

**MINUTES OF THE MEETING OF THE AMES AREA
METROPOLITAN PLANNING ORGANIZATION
TRANSPORTATION POLICY COMMITTEE
AND REGULAR MEETING OF THE AMES CITY COUNCIL**

AMES, IOWA

MAY 25, 2010

**AMES AREA METROPOLITAN PLANNING ORGANIZATION (AAMPO)
TRANSPORTATION POLICY COMMITTEE MEETING**

The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee met at 7:00 p.m. on the 25th day of May, 2010, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Ann Campbell as Administrator. Voting members present were Campbell, Davis, Goodman, Mahayni, Orazem, and Wacha, representing the City of Ames City Council; Mike O'Brien, Boone County Supervisor; and Wayne Clinton, Story County Supervisor. Robert Anders, representative of the Ames Transit Agency, was absent. Mike Clayton from the Iowa Department of Transportation was also present.

PUBLIC HEARING ON PROPOSED FY 2011-2014 TRANSPORTATION IMPROVEMENT PLAN (TIP): Municipal Engineer Tracy Warner said that the Plan being presented for approval was the essentially the same as the draft that was presented to the Policy Committee on March 23, 2010; only a few grammatical changes were made. She said that a public input session was held on April 15, 2010, to discuss the program; however, no revisions were requested.

After an inquiry by Council Member Goodman, Mike Clayton, representing the Iowa Department of Transportation, advised that the boundaries of the AAMPO include all areas that are planned to be urbanized within the next 20 years.

Administrator Campbell opened the public hearing. No one asked to speak, and she closed the hearing.

Moved by Clinton, seconded by Davis, to approve the FY 2011-2014 Transportation Improvement Plan.

Vote on Motion: 8-0. Motion declared approved unanimously.

PUBLIC HEARING ON PROPOSED 2011TRANSPORTATION PLANNING WORK PROGRAM (TPWP): Ms. Warner stated that no significant changes were made to the Work Program. Transit Director Sheri Kyras concurred and said that there were only a few grammatical changes necessary.

Administrator Campbell opened the public hearing. No one asked to speak, and she closed the hearing.

Moved by Mahayni, seconded by Davis, to approve the 2011 Transportation Planning Work Program.

Vote on Motion: 8-0. Motion declared carried unanimously.

Moved by Davis, seconded by Clinton, to adjourn the AAMPO Policy Committee meeting at 7:05 p.m.

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

The regular meeting of the Ames City Council was called to order at 7:06 p.m. on May 25, 2010, 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: Davis, Goodman, Mahayni, Orazem, and Wacha. *Ex officio* Member England was also present.

CONSENT AGENDA: Citing a conflict of interest due to his serving on the Board of Directors for one of the affected agencies, Council Member Mahayni requested to pull Item No. 7 from the Consent Agenda for separate discussion.

Moved by Davis, seconded by Goodman, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving minutes of Regular Meeting of May 11, 2010, and Special Meetings of May 12 and May 18, 2010
3. Motion approving Report of Contract Change Orders for May 1-15, 2010
4. Motion approving renewal of the following beer permits, wine permits and liquor licenses:
 - a. Class B Beer - Pizza Hut #4303, 436 South Duff Avenue
 - b. Class C Liquor - Old Chicago, 1610 South Kellogg Avenue
 - c. Class B Liquor & Outdoor Service - Gateway Hotel & Conference Center, 2100 Green Hills Drive
5. Motion approving submission of Police Department's grant application to Department of Justice Office of Justice Programs Bulletproof Vest Partnership program
6. RESOLUTION NO. 10-210 approving appointment of Debra Lee to fill vacancy on Planning and Zoning Commission
7. RESOLUTION NO. 10-212 approving preliminary plans and specifications for 2009/10 Asphalt Resurfacing and Seal Coat Removal/Asphalt Reconstruction Program; setting June 16, 2010, as bid due date and June 22, 2010, as date of public hearing
8. RESOLUTION NO. 10-213 approving preliminary plans and specifications for 2009/10 and 2010/11 Neighborhood Curb Program; setting June 16, 2010, as bid due date and June 22, 2010, as date of public hearing
9. RESOLUTION NO. 10-214 approving preliminary plans and specifications for Resource Recovery Recyclables Building and Staging Area - Phase 1 (Parking Lot); setting June 16, 2010, as bid due date and June 22, 2010, as date of public hearing
10. RESOLUTION NO. 10-215 approving contract with Iowa Association of Municipal Utilities for safety and training professional services for FY 2010/11 in an amount not to exceed \$153,413
11. RESOLUTION NO. 10-216 awarding contract to Asplundh Tree Expert Company of Fairfax, Iowa, in the amount of \$275,000.00 for 2010/2013 Line Clearance Program for Electric Distribution
12. RESOLUTION NO. 10-217 approving renewal of contract with QualityOne Commercial Cleaning of Ames, Iowa, in the amount of \$5,500/month for 2010/11 Custodial Services for City Hall/Community Center
13. RESOLUTION NO. 10-218 approving renewal of contract with Western Lime Corporation of West Bend, Wisconsin, in the amount of \$132/ton for Water Treatment Plant Pebble Lime Requirements
14. RESOLUTION NO. 10-219 approving renewal of contract with Fletcher Reinhardt Company of Cedar Rapids, Iowa, for Residential Watt-Hour Meters with a 5% increase for 2010/11 and for Power Quality Meters with a 3% increase for 2010/11

15. RESOLUTION NO. 10-220 approving renewal of contract with ChemTreat, Inc., of Glen Allen, VA, in an amount not to exceed \$250,000 for Chemical Treatment Services and Supplies for Power Plant
16. RESOLUTION NO. 10-221 approving contract and bond for Shared-Use Path System Expansion (Christopher Gartner Park to Ames Middle School)
17. RESOLUTION NO. 10-222 approving contract and bond for WPC Facility Clarifier Painting Project
18. RESOLUTION NO. 10-223 approving contract and bond for Water Treatment Plant Five-Year Well Rehabilitation Project (Year Four)
19. RESOLUTION NO. 10-224 approving contract and bond for 2009/10 Clear Water Diversion Program
20. RESOLUTION NO. 10-225 accepting final completion of Bloomington Road Elevated Tank Mixing System
21. RESOLUTION NO. 10-226 accepting final completion of 2009/10 Downtown Street Pavement Improvements (Kellogg Avenue from Lincoln Way to Main Street)
22. RESOLUTION NO. 10-227 accepting final completion of South Duff Area Storm Sewer Reconstruction Project

Roll Call Vote: 5-0. Resolutions declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

2010/11 HUMAN SERVICES (ASSET) CONTRACTS: Moved by Wacha, seconded by Davis, to adopt RESOLUTION NO. 10-211 approving the 2010/11 Human Services (ASSET) contracts.

Roll Call Vote: 4-0-1. Voting aye: Davis, Goodman, Orazem, Wacha. Voting nay: None. Abstaining: Mahayni. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these minutes.

PUBLIC FORUM: No one spoke during this time.

NEW SPECIAL CLASS C LIQUOR LICENSE FOR MONGOLIAN BUFFET: Moved by Mahayni, seconded by Goodman, to approve a new Special Class C Liquor license for Mongolian Buffet, 1620 South Kellogg Avenue, Suite 103

Vote on Motion: 5-0. Motion declared carried unanimously.

REQUESTS FROM AMES COLLABORATIVE ART: Kristin Roach, Director and Founder of Ames Collaborative Art, thanked the City Council and Ames community for making the Mural happen. She said that fifty volunteers helped paint it.

Moved by Goodman, seconded by Mahayni, to adopt RESOLUTION NO. 10-228 approving the request for closure of Chamberlain Lot Y on June 12, 2010, from 10:00 AM to 2:00 PM for dedication of Campustown Mural dedication.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

Moved by Goodman, seconded by Mahayni, to adopt RESOLUTION NO. 10-229 approving waiver of parking meter fees and enforcement for Chamberlain Lot Y on June 12, 2010, from 10:00 AM to 2:00 PM.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

KIDS TRIATHLON: Moved by Davis, seconded by Mahayni, to adopt RESOLUTION NO. 10-230 approving the following temporary street closures from 8:00 to 10:00 AM on June 26, 2010, for the Kids Triathlon:

Ridgewood Avenue, 16th Street to 20th Street
20th Street, Ridgewood Avenue to Northwestern Avenue
Northwestern Avenue, 20th Street to 16th Street
16th Street, Northwestern Avenue to Ridgewood Avenue

Council Member Goodman asked to know more about the organization sponsoring this event. Assistant City Manager Sheila Lundt said that it was organized as a 501c3 and is part of a large racing organization that sponsors kids triathlons across the country..

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

ART WALK: Jennifer Schill, Event Planner for Main Street Cultural District (MSCD), said that there will be a ribbon cutting kicking off the year-long 100-year anniversary of Main Street at 4:15 p.m. on June 4, 2010, in Tom Evans Plaza. Commemorative wine glasses will be offered for sale. The Art Walk is then scheduled from 5:00 to 8:00 p.m. As part of that event, there will be seven business locations offering wine sampling. Those seven locations are currently liquor-licensed establishments.

Council Member Goodman noted that it had initially been planned to offer wine tasting throughout the MSCD. He asked if the District was going to continue its attempts to be able to offer that at next year's event. Ms. Schill said that they are working with City staff to get changes made in the Municipal Code to allow that for future events.

Moved by Mahayni, seconded by Goodman, to adopt RESOLUTION NO. 10-231 approving waiver of parking meter fees and enforcement for MSCD on June 4, 2010, from 3:00 p.m. to 8:00 p.m.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

Moved by Goodman, seconded by Mahayni, to approve a Blanket Temporary Obstruction Permit for MSCD sidewalks on June 4, 2010, from 8:00 a.m. to 8:00 p.m.

Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Mahayni, seconded by Goodman, to adopt RESOLUTION NO. 10-232 approving the closure on June 4, 2010, of two parking spaces for food vendors on the southeast side of Kellogg Avenue and the easternmost space on the south side of Main Street in front of Lucullan's.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

Moved by Mahayni, seconded by Goodman, to adopt RESOLUTION NO. 10-233 approving usage of and waiver of fee for electricity in and near Tom Evans Plaza on June 4, 2010.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

Moved by Goodman, seconded by Mahayni, to approve a Blanket Vending Permit for MSCD on June 4, 2010, from 8:00 a.m. to 8:00 p.m.

Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Mahayni, seconded by Goodman, to adopt RESOLUTION NO. 10-234 approving waiver of the fee for a Blanket Vending Permit.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

HEARING ON NUISANCE ASSESSMENTS: Mayor Campbell announced that Madhusudan Goswami had paid the snow/ice assessment for the property located at 215 S. Maple.

The Mayor opened the public hearing. No one requested to speak, and she closed the hearing.

Moved by Goodman, seconded by Davis, to adopt RESOLUTION NO. 10-235 assessing the costs of snow/ice removal and certifying assessments to the Story County Treasurer.

Council Member Orazem asked how wide a path had to be cleared in order to meet City regulations. Municipal Engineer Warner said that each sidewalk/path needs to have four feet of clearance. Mr. Orazem asked if the property owner, when notified of the violation, is also told that four feet of clearance is required. Ms. Warner advised that the requirement is conveyed. She also explained that the contractor had to return to certain properties several times to put down a lot of salt, wait for it to penetrate, and then work on clearing the ice; that is the reason some of the assessments are higher than others.

Council Member Wacha noted that some of the properties in violation were rentals. He asked if other types of notification, other than a tag being placed on the door, were used. City Manager Steve Schinker advised that staff has met with rental property owners, and suggestions were made on how to ensure notification is made to the correct parties. Ms. Warner said that staff is working to improve the process before it snows again.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

HEARING ON ZONING TEXT AMENDMENT TO ALLOW SMALL WIND ENERGY SYSTEMS: City Planner Sam Perry reported that this process had taken approximately a year and one-half to get to the point of ordinance review by the City Council. He stated that it is currently not a permitted use to have wind energy power generation; however, the proposed ordinance would allow commercial and industrial property owners to create electricity with their own generators on their property in the Highway-Oriented Commercial, General Industrial, and Planned Industrial zoning districts. Mr. Perry recalled that the City Council had specifically directed staff to not incorporate residential zones. There are currently no pending requests for wind turbines in residential districts, although some interest has been reported. Mr. Perry referenced the actions taken by the Planning & Zoning Commission, noting that input had been received at that meeting that had proved beneficial to staff.

Mr. Perry distributed comparisons between the City's proposed ordinance and that implemented by West Des Moines. He also referenced a letter of support from Gary Lass, who was not able to attend this meeting, and gave a copy of said letter to the Mayor and City Council.

Noting that the regulations appeared to be dependent on current technologies, Council Member Orazem asked if it was set up so that the Ordinance does not need to be revised every time new technology develops. Mr. Perry said that the Ordinance was written to attempt to separate the items that are technology-related; however, it is anticipated that amendments will be necessary.

Council Member Wacha noted that approval of the proposed text amendment did not constitute an approval of a net metering tariff and Electric Services was working on that. He asked if the electricity would be sent back to the grid on any system installed now that generated more electricity than the residents were using. Mr. Perry said that it would not occur because the system would not be allowed to be interconnected until the net metering tariff is in place. Director Donald Kom described the interconnection process. There is currently a Council-approved Interconnection Agreement for projects up to 10kW (both wind and solar). The regulations are still being developed by Electric Services for higher than 10kW.

The public hearing was opened by Mayor Campbell. The hearing was closed after no one requested to speak.

Moved by Orazem, seconded by Davis, to pass on first reading an ordinance to allow small wind energy systems as an accessory use in the Planned Regional Commercial (PRC), Highway-Oriented Commercial (HOC), General Industrial (GI), and Planned Industrial (PI) Zoning Districts.

Roll Call Vote: 5-0. Motion declared carried unanimously.

HEARING ON WILDER AVENUE EXTENSION PROJECT: The Mayor opened the public hearing and closed same after no one came forward to speak.

Moved by Goodman, seconded by Wacha, to adopt RESOLUTION NO. 10-236 approving final plans and specifications and awarding a contract to Manatt's of Ames, Iowa, in the amount of \$71,761.20.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

HEARING ON 2008/09 CONCRETE PAVEMENT IMPROVEMENTS PROJECT (NORTHWESTERN AVENUE, ALLAN DRIVE, ORCHARD DRIVE, AND S. HIGH AVENUE): The Mayor opened the public hearing. No one came forward to speak, and she closed the hearing.

Moved by Goodman, seconded by Wacha, to approve RESOLUTION NO. 10-237 approving final plans and specifications and awarding a contract to Con-Struct, Inc., of Ames, Iowa, in the amount of \$1,283,000.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

HEARING ON FINAL AMENDMENTS TO FISCAL YEAR 2009/10 BUDGET: Finance

Director Pitcher summarized the budget amendment process and timeline followed by the City. According to Mr. Pitcher, Iowa Code does not allow cities to exceed amounts appropriated on a program level; however, amendments are allowed for changes that have occurred between initial budget approval and near the end of the fiscal year. He presented highlights of the final amendment changes. Mr. Pitcher said that all accounts that were shown to be in good shape at the budget hearings held last February remain in that state, and those that were of concern are still being watched closely.

Council Member Orazem expressed concern about the Risk Management Fund regarding workers' compensation claims, noting that there was much more outflow than expected. He asked to know the process for replenishing the balance since it is now down by 40%. Director Pitcher explained that the claims that had been paid had been in process for some time. A certain amount of funds is reserved for claims; the budget is on a cash basis, and it is an Internal Service fund. However, worker's compensation rates paid by individual departments were adjusted mid-year to compensate for the higher-than-expected claims. It is anticipated that the fund balance will be restored within three years. Mr. Pitcher advised that there are claims submitted every year, but they tend to be fairly small. It is rare to have multiple large claims in a single year.

Mayor Campbell opened the hearing. There being no one who wished to speak, the hearing was closed.

Moved by Goodman, seconded by Mahayni, to adopt RESOLUTION 10-238 amending the current budget for Fiscal Year ending June 30, 2010.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

PRESENTATION OF URBAN DEER TASK FORCE ANNUAL REPORT AND RECOMMENDATIONS: Police Chief Chuck Cychosz gave the history behind the formation of the Urban Deer Task Force and subsequent Ordinance adopted in 2006. The program that was initially recommended was fairly aggressive; however, it met with opposition from some members of the community. The Task Force then scaled back its recommendation for control measures in an effort to make it more acceptable to residents. The Ordinance ultimately adopted allowed hunting deer in population management zones. Mr. Cychosz then gave a summary of the discussions of the Urban Deer Task Force, which resulted in the following recommendations:

1. Publicize the program so both private property owners and bow hunters are more aware of the options.
2. Promote participation in the early and late season hunts and ensure that all license vendors, police staff, and others have accurate information about which tags may be used and the seasons.
3. Allow City property to be used to establish the three-acre minimum if safe hunting can occur.
4. Allow the hunt administrator to waive the rules limiting how far from the trail or house a hunter must be if a private landowner chooses to enroll in the program and requests that the rule(s) be waived.

5. Request that the Department of Natural Resources (DNR) allow a buck incentive: for every five antlerless deer taken, one buck tag may be available. Request this option and each antlerless deer harvested allows one entry into the draw for the buck tag.
6. Facilitate contact between eligible urban bow hunters and property owners. Facilitate hunter inspection of possible hunting locations in order to advise on the suitability of neighborhood actions.
7. Contact Iowa State University, Ames Community Schools, and other owners of large tracts of wooded land to invite participation in this program.
8. Continue to support and encourage perimeter deer hunting on City and private property.

At the request of Council Member Wacha, Chief Cychosz reviewed the requirements for bow-hunting within City parks. Mr. Cychosz reported that most of the bow hunters participating in the program have come from outside of Ames.

Council Member Orazem noted that the 2010 Aerial Deer Survey revealed that Ames is approximately 15 deer/square mile above the capacity/square mile, which means that 135 deer would have to be harvested. Currently, there are approximately 13 being harvested. Chief Cychosz said that not all the deer being harvested are done so within the City by bow hunters. Therefore, it is clear that a substantial deer harvest is occurring in other areas of the County. It also indicates that there is a refuge effect occurring: deer are moving into the City during the winter months. The Deer Survey is being done in January, which is the peak time for deer population within the city limits. Urban bow hunting does negate some of that refuge effect as the deer become more cautious about occupying those areas. Chief Cychosz noted that the City owns very little of the property that the deer are using for habitat, and it is clear that the City must have help from other property owners to be successful with this program.

After being questioned by Council Member Orazem on the usage of sharpshooters, Chief Cychosz noted that Iowa City's cost of harvesting deer by the use of sharpshooters is \$740/animal. It has spent over \$1,000,000 since 1999 on its program. It was also pointed out by Chief Cychosz that a sharpshooting program requires a special appeal to and permission from the Conservation Commission.

Moved by Goodman, seconded by Orazem, to approve the recommendations of the Urban Deer Task Force and request staff to bring an Ordinance in final form back to the Council for review. Vote on Motion: 5-0. Motion declared carried unanimously.

CAMPUSTOWN REDEVELOPMENT PROJECT: City Manager Steve Schainker said that approval of the Master Developer Agreement with Lane4 for the Campustown Redevelopment Project is the next step in the Campustown Redevelopment Project. The obligations of the City for the next 180 days contained in Paragraph 4 of the Agreement were outlined as were the obligations of Iowa State University. Mr. Schainker emphasized that the Agreement states that any of the parties may choose not to proceed with the project once the term of the Agreement ends. It was also pointed out that the Agreement is between Lane4 and the City of Ames; however, if a Memorandum of Understanding is entered into, it is contemplated that the City would contract with Campustown Investors, LLC, to complete the project.

Moved by Mahayni, seconded by Davis, to adopt RESOLUTION NO. 10-239 approving the Master Developer's Agreement with Lane4 Property Group, Inc. for the Campustown Redevelopment Project.

Roll Call Vote: 4-0-1. Voting aye: Davis, Mahayni, Orazem, Wacha. Voting nay: None. Abstaining: Goodman. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these minutes.

Council Member Goodman clarified that he had abstained from voting due to a conflict of interest.

EXCESS WORKERS' COMPENSATION INSURANCE: Inta Bingham, City Risk Manager, advised that Ames is one of a few larger municipalities in the state of Iowa that does not carry Excess Workers' Compensation Insurance. She explained that that type of coverage would cover catastrophic events that result in either extremely severe work-related injuries or involve injuries to multiple employees. Ms. Bingham gave examples of claims in Iowa (not in Ames) showing the importance of having Excess Workers' Compensation Insurance.

Ms. Bingham said that a Request for Qualifications was sent out to obtain services of an agent or broker that could approach insurers on the City's behalf. As a result, Holmes Murphy Agency of Des Moines was selected to be the agent of record for the City and has been negotiating on the City's behalf with potential vendors to provide excess workers' compensation insurance.

According to Ms. Bingham, one of the options offered by Safety National is to provide aggregate insurance with a \$1 million retention for an additional annual premium of \$9,000. She explained that this coverage would take effect after the City spent \$1,000,000 on claims in a given year. Given the very low likelihood of the City's reaching that claims level, staff is recommending that the City not purchase the aggregate insurance.

Council Member Orazem pointed out that it is possible that the City could have a number of claims in amounts that would not trigger the insurance to be effective. Yet the total of those claims (aggregate) could wipe out the entire balance in the Risk Management Fund. He asked if the City could insure itself against the aggregate in any one year. Ms. Bingham said that it would not be possible; that is not the way the insurance business operates. Another question posed by Council Member Orazem was, if the City were insured against an overage on any one claim, would there be an incentive available to the claimant immediately to ask beyond that limit so that the insurance company would pay it and not the City.

Council Member Davis asked how many claims the City had had in the past five years that were over \$450,000. Ms. Bingham said the City has been very fortunate; it has not had any to date.

Council Member Goodman felt that the premium was high for a \$450,000 line. He would like to have some sense of the risk of the likelihood of claims in that magnitude and asked to know how many claims for any city in the Iowa had been in excess of \$450,000.

Noting that the coverage would not take effect until July 1, City Manager Schainker suggested that this item be tabled until more information could be obtained.

Moved by Orazem, seconded by Goodman, to table this item until June 8 to see if it is possible to have a quote strictly on the aggregate amount per year (not on the individual claim) and have that information as an additional option and also directing staff to provide information on the numbers of claims that are above the line (\$450,000) in some comparable group, e.g., same size of City or same services provided.

Vote on Motion: 5-0. Motion declared carried unanimously.

POWER PLANT UNIT NO. 8 COAL MILL PARTS: Electric Services Director Kom introduced Dell Brown, Power Plant Manager. Mr. Kom pointed out that this is the third time that these parts have gone out for bid. Staff has what they believe is the best offer at this time and requested that the Coal Mill Parts be purchased from Babcock & Wilcox (B & W).

Noting that they are approximately \$60,000 under the budgeted amount with this purchase, Council Member Wacha asked if all the needed parts were being procured. Mr. Brown noted that the budgeted amounts for parts on Units No. 7 and 8 were combined in order to get to purchase the parts for only Unit No. 8.

Moved by Davis, seconded by Mahayni, to adopt RESOLUTION NO. 10-241 agreeing to exceptions and modifications to the terms and conditions and awarding a contract to Babcock & Wilcox of Barberton, OH, for the purchase of Unit No. 8 Coal Mill Parts in the amount of \$212,968.36.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

WEB SITE REDESIGN AND HOSTING SERVICES: Public Relations Officer Susan Gwiasda said that the City's website is more than ten years old and needs to be updated to meet the growing needs and expectations of the public. She said that the City's website is fairly complex with several specialized software programs needing to be integrated into the new site.

Ms. Gwiasda explained that in November 2009, a Request for Proposals (RFP) was issued to solicit responses from qualified vendors to redesign and host the City and CyRide websites. According to Ms. Gwiasda, the RFP was advertised on the City Purchasing Division's website, and proposal documents were issued to 50 potential bidders. The City made several specific requests in its RFP, and the recommended vendor has a lot of experience doing municipal websites and understands the complexity and what is needed. Several local vendors contacted the City; however, they could not meet the criteria. Finance Director Pitcher noted that the local vendor currently being used by the City indicated that they were not interested. Twelve (12) responses were received from vendors across the country. Proposals were then evaluated and five were determined to be compliant with the basic requirements of the RFP. The top four respondents were invited to make an onsite presentation before City staff. A summary of the top four respondents was given. Vision Internet received the highest average score and was determined to be the best fit for the City of Ames.

Council Member Davis asked to know the roll-out time for this project. Ms. Gwiasda advised that it would be four to six months.

Dallas J. Moore, 1806 Douglas Avenue, identified himself as the owner of Social Republik, a marketing social media and business planning and development firm in Ames. He said that he was

disappointed that none of the potential sources from Ames were able to meet the requirements or didn't hear about the RFP.

Mr. Moore said it was important for the Ames community residents to have a voice about the functionality of the website – what they would like to see and do on the website. Ms. Gwiasda noted that Vision Internet Providers has a lot of ideas for getting others involved in the website design process. They offer several options regarding the look and feel of the website. Clearly the City wants input from users. Vision Internet tailors the process to whatever the City wants. She noted that CyRide is on a strict timeline to get their site up and running by next August.

Council Member Orazem asked Mr. Moore to clarify his request. Mr. Moore said his thought is for the vendor to talk to the community to find out the different age groups of who's using the website, what they are doing, what they need the website to be able to do (paying bills, finding out schedules). He is not concerned about his personal business; just in general, having a simple and useful website. Mr. Moore agreed that the City's website did need to be updated and it was a good thing that it is being done.

Moved by Goodman, seconded by Wacha, to adopt RESOLUTION NO.10-242 awarding a contract to Vision Internet Providers, Inc., of Santa Monica, California, in the amount of \$75,428.00 for Web Site Redesign and Hosting Services.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

Council Member Goodman noted that it is the City's practice to look for the best product at the best price; that oftentimes means that local vendors are not chosen, but the reward is for the taxpayers.

HISTORIC PLACES ELIGIBILITY FOR DELTA UPSILON FRATERNITY: Planning and Housing Director Steve Osguthorpe said that the State Historical Society of Iowa had asked the City to review the proposed nomination of the Delta Upsilon Chapter House located at 117 Ash Avenue to the National Register of Historic Places. He reviewed parts of the application.

Moved by Davis, seconded by Mahayni, to find that the nomination of the Delta Upsilon Chapter House at 117 Ash Avenue to the National Registry of Historic Places meets National Register Significance Criterion C and recommend National Register eligibility to the State Nominations Review Committee.

Vote on Motion: 5-0. Motion declared carried unanimously.

UNION PACIFIC RAILROAD REPAIRS: Moved by Mahayni, seconded by Davis, to adopt RESOLUTION NO. 10-243 approving the request of the Union Pacific Railroad for closure of Duff Avenue and Clark Avenue to complete repairs on the tracks.

Council Member Wacha asked if there was a way to alert the public even though the exact dates are not known. Municipal Engineer Warner said a Press Release will be issued as soon as more information is known. The local radio station will also be contacted so information can be put out to the public as soon as possible.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

2008/09 - 2010/11 STORM SEWER OUTLET EROSION CONTROL PROGRAM (COLLEGE CREEK RESTORATION): Moved by Davis, seconded by Wacha, to adopt RESOLUTION NO. 10-244 approving preliminary plans and specifications for 2008/09 - 2010/11 Storm Sewer Outlet Erosion Control Program (College Creek Restoration); setting June 16, 2010, as bid due date and June 22, 2010, as the date of public hearing.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

ORDINANCE REZONING PROPERTY AT 530 AND 900 SOUTHEAST 16TH STREET:

Moved by Goodman, seconded by Wacha, to pass on second reading an ordinance rezoning property at 530 and 900 Southeast 16th Street from Agricultural (A) to Highway-Oriented Commercial (HOC).

Vote on Motion: 5-0. Motion declared carried unanimously.

COUNCIL COMMENTS: Moved by Goodman, seconded by Mahayni, to refer to staff for preparation of a memo to City Council pertaining to restrictions on parking recreation vehicles (RVs) on City streets.

Vote on Motion: 3-2. Voting aye: Goodman, Mahayni, Wacha. Voting nay: Davis, Orazem. Motion declared carried.

Moved by Goodman, seconded by Orazem, to direct that staff work with the Ames Foundation to jointly fund additional electrical outlets in Bandshell Park.

Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Wacha, seconded by Goodman, to refer to staff the letter from Attorney C. A. Pasley making a land exchange proposal on behalf of the First United Methodist Church.

Vote on Motion: 5-0. Motion declared carried unanimously.

ADJOURNMENT: Moved by Davis to adjourn the meeting at 8:58 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor