

ITEM #:	<u>23</u>
DATE:	<u>10-28-25</u>
DEPT:	<u>FIRE</u>

COUNCIL ACTION FORM

SUBJECT: **LEASE AGREEMENT WITH STATE OF IOWA
FOR FIRE STATION NO. 2 RELOCATION**

BACKGROUND:

Ames Fire Station #2 is located at 132 Welch Avenue, at the intersection of Chamberlain Street and Welch Avenue. The station, which was built in 1966, is a single story, 5,500 square foot, three apparatus bay station.

The existing station presents significant operational challenges due to its age, size, and location in a busy pedestrian-centric area. Additionally, average response times within the Station 2 response district can be improved by relocating the station slightly west.

In discussions with Iowa State University leadership, a location for a station has been identified on ISU-owned property on the west side of State Avenue. This 29-acre area has been historically used for agricultural purposes and includes a shared-use path that extends further west to the Ames Middle School property. ISU President Wendy Wintersteen has expressed a willingness to support a long-term lease for the station on that site.

Staff has prepared a lease agreement that ISU is willing to present to the Board of Regents for approval. The draft lease is for a term of 52 years, which would accommodate a two-year construction period and 50-year operational life. With mutual consent, the lease may be extended beyond this term.

The lease is offered with no financial consideration owed to ISU. The City's obligations include to construct the new fire station, install any necessary traffic control on State Avenue to access the station, and to maintain the leased site.

The referendum election at which voters will be asked to authorize the bond issuance is set for November 4, 2025. **If the bond referendum is approved, the lease agreement will be presented to the Board of Regents for consideration at a regularly scheduled meeting.**

ALTERNATIVES:

1. Approve the attached lease agreement, contingent upon the approval of the November 4 bond referendum and the approval of the Board of Regents.
2. Direct staff to modify the lease agreement.
3. Do not approve the lease agreement.

CITY MANAGER'S RECOMMENDED ACTION:

In keeping with the long-standing partnership between the City of Ames and Iowa State University to provide fire protection to both the community and the university campus, ISU has identified a parcel of land that would be suitable for construction of a replacement for the existing Fire Station No. 2.

The proposed location offers improvements to fire apparatus ingress and egress, better positioning for existing and anticipated calls for service as the community grows, and distance from neighbors who may be concerned about light and noise.

The University is offering this lease for no financial consideration, which greatly reduces the cost of the station relocation project. In lieu of rent, the City will construct the fire station and maintain the property, which includes natural areas and a shared use path. The lease term extends for 52 years, and can be extended for a longer duration if it is mutually agreeable to do so. It is therefore the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):

[Fire Station 2 Lease FINAL WITH EXHIBITS.docx](#)