

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

AMES, IOWA

DECEMBER 18, 2012

**MEETING OF THE AMES AREA METROPOLITAN
PLANNING ORGANIZATION TRANSPORTATION POLICY COMMITTEE**

The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee met at 7:00 p.m. on the 18th day of December, 2012, in the Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with the following voting members present: Wayne Clinton, Jeremy Davis, Matthew Goodman, Jami Larson, Peter Orazem, Victoria Szopinski, and Tom Wacha. Rudy Koester, City of Ames Transportation Planner, and Craig O'Riley, Iowa Department of Transportation, were also present. Voting Members Ann Campbell, Mike O'Brien, and Dan Rediske were absent.

POPULATION ADJUSTMENT AGREEMENT: Transportation Planner Rudy Koester explained that the Metropolitan Planning Area boundary adjustment was approved by the AAMPO Policy Committee and submitted to the Iowa Department of Transportation (IDOT) for its approval. The next step in the process is approval of an agreement on the population adjustment between the AAMPO and the Central Iowa Regional Transportation Planning Alliance (CIRTPA). According to census data, the base population of the Ames urbanized area is 60,438. The population within the new Metropolitan Planning Area (MPA) is 62,728, which is an adjustment of 2,290 from the CIRTPA to the AAMPO. Estimated Surface Transportation Program (STP) targets provided by the IDOT Office of Program Management show funding levels of approximately \$55,819 being shifted from CIRTPA to the AAMPO based on the boundary and population adjustments.

According to Mr. Koester, if approved, staff will send a formal letter on behalf of the Policy Committee to CIRTPA requesting its approval of the MPA boundary and population adjustment at its meeting to be held in January 2013. He advised that the signed Population Adjustment Resolution needs to be received by the Iowa DOT no later than January 31, 2013.

Moved by Davis, seconded by Clinton, to approve the Population Adjustment Agreement between the AAMPO and Central Iowa Regional Transportation Planning Alliance and to direct staff to send a letter to CIRTPA requesting its approval.

Vote on Motion: 7-0. Motion declared carried unanimously.

SUDAS BOARD OF DIRECTORS FOR 2013 AND 2014: Mr. Koester stated that the AAMPO is allotted one member on the Statewide Urban Design and Specifications (SUDAS) Board of Directors. This representative is required to be a registered professional engineer in Iowa.

Moved by Davis, seconded by Szopinski, to approve the appointment of the City of Ames Public Works Director John Joiner as the AAMPO representative to the SUDAS Board of Directors for calendar years 2013 and 2014.

Vote on Motion: 7-0. Motion declared carried unanimously.

COMMITTEE COMMENTS: Supervisor Clinton advised that he had attended a meeting in Des Moines, Iowa, concerning Iowa's involvement in the possibility of high-speed passenger rail from Chicago to Omaha. He advised that, at one time, it was being contemplated that the train would come through Ames; however, due to logistical issues, that is no longer being considered. A route from Rock Island through Grinnell and Polk County, is being recommended. According to Mr. Clinton, the route from Chicago to Moline is already in the works. Mr. Clinton said he believes that high-

speed passenger rail could have a tremendous implication on Iowa. Partnerships between the rail system and other agencies to riders to the depots are being considered, and Mr. Clinton felt that perhaps HIRTA and CyRide might be interested. As the representative for Iowa counties, Mr. Clinton agreed to keep the AAMPO Policy Committee informed of any new developments.

ADJOURNMENT: Moved by Davis, seconded by Szopinski, to adjourn the AAMPO meeting at 7:20 p.m.

Vote on Motion: 7-0. Motion declared carried unanimously.

MINUTES OF THE REGULAR CITY COUNCIL MEETING

Mayor Pro-Tem Larson called the Regular Meeting of the Ames City Council to order at 7:22 p.m. with Davis, Goodman, Orazem, Szopinski, and Wach a present. *Ex officio* Member Sawyer Baker was also present. Mayor Ann Campbell was absent.

Mr. Larson noted that the Council was working off an Amended Agenda: Item 21b, preliminary plans and specifications for the 2012/13 West Lincoln Way Intersection Improvements, had been removed.

CONSENT AGENDA: Council Member Wach a asked that Item No. 6 be pulled for separate discussion. Also, Item No. 7 was pulled for separate discussion at the request of Council Member Goodman.

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

1. Motion approving payment of claims
 2. Motion approving Minutes of Regular Meeting of December 11, 2012
 3. RESOLUTION NO. 12-633 approving designation of City representatives to Central Iowa Regional Transportation Planning Alliance (CIRTPA)
 4. RESOLUTION NO. 12-634 setting date of public hearing on vacation of utility easements at 218-5th Street
 5. RESOLUTION NO. 12-635 approving proposed revision to Purchasing Policies regarding bid threshold limits
 6. RESOLUTION NO. 12-638 approving contract with URS Corporation to conduct an analysis of CyRide's Orange Route
 7. RESOLUTION NO. 12-639 approving Construction Testing Contract with Allender Butzke Engineers, Inc., of Urbandale, Iowa, in an amount not to exceed \$94,423.10 for Ames Public Library
 8. RESOLUTION NO. 12-640 approving Change Order No. 1 with Terracon Consultants, Inc., for Ames Public Library Renovation and Expansion Project
 9. RESOLUTION NO. 12-641 approving contract and bond for Ames Public Library Renovation and Expansion Project
 10. RESOLUTION NO. 12-642 accepting completion of landscaping improvements required as a condition of Site Plan approval and releasing security for LaVerne Apartments, 919 S. 16th Street
- Roll Call Vote: 6-0. Resolutions declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

FINANCIAL ASSISTANCE FOR WEBFILINGS, LLC: Council Member Wach a advised that he had asked to discuss this item separately so that he could abstain from voting due to a conflict of interest. Council Member Goodman said he would like to have City Manager Steve Schainker provide a description of the assistance being requested.

City Manager Steve Schainker asked Dan Culhane, President and CEO of Ames Economic Development Commission, to provide more information about the project and financial assistance being sought. Mr. Culhane explained that WebFilings had applied for economic development assistance from the Iowa Economic Development Authority (IEDA) with a local match provided by the City in the form of an existing Industrial Property Tax Abatement program. The project will include building expansion and associated computer equipment and furniture/fixtures. Total investment expected for the project is over \$32 million, including a \$1,200,000 loan from IEDA and High Quality Job Program tax credits. An additional 135 jobs are expected to be created with a base wage of \$45,000 year. According to Mr. Culhane, WebFilings is a rapidly growing software company in Ames that is making a significant investment of capital to expand without the cost of additional City infrastructure. He reported that WebFilings has an excellent track record of meeting all State of Iowa and City of Ames obligations. The local match for the State assistance is \$240,000; however, that would be met by the already-existing City tax abatement.

Moved by Goodman, seconded by Davis, to adopt RESOLUTION NO. 12-636 endorsing the Iowa Economic Development Authority Application for Financial Assistance for WebFilings, LLC, with industrial property tax abatement as the local match.

Roll Call Vote: 5-0-1. Voting aye: Davis, Goodman, Larson, Orazem, Szopinski. Voting nay: None. Abstaining due to a conflict of interest: Wacha. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

FINANCIAL ASSISTANCE FOR AMCOR RIGID PLASTICS USA, INC.: Dan Culhane explained that this project would include improvements to the existing building as well as new production equipment. It is expected to retain 150 full-time jobs in Ames. Total investment for the project is over \$24 million, including a \$175,000 forgivable loan from the IEDA as well as various state tax incentives. The local match consists of a \$35,000 forgivable loan to be funded with \$17,500 from the City's Economic Development Fund and \$17,500 from the Ames Economic Development Commission.

Moved by Wacha, seconded by Szopinski, to adopt RESOLUTION NO. 12-637 approving the contract for economic development financial assistance with Iowa Department of Economic Development and AMCOR Rigid Plastics USA, Inc., and Agreement for local match in the form of a forgivable loan.

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

PUBLIC FORUM: No one came forward to speak during this time.

NEW CLASS C LIQUOR LICENSE & OUTDOOR SERVICE FOR CHIPOTLE MEXICAN GRILL: Moved by Goodman, seconded by Davis, to approve a new Class C Liquor License & Outdoor Service for Chipotle Mexican Grill, 435 South Duff Avenue.

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

MAIN STREET CULTURAL DISTRICT JANUARY DOLLAR DAYS: Moved by Davis, seconded by Szopinski, to adopt/approve the following:

- a. RESOLUTION NO. 12-643 approving suspension of parking regulations and enforcement in Central Business District (CBD) from 8:00 a.m. to 6:00 p.m., Thursday, January 24, through Saturday, January 26
- b. Motion approving Blanket Temporary Obstruction Permit for CBD sidewalks from 8:00 a.m.

to 6:00 p.m., January 24 - 26

c. Motion approving Blanket Vending Permit for entire CBD for January 24 - 26

d. RESOLUTION NO. 12-644 approving waiver of fee for Blanket Vending Permit

Roll Call Vote: 6-0. Resolutions/motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON NUISANCE ASSESSMENT: Mayor Pro-Tem Larson opened the public hearing. No one requested to speak, and the hearing was closed.

Responding to an inquiry from Council Member Wacha as to how the City learns of the sidewalk safety hazard, Public Works Director John Joiner advised that, more often than not, the safety issue comes to staff's attention through a citizen complaint or comment. There are times, however, when a member of the City staff notices the hazard when he or she is performing his/her job duties.

Moved by Goodman, seconded by Wacha, to adopt RESOLUTION NO. 12-645 assessing the costs of sidewalk repair and certifying assessment to Story County Treasurer.

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

POWER PLANT FIRE RISK MITIGATION: Electric Services Director Donald Kom advised the Council that the Professional Services Contract for Fire Risk Mitigation that had been awarded by the City Council on February 14, 2012, to Black & Veatch of Kansas City, MO, included a provision that would allow the City to renew the contract for up to four additional one-year terms. It was stated by Mr. Kom that that contract allows the Power Plant to have an engineering firm with fire protection expertise or a fire protection firm to act as the Owner's Engineer/Designer/Representative for various fire risk mitigation studies, for the preparation of specific fire system and installation design and specifications, and for fire system installation management, inspection, and testing.

According to Mr. Kom, Black & Veatch had produced a report outlining fire suppression options for the Fuel Forwarding Building, the oil tank, and the GT1 engine compartment. The low-cost fire suppression system appeared to be a "CO2" option for the engine compartment with "water misting" second, but with nearly a \$130,000 increase in cost. After much deliberation, staff had decided to pursue fire risk mitigation projects with CO2 as a viable option for fire protection. Black and Veatch was unable to consider CO2 as an option given the standards stated in its Power Plant Fire Risk Mitigation Projects – Phase 1 Report, i.e., "The B&V QMS Standard for Carbon Dioxide Fire Suppression (Energy-Std-3-03113-02303, Rev.3) explicitly states that CO2 systems shall not be specified and installed in areas subject to occupancy by personnel." On October 31, 2012, staff had a conference call with Black & Veatch over the standard and came to an understanding that the City would be better served if a different engineering firm were used.

Due to Black & Veatch's standard, staff recommended canceling the contract with that firm and awarding it to the firm that had the second highest score when the proposals were evaluated. Mr. Kom noted that, per the contract between the City and Black & Veatch, a termination notice must be given at least 15 days prior to when it was going to be effective; therefore staff recommended issuing the termination notice with an effective date of January 10, 2013.

Mr. Kom emphasized that the contract will be for the period from January 2013 through June 30, 2013, which will enable future renewals to coincide with the City's fiscal year. The prospective

new contract also included provisions that would allow it to be renewed for up to four additional 12-month periods (for a total contract length of not more than five years). Renewals periods are at the City's option and will be contingent upon approval by the City Council. Staff believes that consistency in the engineering firm for the next several years will be advantageous in keeping contractors accountable for implementing the engineered work. In order to accomplish the needed protection in the most economical way possible, the assistance of a specialized engineering firm is needed to prioritize and establish a sensible path to react to individual recommendations of the City's insurance carrier. Director Kom reported that funding was available from the 2012/13 Capital Improvements Plan in the Power Plant Fire Protection System Project.

City Manager Schainker reported to the Council that \$25,433.88 had already been spent under the contract with Black & Veatch; however, the information provided by them to date can be utilized to design fire suppression projects for the fuel tanks and fuel pumping system.

Mr. Kom told the Council that the work is necessary for fire risk mitigation to protect critical Plant equipment. Using CO2 in fire suppression is a viable, low-cost option accepted and offered by General Electric, Westinghouse, and others; the City already uses CO2 for fire suppression in the GT2.

Moved by Davis, seconded by Wacha, to adopt RESOLUTION NO. 12-646 to direct staff to issue a termination notice to Black & Veatch of Kansas City, Missouri, with an effective date of January 10, 2013.

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

Moved by Davis, seconded by Szopinski, to adopt RESOLUTION NO. 12-647 awarding a contract to Burns & McDonnell of Chesterfield, Missouri, for Professional Services for Fire Risk Mitigation in an amount not to exceed \$50,000.

Upon being questioned by Council Member Orazem, Mr. Kom told the Council that Black & Veatch believed the use of CO2 was a liability issue for its company. He noted that the engine compartment in Ames' case is so small that a human being could not fit in it; however, it amounted to a company policy for Black & Veatch.

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

ATHEN PROPERTY ON GEORGE WASHINGTON CARVER AVENUE: City Manager Schainker reviewed the direction given by the City Council on December 11, 2012, regarding the Athen Land Use Policy Plan amendment request. Staff had been given direction to work with the applicant to finalize the Development Agreement for the cost-sharing of the sanitary sewer improvements.

Council Member Szopinski recalled that the Council had discussed, on December 11, 2012, the impact to the payback time for the Council's previous commitment to the Northern Growth Area if additional properties in another area were annexed to the City. She also remembered that concerns had been shared about the pending shortage of residential lots. Ms. Szopinski said that, according to a document provided by City staff around the dais, 325 acres could account for 1,600

homes. Staff had reported to the Council that approximately 200 homes are built annually, which would provide lots for approximately eight years.

Council Member Goodman shared his belief that the purpose of the LUPP is to give predictability as to where Ames will expand. According to Mr. Goodman, people purchase property based on the Plan, and if it is allowed to change at every request, there is no predictability, and that frustrates residents. He also raised the issue of the Council changing the emergency service rubric so that additional flexibility could be gained as to where development occurred. What was being requested now was not part of the emergency service rubric; it did not take into account this type of development, i.e., assisted living facility, that could account for many emergency calls. Mr. Larson shared that he had had email from one person, and that person does not live in the area, who listed specific arguments against approving the change; otherwise, all comments had been positive.

Council Member Wacha explained that past Council members had taken a “hard line” and did not allow any development unless it was to be located in the Southwest Growth Area; therefore, it was “Southwest or nothing,” and the City “got nothing.” He shared his preference that the City allow the development of two areas in parallel to get plenty of inventory for the future and let the market decide where people want to live rather than to risk not having any residential growth by forcing people to live in one area.

Council Member Orazem recalled that a request had come in from the developer of another tract of land in the Southwest for the City to provide tax incentives to this proposed senior housing complex. The City opted not to provide tax abatement. The owners of the prospective senior housing chose not to locate in that area, but are now wanting to build on the Athen property without tax abatement. He was aware that the Southwest had been determined, “for whatever reason,” as the Growth Area to be incentivized; however, they have had 20 years to develop in that area, and very little has happened. It was noted by Mr. Orazem that, in this case, the developer is taking the risk and the developer is paying for the infrastructure.

Council Member Szopinski cited her philosophical difference; by letting the market decide, the market isn’t necessarily going to be concerned about where the City needs to invest in the future or enhancing emergency services, e.g., additional fire stations. Mr. Goodman said that the City changed the way it looked at fire service to allow areas outside of the Growth Areas.

Council Member Orazem disagreed and said that he believed that the City had a more rational way of defining service. The more rational way of defining service was to determine where was the density of the population and how rapidly was the City meeting the needs of the population. He pointed out that that proved to be a very different answer that involving areas where no one lived. Council Member Goodman contended that the more rational way to delivery fire service was to give residents criteria that matters even if they do not have a fire. The City should consider how long it takes for emergency service-providers to reach their residence. Mr. Goodman pointed out that the current rubric being used only uses existing calls. Council Member Orazem said that the City Council had received a fire report that was not based on actual calls; it listed the likely length of time to various locations where there currently are no buildings. That report indicated that emergency services responded to 82% of the community in five or fewer than five minutes. Council Member Goodman argued that the rubric being used now is different that what was formerly used. The former rubric was 85% of the calls in the entire community were reached within five minutes. Now it uses “real calls,” many of which take place in the most dense areas that are closest to fire stations, which is a very different way to look at fire service when the call is in

North B; it does not get taken into account unless there is an actual fire. Council Member Szopinski said real calls could very much change when there is a Senior Living Community located in Area A, since it is a higher-need population for emergency services. In addition, those services would be drawn away from the core of the City.

Ms. Szopinski said that an issue that she wanted to discuss was the City's investment in an area that already had an already high inventory of available land. She asked why the City would add more.

Mr. Schainker summarized that the City was being requested to designate the subject property as Urban Residential on the Urban Fringe Plan and include the subject site as an Allowable Growth Area in the LUPP. He distributed a map around the dais that showed the number of acres and existing and potential dwelling units located inside and outside of the current city limits.

Council Member Goodman compared the current LUPP to that adopted in 1997. He feels that the Plan, due to the number of changes requested by developers and real estate investors and granted, gives an unrealistic level of commitment to the future. According to Mr. Goodman, any time property is added and its formerly designated use changed, it changes the market reality.

Council Member Larson pointed out that Area A is a very economic area for the City to develop. He stated that he had only positive comments from residents except for one, and that person does not live in the rural area. According to Mr. Larson, even the neighbor immediately adjacent to the property in question is supportive of the changes and the anticipated development of the Athen property. He said that he could not find any negatives with the proposal. It was also noted by Mr. Larson that for the City to develop infrastructure (sewer and water) to the Athen property would be extremely expensive based on the numbers of acres that it would be annexing; that expense will be borne by the developer.

It was the opinion of Mr. Larson that there were always going to be changes in the marketplace that affect different people. Council Member Goodman disagreed by stating that control of government changes is in the hands of a few.

Mayor Pro-Tem Larson asked the Council to take formal action to approve or deny the two requested Map amendments.

Moved by Davis, seconded by Orazem, to adopt RESOLUTION NO. 12-648 approving designation of the subject property as Urban Residential in the Urban Fringe Plan.

Roll Call Vote: 4-2. Voting aye: Davis, Larson, Orazem, Wacha. Voting nay: Goodman, Szopinski. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Davis, seconded by Orazem, to adopt RESOLUTION NO. 12-649 approving inclusion of the subject site as an Allowable Growth Area in the Land Use Policy Plan.

Roll Call Vote: 4-2. Voting aye: Davis, Larson, Orazem, Wacha. Voting nay: Goodman, Szopinski. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

Council Member Goodman noted that City staff was formerly directed to work with the developers to finalize the Development Agreement for property in the North B area. He wanted to ensure that

that would come back to Council before the annexation agreement for the Athen property. Mr. Schainker reported that he and Assistant City Manager Bob Kindred had met with one of the developers yesterday. One of the developers had already signed the Agreement. Mr. Schainker said he was aware that Council wanted to see the Developer's Agreement for the property in North B and vote on it first before the City moves ahead with the annexation of the Athen property.

SOUTH FORK SUBDIVISION, 3RD ADDITION: Assistant City Manager Bob Kindred, serving as Acting Director of Planning and Housing, recalled that the City Council had, on July 10, 2012, approved a revised Preliminary Plat for the South Fork Subdivision. The revised Plat included the extension of Beedle Drive and Cochrane Parkway with the anticipated development of ten additional lots. He advised that the proposed Final Plat includes ten residential lots and an outlot for further development. Mr. Kindred told the Council that all required subdivision improvements had been completed except the final asphalt surface and street trees. Separate Letters of Credit had been received by the City Clerk for those, and the City Council was asked to accept the public improvements already completed.

Moved by Goodman, seconded by Davis, to adopt RESOLUTION NO. 12-650 accepting partial completion of public improvements for South Fork Subdivision, 3rd Addition.

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

Moved by Goodman, seconded by Davis, to adopt RESOLUTION NO. 12-651 approving the Major Final Plat for South Fork Subdivision, 3rd Addition.

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

REVISION TO 2012/13 ANNUAL ACTION PLAN PROJECTS AND BUDGET: Housing Coordinator Vanessa Baker-Latimer summarized the reallocation recommendations in connection with the City's Community Development Block Grant (CDBG) Program. She said that it was felt that the suggested budget adjustments for fiscal year 2012-13 would have a greater impact on meeting the City Council's goals of strengthening neighborhoods and providing better utilization of the CDBG funds and programming for the current year.

Ms. Baker-Latimer said that, as part of the ongoing budget review and update, the 2011-12 rollover balance ended up being approximately \$20,000 less than anticipated in the Action Plan (\$600,000 to \$579,000). Because the rollover amount was lower than the projected revenue, the City needed to adjust the budget to reflect the amount indicated in the Housing and Urban Development (HUD) System.

The adjustments being proposed were as follows:

1. Increase the Operation and Repair (Acquisition/Reuse) Program from \$62,500 to \$97,500.
2. Reinststitute the Deposit Assistance Program (Renter Affordability), changing the budget from \$0 to \$80,141.
3. Removing the Dangerous Building Program (Slum & Blight) Program.
4. Reducing the Neighborhood Home Improvement Program from \$426,021 to \$386,086 (due to it coming in under-budget).
5. Removing the Single-Family Conversion Project.
6. Leaving the Homebuyer Assistance Program at \$115,500.

7. Lowering the Neighborhood Infrastructure Improvements Program from \$378,896 to \$352,820.
8. The Program Administration costs would remain at \$113,229.

Council Member Orazem expressed desire that the City continue with work with Habitat for Humanity. Council Member Wacha said that he preferred continued work be done to convert rental units to single-family ownership. Ms. Baker-Latimer explained that the conversion program had become stagnant; the City had attempted to make the Single-Family Conversion Program (SFC) successful, but had failed on its two previous efforts. She specified that feedback from property owners indicated that they had a greater need to rehabilitate and maintain the units as rentals, rather than to sell them. Council Member Wacha noted his desire that additional attempts be made in the future to convert rental units to single-family ownership.

Council Member Larson noted his desire to continue with the Dangerous Building Program (slum and blight) as unsightly residential properties remain in that state. City Manager Schainker explained that there are “objectionable” buildings that are not a dangerous building per se - no structural deficiencies, but seriously lacking in aesthetics. The City does not currently have a means to force improvements on privately owned homes due to what some consider to be unsightly.

Moved by Wacha, seconded by Goodman, to adopt RESOLUTION NO. 12-652 approving the reallocation of the 2012-13 Action Plan projects and budget for the City’s Community Development Block Grant Program, as proposed by staff.

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

FINDINGS OF AIRPORT USER MEETING REGARDING AIRPORT TERMINAL BUILDING: Transportation Engineer Damion Pregitzer introduced personnel present from Bolton & Menk engineering firm and Architectural Alliance, a firm specializing in airport design.

Mr. Pregitzer presented the findings of the input received at public meetings held to solicit feedback from various airport user groups as to the space needs of a new Terminal Building. That feedback would be used to assist the City to identify a funding strategy, estimate the costs, and develop a conceptual design. According to Mr. Pregitzer, the groups participating in the discussion were Iowa State University (ISU), private hangar owners, corporate jets, business charters, Light Sport - Recreational, Glider Club members, frequent itinerant/visitor flights, and Ames Chamber, and Visitors & Convention Bureau. Suggestions that were offered focused on having a more modern feel with modern amenities while maintaining a relaxing and inviting atmosphere. A majority of the feedback also focused on the use of the current building and how there is a significant lack of up-to-date pilot facilities.

Summarizing, Mr. Pregitzer advised that the Airport user feedback indicated a desire for (1) an Airport Terminal that would serve as an important gateway to the community, (2) an Airport Terminal that would provide pilot amenities and aviation customer services, (3) an extension of Runway 01/19 to promote/facilitate ongoing growth and use of the Airport, and (4) improved service for winter maintenance of the runways.

According to Mr. Pregitzer, a critical issue that was brought to the attention of staff was that the new terminal building needed to have overnight covered storage for aircraft through an attached hangar space.

It was noted by Mr. Pregitzer that a terminal building did not qualify under the category of "airside" improvements (runway, taxi-ways, air nav-aids). In all likelihood, the City should count on only \$450,000 (\$150,000 for each of the next three years) from federal funds for a terminal/hangar building. Mr. Pregitzer said that that funding situation would be significant when developing a funding strategy for the improvements and approaching potential funding partners.

According to Mr. Pregitzer, assuming adequate funding sources could be identified, a realistic time line for implementation of the improvements would be at least eight years.

Mr. Pregitzer presented the identified conceptual layouts, for budgeting purposes only, that had been created by Architectural Alliance of Minneapolis, Minnesota, for a new Terminal Building with an attached hangar. The architect had also put together a draft Building Program showing the minimum-to-ideal range of square footages for each respective use along with three average cost ranges for construction. Based on feedback from the Airport User Meetings, the anticipated range in square footage for the new Terminal Building would be from 5,885 to 7,290. An attached hangar would be expected to be 12,000 square feet. The estimated project cost for that scenario was presented. Mr. Pregitzer emphasized that the size of the Terminal Building, attached hangar, and their associated construction costs were only to illustrate current market value for that type of improvements.

Council Member Goodman asked if the City would have payback on its investment. Mr. Pregitzer replied that the City would make the additional investment in the Airport to support the community; it will not pay back 1:1 with hangar rental or fuel sales. However, he noted that many of the people who use the Airport make investments in the community.

Regarding Airside Facilities, Mr. Pregitzer advised that the main Airside facility identified in the user conversations involves a runway extension of approach 01 (to the south) to approximately 7,500 to 8,000 feet. That would include several required steps per FAA requirements. It would also require an Environmental Assessment and Land Acquisition prior to construction. The steps and estimated total costs for each required phase were detailed. At the inquiry of Council Member Larson, it was noted by Mr. Pregitzer that all steps would be eligible for 90% federal funds except for the runway extension. Mr. Pregitzer also advised that the amount of time needed to complete this part of the project was difficult to predict as the completion schedule would be impacted by the need for environmental clearance or condemnation, if required.

The Council was told by Mr. Schainker that direction was needed from the Council regarding the CIP, which currently reflects a terminal project to be built in 2013/14 at a cost of \$2,000,000 financed with \$200,000 Local Option Sales Tax Funds and \$1,800,000 from FAA grant funds. It was emphasized that it had now been determined that that level of funding from the FAA was unrealistic. Mr. Schainker told the Council that the first step would be to decide on the budget. He explained to the Council that it would take time to find potential partners. The costs could range from \$1,471,250 for an enhanced industrial facility to as much as \$4,963,860 for an idea-sized gateway terminal building coupled with an enhanced industrial hangar.

Due to the filing deadline, Council Member Larson suggested that the City submit “ranges” to the FAA.

Council Member Goodman suggested that the City give the business community and ISU a chance to review the Findings of Airport Users. City Manager Schainker agreed, but asked the Council to provide direction to staff tonight because it needed to be included in the City’s CIP.

Continued discussion ensued as to what amount should be used and from what funding source. Council Member Goodman said he preferred that the Airport Terminal/Hangar be pulled out of the CIP until funding sources were known.

Moved by Wacha, seconded by Orazem, to direct staff to place \$3.2 million in the CIP three years out for the Airport Terminal and Hangar Project with appropriate funding sources to be determined by staff.

Council Member Goodman disagreed with leaving the funding sources open; he believed that the funding source should be property tax. Council Member Davis recommended that City Manager Schainker work out the funding sources.

Vote on Motion: 4-2. Voting aye: Davis, Larson, Orazem, Wacha. Voting nay: Goodman, Szopinski. Motion declared carried.

The consultant from Bolton & Menk advised, referring to the Runway components, that the project would be eligible for federal funding once it had passed the environmental test.

2012/13 WEST LINCOLN WAY INTERSECTION IMPROVEMENTS (LINCOLN WAY AND DOTSON DRIVE): Moved by Davis, seconded by Goodman, to adopt RESOLUTION NO. 12-653 approving the Supplemental Funding Agreement for South Fork Subdivision with Pinnacle Properties Ames, LLC.

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

PRESENTATION OF RESULTS OF TEAGARDEN DRAINAGE STUDY: Municipal Engineer Tracy Warner recalled that the City Council had received complaints about storm water flooding that had caused property damage along South Duff Avenue following the rainfall events in August 2010. In response to those complaints, in July 2011, the City Council had approved the usage of Storm Sewer funds to complete a drainage study of the watershed that includes the Ames Airport as well as the Teagarden/Southdale/Emerald Subdivision area. Ms. Warner stated that, for purposes of the Study, the watershed had been divided into three sub-watersheds: South Branch, Middle Branch, and North Branch.

Ms. Warner advised that the City had hired Alfred Benesch & Company to collect data and analyze the watershed drainage concerns. A public meeting to gather comments from land owners and residents within the watershed was held in November 2011. As a result of the meeting, the drainage concerns were categorized into the different types of issues: groundwater, maintenance, and surface drainage. A second public meeting was held where findings and potential solutions to the drainage concerns were shared. Ms. Warner showed a storm water model that was developed to analyze the ability to make public improvements that prevent flooding near and over S. Duff Avenue/U. S. Highway 69.

It was explained by Ms. Warner that in March 2012, Benesch closed its Ames engineering consulting office. City staff is still without a final report as required in the contract and no definitive schedule had been provided.

Each of the issues was detailed, as follows:

1. Maintenance Improvements - \$150,000. The drainage concerns categorized as maintenance exist primarily along the existing cunette in the residential subdivision east of S. Duff Avenue/U. S. Highway 69. It was noted that maintenance of the cunette is included in the Draft CIP in Year 2013/14 as part of the Low-Point Drainage Improvements with an estimated cost of \$150,000 from Storm Sewer Utility Funds.
2. South Branch Improvements - \$600,000. Approximately half of the sub-watershed for the South Branch lies west of the Airport. The runoff from that area then flows through the south portion of the Ames Airport property before going back onto property located outside of the Ames corporate limits. The South Branch combines with the Middle Branch north of Garden road, which then flows into the existing cunette.
3. Middle Branch Improvements - \$555,000. The Middle Branch is the smallest sub-watershed of the three drainage areas analyzed. The drainage area begins east of the Airport runway and includes the property at 3409-3413 S. Duff Avenue, which requested rezoning in Summer 2011. The analysis revealed a need to add a detention basin west of S. Duff Avenue/U. S. Highway 69 to prevent flooding along the roadway at an estimated cost of \$345,000. Staff recommended improvements to the Middle Branch drainage way (both east and west of S. Duff Avenue/U. S. Highway 69) at an estimated cost of \$210,000.
4. North Branch Improvements - \$750,000. The North ranch also begins west of the Airport property. It contains three of the four detention basins present on Airport property. Commercially developed property along S. Duff Avenue/U. S. Highway 69 and residential development east of S. Duff Avenue/U. S. Highway 69 also flow into the North Branch.

According to Ms. Warner, in order to prevent overtopping of S. Duff Avenue/U. S. Highway 69 during a 100-year flood event, the Teagarden Drainage Study recommended adding a detention basin in the vicinity of the property located at 3115 S. Duff Avenue. The estimated cost to create a basin is \$610,000. In addition to the added detention basin, storm sewer improvements along Jewel Drive from Opal Drive to 500 feet west are recommended.

After being questioned, Ms. Warner advised that public improvements recommended from the study will need to be prioritized for inclusion in the CIP. Since portions of the Middle and North Branch improvements involve private property, cost-sharing arrangements with land owners/developers will need to be finalized before the City may proceed.

City Manager Schainker noted that no action was being asked of the Council tonight. Staff was merely trying to prepare them for the CIP discussion. City Council Member Wacha shared that the plan as presented by staff looked good to him.

CITY HALL RENOVATION PROJECT: Assistant City Manager Kindred provided the history behind the Renovation of City Hall project. On November 27, 2012, staff had recommended that Council approve a Change Order to the architectural and engineering agreement with Shive-Hattery for a scaled-down Emergency Operations Center (EOC) renovation project in City Hall. That

Change Order had included an increase in fees of \$42,500 for the additional design work and a deduction of \$28,774 for the construction phase services not rendered in parking of the two earlier failed bids. That created a net increase of \$13,726 to the A & E contract, for a grand total of \$128,726. However, staff had discovered that the \$28,774 deduction should not have been removed from the contract. Shive-Hattery intended to use that plus the additional fees to complete the project. The Change order should have been only to add \$42,500, making the total A & E Agreement at \$157,500.

Council Member Larson explained his frustration that Shive Hattery had missed the mark twice. Russell Schroeder, representing Shive-Hattery, advised that he had not worked on the project personally, but his company would be keeping closer tabs on the project. He also stated that there was difficulty getting local contractors to bid. Shive-Hattery has now attempted to locate potential bidders; they have four commitments. After being questioned, Mr. Kindred advised that there would not be time to hire another firm and still meet the time requirement for the Grant.

Moved by Orazem, seconded by Larson, to adopt RESOLUTION NO. 12-655 rescinding approval of the previous Change Order #2 and approving the updated Change Order #2 to Shive-Hattery for \$35,859 in redesign fees for a total contract amount of \$150,859 if the lowest responsible and responsive bid received is less than \$950,000; or \$17,929 if the lowest responsible and responsive bid received is between \$950,000 and \$1,000,000; or a zero cost increase if the lowest responsible and responsive bid received is over \$1,000,000.

Council Member Goodman stated his preference to rescind the contract with Shive-Hattery and start over.

Roll Call Vote: 4-2. Voting aye: Davis, Larson, Orazem, Wacha. Voting nay: Goodman, Szopinski. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

The meeting recessed at 10:05 p.m. and reconvened at 10:12 p.m.

EVALUATION OF BUDGET AND TIMING FOR ASSET PROCESS: Management Analyst Brian Phillips recalled that the City Council had raised several questions about the timing and procedures of the ASSET process at its November 27, 2012, meeting. One of those questions raised was if staff could work with the other ASSET funders to consider a change in the ASSET timing mechanism so the Council's discussion of the services would be more meaningful. Mr. Phillips said that one possibility would be for the City to adopt next year's priorities earlier, such as during the summer, and have a more substantive discussion with the volunteers about foreseeable needs in the community at that time. Council Member Larson suggested that the meeting involve not only the City, but the other funders as well, in an attempt to find the best strategy.

Council Member Orazem said that he had wondered if the funds were being spread over too many agencies. Mr. Phillips responded that the City pays for services; it depends on how the identified needs can best be addressed.

The ASSET process time line was explained by Mr. Phillips. He said that the City and County funds must be budgeted and certified to the state by mid-March, so the ASSET review and approval must be completed by February.

Moved by Davis, seconded by Wacha, to direct staff to hold a discussion of the City's ASSET priorities with the volunteers during the summer before allocations and direct staff to ask for budget increase authorizations for each of the four ASSET panels in the future, rather than an increase for all of ASSET, and to direct staff to discuss some other ASSET process modifications with staff from the other funders.

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

ORDINANCE MAKING REVISION TO PARKING REGULATIONS ON ASH AVENUE:

Moved by Davis, seconded by Goodman, to pass on first reading an ordinance making a revision to parking regulations on Ash Avenue.

Roll Call Vote: 6-0. Motion declared carried unanimously.

Moved by Davis, seconded by Orazem, to suspend the rules necessary for the adoption of an ordinance.

Council Member Szopinski advised that she preferred not to vote on suspending the rules. She did not feel that the reasoning behind suspending the rules was substantiated.

Roll Call Vote: 5-0-1. Voting aye: Davis, Goodman, Larson, Orazem, Wacha. Voting nay: None. Abstaining: Szopinski. Motion declared carried.

Moved by Davis, seconded by Goodman, to pass on second and third readings and adopt ORDINANCE NO. 4135 making a revision to the parking regulations on Ash Avenue.

Roll Call Vote: 5-0-1. Voting aye: Davis, Goodman, Larson, Orazem, Wacha. Voting nay: None. Abstaining: Szopinski. Ordinance declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

ORDINANCE SETTING STORM WATER RATES: Moved by Goodman, seconded by Davis, to pass on second reading an ordinance setting storm water rates.

Roll Call Vote: 6-0. Motion declared carried unanimously.

ORDINANCE PERTAINING TO LIGHTING AND ALTERNATIVE LANDSCAPE STANDARD FOR AUTO AND MARINE CRAFT USES: Moved by Davis, seconded by Szopinski, to pass on second reading an ordinance pertaining to lighting and alternative landscape standards for auto and marine craft trade uses.

Roll Call Vote: 6-0. Motion declared carried unanimously.

ORDINANCE CORRECTING SCRIVENER'S ERROR IN TABLE 29.805(3) PERTAINING TO PLANNED REGIONAL COMMERCIAL ZONE DEVELOPMENT: Moved by Wacha, seconded by Goodman, to pass on second reading an ordinance correcting a scrivener's error in Table 29.805(3) pertaining to Planned Regional Commercial Zone Development Standards.

Roll Call Vote: 6-0. Motion declared carried unanimously.

ORDINANCE SETTING SPEED LIMIT ON GRAND AVENUE: Moved by Szopinski, seconded by Davis, to pass on third reading and adopt ORDINANCE NO. 4134 setting the speed limit on Grand Avenue.

Roll Call Vote: 6-0. Motion declared carried unanimously.

COUNCIL COMMENTS: Council Member Wacha publicly thanked Chief Cychoz and Ames police officers for their noticeable presence at the elementary schools last Friday after the events in New Town, Connecticut.

Ex officio Member Baker said that she had been researching ways to help Iowa State students to feel more like they were citizens of Ames. She announced that, on the latest update for the mobile devices (funded by the Government of Student Body and put forward due to the College of Engineering), all City press releases will appear on the news app. Ms. Baker thanked Susan Gwiasda, City Public Information Officer, and Stan Davis, City Information Technology Manager, for their assistance in the endeavor.

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.
Roll Call Vote: 6-0. Motion declared carried unanimously.

The meeting reconvened in Regular Session at 10:46 p.m.

Moved by Davis, seconded by Goodman, to adopt RESOLUTION NO. 12-654 ratifying a contract with the IBEW (Electrical Workers).

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

ADJOURNMENT: Moved by Davis to adjourn the meeting at 10:47 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor