

AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL
AUGUST 13, 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.

PROCLAMATIONS:

1. Proclamation for "Water and Wastewater Workers Week," August 18-24, 2024

PRESENTATION:

2. Community Celebration: Recognizing National Night Out/Hope in Christ Event and Blast Back to School Events

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.

3. Motion approving payment of claims
4. Motion approving Summary of Minutes of Regular City Council Meeting on July 23, 2024, and Special City Council Meeting on August 6, 2024
5. Motion approving Civil Service Candidates
6. Motion approving Report of Change Orders for period July 16-31, 2024
7. Motion approving Ownership Updates for Class E Retail Alcohol License - Walgreens #12108, 2719 Grand Avenue
8. Motion approving Ownership Updates for Class F Retail Alcohol License - Green Hills Residents' Association, 2200 Hamilton Drive Suite #100
9. Motion approving Premise Update for Class C Retail Alcohol License - Celaya, 217 South Duff Avenue
10. Motion approving Temporary Outdoor Service for Class C Liquor License with Outdoor Service - Sips and Paddys, 126 Welch Avenue on:
 - a. September 20 - September 22, 2024 and
 - b. October 4 - October 6, 2024
11. Motion approving Temporary Outdoor Service for Special Class C Retail Alcohol License - Wheatsfield Cooperative, 413 Northwestern Avenue, September 15 - September 16, 2024, Pending Dramshop Review
12. Motion approving New 5-Day License (September 10 - September 14, 2024) for Special Class C Retail Alcohol License with Outdoor Service - Apres Bar Co., 1930 East 13th Street

13. Motion approving 5-Day License (September 2 - September 6, 2024) for Special Class C Retail Alcohol License - Lucky Wife Wine Slushies, 2321 North Loop Drive
14. Motion approving Ownership Updates for Class C Retail Alcohol License - Sams Place, 125 Main Street
15. Motion approving new Class E Retail Alcohol License - Neighborhood Liquor Mart, 3505 Lincoln Way Suite 105, Pending Favorable DIA Inspection
16. Motion approving the renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Iowa State Center - CY Stephens (1900 Center Drive), Class C Retail Alcohol License with Catering Privilege and Outdoor Service
 - b. Kwik Stop Liquor & Groceries, (125 6th Street), Class E Retail Alcohol License
17. Resolution approving revisions to Personnel Policies - Compensation Policy
18. Resolution approving amendment to extend COTA Annual Grant completion date for The Buxton Initiative
19. Resolution approving Quarterly Investment Report for period ending June 30, 2024
20. Resolution setting August 27, 2024, as the date of public hearing for the Sale of Real Property at Hunziker Youth Sports Complex (800 Billy Sunday Road) to the State of Iowa for Highway 30 Improvements
21. Resolution approving Professional Services Agreement with WHKS & Co. of Ames, Iowa for the 2024/25 Traffic System Capacity Improvements (13th & Grand) in an amount not to exceed \$326,750
22. Resolution approving 2024-2027 intergovernmental agreement with Metro Waste Authority for a satellite Household Hazardous Materials collection and disposal operation at an annual cost of \$98,838, and an annual increase for subsequent years based on CPI-U
23. Resolution approving preliminary plans and specifications for the Auditorium HVAC Replacement Project; setting September 4, 2024 as bid due date and September 10, 2024 as date of public hearing
24. Resolution approving preliminary plans and specifications for the 2024/25 Water System Improvements Program (N Russell Avenue - Lincoln Way to N 2nd Street) project, setting September 4, 2024, as the bid due date and September 10, 2024, as the date of Public Hearing
25. Resolution to waive the City's purchasing policy requirement for formal bidding procedures and award a contract to Metro Waste Authority, Des Moines, IA for landfill tipping fees for ash disposal for the Power Plant in the amount of \$100,000
26. Resolution awarding a purchase order to Border States Electric, Ames, Iowa for the purchase of steel light poles in the amount of \$53,955.56
27. Resolution accepting 2020/21 Concrete Pavement Improvements Program (Ford St, Bell Ave, S. 17th St, S. Kellogg Ave) project as completed by Con-Struct Inc. of Ames, Iowa in the amount of \$664,014
28. Resolution accepting 2022/23 Asphalt Street Pavement Improvements (Oakwood Road) as completed by Con-Struct, Ames, Iowa in the amount of \$2,065,963.02
29. Resolution accepting Water Treatment Plant, Southeast Wellfield, and Technical Services Complex Security Fence Improvements as completed by American Fence Company in the amount of \$83,226.80
30. Resolution approving partial completion and reducing financial security for public improvements of Quarry Estates 4th Addition to \$21,850
31. Resolution accepting partial completion and reducing financial security for public improvements of Quarry Estates Subdivision 3rd Addition to \$20,205
32. Resolution reducing project retainage for the 2021/22 Sanitary Sewer Rehabilitation (Ames High School and Veenker Golf) project to \$20,000
33. 2022/23 East 13th Street Sanitary Sewer Extension Project
 - a. Resolution reducing project retainage to \$10,000

- b. Resolution approving Change Order No. 2 an increase in the amount of \$111,917.96 to the contract

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.

PLANNING AND HOUSING:

- 34. Request to Modify Downtown Facade Grant Funding Eligibility for Maintenance Activities and Rear Facades
 - a. Motion to direct staff
- 35. Initiation of Voluntary Annexation in West Ames along Ontario Street and Lincoln Way:
 - a. Resolution to accept voluntary annexation application and include two City of Ames parcels

POLICE:

- 36. Motion approving/denying a Class C Retail License - Celaya, 217 South Duff

WATER AND POLLUTION CONTROL:

- 37. Water Pollution Control Facility Nutrient Reduction Modifications Phase 1:
 - a. Resolution approving final plans and specifications and awarding a contract to Woodruff Construction, Inc. of Ames, Iowa in the amount of \$53,370,000
 - b. Motion directing staff to: 1) Pursue reductions in the contract cost via change order(s); 2) Adjust the CIP to eliminate the TSC Building Renovation Project; 3) Adjust the CIP to reduce the Watershed-based Nutrient Reduction Program, and 4) Present an alternate rate increase strategy to the City Council for future consideration
- 38. Motion to reject the bid for the FY 2022/23 Story County Edge of Field Project

HEARINGS:

- 39. Hearing for Approval of 2024-2029 Consolidated Plan and 2024-2025 Annual Action Plan in Connection with the City's Community Development (CDBG) & HOME Programs:
 - a. Resolution approving the 2024-2029 Consolidated Plan
 - b. Resolution approving the 2024-2025 Annual Action Plan

ADMINISTRATION:

- 40. Resolution authorizing staff to enter into an agreement with a consultant for up to \$12,000 to assist with hosting community conversations around homelessness

ORDINANCES:

- 41. Second reading of Ordinance updating enforcement provisions to Chapter 5B and Chapter 22A of Ames *Municipal Code*
- 42. Chapter 28, Electric Rate Modifications:
 - a. Motion to amend
 - b. Third reading and adoption of ORDINANCE NO. 4536 to change electric rates to adopt revenue-neutral rate adjustments to better align with cost-of-service study recommendations, to add optional Time-of-Use rates, and to adjust the Large Customer Interruptible Option bill credits

DISPOSITION OF COMMUNICATIONS TO COUNCIL:

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:

CLOSED SESSION:

44. Motion to hold Closed Session as provided by Section 21.5(1)(c), *Code of Iowa*, to discuss matters presently in litigation or where litigation is imminent

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*.