

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

**AMES, IOWA**

**JANUARY 15, 2013**

The Ames City Council met in special session at 5:15 p.m. on the 15<sup>th</sup> day of January, 2013, 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: Jeremy Davis, Jami Larson, Victoria Szopinski, and Tom Wacha. *Ex officio* Member Sawyer Baker was also present. Council Member Peter Orazem arrived at 5:18 p.m. Council Member Matthew Goodman arrived at 5:30 p.m.

Mayor Campbell announced that the primary purpose of this meeting was to concentrate on the five-year Capital Improvements Plan. However, the Council firstly needed to take action on two items of business.

**EASEMENTS IN THE STREETS OF NORTH GRAND SUBDIVISION:** Moved by Davis, seconded by Wacha, to adopt RESOLUTION NO. 13-017 setting the date of public hearing to vacate easements in the Streets of North Grand Subdivision.

Roll Call Vote:4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**IOWA ECONOMIC DEVELOPMENT AUTHORITY APPLICATION FOR FINANCIAL ASSISTANCE FOR 3M:** Moved by Davis, seconded by Larson, to adopt RESOLUTION NO. 13-

018 endorsing Iowa Economic Development Authority application for financial assistance for 3M. Roll Call Vote:6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Council Member Orazem arrived at 5:18 p.m.

**WORKSHOP ON THE 2013-2018 CAPITAL IMPROVEMENTS PLAN (CIP):** City Manager Steve Schainker emphasized that the Plan outlines the City's funding strategy for major public improvement projects to be completed over the next five fiscal years (2013/14-2017/18). Projected expenditures in the Plan total \$253,106,184. Mr. Schainker announced that public input will be taken at the Council meeting scheduled for January 22, 2013, and again at the final budget public hearing to be held on February 12, 2013.

City Manager Schainker told the Council that he did not recall a time when the City had been engaged in so many important studies that will impact the Capital Improvements Plan. He specifically named the Long-Term Facilities Study for the Water Pollution Control Plant, Power Resource Option Study for the Electric Utility, Gasification Study for the Resource Recovery Plant, Sanitary Sewer System Evaluation for the collection system, and the Flood Mitigation Study as it relates to river and overland flooding. He emphasized that the studies will not be completed in time to incorporate the recommendations chosen by the Council into the CIP. Completion of this year's CIP was made particularly difficult because those studies are not finished and the Council has not adopted any recommendations. Mr. Schainker perceived that the CIP would be adopted, but could be modified in the near future based on the results of the studies. Based on the recommendations that the Council will adopt, the budget may be substantially impacted, which in turn, may impact utility rates.

Finance Director Duane Pitcher advised that the Draft CIP is available online on the City's web page. He called the City Council's attention to Page VIII pertaining to the City's debt capacity and reviewed the Summary of Major Bond Issues. The bulk of the 2013/14 total (\$19,679,000) is for the Library Renovation (\$13,479,000). According to Director Pitcher, the City's total debt capacity after the Council Reserves will be \$114,217,768 (64.59%); even after the Library issue, the City has a substantial amount of debt capacity. City Manager Schainker noted that one of the reasons that the City has a Aaa bond rating is due to the City Council being more conservative than the state law requires. At the inquiry of Council Member Orazem, Director Pitcher advised that the debt for the new Water Treatment Plant will not be shown under the Projection of Debt Capacity because it is being funded through a State Revolving Fund loan and repaid through water revenues.

**Public Safety - Fire.** Fire Chief Shawn Bayouth introduced Deputy Chief Paul Sandoval and newly promoted Deputy Chief Rich Higgins.

Council Member Goodman arrived at 5:30 p.m.

Chief Bayouth described the Fire Station Improvements to be accomplished at Fire Station 1, 2, and 3 in 2013/14, 2015/16, and 2016/17, respectively. He also stated that 41 Self-Contained Breathing Apparatus units need to be replaced as they will have reached their life expectancy. The CIP shows funds to purchase one-half of the units in 2014/15 and the other half in 2015/16. The Department is looking for Grant possibilities for that large project.

Council Member Larson brought up the possible relocation of Fire Station 2 from Campustown. City Manager Schainker stated that discussions need to occur with University officials, who may be a partner with the City on that relocation, and others in West Ames who will be impacted. Relocation will take a bond issue. Before the City makes any major renovations to Fire Station 2, the decision on relocation will need to be made, but that is not probable within the next five years. Council Member Goodman asked if the Council's decisions to grow to the north, instead of in the Southwest Growth Area, would impact the plans to relocate Fire Station 2. Mr. Schainker advised that Fire Station 2 is no longer ideally located. It is difficult for fire apparatus to leave from and return to the Station due to high pedestrian and traffic volumes on Welch Avenue. This creates safety issues for not only the fire fighters, but also pedestrians. Moving the station would not have any ramifications on manpower; however, would be a major building investment.

**Public Safety - Traffic.** John Joiner, Public Works Director, explained the site and cost changes for the Traffic Signal Program and the Multi-Modal Roadway Improvements, a schedule delay for U. S. 69 Intersection Improvements (specifically 13<sup>th</sup> Street/Grand due to crash data from 2012) to start community conversation, cost changes for the West Lincoln Way Intersection Improvements to construct turn lanes and install traffic signals at the Franklin Avenue/Lincoln Way intersection, which were justified by a traffic input report for South Fork Subdivision. A new project described was the Traffic Calming Program. The three locations being recommended by staff were first brought to the Council last October (Hayes, Ridgewood/Summit/Crescent, and Jewel). The 2015/16 location is Hyde Avenue, which is tied in to the paving of Grant Avenue. Council Member Larson noted that Grant Avenue turns into Hyde when you enter Ames' city limits. The Shared Use Path Expansion shows the 2013/14 as the Skunk River Trail from E. Lincoln Way to the current terminus in South River Valley Park. It is anticipated that, by the end of the five-year

Plan, the entire Skunk River Trail will be completed, which would connect the Hunziker Youth Sports Complex as well. It was noted by Mr. Joiner that the Long-Range Transportation Plan Update will begin in 2013/14 and be adopted in 2015. In response to Council Member Goodman's inquiry, Mr. Joiner said that the Long-Range Transportation Plan entirely relies on the Land Use Policy Plan and the Fringe Area Plan. City Manager Schainker said that the LUPP and Fringe Plan that are approved at the time of the update are the ones that will be used.

Council Member Szopinski noted that the 2012 crash data had shown that the 13<sup>th</sup> Street/Grand Avenue intersection was the third highest location for traffic accidents, behind South Duff/South 5<sup>th</sup> and South Duff/South 16th. Director Joiner said that when input was provided on the Long-Range Transportation Plan, the 13<sup>th</sup> /Grand intersection was identified by the community as the one needing addressed the most. He noted that the U. S. 69 Intersection Improvements project was two years out, and it is just to start a community conversation. In answer to Ms. Szopinski's inquiry, Mr. Joiner said that the intersections ranking first and second will be remedied by the Grand Avenue Extension. It is hoped that the City will receive grants in order to proceed with that project.

**Utilities - Resource Recovery Plant (RRP).** Resource Recovery Superintendent Gary Freel was present. Public Works Director Joiner informed the Council that there are changes to the scope and costs changes to purchase new and replacement components and equipment at the RRP. The schedule to replace the 37-year-old high-speed Primary Shredder has been advanced. Phase 1 (design and engineering work, removal/demolition of existing equipment, and bidding of new equipment) will be completed in 2012/13 and Phase 2 (purchase and installation of a new shredder, conveyors, and electrical equipment) will be done in 2013/14. Mr. Joiner noted that the RFP had been sent to design firms, so that staff would be ready to move ahead with installation in 2013/14. Public Works staff has been working with Electric, and an outage is planned for October/November, to accommodate the installation of the shredder. It was reported by Director Joiner that staff had discussed the possibility of using revenue-abated bonds to pay for the shredder. Discussions will continue with the City Manager and Finance. The CIP shows a cash payment of \$1,000,000; however, that might change. Mr. Schainker said this project is causing a predicament because it is not know whether the City will move into a new system or keep the same system. There are already challenges for next year due to uncontrollable expenses (Police & Fire Retirement, debt service on the Library). The Fund Balance is decreasing, and it will take a revenue adjustment to build it back up. Drawing down the \$1,000,000 in cash would be a problem; recommendations will be forthcoming to the Council..

**Utilities - Water Distribution.** Mr. Joiner noted a cost change for the Water System Improvements (for replacing water mains, installing larger distribution main, transferring water services to the larger mains, and abandoning old mains).

**Utilities - Storm Sewer.** Director Joiner described cost and site changes for Flood Response and Mitigation Projects, the Low-Point Drainage Improvements and a site change for the Storm Sewer Improvement Program (to repair or replace deteriorated storm sewer pipes and intakes). He also noted a delay in the Storm Sewer Outlet Erosion Control and Storm Water Facility Rehabilitation Programs due to re-prioritizing the Storm Sewer Utility Fund projects. The bank stabilization is scheduled in 2015/16 to best coordinate with construction of a segment of the Skunk River Trail; it is important in protecting public infrastructure from future damage. City Manager Schainker said that he had challenged Public Works to find a cost-effective way to protect the Skunk River Trail

other than this, which is a worst-case scenario. He emphasized that Page 38 contains the flood mitigation project; however, no recommendations have been made. This will come to the Council in a March or April workshop when the specific projects will be added based on the Flood Study.

A new project, the Storm Sewer System Analysis (to aid in identifying deficient storm sewer capacity and future storm sewer improvements) to establish an accurate GIS storm sewer system and hydraulic modeling of the network to help mitigate localized flash flooding will be undertaken in FY 2015/16, 2016/17, and 2017/18. This study will be similar to that currently being done on the Sanitary Sewer System. At the inquiry of Council Member Goodman as to whether any community requires “gray water systems.” Mr. Joiner said that he did not know of any Iowa communities that already regulate or mandate that.

**Utilities - Sanitary Sewer.** Mr. Joiner noted a cost change to the Sanitary Sewer Rehabilitation Program, which was discussed at the January 8, 2013, Council meeting. Severe structural defects (ratings of 4 or 5), as identified by the Sanitary Sewer System Evaluation, will be addressed first. There is \$3.27 million/year for five years. That will be funded through the State Revolving Fund. Mr. Joiner said that when the state reviews the application for that Fund to do this work, it will want to see that the City is continuing to do routine maintenance as well as the rehabilitation. For that reason, there is also \$200,000 allocated out of the Sewer Utility Fund for routine maintenance. City Manager Schainker emphasized that the rehabilitation will impact the Sanitary Sewer Rate. In previous CIPs, there was a total of \$300,000/year programmed for routine maintenance. The SSSE identified the need; this goes from \$1.5 million to over \$17 million over a five-year period. It was noted that the System Evaluation is only about 40% complete.

**Transportation - Streets Engineering.** According to Public Works Director Joiner, there will be cost, revenue, and site changes in the annual Collector Street Pavement Improvements Reconstruction Program and CyRide Route Pavement Improvements; a cost change in the Downtown Street Pavement Improvements and Asphalt/Seal Coat Street Rehabilitation Program. There will be cost and site changes for the Concrete Pavement Improvements, Arterial Street Pavement Improvements, and Asphalt Street Reconstruction Programs. A new project, Mortensen Road Improvements, will include improvements of the existing pavement and adding curb and gutter within the same area. There will be cost and revenue changes for the Grand Avenue Extension. A Transportation Funding Study in 2012/13 identified federal and state grants that might be available for funding this project. The cost estimates will have to be updated. Revenues will be updated to include the addition of MPO/STP funding in 2015/16, 2016/17, and 2017/18. Cherry Avenue Extension was another new project described. Cherry Avenue will be extended south and connected to both East 3<sup>rd</sup> Street and Southeast 5<sup>th</sup> Street.

**Transportation - Street Maintenance.** Mr. Joiner explained the Bridge Rehabilitation Program, which will be advanced and incur cost changes. The 6<sup>th</sup> Street Bridge over Squaw Creek will be the focus with preliminary design occurring in 2013/14, final design occurring in 2014/15, and construction occurring in 2015/16. A new project, Pavement Restoration for street maintenance, will have \$75,000 allocated for each of the five years of the CIP. There will be no changes to the Neighborhood Curb Replacement Program, with \$12,500 allocated each year from 2013/14 to 2017/18; or to the annual Shared Use Path Maintenance Program. There will be cost and revenue changes to the Sidewalk Safety Program due to the need for additional surveys, design, and inspection for pedestrian ramps; and to the Lincoln Way Median Improvements (enhancement of medians on Lincoln Way from Beach Avenue to Sheldon Avenue), as a result of adding the actual

construction of the median improvements. Operations Manager Corey Mellies explained that a group of stakeholders was established from the Ames Foundation, Iowa State University, Campustown Action Association, Greek Community and adjacent property owners to assist the City with a Master Plan for median improvements. Retaining Wall Reconstruction project will have cost and site changes due to the addition of the Maxwell Avenue location in 2015/16. Private funding has been added to the financing. The construction of a Salt Brine Storage Facility is a new project listed in 2015/16. Mr. Joiner advised that a discussion of the necessity for the City to make brine was met with willingness from Iowa State University and the Ames Community School District to perhaps partner in that endeavor.

**Transportation - Airport.** Director Joiner recalled that the replacement of the terminal building was delayed from 2013/14 in order to hold public/user meetings to further define the scope of the building project. Discussions with other entities will continue to occur in hopes of constructing the building beginning in 2015/16.

**Community Enrichment - Public Works.** Staff had met with family members who frequently visit the City's cemetery and received information on needed improvement projects. As a result of the input, the Municipal Cemetery Improvements Program has been increased to upgrade the lanes and water service over the next five years. In 2013/14, 2014/15, and 2015/16, \$65,000 will be allocated; \$70,000 will be allocated in 2016/17.

**Water and Pollution Control.** Water and Pollution Control Director John Dunn introduced staff present: Assistant Director Steve DuVall, Water Meter Supervisor Dave Blumer, Environmental Specialist Mike Klock-Sullivan, and Environmental Engineers Kris Evans and Matt Hawes.

Director Dunn presented a comparison of the 2012 CIP expense projections to the 2013 projections.

Pertaining to the new Water Treatment Plant, Mr. Dunn recalled that there was a delay in securing the property, so no significant work was undertaken to further the conceptual design during the past year. He described the cost changes from last year's CIP. Mr. Dunn pointed out that the proposed funding source for the majority of the project will be loans from the Iowa Drinking Water State Revolving Fund; those will be repaid over 20 years out of water revenues. In addition, the project has been awarded a loan forgiveness of approximately \$6,224,000 for constructing the facility to a LEED (Leadership in Energy and Environmental Design) certified standard.

Water Plant Facility Improvements, including annual equipment repairs, major maintenance activities, replacement, and upgrades at the current WTP and associated remote facilities, such as wells, elevated tanks, and booster pump stations, will see a scope change. Mr. Dunn emphasized that no major facility improvements are planned at the existing Plant; only maintenance and repairs necessary to keep the Facility operational until the new Plant comes online in four years will be done. The Remote Site Access Control project is being delayed until FY 2015/16 to ensure that it is compatible with the security system to be installed at the new WTP. Low-Head Dam Modifications will be delayed until Fall 2013; the scope and cost will also change. There will be no change to the Automatic Meter Reading Conversion due to begin in 2014/15. Pertaining to the Water Supply Expansion, Mr. Dunn noted that the schedule for bringing new wells online has been accelerated by one year due to the peak demands revealed by the drought of 2012. Full development of the I-35 West Well Field is now included in the five-year CIP. The new Well

Field Standby Power project to provide standby electrical power to select wells located in the Hunziker Youth Sports Complex is due to begin in 2017/18. The Demolition of the Old Water Treatment Plant at 300 E. 5<sup>th</sup> Street is a new project that will begin in 2017/18 and conclude in 2019/20. The two-story Technical Services Complex will remain and continue to be utilized by the Water and Pollution Control Department.

**Utilities - Water Pollution Control.** A graph of the Total Sewer CIP Expense Projection for 2012 and 2013 was shown.

Director Dunn said that there would be no change to the WPC Plant Residuals Handling Improvements. New projects were described: [1] Co-Generation System Maintenance will begin in 2013/14 with the overhaul of MG #2, which is currently inoperable; MG #1 with a boiler system will be replaced in 2016/17; and MG #3 will be overhauled in 2017/18. [2] Lift Station Improvements will occur in 2013/14 (South Dayton Avenue) and 2015/16 (Northwood). [3] WPC Clarifier Maintenance will occur in 2013/14, 2014/15, 2016/17, and 2017/18. Mr. Dunn highlighted the benefits of staff consulting engineers and coating experts regarding cost-effective maintenance. [4] Secondary Treatment Improvements to replace Solids Contact Blowers, repair Screw Pumps, rehabilitate Solids Contact Screw Pumps, and replace Solids Contact Gate Values and Diffusers. [5] Mechanical and HVAC Replacements to replace equipment. [6] Structural Rehabilitation includes periodic structural rehabilitation of buildings and structures, and [7] Bar Screen Improvements, which will allow for the installation of a third bar screen and a screenings washer/compactor/conveyor system at the WPC Facility. The bar screens provide physical removal of large debris, such as rags, board, and other large items that can plug downstream treatment units. Scope and cost changes for the WPC Electrical System Maintenance, Digester Improvements, and WPC Plant Facility Improvements were described. The Flow Equalization Expansion project has been delayed until 2015/16. This project would add an additional 6.0 million gallons, increasing the Plant's effective storage capacity to 10.4 million gallons. The delay of approximately six months to allow final estimates of effective inflow and infiltration removal to be incorporated into the sizing of the new basin.

The meeting recessed at 7:20 p.m. and reconvened at 7:30 p.m.

**Electric - Electric Services.** Donald Kom, Electric Services Director, introduced Dell Brown, Power Plant Manager.

Mr. Kom reviewed capital projects broken down into three categories: Electric Services, Transmission/Distribution, and Power Plant. There is only one new project for this CIP, which is the Unit #7 Crane Repair.

Under Electric Services, there will be no change to the Demand-Side Management Energy Conservation Programs. There is \$1 million budgeted per year for each of the next five years. To date, the Program has resulted in 6.6 megawatt reduction. Discussion ensued on the possibility of mandating Prime Time Power program. At the inquiry of Council Member Davis, Director Kom advised that 9,000 out of approximately 18,000 property owners voluntarily participate in the program. Council Member Larson asked how many owners of rental housing units participate in the program. Mr. Kom will provide that information to the Council.

**Electric - Transmission & Distribution.** Eight projects were highlighted in the Transmission/Distribution category: 69kV Switchyard Relay/Control Replacement, Ames Plant Distribution Substation, Mortensen Road Feeder Reconstruction, Vet Med Substation Feeders, Top-O-Hollow Substation Expansion, 69 kV Transmission Reconstruction, Ontario Substation 69 kV Breaker Addition, and Dayton Avenue Substation Switchgear Upgrades.

The Vet Med Substation Feeders project, to occur in 2013/14, will add a new underground feeder south of the Research Park area and a new overhead feeder north to provide capacity for new load growth along South 16<sup>th</sup> Street, South Duff, and for ISU stadium expansion. The Top-O-Hollow Substation Expansion and Breaker Addition scheduled to occur in 2013/14 will convert the existing direct-buried underground 69kV transmission tap connection to a more reliable dual-source overhead transmission connection. It was also noted that, for the 69kV Transmission Reconstruction, Iowa State University's share of the project is based on a load-ratio-share at the time of implementation (currently 18.8%).

**Electric - Power Plant.** Seven of Electric Service's CIP projects fall under the category of the Power Plant: Gas turbine #2 Inlet Heating, Combustion Turbine #1 Evaporator Cooler, Unit #7 Crane Repair, EPA - Unit #8 Mercury Reduction, Unit #8 Precipitator Control, Cooling Tower Repairs, and Underground Storage Tanks. According to Director Kom, Continuous Emissions Monitoring System Replacement will see a cost change and be delayed until 2014/15. To meet new EPA monitoring requirements in the future, a complete system change-out is being recommended. Also, the EPA - Unit #8 Mercury Reduction project will be delayed as staff needs to evaluate options for mercury reduction technology, so a specific technology has yet to be selected and costed-out.

The one new project, Unit #7 Crane Repair, will occur in 2013/14. The equipment is crucial to the operations of the Power Plant; it is used to do overhauls and repairs on the #7 Turbine/Generator and to hoist other Plant material and equipment from sub-basement and basement into the Plant.

Key points of the Electric Services budget were raised by Director Kom. He said that the budget focuses on improving reliability with proactive replacement of old, out-of-date, and deteriorating equipment and building redundancy.

**Transportation - Transit.** Transit Director Sheri Kyras told the Council that there were changes needing to be made to the CIP due to federal funding cuts. She said that the new Federal Transportation Bill was approved last fall and was devastating to transit systems the size of Ames' system. That Bill is valid for two years and means that Ames will receive no federal capital dollars. Over the past five years, Ames has averaged about \$2.5 million/year from the federal government. There will be delays in projects and some projects will not move forward as a result of the loss of federal funding.

The Building Expansion & Modernization project had been delayed from last fall. The request for bids is out now. The bid document contains the actuated fuel shut-off system, which was recommended by FM Global for facility safety. From 2014/15 to 2017/18, there is only \$170,000 being allocated; that would pay for roof replacements and other repairs to keep the facility minimally maintained.

Pertaining to Vehicle Replacement, Ms. Kyras reiterated that CyRide will receive no federal capital funds for bus replacements after the 2014/15 budget year. Any purchases after that time would have to be funded with 100% local dollars. The City needs to replace six buses/year to keep the Fleet age the same as where it is today. Only two buses are planned to be purchased in 2016/17 and 2017/18; therefore, the operating costs will increase as the Fleet increases in age. There is \$12,000 budgeted each year for replacement of computers, and \$40,000 to \$50,000/year is allocated for the purchase of shop equipment. Due to the reduction in federal funding, CyRide will no longer be able to continue the Bus Stop Improvements program past 2016/17. After that time, any improvements to bus shelters will need to come out of the local Transit Fund as opposed to federal funding.

Council Member Davis asked for an update on the GPS System for CyRide buses. Ms. Kyras said the system has been purchased, and they are working with the vendor. The City had planned on the System to work on the Verizon network; however, that would not be possible until March. CyRide has decided to “go live” with the AT & T network, even though it is not quite the coverage that had been hoped for. Their goal is to go live for the public on February 1. Council Member Wacha noted that The Government of Student Body proposed the System, paid for it, and agreed to fully fund it for the first three years. He also advised that the System is not only a benefit for students and CyRide drivers, but also to the CyRide staff. Staff can, while using the System, see the entire Transit map of the whole City and see where buses are in real time. The System does not count ridership; another System component would be needed to do that.

**Parks & Recreation.** Nancy Carroll, Director of Parks and Recreation, told the Council that the Parks & Recreation Commission reviewed the CIP with City Manager Schainker last November. The Commission had recommended and staff took into consideration two specific items: (1) The Civic Plaza, which was removed because the funding had not come together.(2) The City would accept the former elementary school parcels that the School District no longer needed for transition into neighborhood parks. Ms. Carroll noted that no funds were placed in the CIP for development of said neighborhood parks. Regarding Edwards Elementary School, the playground equipment could be relocated; however, the City is recommending that the equipment remain there and be gifted to the City. Ms. Carroll advised that the Parks & Recreation was very appreciative of the letter sent by the Mayor to the Ames Community School District regarding the City’s use of some of the unused school properties as open-space parks as long as the land was “clean, green, and gifted.” City Manager Schainker advised that the City had not yet received a response to Mayor’s Campbell’s letter. A meeting is scheduled among representatives of the School District, Director Carroll, and City Manager Schainker. Mr. Schainker said that if the school gifted the City with the land, discussions would need to occur with the affected neighborhood residents regarding the design of such neighborhood parks. If that all comes together, funding for park development should be shown in the second year of the CIP. At the inquiry of Council Member Wacha, Ms. Carroll advised that the City’s operating costs for maintaining parks is approximately \$900/acre.

Municipal Pool Maintenance will have no change at this time. Ms. Carroll updated the Council on the possibility of the School District building a new competitive pool at Ridgewood and 16<sup>th</sup> Street. It is hoped that the footprint for that building would allow that, when the City had funding (through a bond issue) ready, a warm-water recreational pool could be added on. She stated that many residents would not be happy with using the competitive pool because the water is kept at a lower temperature and there will not be a shallow end, which the current pool has to allow for swimming lessons to be taught year-round. It was noted that the Joint Use Agreement with the

Ames Community School District will expire on April 30, 2015, so the City and School District will need to address the need for new indoor aquatic facilities in the near future. Mr. Schainker reiterated that he and Ms. Carroll will be meeting with the School District in the very near future. According to City Manager Schainker, sharing of gymnasium space will also be discussed.

The Parks and Recreation Facility Improvements at various facilities will have a scope and cost change. Playground/Park Equipment Improvements will have a cost change and site change: . outdoor exercise equipment will be placed at Moore Memorial Park. It is anticipated that the Wellmark 3-Point Play Program will provide \$20,000 in funding. Improvements to Ada Hayden Heritage Park planned in each of the five years were explained. Four Sand Volleyball Courts with lights will be constructed east of the tennis courts at Emma McCarthy Lee Park will be constructed in 2013/14.

Ms. Carroll shared that the Operations Budget will include funding for consulting engineer services to assess the bath house that still exists at the Carr Pool site. If the structural integrity is present, staff would look at transitioning the bathhouse into a year-round or seasonal shelter. Public input will be received if that project is deemed possible.

New projects were explained: (1) City/School District Partnership: Gymnasiums. An agreement will be prepared for School Board and City Council approval to allow Parks and Recreation to coordinate activities when school is not in session. (2) Furman Aquatic Center. Canopies will be replaced in 2013/14, the basins will be painted in 2014/15 and 2016/17, and speed slides could be installed in 2017/18. (3) Brookside Park Improvements. The gravel driveway/parking lot east of Squaw Creek will be replaced with an approximate 15-stall parking lot adjacent to 6<sup>th</sup> Street in 2014/15. The light fixtures will be replaced and additional poles with fixtures will be adding in 2016/17. (4) Pedestrian Bridge across Squaw Creek at Moore Memorial Park is planned for 2016/17.

Maintenance projects at the Ames/ISU Ice Arena are scheduled to occur in 2013/14. Ms. Carroll said, however, that she was invited to a meeting at Iowa State University to hear about the potential construction of a new learning and pavilion center to the north of the Ice Arena. This would be used for classroom space and horse shows. Bids will be opened on January 24, 2013, for the construction of that facility. There had been previous conversations about additional parking for the Ice Arena, and the thought is that when the pavilion is built, parking could be added to accommodate the Ice Arena as well. Ms. Carroll had been told that the additional parking was included in the bid document as an add alternate. The estimated cost of the parking would be approximately \$100,000. Staff has proposed to meet with the ice users next week to get their input. If the City moves ahead with constructing the additional parking, the rubber flooring in the hallway and locker rooms of the Ice Arena, estimated to cost \$175,000, be pushed back to the fifth year of the CIP.

Tennis Court Improvements will be resurfaced at Inis Grove Park in 2014/15 and at Emma McCarthy Lee Park in 2016/17. A new restroom is planned to be constructed in Inis Grove Park in 2015/16.

Ms. Carroll told the Council that the Northridge Heights Park will begin to be developed next spring.

An update to the possible park property in West Ames was given by Ms. Carroll. She said that she had been having discussions with the family who owns the land. Family members have indicated to Ms. Carroll that they need approximately six more months to work through the legalities. No funding for such a park was included in this CIP.

Noting that Nancy Carroll had submitted her resignation and this would be her last CIP presentation, Council Member Goodman thanked Nancy for her responsiveness to Ames citizens' concerns and her openness to citizen input.

**Library.** Lynne Carey, Acting Library Director, gave an update on the Ames Public Library Renovation. She announced that the fund-raising efforts of the Library Friends Foundation continue and are going very well. The project is on schedule. Ms. Carey announced that it was initially believed that the property tax increase would be \$.61/1,000; however, it is going to be less than that amount. A new project, the Integrated Library System, is planned for 2015/16. This System is used to automate basic processes required for library management.

**Facilities/Fleet Services.** Fleet Services Management Paul Hinderaker explained that \$50,000 has been budgeted for maintenance or replacement of items in the City Hall building. All monies budgeted are not used every year; there is accumulation of approximately \$200,000 to use for major replacement, such as carpeting. The Edison Maintenance Facility Improvements project encompasses several improvements to the Maintenance Facility shared by Public Works and Fleet Services.

**Community Enrichment.** City Manager Steve Schainker said there were no changes proposed for the Neighborhood Improvement Program or the Downtown Facade Program. Mr. Schainker noted that the Downtown Facade Program has not moved into Campustown yet. The Council will need to make a decision about doing that. Unallocated funds in those Programs do not carry over.

**Conclusion.** City Manager Schainker announced that there are a lot of unknowns in the CIP at this time, which are dependent on the results of a number of studies still outstanding. He believes that the Water and Electric Utilities will be most directly affected; those will subsequently impact property tax rates.

Council Member Davis suggested that City Manager Schainker prepare a list of projects that could be delayed one year.

City Manager Schainker reminded that public input on the CIP will be accepted on January 22.

**ADJOURNMENT:** Moved by Davis to adjourn the meeting at 9:25 p.m.

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Diane R. Voss, City Clerk

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Ann H. Campbell, Mayor