

**MINUTES OF THE SPECIAL MEETING
OF THE AMES CITY COUNCIL**

AMES, IOWA

JANUARY 16, 2007

The Ames City Council met in special session at 5:15 p.m. on the 16th day of January, 2006, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Ann Campbell presiding and the following Council members present: Doll, Goodman, Larson, Mahayni, Popken, and Rice. *Ex officio* Member Buske was also present.

PRESENTATION OF BIO-CRUDE STUDY: Electric Services Director Don Kom introduced Jim Cooper, Prairie Rivers of Iowa Resource Conservation and Development (RC &D), and Dr. Larry C. Brown, Iowa State University. Mr. Kom stated that there are new processes being developed for turning garbage and waste into bio-crude (fuel). He advised that, for a little over a year, members of several City departments have been discussing the possibilities of burning an alternative fuel source in combination with coal in the City's Power Plant. The City of Ames is now being asked to enter into a contract with Prairie Rivers RC &D, who in turn will be working with Dr. Robert C. Brown and his associates at Iowa State University, to perform an analysis of bio-crude. Electric Services Director Kom stated that details on this request will be presented at the Council meeting of January 23, 2007.

Mr. Cooper presented information on using "Bio-Oil" to expand Iowa's renewable energy industry. Discussion ensued as to the by-products of bio-oil. Dr. Brown indicated that all by-products are useful and do not end up as waste products. Mr. Kom explained that, currently, approximately 10% refuse-derived fuel (RDF) is burned at the City's Power Plant and is supplanted with coal.

The meeting recessed at 5:42 p.m. and reconvened at 5:44 p.m.

WORKSHOP ON THE 2007-2012 CAPITAL IMPROVEMENTS PLAN (CIP): Mayor Campbell stated that tonight's meeting would serve as a workshop for the Council members to hear staff presentations on the recommended five-year CIP.

City Manager Steve Schainker explained that the CIP is a program-based plan consisting of construction projects, equipment purchases, and certain studies. He said that the document provides a description, funding plan, and location of every CIP project planned for the next five years; it totals approximately \$275,000,000. Of that total, \$10,058,724 is earmarked for Public Safety improvements; \$202,850,172 for Utilities improvements; \$56,453,500 for Transportation improvements; and, \$5,477,060 for Community Enrichment projects. Public input on the CIP will be taken on January 23, 2007.

Public Safety.

Police Chief Loras Jaeger introduced Chuck Cychosz, Support Services Manager, who explained the need for Mobile Data Terminals for Fire and Police Vehicles, which are scheduled to be installed in 2007/08. A new project being requested is an Emergency Notification System. This will allow dispatchers to identify the phone numbers in a geographic area, record a message, and transmit that information to a national call center that will deliver the recorded message over a battery of phone lines. Chief Jaeger stated that the major source of funding for both of these projects would come from E911 Service Fees. The City has not committed to a particular platform, and they would hope to take advantage of Wi-Fi service, if that becomes available.

Fire Chief Clint Petersen reviewed the Fire Station #1 Renovation and Fire Apparatus Replacement (Engine 2).

City Manager Schainker described the Outdoor Storm Warning System project, which will replace one siren per year (approximately \$15,000). According to Electric Services Director Kom, \$30,000 will be allocated in 2007/08 to pay for one siren and computer software/control upgrades. The location of the new sirens will vary, but emphasis will be given to filling gaps in the community's existing siren coverage. Council Member Popken pointed out that Page 16 needs to be amended to state a "cost change."

Public Works Director John Joiner described the Shared-Use Path System project. He advised that updated estimates and re-evaluation of Metropolitan Planning Organization/STP funding have resulted in cost, revenue, and site changes.

Council Member Goodman suggested that, in the future, a program be listed in the CIP that allocates funding to maintenance/improvements to the network of existing Shared Use and Pedestrian Paths.

The Pedestrian Walkway Program, which prioritizes sidewalk locations along arterial routes that coincide with the Safe Routes to School plans, was explained. It was initially thought that Safe-Routes-to-School Grant funding in a larger amount would be received; however, it has been determined that there is much competition for those funds and it may not be received.

Mr. Joiner next described the Railroad Crossing Safety Improvements and the Traffic Signal Program. It was initially planned that Railroad Safety Grant funds would be received; however, again, there is competition for the grant funding and the CIP reflects Local Option Sales Tax paying for a larger portion of these Improvements.

Railroad Quiet Zone Improvements is a new project that will provide the safety improvements at railroad crossings required by the Federal Railroad Administration to establish a quiet zone along the east/west mainline corridor. If approved, the railroad would be prohibited from sounding horns at each crossing unless a safety concern is imminent. In 2007/08, median extensions will be installed at Scholl Road and Hazel Avenue, and abandoned rails will be removed at Hazel Avenue.

Mr. Joiner also explained Traffic Engineering Studies, which will focus on examining the traffic signal system, bicycle (shared use) path system, and accident data, to provide information used for planning future capital improvement projects. U. S. 69 Intersection Improvements to be made at the intersections of 13th/Grand and 20th/Grand and West Lincoln Way Intersection Improvements were described. Franklin Avenue/Lincoln Way Intersection Improvements have been moved to 2008/09. Council Member Goodman again voiced his concerns to staff that the State Avenue intersection, when redeveloped, was too wide and became an impediment for pedestrian traffic. He would like staff to keep that in mind when redeveloping the Franklin/Lincoln Way Intersection.

Utilities.

Public Works Director Joiner explained the Resource Recovery System Improvements. At some point in the future, electronics recycling may have to be addressed.

John Dunn, Director of Water and Pollution Control, gave brief summaries of the Raw Well Water Loop Line, a new project that will loop the existing raw well water line extending from the Water Plant to the Southeast Well Field and the Youth Sports Complex Well field (to increase carrying capacity and reliability), and the Water Supply Aquifer Capacity Study. City Manager Schainker advised that General Obligation Bonds would finance the Raw Well Water Loop Line due in part to its cost (\$2,900,000). Regarding the Lime Sludge Disposal Improvements, Mr. Dunn advised that Page 34 should state that there is a change that has come about since the printing of the CIP. The City Council will be asked on January 23, 2007, to rescind the Resolution asking for condemnation of land to construct lime sludge ponds.

Mr. Dunn next described the Southwest Pressure Zone project, Water Plant Equipment Replacement, and Well Replacement. Mr. Dunn also gave highlights on the Water Supply Expansion, Repainting the Bloomington Road Elevated Tank, and Water Plant Expansion. City Manager Schainker explained that the City will need to look at conservation methods to mitigate demand in the future; this will help to keep water rates down.

The Water Systems Improvements program to replace water mains was explained by John Joiner. He also reviewed the Annual Residential Street Low-Point Drainage Improvements, Storm Sewer Intake Rehabilitation Program, and Storm Sewer Outlet Erosion Control. Mr. Joiner added that citizen input is important, especially on these annual programs, to help identify which areas need to be worked on first. Annual Sanitary Sewer Rehabilitation and Clear Water Diversion projects were described.

Mr. Dunn described the Water Pollution Control (WPC) Plant Automation Upgrade, which will see a cost decrease due to very competitive bids being received; Plant Equipment; and, Wind Turbine/Generator. The design and construction for the Wind Turbine/Generator will be delayed one year; however, the Fiscal Feasibility Study will be performed in 2007/08. Bio-Solids Storage/Thickening was explained as was the WPC Plant Expansion. More details on the steps being taken to obtain the National Pollution Discharge Elimination System (NPDES) Permit will be presented at the Council's meeting of January 23. That Permit will determine the extent of the WPC Plant Expansion. According to Mr. Dunn, it is possible that the City could move forward with a conceptual engineering study for the disinfection facilities element of the project.

Electric Services Director Don Kom presented new projects, as follows: Demand-Side Management Energy Conservation Programs, Power Plant Passenger Elevator, #7 Closed Cooling Bearing Water System, Gas Turbine #1 Evaporator Cooler Replacement, and Vet Med Substation Additional Feeder.

The following projects were also briefly explained: Mid-American Energy Company Interconnection and Upgrade to Alliant Utilities Interconnection, which will have a cost increase and is taking longer than initially anticipated; Nitrogen Oxide Control, 69 kV Breaker Addition (Ontario Substation), SCADA Upgrade, Coal Yard Fugitive Dust Control, 69-kV Breaker Addition (Top-O-Hollow Substation), Power Plant Fire Protection System, Grand Avenue (U.S. 69) 13.8-kV Line Relocation, Base Load Generating Capacity, which has experienced a cost increase and is not scheduled until 2009/10; Well Water Iron Removal System, and Power Plant Heating Boiler.

City Manager Schainker pointed out that three large CIP projects are contained within this document: Water Plant Expansion, Water and Pollution Control Plant Expansion, and Electric Plant Expansion. Rate increases will be necessary, and a strategy will need to be discussed and approved. Council Member Larson suggested that it be noted that the costs of studies for these projects are included in the City's Operating Budget.

The meeting recessed at 7:22 p.m. and reconvened at 7:29 p.m.

Transportation.

John Joiner briefly reviewed the Southeast 16th Street Paving and Bridge Replacement, to be funded through G. O. Bonds and property owner assessments; Grand Avenue Extension, NE Area Regional Improvement (570th Avenue Paving), South Dayton Avenue Improvements, Bloomington Road Widening (UPRR Crossing to Hyde Avenue), Collector Street Pavement Improvements (Beach Avenue - Lincoln Way to Mortensen Parkway), Asphalt Resurfacing, Neighborhood Curb Replacement Program (North Riverside Drive - Lincoln Way to North 2nd Street), Topographic Mapping/Aerial Photography, Arterial Street Pavement Improvements, and CyRide Route Pavement Improvements. A new project described by Mr. Joiner was the Downtown Street Pavement Improvements project, starting in 2008/09 on Burnett Avenue, Main Street to 7th Street. A project called for in the Long-Range Transportation Plan, i.e., South Dakota Avenue Widening (Lincoln Way to Mortensen Road) will begin in 2009/10.

Council Member Goodman asked if the City addresses non-paved areas in the Concrete Pavement programs. City Manager Schainker explained that when citizens purchase their homes, the cost of a paved street is usually built into the cost of the home. It is the City's policy to address unpaved sections through an assessment program. After the street has been paved, then it is the City's responsibility to maintain it.

Mr. Joiner described the Concrete Pavement Reconstruction Program, the Seal Coat Removal/Asphalt Reconstruction Program; Sidewalk Safety Program, which removes and replaces sidewalk intersection crosswalk panels and handicapped ramps; and the Slurry Seal Program.

Transportation - Transit.

Transit Director Sheri Kyras explained the CyRide Vehicle Replacement and new projects, CyRide Shop and Office Equipment and Bus Stop Improvements. She also described Building Expansion and Modernization, Automatic Vehicle Location (AVL) Technology, which has been delayed to 2009/10; Resurfacing of Commuter Lots at Iowa State Center, which is administered by the City, but requires no funding allocation; and Stange Road/University Village Traffic Control, delayed until 2011/12.

Airport and City Hall Improvements were also explained by Public Works Director Joiner. It was pointed out that the City will lose revenue when Clarion Technologies vacates a building at the Airport.

Community Enrichment.

Nancy Carroll, Director of Parks & Recreation, described Municipal Pool Maintenance. Ms. Carroll indicated that the Municipal Pool has a minimum life expectancy of another ten years if \$815,000 is expended for improvements during the next five years. Council Member Doll pointed

out that there is also \$125,000 programmed into this CIP for maintenance of Carr Pool between 2007 - 2009.

Ms. Carroll highlighted the following projects: Facility Maintenance, Playground/Park Equipment Improvements, Ada Hayden Heritage Park Restroom Construction, Charles Calhoun Memorial Park development, and Dog Park, which is contingent on the receipt of private fundraising efforts in the amount of \$50,000.

New projects were described as follows: a Lakeside Overlook/Fishing Pier at Ada Hayden, a Bike Park, programmed for 2009/10 at a location to be determined; and an Interactive Fountain, which is slated for 2010/11. Council Member Larson suggested that discussions be held with Iowa State University (ISU) to ascertain its recreational need for a Bike Park. Council Member Mahayni suggested that ISU be asked to co-sponsor the Bike Park project.

Library Director Art Weeks explained a new project: a Security/Surveillance/Fire System. He also described Air-Conditioning System Replacement, Lighting Replacement, Landscaping of Library Grounds, and Floor Covering Replacement. It is possible, according to City Manager Schainker, that the Lighting Replacement project will be moved up to the current fiscal year.

Mr. Schainker pointed out that the Neighborhood Improvement Program (NIP) and Downtown Facade Improvement Program were included again in the CIP. Council Member Goodman suggested that NIP grant funds be made available for improvements to the business district. Mr. Schainker reminded the Council that the goal of the NIP is to interact as neighbors in residential neighborhoods. Council Member Mahayni recommended that staff promote the NIP through its newsletter.

Assistant City Manager Bob Kindred described the Southeast Entryway Improvements, a new project that will be done in partnership with the South Ames Business Neighborhood.

Director of Fleet Services Paul Hinderaker described a new project, Fleet Services Building Maintenance and Improvements. Council Member Rice suggested that lighting improvements similar to those to be undertaken at the Library be looked at for Fleet Services.

Debt capacity was explained by Finance Director Pitcher. He reminded the Council that they set a City policy to reserve 25% of available debt capacity. The State of Iowa statutory debt limit is 5% of total actual valuation. Mr. Pitcher gave the percentages of total debt capacity for the years 2005 through 2012. Mr. Schainker gave a summary of the major bond issues. His strategy is to keep the G.O. debt flat, i.e., when debt is paid-off, additional debt is incurred. Mr. Pitcher described the difference between G. O. Bonds and Revenue Bonds.

COMMENTS: Council Member Larson referenced an e-mail from Catherine Scott requesting that the forums on growth sponsored by the Tribune be televised on Channel 12. Mayor Campbell advised that Channel 12 may only be used for governmental-sponsored meetings; however, the Tribune's forums will be taped and played on Channel 16.

CLOSED SESSION: Moved by Doll, seconded by Popken, to hold a closed session as provided by Section 20.17(3), Code of Iowa, to discuss collective bargaining.

Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Goodman, seconded by Doll, to reconvene in regular session.

Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Rice, seconded by Goodman, to adopt RESOLUTION NO. 07-016 approving the Agreement between the City of Ames and IBEW (International Brotherhood of Electric Workers), Local 55.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

ADJOURNMENT: Moved by Mahayni, seconded by Doll, to adjourn the meeting at 9:12 p.m.

Diane Voss, City Clerk

Ann H. Campbell, Mayor