AGENDA

REGULAR MEETING OF THE AMES CITY COUNCIL

COUNCIL CHAMBERS - CITY HALL

OCTOBER 13, 2026

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 "EcoFair Day," October 17, 2026
2. Proclamation for "National Community Planning Month," October 2026
3. Proclamation for "Watershed Awareness Month," October 2026

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 Report of Change Orders for period of September 16-30, 2026
6. Motion approving Summary of Minutes of the Regular City Council Meeting on September 22, 2026, and Special City Council Meeting on September 29, 2026
7. Motion approving Minutes of Civil Service Commission Meeting on August 27, 2026
8. Motion approving addition of Outdoor Service Privilege to Class C Retail Alcohol License - AJ's Bar & Grill, 2514 Chamberlain Street, Pending Favorable Inspection

9. Motion approving new 5-Day (November 10-14, 2026) Special Class C Retail Alcohol License - Apres Bar Co, 520 6th Street

10. Motion approving new Special Class C Retail Alcohol License - North Grand Cinema, 2801 Grand Avenue Ste 1300

11. Motion approving the renewal of the following Alcohol Licenses:
    a. The Break Room (formerly Sam's Place), 125 Main Street, Class C Retail Alcohol License, Pending Dramshop Review
    b. Southgate Ames Iowa, 110 Airport Road, Class E Retail Alcohol License
    c. Target Store T-1170, 320 S Duff Avenue, Class E Retail Alcohol License
    d. Wasabi Ames, 926 S 16th Street, Class C Retail Alcohol License with Outdoor Service
    e. Daisy's, 1620 S Kellogg Avenue Ste 108, Class C Retail Alcohol License with Outdoor Service
    f. London Underground LLC, 212 Main Street, Class C Retail Alcohol License, Pending Dramshop Review
    g. Hampton Inn & Suites Ames, 2100 SE 16th Street, Special Class C Retail Alcohol License

12. Motion to initiate voluntary annexation of property located at 4140 University Boulevard

13. Motion accepting Fiscal Year 2026/27 First Quarter Financial Report

14. Motion authorizing the Police Department to apply for and participate in the 2026 Department of Justice Office of Justice Programs Bulletproof Vest Partnership Program

15. Requests from Mucky Duck Pub for Novemberfest on Saturday, November 7, 2026 (with rain date of November 14, 2026):
    a. Motion approving amendment to Class C Retail Alcohol License for temporary extension of outdoor service area for Mucky Duck Pub, 3100 South Duff Avenue
    b. Resolution approving the suspension of parking regulations along the south side of Crystal Street from 110 Crystal Street to Opal Drive from 1:30 p.m. to 6:30 p.m.

16. Requests from Ames Regional Economic Alliance for Campustown Cocoa Crawl on December 4, 2026:
    a. Motion approving blanket Temporary Obstruction Permit

b. Motion approving blanket Vending License
c. Resolution approving closure of Campustown Lot Y and adjacent portion of Chamberlain Street, including the closure of 19 metered parking spaces, from 2 p.m. to 8 p.m.
d. Resolution approving waiver of fees for blanket Vending License ($50 loss to the City Clerk's Office)
e. Resolution approving waiver of enforcement and fees for metered parking ($38 loss to the Parking Fund)
f. Resolution approving usage of electricity in Campustown Court and waiver of fees for electricity

17. Resolution amending COTA Fall Special Project Grant with Rolling Hills Chamber Music Association
18. Resolution approving submission of the Story County Community Foundation Community Betterment Grant on behalf of Homeless Outreach and Support Team (HOST)
19. Resolution appointing Joani Miller to serve on ASSET Board
20. Resolution accepting Iowa DNR Solid Waste Alternatives Program grant funding in the amount of $24,999 for Resource Recovery and Recycling Campus (Customer Convenience Center)
21. Resolution waiving the City's Purchasing Policy requirement for competitive bidding and awarding a three-year contract to Emerson Process Management Power & Water Solutions, Inc., of Tinley Park, IL, for Emerson SureService for the Power Plant in the amount of $118,096
22. Resolution waiving the City's Purchasing Policy requirement for competitive proposals and approving a Professional Services Agreement with Foth Infrastructure & Environment, LLC, of Cedar Rapids, IA, for the Lincoln Way (Grand Avenue to University Boulevard) Corridor Study in an amount not to exceed $116,500
23. Resolution approving five-year agreement with Priority Dispatch for Emergency Medical Dispatch (EMD) services in the amount of $37,752 per year
24. Resolution approving Agreement between Ames Human Relations Commission and Iowa

Office of Civil Rights regarding intake and investigation of Civil Rights Complaints

25. Resolution approving Professional Services Agreement with Strand Associates for design of a third lime slaker at the Water Treatment Plant

26. Resolution approving Remote Parking Agreement for 4803 and 4723 Lincoln Way, Friendship Ark and Overflow Thrift Store

27. Contracts for the purchase of single- and three-phase pad-mounted transformers for the Electric Services Department:
    a. Resolution awarding contract to Border States, of Ames, IA, in an amount not-to-exceed $69,243.13, inclusive of all applicable sales taxes
    b. Resolution awarding contract to RESCO, of Ankeny, IA, in an amount not-to-exceed $148,369.87, inclusive of all applicable sales taxes

28. Resolution awarding contract to Crouch Recreation of Elkhorn, NE, for playground equipment and installation for O'Neil Park, 300 S. Maple, in the amount of $139,035

29. Resolution awarding a three-year contract to Kahua, Inc., of Alpharetta, GA, for Construction Management Software services for Public Works in the amount of $274,900

30. Resolution approving amendments to Master Professional Services Agreement with Bolton & Menk, Inc., of Ames, IA, for 2026/27 Airport Airside Improvements Project (Reconstruction of Runway 01/19)

31. Resolution approving contract and bond for Fire Suppression Systems Work with Tri-City Fire Protection, LLC, of Davenport, IA, in the amount of $169,284 (Resource Recovery & Recycling Campus)

32. Resolution accepting Sanitary Sewer Easement on State of Iowa Property for Sanitary Sewer along State Avenue

33. Resolution approving Electric Utility Easement on State of Iowa property at 1700 University Boulevard

34. Resolution approving Change Order No. 1 for the Resource Recovery and Recycling Campus with Story Construction Co., of Ames, IA, for Construction Manager as Advisor Services, in the amount of $209,287.30

35. Resolution approving Change Order No. 4 for the Resource Recovery and Recycling

Campus with Jensen Builders, LTD., of Des Moines, IA, for Bid Package 3-1 – Concrete & Steel Work, in the amount of $75,764.25

36. Resolution accepting the North River Valley Well Field and Pipeline Project as completed by Keller Excavating, Inc., of Boone, IA, in the final amount of $10,002,788.91

37. Resolution accepting the landscaping requirement at 4120 E. 13th Street - JT Warehouse Distribution Center as completed, and releasing financial security in full

38. Resolution accepting 2024/25 Right-of-Way Restoration Program as completed by Alpha Landscapes, of Johnston, IA, in the amount of $115,417.53

39. Sunset Ridge North Second Addition Final Plat
    a. Resolution accepting the Public Improvements Agreement
    b. Resolution approving the Major Final Plat for Sunset Ridge North Second Addition

40. Resolution approving City of Ames proposed Plat of Survey for Land in Rural Story County for Future Water Wells and Open Space located southeast of Ames near I-35 and 260th Street

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.

PUBLIC WORKS:

41. 219/223 Sondrol Avenue - Sanitary Sewer
    a. Motion directing staff

42. Request for Bluffs Development Agreement Change for Financial Contribution to Lane Widening or Roundabout to be Constructed by the City
    a. Motion directing staff

43. Residential Curbside Recycling Program Limited Alley Opt-Out Criteria
    a. Motion directing staff

FIRE:

44. Signage for Churches in Residential Zones:

a. Motion directing staff to draft text amendment

45. Motion directing staff to begin proactive Code Enforcement for Campustown Business District

HEARINGS:

46. Hearing on sale and issuance of Electric Revenue Bonds, Series 2026D, in an amount not to exceed $53,930,000:
    a. Resolution providing for the issuance and securing the payment of future Obligations for the purposes of borrowing money for the City's Municipal Electric Utility
    b. Resolution authorizing and approving a Loan Agreement and providing for the issuance of Electric Revenue Bonds, Series 2026D, and other documents related to the Bonds

47. Hearing on Ames Animal Services Facility:
    a. Motion accepting report of bids and delaying award

48. Hearing on Split Treatment Modifications Project at Water Treatment Plant:
    a. Motion accepting report of bids
    b. Resolution approving final plans and specifications and awarding contract to Orchard Inc., of Grimes, IA, in the amount of $182,800

PLANNING AND HOUSING:

49. Resolution approving Preliminary Plat for Ontario Park and Ontario Townes

50. Initiating the Creation of and Amendments to Urban Renewal Areas (URA)
    a. Resolution Establishing a Date of Public Hearing of November 10, 2026 for the Creation of the North Growth Urban Renewal Area
    b. Resolution Establishing a Date of Public Hearing of November 10, 2026 for Creation of the East Industrial Urban Renewal Area
    c. Resolution Establishing a Date of Public Hearing of November 10, 2026 for Creation of the East 13th Street Urban Renewal Area
    d. Resolution Establishing a Date of Public Hearing of November 10, 2026 for Creation of the Ontario & Scholl Road Urban Renewal Area

e. Resolution Establishing a Date of Public Hearing of November 10, 2026 for Amendment of the Downtown Reinvestment District Urban Renewal Area
f. Resolution Establishing a Date of Public Hearing of November 10, 2026 for Amendment of the North Dayton Industrial Park Urban Renewal Area
g. Resolution Establishing a Date of Public Hearing of November 10, 2026 for Amendment of the Campustown Urban Renewal Area
h. Resolution Establishing a Date of Public Hearing of November 10, 2026 for Amendment of the Barilla Urban Renewal Area
i. Resolution Establishing a Date of Public Hearing of November 10, 2026 for Amendment of the ISU Research Park Urban Renewal Area
j. Resolution Establishing a Date of Public Hearing of November 10, 2026 for Amendment of the South Bell Urban Renewal Area and Urban Renewal Area Number 5

ORDINANCES:

51. First reading of ordinance amending Chapter 28 of Municipal Code to modify Electric rates

52. Second reading of ordinance on rezoning of property at Ontario Street and Scholl Road from Special Purpose Government/Airport District (S-GA) to Floating Suburban Residential Low Density (FS-RL) with Planned Unit Development (PUD) Overlay and Master Plan

53. Rezoning property at 259 and 263 Hyland Avenue from Residential High Density (RH) with West University Impacted District Overlay (O-UIW) to Residential High Density (RH) with West University Pedestrian Enhancement District Overlay (O-WUPED) with a Major Site Development Plan
    a. Update on project status with Rear Yard Setback Variance approval
    b. Motion to suspend the rules and allow for second and third reading and adoption of ORDINANCE NO. 4609

54. Third reading and adoption of ORDINANCE NO. 4607 on rezoning 5571 Hyde Avenue (Hayden's Preserve) to partially rezone the site to Floating Suburban Residential Low (FS-RL) Density with an Amended Master Plan

a. Motion to postpone third reading and adoption to a future City Council Meeting

55. Third reading and adoption of ORDINANCE NO. 4608 on rezoning for Greenbriar Development at 4600 George Washington Carver to Floating Suburban Residential Low (FS-RL) Density with Master Plan
    a. Motion to postpone third reading and adoption to a future City Council Meeting

DISPOSITION OF COMMUNICATIONS TO COUNCIL:

REPORT OF GOVERNING BODY:

56. Participation with agencies, boards and commissions:
    a. Discover Ames (ACVB)
    b. Ames Regional Economic Alliance (AREA)
    c. Story County Emergency Management Agency (SCEMA)
    d. Ames Transit Agency Board of Trustees

COUNCIL COMMENTS:

CLOSED SESSION:

57. Motion to hold Closed Session as provided by Section 21.5(1)(k), *Code of Iowa*, to discuss security-related plans or reports:
    a. Resolution approving Story County Courthouse Security Plan

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*.