approving renewal of Property Insurance Coverage for FY 2024/25 at a combined quoted premium of \$994,308
28. Resolution awarding one-year renewal of contract with Gallagher Benefit Services, Inc., West Des Moines, Iowa for Health Benefits Brokerage, Consulting and Actuarial Valuation Services beginning July 1, 2024
29. Resolution approving Professional Service Agreement with WHKS of Ames, Iowa for Ames Plan 2040 Sanitary Sewer Utility Infrastructure - (Sewer Extension at 265th Street and 550th Avenue) in the amount not to exceed \$273,300
30. Resolution approving Professional Services Agreement with Farris Engineering of Omaha, Nebraska, for Ames Well Field Generator Mitigation Project in an amount not to exceed \$107,200
31. Resolution for the award of contract for FY 2024/25 Fuel Purchases for CyRide
32. Resolution awarding contract renewal to Stratus Building Solutions, of West Des Moines, IA for Custodial Services at City Hall in the amount not to exceed \$84,962.00
33. Resolution approving preliminary plans and specifications for 2024/25 Shared Use Path Maintenance program, setting July 17, 2024 as bid due date and July 23, 2024 as date of Public Hearing
34. Resolution approving Change Order No. 2 to Con-Struct, Inc, Ames, IA for Fitch Family Indoor Aquatic Center Bid Package 33-1 Demolition and Earthwork in the amount of \$45,419
35. Resolution approving Change Order No. 2 to Primoris Electric, Inc., Inver Grove Heights, MN, for Relocation of 161kV Transmission Line from Ames Plant to NE Ankeny due to a reduction in scope of work from IDOT in the amount of (\$192,618.40)
36. Resolution accepting 2022/23 Storm Water Erosion Control (Clear Creek Bank Stabilization - Utah Drive) project as completed by Iowa Earth Works of Huxley, Iowa in the amount of \$61,147.72
37. Resolution accepting completion of Stormwater Management (Chapter 5B) at Neighbors Heating & Cooling, 2700 Graham, and releasing four-year maintenance security in full
38. Resolution accepting completion of landscaping requirements at Tesla Supercharger Station, 1910 Isaac Newton Drive, and releasing security in full
39. Resolution accepting completion of public improvements at Ansley Subdivision 1st Addition and reducing financial security to \$220,263.75
40. Resolution accepting Refuse-Derived Fuel (RDF) Storage Bin Repair project as completed by Neumann Brothers Inc, of Des Moines, Iowa, in the amount of \$1,608,028.59

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:

41. Resolution approving FY 2025/26 ASSET Priorities
42. Resolution approving amendment to FY 2024/25 ASSET Contract with The Salvation Army to add \$100,000 for temporary emergency shelter services

43. Resolution authorizing staff to enter into agreements with ASSET agencies for up to a maximum of \$25,000 to provide relocation services to tenants

PLANNING AND HOUSING:

44. Resolution Awarding Downtown Facade Grants for Spring, Fiscal Year 2023-24
45. North Dayton Avenue Industrial Park TIF Agreement with Dayton Avenue Development LLC
 - a. Resolution approving amendments to the Development Agreement
 - b. Resolution finding the developer in compliance with the development agreement for substantiation of public improvement costs to allow for approval of the first year of the TIF rebate
46. The Bluffs at Dankbar Farms Subdivision Final Plat Second Addition
 - a. Resolution approving sidewalk deferral request
 - b. Resolution accepting Financial Security for Public Improvements
 - c. Resolution approving Final Plat
47. Staff report to determine the process for rezoning of 113 North Dakota from Residential Low Density (RL) to Residential Medium Density (RM) within Urban Corridor Designation
48. Review of Draft RFP for Development of Surplus City Land at Harrison and Welbeck

POLICE:

49. Motion approving/denying a 12-month Class E Retail Alcohol License - Neighborhood Liquor and Smokes, 3505 Lincoln Way, Suite 105

PUBLIC WORKS:

50. Follow Up on Scope of Storm Water Modeling for Conservation Subdivision Ordinance Changes

PARKS & RECREATION:

51. Resolution to approve increasing the Ice Arena Coordinator position from 0.75 FTE to 1.0 FTE, beginning July 1, 2024
52. Resolution approving agreement with the Arbor Day Foundation accepting US Forest Service Inflation Reduction Urban and Community Forestry Grant in the amount of \$810,500

ORDINANCES:

53. Third reading and adoption of ORDINANCE NO. 4532 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
54. Third reading and adoption of ORDINANCE NO. 4533 Rezoning 2212 Oakwood and Adjacent Right-of-Way from Agricultural (A) to Suburban Residential Low Density Floating Zone (FS-RL)
55. Third reading and adoption of ORDINANCE NO. 4534 relating to Zoning Text Amendment for 20% Alternative Design Adjustments to General and Base Zone Development Standards
56. Third reading and adoption of ORDINANCE NO. 4535 on Zoning Text Amendment on updates to Chapter 9 Flood Plain Zoning Regulations
57. Third reading and adoption of ORDINANCE NO. 4536 on Zoning Text Amendment to allow Mixed-Use Development in the Research and Innovation Zoning District (ISU Research Park)

DISPOSITION OF COMMUNICATIONS TO COUNCIL:

REPORT OF GOVERNING BODY:

58. 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:

59. 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*.