

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

JANUARY 11, 2011

The regular meeting of the Ames City Council was called to order by Mayor Campbell at 7:00 p.m. on January 11, 2011, in the City Council Chambers in City Hall, 515 Clark Avenue. Present from the Ames City Council were Davis, Goodman, Larson, Orazem, and Wacha. *Ex officio* Member England was also present. Council Member Mahayni was absent.

CONSENT AGENDA: Moved by Davis, seconded by Wacha, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving minutes of Regular Meeting of December 14, 2010, and Special Meeting of December 30, 2010
3. Motion approving Report of Contract Change Orders for December 16-31, 2010
4. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
 - a. Special Class C Liquor – Vesuvius Wood-Fired Pizza, 1620 South Kellogg Avenue
 - b. Class C Liquor & Outdoor Service – Café Shi, 823 Wheeler Street, Suite 5
 - c. Class C Liquor – Café Beau, 2504 Lincoln Way
 - d. Class C Liquor – Sgt. Peppers, 116 Welch Avenue
 - e. Class A Liquor – American Legion Ames Post #37, 225 Main Street
 - f. Class B Native Wine – Coe’s Floral and Gifts, 2619 Northridge Parkway
5. RESOLUTION NO. 11-001 approving appointment of Arthur Baumgartner and Susan Norris to fill vacancies on Public Art Commission
6. RESOLUTION NO. 11-002 approving appointment of Mary Jean Baker to fill vacancy on Ames Community Sustainability Task Force
7. RESOLUTION NO. 11-003 approving policy change to Personnel Policies and Procedures regarding salaries for voluntary demotions
8. RESOLUTION NO. 11-004 authorizing temporary addition of Meter Reader position
9. RESOLUTION NO. 11-005 approving Comprehensive Annual Financial Report for Fiscal Year ended June 30, 2010
10. RESOLUTION NO. 11-006 approving preliminary plans and specifications for City Hall Heat Pump Replacement Project; setting February 15, 2011, as bid due date and April 12, 2011, as date of public hearing
11. RESOLUTION NO. 11-007 approving preliminary plans and specifications for Unit No. 8 Cooling Tower Maintenance Project; setting March 2, 2011, as bid due date and March 22, 2011, as date of public hearing
12. RESOLUTION NO. 11-008 waiving Purchasing Policy for Inspection and Repair of Unit 8 Boiler Feedwater Pump
13. RESOLUTION NO. 11-009 awarding contract for Truck Chassis, Tandem Axle, and Jet/Vac Combo Machine and Accessories, as follows:
 - a. Freightliner of Des Moines, Iowa, for a 2012 Freightliner, Model M2, medium-duty truck chassis for \$87,632
 - b. Mid-Iowa Solid Waste Equipment of Johnston, Iowa, for a Vac-Con jet/vac with an auxiliary engine for \$213,400
14. RESOLUTION NO. 11-010 accepting completion of the sidewalk installation required as condition of approval of Final Plat of Friedrich’s Commercial Subdivision, 2nd Addition
15. RESOLUTION NO. 11-011 accepting completion of Wilder Avenue Extension (Sunset Ridge Subdivision, 4th Addition)
16. RESOLUTION NO. 11-012 accepting completion of Stange Road Substation to Ames Plant (161/69-kV Transmission Line Construction)

17. RESOLUTION NO. 11-013 accepting completion of 2009/10 Water System Improvements (Oakland Street Water Main Replacement)
 18. RESOLUTION NO. 11-014 accepting completion of 2008/09, 2009/10, 2010/11 Storm Sewer Outlet Erosion Control Projects (College Creek)
 19. RESOLUTION NO. 11-015 accepting completion of 2006/07 Pedestrian Walkway Program (South Dakota Avenue, Lincoln Way to the 400 Block)
 20. RESOLUTION NO. 11-016 accepting completion of 2010/11 WPC Facility Biosolids Disposal Operations
- Roll Call Vote: 6-0. Resolutions declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

PUBLIC FORUM: No one spoke during Public Forum.

FIVE-DAY CLASS C LIQUOR LICENSE FOR CHRISTIANI'S EVENTS: Moved by Davis, seconded by Goodman, to approve a new Five-Day Class C Liquor License (January 15-20, 2011) for Christiani's Events at ISU Alumni Center, 420 Beach Avenue.

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

MAIN STREET CULTURAL DISTRICT JANUARY DOWNTOWN DOLLAR DAYS: Jennifer Schill, Event Planner for the Main Street Cultural District, indicated that the Dollar Days activities will take place January 27-29, 2011. She said she is unaware of anyone wishing to vend or display merchandise on the sidewalk due to the time of year. If anyone does these outside activities on the sidewalk, the Downtown participants know they are to file insurance with the City.

Moved by Wacha, seconded by Davis, to adopt RESOLUTION NO. 11-017 approving suspension of parking regulations and enforcement in the Central Business District (CBD) from 8:00 a.m. to 6:00 p.m. on Thursday, January 27, through Saturday, January 29, 2011, for the Main Street Cultural District's January Downtown Dollar Days.

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

Moved by Wacha, seconded by Davis, to approve a Blanket Temporary Obstruction Permit for the Central Business District Downtown Dollar Days from 8:00 a.m. to 6:00 p.m. on Thursday, January 27, through Saturday, January 29, 2011.

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

Moved by Wacha, seconded by Davis, to approve a Blanket Vending Permit for the entire Central Business District for Downtown Dollar Days on Thursday, January 27, through Saturday, January 29, 2011.

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

Moved by Wacha, seconded by Davis, to adopt RESOLUTION NO. 11-018 approving waiver of the fee for a Blanket Vending Permit for the Main Street Cultural District's January Downtown Dollar Days.

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

STAFF REPORT ON RECREATIONAL VEHICLES PARKING RESTRICTIONS ON CITY STREETS: Public Works Director John Joiner recapped the staff report as provided to the Council.

According to the *Municipal Code*, Section 18.16, it is unlawful to park any vehicle in one place

on a city street for a period of more than 48 hours. That applies to all vehicles parked on the street.

Mr. Joiner stated that there is currently a *Code* regulation in place that prohibits larger trucks or trailers, certain vehicles, and boats from parking in residential districts. Through discussions with the Police Department, it was determined that this particular *Code* section does not pertain to RVs, and, therefore, is not used to regulate RV parking. He stated that if the Council wished to include RVs in that designation, the *Code* language could be changed to include this type of vehicle. This particular *Code* section is more restrictive, which allows larger trucks, etc., to park on the street for no more than two hours for purposes of maintenance, loading and unloading, etc. It was Mr. Joiner's recollection that this complaint is the only one received regarding RVs parked on the street.

When questioned by Council Member Larson regarding the 48-hour parking prohibition, Mr. Joiner responded that a vehicle cannot just be moved a few feet, but that it needs to be physically driven to an alternate location.

Council Member Goodman requested that staff correspond with the resident who brought this to the Council's attention. He asked that the individual be informed about the 48-hour parking restriction, and that if this is a problem that continues, it will be addressed.

STAFF REPORT ON POLICY CONSIDERATIONS OF PROVIDING UTILITY SERVICES OUTSIDE THE CITY'S CORPORATE LIMITS:

John Dunn, Director of Water and Pollution Control, gave a brief overview of the staff report regarding this issue. The report is the result of direction given by Council due to a letter received from the South Squaw Valley Homeowner's Association (HA). The HA is inquiring about the City's interest in providing drinking water service to them. It is a small HA outside the city limits. Mr. Dunn said the staff report provides the Council with an overview of what the policy considerations are regarding this issue.

Mr. Dunn explained that those subjects addressed in this report included a discussion of using the utility service to steer growth in the fringe areas. A summary of existing agreements for service outside of the city limits is also provided so that past precedents are evidenced. These agreements are with the City of Kelley (for sanitary sewer service) and Xenia Rural Water District (for water service). However, there are no agreements in place with HAs. Mr. Dunn also referenced the implications of utility infrastructure expansion and challenges in terms of the quality of service, ongoing maintenance, and construction costs. He further referenced pricing considerations and ownership and ongoing responsibility.

City Manager Steve Schainker indicated that it is staff's recommendation to decline the request for the reasons as stated in the report.

In response to Council Member Orazem, Mr. Dunn reported that from a strictly financial perspective, the more the City can spread out its fixed costs, the better. In this case, the HA might add about 40 customers; this would not generate any real tangible benefit to the City.

Arthur Fleener, 3741 Mathews Road, Ames, explained that he was the representative of the South Squaw Valley Homeowner's Association to speak in support of the request for both water and sewer service. He advised that the HA has 41 members. Its existing sewer plant is 30 years old, and its costs to replace the plant is about \$300,000 - \$400,000, plus the monthly costs for a certified operator for both the well water and the sewer operations. Mr. Fleener said that the

costs spread over 40 homes would be quite substantial. The HA is willing to pay for the infrastructure for both water and sewer. The HA is requesting to be a “customer” and not for the City to install the infrastructure. Mr. Fleener indicated that it is also interested in partnering with the City on the systems. He felt that, in the long term, there would be a good chance that the HA may be annexed, and he would hate to see the HA members spend \$300,000 - \$400,000 to address their immediate needs. Mr. Fleener reported that the South Squaw Valley is currently in the Xenia Rural Water District, which the HA could hook up to for about \$11,000. However, the biggest obstacle with the HA is the wastewater/sewer system.

Mayor Campbell hoped that the HA understands the City’s interest is in serving utilities within the annexed city limits. She thanked staff for the report.

TIME EXTENSION FOR PARKING LOT IMPROVEMENTS AT NORTH GRAND MALL:

Steve Osguthorpe, Director of Planning and Housing, reported that this issue goes back to 2007 when GK Development reconfigured the lot lines for North Grand Mall in anticipation of redevelopment. It has twice requested extensions of the deadline for installation of parking lot improvements. Staff is recommending the requested extension for an additional six months. This extension is being requested while the developer finalizes discussions with key anchor tenants.

Moved by Goodman, seconded by Orazem, to adopt RESOLUTION NO. 11-019 approving the request from GK Development, Inc., owners of the North Grand Mall, to extend the deadline for an additional six months to July 18, 2011, for reconfiguring the parking on Lot 2.

Discussion took place regarding the six-month extension and if it would be enough time for the developer to complete this improvement. Director Osguthorpe indicated that there is no urgency and that the time extension could be granted beyond six months.

Council Member Larson stated his concern with these ongoing time extensions. He said that he has heard from some community members that there is a feeling of urgency related to this; every time an extension is granted, the City is closer to losing a viable mall. Although it is unlikely that construction will start within the six-month period, Council Member Larson explained that he would like to know that, the next time an extension is requested, the City is beyond promises and that leases are in the works.

Council Member Larson advised that he would like the Council to give some direction to the City Manager to work with GK Development in negotiating what might be incentives to the two anchor tenants. He stated that, currently, there are vacant buildings, local option sales taxes are not produced, and there is no growth in property tax values related to new construction. Council Member Larson said that the two large anchor stores alluded to by the developer could receive incentives to sign leases within a three-month time. He commented that there is no incentive for these potential anchor stores to commit, and the redevelopment of the mall just keeps dragging on.

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

Moved by Larson, seconded by Davis, directing the City Manager to negotiate with GK Development in offering an incentive program to the two potential anchor tenants to sign leases within the next three months.

Council Member Goodman said that he does not agree with offering incentives to a certain commercial location over others in the community. He felt that the Council would be rewarding developers who have allowed the dilapidation of buildings to some extent and to what appears to be no aggressive techniques in filling tenant vacancies.

Council Member Larson stated that this is not an ongoing deal and that it would be for three months only.

Vote on Motion: 4-1. Voting Aye: Davis, Larson, Orazem, Wacha. Voting Nay: Goodman. Motion declared carried.

LUPP AMENDMENT REGARDING ALLOWABLE GROWTH AREAS AND CAPITAL INVESTMENT STRATEGY:

Planner Charlie Kuester reported that in July 2010, the Council directed staff to prepare changes to the Land Use Policy Plan (LUPP) that reflected a “Scenario 4.” The current LUPP identifies Priority Growth Areas as the Southwest and the Northwest with some preference given to the Southwest Growth Area. This past April, the City Council approved an amendment to the Ames Urban Fringe Plan to designate an area to the North as “Urban Residential.” The City has two future growth maps—those being the Urban Fringe Plan, which identifies areas as Urban Residential and the Land Use Policy Plan, which identifies “Growth Areas.” The changes that staff is proposing bring the LUPP Map more in line with the Urban Fringe Plan by designating the North as a Growth Area. Mr. Kuester explained that staff has also changed the terminologies by removing any reference to “Priority Growth Areas.” They will now be called “Allowable Growth Areas,” and within those areas—the Northwest I and II, Southwest I and II, and the North—staff has identified “Incentivized Growth Areas.” Those areas are now identified as Northwest I and Southwest I, and the Non-Incentivized Areas are Northwest II, Southwest II, and the North.

Mr. Kuester stated that changes have been made to the Capital Investment Strategy to reduce those areas in which the City would allow incentives for residential development. The current policy is that any Suburban Residential development in the Northwest or the Southwest would receive an incentive, whereby the City pays for the over-size costs. Mr. Kuester advised that, now, only the Northwest I and Southwest I areas are eligible for incentives. Northwest II, Southwest II, and the North would not be eligible for those types of incentives.

Planner Kuester reported that the Council also gave direction on exempting density requirements along the Natural Area in the Northwest I district within 200 feet. Furthermore, staff was directed to work with the developer to allow some type of development of the 35-acre parcel in the Northwest I area prior to annexation.

Director Osguthorpe advised that the reason that staff has re-labeled these areas is that the original designations (Northwest A, Northwest B, etc.) were study areas and are no longer relevant in terms of land use designations.

Moved by Larson, seconded by Wacha, to adopt RESOLUTION NO. 11-020 approving the Land Use Policy Plan amendments as follows:

1. Identify and designate North B, Northwest A and B, and Southwest A, B, C, and D as “Allowable Growth Areas.”
2. Enlarge the North Allowable Growth Area to include all of North B.
3. Through the Capital Investment Strategy, reduce the areas in which the City will provide

infrastructure incentives to only the Northwest A and Southwest A and B Areas. These Areas will be named “Incentivized Growth Areas” and will be a sub-set of the “Allowable Growth Areas.” Northwest B, North B, and Southwest C and D will be named “Non-Incentivized Growth Areas.”

4. Rename the sub-areas as follows: what the studies identified as Northwest A will be Northwest I; Northwest B will be Northwest II; North B will be North; Southwest A and B will be Southwest I; and, Southwest C and D will be Southwest II.

Roll Call Vote: 4-1. Voting Aye: Davis, Larson, Mahayni, Orazem, Wacha. Voting Nay: Goodman. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these minutes.

UPDATE ON FIELDSTONE SUBDIVISION: Director of Planning and Housing Steve Osguthorpe reviewed some of the Council directives, those being: to bring forward amendments to the LUPP that would exempt density calculations from residential lots within 200 feet; no more than two acres, etc. Staff was also directed to review the possible platting of the 35-acre parcel. Mr. Osguthorpe said that the representative for Fieldstone Development, Kurt Friedrich, had a potential buyer for that parcel. There is currently an outlot designation that did not allow any further platting without amending/eliminating that restriction. He reported that staff last met with Mr. Friedrich regarding this issue, and during that conversation, it was discovered that Fieldstone Development had sold all its land in the Northwest Growth Area. After which, staff met with the new owner, Brian Sansgaard, who indicated that he purchased the entire parcel primarily for farming. Since that time, staff had received a memorandum from Mr. Sansgaard dated January 6, 2011, that he wished to have Mr. Friedrich represent him and move forward with the platting of that 35-acre parcel. Mr. Osguthorpe said that now staff needs clarification from the Council on whether or not to continue down the path as previously directed.

City Manager Schainker reiterated that prior to receiving the memo from the new owner, it was thought there was no pressure to deal with the Fieldstone Development or the 35-acre parcel. However, it now appears Mr. Sansgaard has some interest in pursuing the platting of the 35 acres.

Council Member Wacha indicated that prior to receiving the request from Mr. Friedrich to plat the 35-acre parcel before being annexed, he thought the Council was in agreement that the plan move forward with allowing for the larger lot size by the Natural Areas. He did not see how a change in property owners should affect it, and he didn't think there was a need to move forward with that one parcel.

Council Member Goodman said that he was in agreement. Council has discussed the 200-foot concept and has supported a large lot allotment along that idea. He thought it may be time to discuss Natural Areas in general. Up to this point, the Council has only discussed the Northwest, but there are other Natural Areas in other Allowable Growth Areas. Council Member Goodman suggested that it may be time to broaden it to all Natural Areas in the future growth areas.

Council Member Orazem indicated that when the Council discussed the North Natural Areas, it expressed interest in other areas as well, e.g., Ada Hayden Heritage Park. He felt that past discussions were to both protect these Natural Areas and allow people to enjoy them through home ownership. This is with the idea that these properties within the two-mile fringe will eventually be annexed into the city.

Planner Kuester reported that the two-part direction given to staff by Council is: 1) to determine a way to exempt the density requirements in the development along the Natural Area; and, 2) to remove the “no-build” restriction on the 35 acres and allow that to be subdivided. This raises some issues, because it would require a change to the Urban Fringe Plan. It would also have some other design features that staff has since become aware of—one of which is public access to the subdivision.

City Manager Schainker stated that staff could come back with the same general policy that Council had before, which would include two-acre lots that would be in the city limits. He said that staff now needs direction on whether or not to pursue the platting of the 35-acre parcel outside of the City. With the prior property owner, Fieldstone Development, LC, there was some urgency to develop this parcel.

Mr. Osguthorpe reiterated that the new property owner, Mr. Sansgaard, and Mr. Friedrich, representative, wish to proceed with both the density issue and the platting of the 35-acre lot. Mr. Kuester reminded the Council that it had resolved some policy issues regarding the 35 acres in November, and staff is working with Story County and Gilbert on finalizing a 28-E Agreement. Removal of the “no build” restriction on the 35-acre parcel and allowing that to be developed will require a change to the Urban Fringe Plan.

Moved by Wacha, seconded by Goodman, directing staff to, at this time, cease working on the request to remove the “no build” restriction on the 35-acre parcel.

Council Member Larson indicated that he would support the motion, however, he hoped that if Mr. Sansgaard was serious about moving the development of this parcel forward, he would not be prohibited in doing so.

Council Member Davis concurred. Until it is known the seriousness of moving ahead with the development of this parcel, he felt it was appropriate for staff not to expend any more time or effort on it.

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

Moved by Wacha, seconded by Goodman, directing staff to report back to Council with alternatives for exempting land from the density requirements within the Natural Area in the Northwest Allowable Growth Area.

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

UPDATE ON SECTION 8 HOUSING PROGRAM: Vanessa Baker-Latimer, Housing Coordinator, stated that at its November 23, 2010, meeting, the City Council had received an updated staff report on the service level and financial status of the City’s Section 8 Housing Choice Voucher Program. Currently, this program is being administered by the City of Ames as the local Housing Authority (HA). At that meeting, staff reluctantly recommended that the vouchers be returned to the Department of Housing and Urban Development (HUD). Four alternatives were also offered to the Council for review. After lengthy discussion at that meeting, the City Council directed that staff research and provide additional information and report back to the Council regarding: 1) which entities (neighboring HAs) were most likely to absorb the vouchers; 2) what are their priorities/preferences and notable procedures (e.g., background checks); 3) are any HAs interested in subcontracting with the City; 4) have any local non-profits

ever done this on a similar scale; and, 5) how important it is to ASSET agencies for Ames to have local control over the Section 8 Program.

Ms. Baker-Latimer explained that the spreadsheet provided to the Council addressed each of these issues. She reviewed the sheet with comparatives amongst the following HAs under consideration: Central Iowa Regional Housing Authority (CIRHA), the City of Marshalltown, the City of Des Moines, and the Fort Dodge Housing Authority. Ms. Baker-Latimer reported that she had spoken to each of the HAs, and all entities are interested in securing Ames' Section 8 vouchers; however, none of them were interested in subcontracting with Ames. She further reported that with regard to Questions 4 and 5 above, none of the local non-profits have any experience administering the program, and none were interested in doing so. However, some organizations did express their desire to keep it locally administered.

Housing Coordinator Baker-Latimer reported that in earlier conversations with HUD, it acknowledged that if Ames was to get the City's lease-up rate back up, it would guarantee the City sufficient staffing needs. With that, HUD had indicated that it would be doing a financial review; however, after speaking with officials today, she was told that it would not be doing this after all. Ms. Baker-Latimer said that, with the financial challenges ahead, reluctantly staff is recommending that the vouchers be given back to HUD. She advised that HUD will be working with the City of Ames to determine which would be the "best" and most appropriate HA to select.

With this recommendation, Ames would lose total administration of the program, and once the vouchers are relinquished, there is no opportunity to get them back. Ms. Baker-Latimer stated that each of these HAs have the experience to "hit the ground running."

Upon questioning, Ms. Baker-Latimer indicated that she is unsure of the locations for applicants to apply for housing assistance since the HAs are not local. Some regional HAs do all of their paperwork via mail; some have satellite offices in other communities. She further indicated that the time frame for this change in program administration could take anywhere from three to six months, depending upon which HA is recommended.

Moved by Orazem, seconded by Wacha, to initiate proceedings in relinquishing the City's Section 8 Program vouchers to the Department of Housing and Urban Development, with recommendations as to which regional housing authority might be best suited to take over the administration of the City of Ames' vouchers.

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

STAFF REPORT ON STOP SIGN REQUESTS AT WILDER BOULEVARD/CLEMENS BOULEVARD AND STEINBECK STREET/DICKINSON AVENUE: Damion Pregitzer, Traffic Engineer, referenced the staff report regarding recommendations on the Wilder Boulevard/Clemens Boulevard request for a stop sign. In this report, he had tried to convey that "timing" of a stop sign, or any type of traffic control, is very important. He advised that if an established right-of-way is changed, negative repercussions are experienced—mainly those of safety.

Mr. Pregitzer said that in reference to the Steinbeck Street and Dickinson Avenue stop sign request, it is more an issue of awareness of the existing control, which has a two-way stop sign currently in place. The request is to make it a four-way stop.

Council Member Wacha stated that he did not understand how there would be more accidents at the two-way stop control intersection at Steinbeck and Dickinson versus the lack of accidents at the totally uncontrolled intersection of Wilder Boulevard and Clemens Boulevard. Mr. Pregitzer indicated that it is hard to get all of the human factors off a police officer's accident report. He explained that the area demographics are significantly different, and that an "area type" plays a huge part. He further explained that within the two areas comes different work hours, different trip purposes, etc. Drivers are approaching an intersection as a different "entity," and may not be as used to the area surroundings. Mr. Pregitzer said that there is more activity in the higher density area than that in low-density residential areas.

Mr. Pregitzer said that a distracted driver is operating a vehicle through an intersection like it is uncontrolled. Part of selecting the appropriate control is also making an assumption that the driver is performing his/her due diligence and is aware of what the control is at a specific intersection. Traffic Engineer Pregitzer explained that at the Steinbeck/Dickinson intersection, it is very difficult to correct distracted driver behavior.

Mr. Pregitzer advised that awareness of the two-way stop sign at the Steinbeck/Dickinson intersection could be enhanced by placing warning placards underneath the existing stop signs. He further advised that making any change is the hardest thing to do. Once a traffic control is installed, it is ten times more difficult to get rid of it, because peoples' behaviors have been already established.

Mr. Pregitzer stated that after reviewing the current conditions of both intersections, it was found that there is not enough justification at this time to install additional traffic controls.

CYRIDE FUEL PURCHASES: Director of Transit Sheri Kyras reported that, on an annual basis, CyRide purchases over 300,000 gallons of fuel, which equates to any where between \$700,000 - \$1 million. In light of the volatile fuel prices experienced during the current fiscal year, CyRide staff has explored options to control fuel expenses in the 2011/12 budget. Ms. Kyras advised that to stabilize fuel costs, CyRide could enter into fuel contracts, which obligates the buyer to purchase fuel at a predetermined future date and price.

The Transit Board reviewed and approved entering into up to five, two-month fuel contracts at its meeting on December 7, 2010. The maximum expenditure under this approval would be \$525,000. Ms. Kyras advised that CyRide did not want to lock up all of its fuel under this type of contracting. Therefore, staff is also recommending that it purchase fuel in October-November 2011 on the spot market under a fixed price, plus mark-up/deduct.

Moved by Davis, seconded by Goodman, to adopt RESOLUTION NO. 11-021 approving up to five, two-month fuel contracts for CyRide at a total price not to exceed \$525,000, and accepting fixed-rate, plus mark-up/deduct for the remainder of Cyride's fuel purchases.

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

CITY FACILITY ENERGY EFFICIENCY IMPROVEMENTS: City Manager Intern Brian Phillips reported that the City Council had previously designated \$400,000 through the Capital Improvements Plan over a two-year period for energy efficiency improvement projects in City-owned facilities. Of these funds, \$24,000 were used to enlist the services of Alliant Energy to conduct an audit of energy efficiency for all of the City facilities and determine the potential upgrades. Taking the information that Alliant provided, staff has come up with four scenarios

for prioritization of those projects. Mr. Phillips indicated that Alliant had provided 81 specific energy improvement opportunities to choose from. Staff then developed four prioritization packages—those being, Prioritization No. 1: a two-factor approach based on the combined scores of a low pay-back period and high CO2 reduction; Prioritization No. 2: complete the projects that allow the most CO2 reduced in total; Prioritization No. 3: complete the fewest projects, largest CO2-reducing projects first; and, Prioritization No. 4: complete the greatest number of projects, with the least costly projects first.

Mr. Phillips stated that based on the different scenarios that were put together, staff recommends that Prioritization No. 1 be approved by Council. This will reduce approximately 752 tons of CO2 per year. This would equate to nearly a 20% carbon reduction in the building sector.

Moved by Davis, seconded by Goodman, to authorize staff to spend the funds remaining in this Capital Improvement Plan based on Prioritization No. 1, which is established by the combined scores of a low pay-back period and high CO2 reduction.

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

ORDINANCE REGULATING PARKING ON CERTAIN STREETS IN SUNSET RIDGE SUBDIVISION, 4TH ADDITION: Moved by Davis, seconded by Goodman, to pass on first reading an ordinance prohibiting parking at all times of the day on the north side of Springbrook Drive, the east side of Wilder Avenue, the north side of Roxboro Drive, and the north side of Ballentine Drive.

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

ORDINANCE ON REZONING PROPERTY LOCATED AT 1013 AND 1025 ADAMS STREET TO ESTABLISH HISTORIC OVERLAY DISTRICT (O-H) AND DESIGNATE PROPERTY AS LOCAL HISTORIC LANDMARK: Moved by Goodman, seconded by Davis, to pass on second reading an ordinance rezoning property known as proposed Lot 1 (1013 Adams Street) and proposed Lot 2 (1025 Adams Street), of the Mary Adams Subdivision, to establish the O-H (Historic Preservation Overlay) District and designate the property as a Local Historic Landmark, with the following conditions:

- a. That the proposed rezoning adopting the Overlay be approved only in conjunction with the approval of the Final Plat of Mary Adams Subdivision.
- b. The rezoning adopting the Overlay shall not be effective until the recording of the Final Plat of Mary Adams Subdivision.
- c. That Design Criteria for this property be approved concurrently with the approval of the rezoning.

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

ORDINANCE AMENDING SECTION 31.13 OF *MUNICIPAL CODE* ESTABLISHING DESIGN CRITERIA FOR LOCAL HISTORIC LANDMARK FOR PROPERTY AT 1013 AND 1025 ADAMS STREET: Moved by Goodman, seconded by Davis, to pass on second reading an ordinance making an amendment to Section 31.13 of *Municipal Code* establishing design criteria for a local historic landmark for property at 1013 and 1025 Adams Street.

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

ORDINANCE ON ZONING TEXT AMENDMENT RELATED TO PARKING AREA AND PERIMETER LANDSCAPING REQUIREMENTS: Moved by Goodman, seconded by Davis, to pass on second reading an ordinance making a zoning text amendment related to parking area and perimeter landscaping requirements.

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

ORDINANCE ESTABLISHING PARKING REGULATIONS ON NORTH 4TH STREET:

Moved by Goodman, seconded by Davis, to pass on second reading an ordinance pertaining to parking regulations on North 4th Street from North Riverside Avenue to North Maple Avenue.
Roll Call Vote: 5-0. Motion declared carried unanimously.

COUNCIL COMMENTS: Moved by Larson, seconded by Wacha, to refer to staff the letter from Xenia Rural Water District regarding property at 2126 State Avenue.

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

Mayor Campbell reminded the Council that the ASSET Joint Funders meeting is scheduled for Thursday, January 20, 2011, and asked that some members attend on the City's behalf. Council Member Larson indicated that he would attend

CLOSED SESSION: Moved by Davis, seconded by Goodman, to hold a Closed Session as provided by Section 20.17(3), *Code of Iowa*, to discuss collective bargaining strategy.

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

The meeting was convened back in Regular Session at 9:03 p.m.

Moved by Davis, seconded by Larson, to adopt RESOLUTION NO. 11-022 ratifying the contract with the Public, Professional, and Maintenance Employees Union.

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

ADJOURNMENT: Moved by Larson, seconded by Wacha, to adjourn the meeting at 9:05 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

Jill L. Ripperger, Recording Secretary