

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

**AMES, IOWA**

**JANUARY 19, 2016**

The Ames City Council met in special session at 5:15 p.m. on the 19th day of January, 2016, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Pro-Tem Peter Orazem presiding and the following Council members present: Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, and Tim Gartin. *Ex officio* Member Sam Schulte was also present. Council Member Chris Nelson arrived at 5:41 p.m. Mayor Ann Campbell was absent.

Mr. Orazem announced that the primary purpose of this meeting was to hear presentations by the Departments on the projects comprising the City's five-year Capital Improvements Plan (CIP). He stated that public input on the Capital Improvements Plan will be taken on January 26, 2016.

**WORKSHOP ON THE 2016-2021 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 (2016 - 2021). Projected expenditures in the Plan total \$188,226,802. The Council will make its final decisions at Budget Wrap-Up to be held on February 9, 2016.

The Plan total of \$188,226,802 is broken down into as follows:

|                       |              |
|-----------------------|--------------|
| Public Safety:        | \$ 7,044,222 |
| Electric Utility:     | 105,041,950  |
| Transportation:       | 70,583,130   |
| Community Betterment: | 5,557,500    |

Fire Chief Shawn Bayouth explained and presented the budgets for the following projects.

**Public Safety - Fire.** Fire Station #2 Roof Replacement has been moved up a year because of additional and worsening leaks. Also at Fire Station #2, the addition 3/4 restroom has been delayed to 2017/18 as has the concrete replacement at Fire Station #1. A fixed emergency power generator for Fire Station #1 is a new project that is slated to occur in 2019/20.

Council Member Gartin asked when the construction of a fourth fire station would need to be added to a CIP. City Manager Schainker stated that that depends on the pattern of growth, which will be dictated by the City Council. A lot more discussion and analysis needs to occur; it is not felt that it will be an issue within the five years included in the proposed CIP. Council Member Orazem said he was more concerned about when the congestion of traffic and pedestrians will make it impractical to get emergency vehicles in and out of Fire Station 2, which is located on Welch Avenue. Mr. Schainker recalled that Iowa State University contributed funds towards the construction of that Fire Station; that is also a consideration. Fire Chief Bayouth noted that the congestion of traffic and pedestrians is already a problem for maneuvering the fire apparatus. The vehicles have to be backed in. Also, the response time is affected due to the traffic and pedestrian congestion.

Council Member Betcher asked if there had been any discussion of using impervious pavers when the parking lot for Fire Station 1 is repaved. Mr. Bayouth said that they are not yet in the planning/design stage; however, that is an excellent idea.

Referencing the Station #2 bathroom remodel being delayed, *ex officio* Member Schulte asked why that project was moved back. Chief Bayouth acknowledged that the current restroom is a disservice to female fire fighters; however, the leaking roof is causing additional problems and cost. It is the highest priority at this time.

John Joiner, Public Works Director, explained and presented the budgets for the following projects.

**Public Safety - Traffic.** Intersection improvement projects along U. S. Highway 69 within and just outside the City limits were described. These projects are targeted to alleviate congestion and reduce accidents. In 2016/17, \$1,180,000 will be spent on those projects. A program to provide safer pedestrian facilities and improve ADA accessibility at municipal facilities is scheduled in each of the five years between 2016/17 and 2020/21. A new project: Intelligent Transportation System Program, which calls for a wide range of transportation improvements that utilize technology, has funding allocated in all five years. Significant increases in traffic signal replacement costs were noted for the Traffic Signal Program. The recent adoption of the 2040 Long-Range Transportation Plan has called for the reprioritization of projects in the Traffic Engineering Studies program to better align with community goals. The scope of the Multi-Modal Roadway Improvements program also changed due to the 2040 Long-Range Transportation Plan.

Council Member Nelson arrived at 5:41 p.m.

Remaining in the CIP with no changes was the Regional Transportation Count Program. The Traffic Calming Program at various locations in the area of the College Creek/old Ames Middle School Neighborhood will see a cost change.

**Transportation - Streets Engineering.** The extension of Grand Avenue from Lincoln Way to South 16<sup>th</sup> Street is a transportation priority and has been moved up in the CIP. It will help alleviate the existing congestion and allow for easier access to businesses along U. S. Highway 69. Through traffic on the Grand Avenue Extension will also encounter less traffic congestion. The annual Asphalt Street Pavement Improvements program has been delayed. There has also been a site change due to the current condition that reflects faster-than-anticipated pavement failure on Northwood Drive, Thompson Drive, Trail Ridge Road/Circle, and Idaho Avenue. The Shared Use Path System Expansion will also see a delay due to splitting the Skunk River Trail into two fiscal years to enable an alignment to be planned and designed in one year with construction to follow the next year. This resulted in the Squaw Creek shared use path being delayed until 2020/21. The site also changed and now includes the addition of planning/land acquisition/engineering in 2018/19 for a Trail Connection south of Lincoln Way. Construction of that section is not included in the proposed CIP at this time. The Concrete Pavement Improvements program will have a cost change due to updated cost estimates for the projects. The Arterial Street Pavement Improvements program will see a site change and delay due to the addition of the 13<sup>th</sup> Street project in 2017/18, delaying E. Lincoln Way to 2020/21. The Downtown Street Pavement Improvements program will see a cost change due to updated cost estimates. The annual Seal Coat Street Pavement Improvements program will not change. The Right-of-Way

Restoration, CyRide Route Pavement Improvements, and Collector Street Pavement Improvements programs will see cost changes. The Cherry Avenue Extension project will be delayed to level General Obligation (G.O.) Bond expenditures. Land acquisition and engineering (in 2019/20) will be G. O. Bonds, rather than state and federal grants.

**Transportation - Street Maintenance.** The Bridge Rehabilitation Program will include the Dayton Avenue ridge over the Union Pacific Railroad approach pavement and end rails in 2016/17 at a cost of \$350,000. The Neighborhood Curb Replacement Program will occur as planned for sections of South 2<sup>nd</sup> Street and South 3<sup>rd</sup> Street. The Pavement Restoration program will be increased from \$75,000 to \$250,000 annually to help extend the longevity of the pavement system and supplement the current pavement restoration activities, utilizing the increase in Road Use Tax funding. Right-of-Way Appearance Enhancements will be delayed due to waiting for the Lincoln Way Corridor Plan to be completed and to coordinate with the Campustown Public Improvements project along Welch Avenue. The annual Shared Use Path Maintenance program will see cost changes due to updated estimates.

**Utilities - Water Distribution.** The Water System Improvements and Sanitary Sewer Rehabilitation programs will see increased costs. The Campustown Public Improvements program will be delayed due to the level of General Obligation Bond expenditures.

**Utilities - Sanitary Sewer System.** The annual Clear Water Diversion Program will continue with no changes. The Sanitary Sewer Rehabilitation Program will see a cost change of \$50,000/year as a result of updated project estimates being coordinated with pavement improvement projects and also reflecting the current bid environment.

**Utilities - Storm Water Control.** Flood Mitigation - River Flooding will see an increase in costs due to updated project estimates. The Storm Water Erosion Control Program will see a site change due to stabilization priorities changing. The annual Low-Point Drainage Improvements Program will see a site change due to moving Little Bluestem Court project from this Program to the Storm Water Facility Rehabilitation Program to more accurately reflect the work to be done at that location. The Storm Water Facility Rehabilitation program will be delayed due to increasing the priority for improvements to the Spring Valley Subdivision, 7<sup>th</sup> Addition, facility. Storm Water Quality Improvements is a new program and includes installation of bio-retention cells, vegetated swales, native landscape, and rain gardens, soil quality restoration and other approved best management practices at various locations in the community. The Storm Water System Analysis project will be delayed for staff to focus on more immediate storm water priorities.

**Utilities - Resource Recovery Plant (RRP).** A new project to provide a material handling system to separate light fraction material and dust will occur at the Resource Recovery Plant in 2016/17. Resource Recovery System Improvements to purchase new and replacement components at the Plant will see increased costs.

**Transportation - Airport.** Airport Improvement projects in the CIP begin in FY 2017/18 and represent the steps necessary to extend the main runway 01/19 from approximately 6,000 feet to 8,000 feet. The purpose is to accommodate future growth of the Airport by making it possible for larger aircraft to land in Ames year-round.

**Community Enrichment - Public Works.** Municipal Cemetery Improvements will include a water line replacement in 2016/17.

Donald Kom, Director of Electric Services, explained and presented the budgets for the following projects.

**Electric Administration.** There is \$1,000,000 programmed for Demand Side Management Energy Conservation Programs in each of the five years (2016/17 to 2020/21).

**Electric - Distribution & Transmission.** There will be no change to the 69kV Transmission Reconstruction (2016/17 through 2020/21), Top-O-Hollow Substation Expansion and Breaker Addition projects (2016/17 and 2017/18), Ontario Substation 69kV Breaker Addition, Feeder Relocate and Extension (Mortensen Road and State Avenue), or Dayton Avenue Substation Switchgear Upgrades (2017/18 and 2018/19). A new project to allow for the existing street light maintenance workers to retrofit LED lights during routine maintenance on HPS and HV lights in order to minimize retrofit labor costs has been added, with \$400,000 allocated for each year from 2016/17 to 2021/21. Cost changes will occur to the Mortensen road Substation 69kV Transformer Protection and Vet Med Substation Switchgear Upgrade projects.

**Electric - Power Plant.** The Relay/Control Replacement to replace electro-mechanical 13.8kV feeders and 4160kV bus differential relays in the Power Plant will continue at a cost of \$250,000 for 2016/17 and 2017/18. The New Electric Generation Capacity project will be delayed until 2019/20. Unit #7 Boiler Tube Repair is being delayed to 2016/17 in order to not conflict with the planned conversion of Unit #7 from coal to natural gas in FY 2015/16. Unit #8 Turbine Generator Overhaul is needed to replace worn parts and inspect the turbine and generator for repairs that may be needed to avoid catastrophic failure of equipment. It will occur in 2018/19 and 2019/20. The Power Plant fire Protection System project will occur in 2016/17 and 2017/18. The recommendations are for fire suppression systems for the coal conveying equipment, coal pulverizers, and related coal processing and conveyor equipment. No changes are contemplated for Unit #7 Turbine Generator Overhaul (2016/17 and 2019/20) or the Power Plant Roof Replacement (2017/18). A new project: Unit #8 Electrostatic Precipitator Lagging, Insulation, and Support System Replacement, will occur in 2017/18. The entire lagging insulation and support steel need to be replaced for the safe continued operation of the precipitator.

Also included in Electric Services' capital budget is a new program: Outdoor Storm Warning System. A new siren will be added; however, its location will be determined at the time of purchase (in 2017/18).

Christina Murphy, Assistant Director of Water and Pollution Control, explained and presented the budgets for the following projects.

**Water Treatment.** Increased costs will occur for the new 15 million gallon/day lime-softening facility on its new site. The cost estimates reflected in the CIP reflect actual bid prices for all major contracts (Contract No. 1 and Contract No. 2). Water Plant Facility Improvements (annual equipment repairs, major maintenance activities, replacement, and upgrades at the Plant and remote facilities, such as wells, elevated tanks, and booster pump stations) will change because the Plant is being replaced with a new Plant. The only maintenance and repairs to be performed

are those necessary to keep the existing facility operational until the new Plant comes online. The demolition of the old Water Treatment Plant will occur in phases. In 2019/20, the 3/4-million gallon reservoir, maintenance building, and cold storage buildings will be demolished. In 2020/21, the clarifiers, mix tanks, re-carbonation tanks, lime feed, CO2 feed, and pipe galleries will be demolished. The treatment building will be demolished in 2021/22. The total demolition cost will be \$3,520,000. The Lime Lagoon Expansion is a new project slated to occur in 2019/20.

**Water Production.** A significant cost change will occur to the Water Supply Expansion project, which will provide new and replacement source water capacity. A new project: Ada Hayden Water Quality Study, a two-year monitoring effort) will occur during the summers of 2017 and 2018 at an estimated cost of \$40,000/summer. The Well Field Standby Power project will be delayed one year (to 2018/19).

**Water Meter.** The Advanced Metering Infrastructure project, which is a multi-year project to convert the water meter reading system from the existing generator/remote technology to the current industry standard of Automated Meter Reading/Advanced Metering Infrastructure, will see a cost change. The cost to have a portion of the project completed by an outside contractor has been removed from the project. The cost to remove 1,000 meters/year is budgeted in the Water Meter Division's operating budget. The cost for an additional 1,600 replacements is included in the Water Meter project budget. It will be accomplished over seven to eight years depending on the Meter Division's workload from new construction in Ames.

**WPC Plant.** The Residuals Handling Improvements and Digester Improvements have been delayed one year (to 2016/17). Clarifier Maintenance will see a scope change. Facility Improvements at the Plant will be moved up to 2016/17. The scope has been updated following the completion of the Long-Range Facility Plan and projects have been prioritized to gradually increase the level of reinvestment recommended by the study. Co-Generation System Maintenance will see a cost change. WPC Electrical System Maintenance will include preventive maintenance on the main switchgear in 2016/17. There will be no change to the Structural Rehabilitation program. The Nutrient Reduction Modifications program will be delayed; however, the current NPDES Permit, even though expired, will remain in effect until a new one is issued (possibly in 2016). The Flow Equalization Expansion project to add an additional 6.0 million gallons, increasing the Plant's effective storage capacity, will be delayed two years due to delays in the issuance of a new NPDES Permit for the facility.

Transit Director Sheri Kyras explained and presented the budgets for the following projects.

**Transportation - Transit.** CyRide will replace/expand its bus fleet by five buses each year to meet ridership demand and replace vehicles that can no longer be operated in daily service. These buses will be funded with 80-85% federal funding, including the State of Iowa's Iowa Clean Air Attainment Program funds that are a distribution of federal dollars. Three 40-foot buses funded by federal grants will be delivered in FY 2016/17. CyRide also has a pending grant application for one additional 40-foot bus, which could be delivered in 2017/18. CyRide Building Expansion & Modernization will occur over a four-year period (2016/17 through 2019/20). Replacement of shop and office equipment has been programmed into the CIP in FY 2016/17 through 2020/21 with larger equipment (flood pumps) occurring in FY 2016/17 and 2017/18 and a forklift being replaced in 2017/18. Smaller shop and office equipment will be replaced in 2016/17. Bus Stop

Improvements are included at \$50,000/year from 2016/17 through 2020/21. CyRide Technology Improvements, including bus security cameras, a building security system, asset management/human resource software, and a radio system upgrade will occur throughout the five-year CIP period.

Keith Abraham, Director of Parks and Recreation, explained and presented the budgets for the following projects.

**Parks & Recreation.** Park System Improvements to address maintenance issues and improvements at various locations will occur in FY 2016/17 through 2020/21 at a cost of \$1,792,500. Playground Equipment Improvements will occur to replace equipment that was installed in the past 20 - 25 years. The Cost-Sharing Agreement with the Ames Community School District will expire on June 30, 2017. It is unlikely that the School District or City will have a new facility by that time, so the Agreement will need to be extended. Shared funding of capital expenses will occur through FY 2018/19. From 2016/17 to 2018/19, \$50,000 has been included in the CIP.

Council Member Gartin noted that a new municipal pool is not included in the 2016 - 2021 CIP. City Manager Schainker noted that there are many options still needing to be explored. There is not enough definitive information known at this time to include a new municipal pool even as a placeholder. At the request of Mr. Gartin, City Manager Schainker will include some pending projects, such as the need for the new indoor pool, additional fire station, and solar, in his budget letter.

A wetland overlook to view wildlife has been added to the Ada Hayden Heritage Park improvements in 2016/17. A new feature will be added to Furman Aquatic Center in 2017/18 and a shelter adjacent to the parking lot will be constructed in 2019/20. To enhance the services provided at Homewood Golf Course, cart paths will be installed in 2016/17, engineering/design for replacing the current clubhouse with a new building will occur in 2017/18, the current clubhouse will be replaced with a new building in 2018/19, engineering/design for replacing the bridge on Hole #9 (to accommodate carts) will occur in 2019/20, and the bridge on Hole #9 will be replaced in 2020/21. Funding in the amount of \$25,000 has been slated to bring the park system and facilities into compliance with the 2010 Americans with Disabilities Act Standards for Accessible Design beginning in 2016/17 and continuing through 2020/21. Items need to be replaced at the Ames/ISU Ice Arena beginning in 2017/18 and continuing through 2020/21. In 2018/19, the Ice Arena will need to convert to a new refrigerant.

Noting that the Ice Arena parking lot will need to be reconstructed in 2020/21, Council Member Betcher again recommended the use of impervious pavers.

In 2017/18, the Sunset Ridge Neighborhood park will be developed at a cost of \$80,000. A pedestrian bridge across Squaw Creek at Moore Memorial Park will be installed in 2019/20; engineering/design for the bridge will be done in 2018/19. The bridge/engineering and design is estimated to cost \$385,000. Rose Prairie Neighborhood Park will be developed in 2019/20 at a cost of approximately \$200,000.

Council Member Betcher asked if there were reserved handicapped van-accessible spaces at every park. Mr. Abraham said that some do; he will inventory those spaces and get that information back to the City Council.

City Manager Schainker distributed a new page to the CIP for a new project, an All-Inclusive Playground and Miracle League Field. This Playground/Field is a 100% accessible playground that is sensory rich catering to individuals with physical, cognitive, and sensory disabilities. It is installed on a rubberized surface. This is budgeted in 2016/17 at a cost of \$1,500,000 with anticipated donations equaling \$1,450,000. A possible location for this project is Lloyd Kurtz Park on Bloomington Road; however, neighborhood meetings will be held before finalizing a location. Mr. Abraham emphasized the need for a replacement strategy, which will be developed by the volunteer steering committee. Council Member Orazem pointed out that Ames hosts the Iowa Special Olympics and suggested that the Director of that group be contacted. Council Member Gartin suggested that the City's contribution be greater than \$50,000. Council Member Orazem said he believed the \$50,000 would be used as "seed money." He would like to see how the design comes in; the City could revisit its financial contribution in the future after it sees how the fundraising is going. Mr. Abraham noted that the City of Ankeny contributed \$40,000 towards its Miracle League Playground and Field. Mr. Orazem noted that an in-kind donation of the land on which to place the Park will also be part of the City's contribution. City Manager Schainker advised that he was recommending adding this project to the 2016/17 CIP.

**Extending Utilities Across Interstate 35.** City Manager Schainker briefed the Council on new information provided by the Ames Economic Development Commission (AEDC). The Mayor and City Council had received the letter from the AEDC as well. Mr. Schainker noted that the extension of water and sewer was included in this year's CIP (Page 51). The AEDC has requested that the Council include the costs to include water and sewer all the way to 590<sup>th</sup> in the CIP. Mr. Schainker offered that the project fits in with the Council's current goal to promote economic development and industrial growth.

Facilities/Fleet Services Director Corey Mellies explained and presented the budgets for the following projects.

**Facilities/Fleet Services.** There is \$50,000 budgeted each year from 2016/17 through 2020/21 for the City Hall Improvements program, which includes major maintenance or replacement of items for the building, Veterans Memorial, and parking lots on the west side of the building and across the street to the east. The project to replace the roof of the City Maintenance Facility on Edison Street will occur in 2016/17. Public Works and Fleet Services share that building.

City Manager Steve Schainker explained and presented the budgets for the following projects.

**Community Enrichment.** No changes proposed for the Downtown Facade Program, Campustown Facade Improvement Program, or Neighborhood Improvement Program.

Finance Director Duane Pitcher brought the Council's attention to the Project of Debt Capacity shown on Page VI of the Draft CIP. In FY 2016/17, the Projected Debt is \$66,310,000, which is down from \$70,497,990 in FY 2015/16. The Projected Debt for will also decrease for the next four years to be approximately \$62,764,101 in 2020/21.

**Conclusion.** City Manager Schainker noted that the CIP could change based on future Council decisions on pending issues. He reiterated that public input on the CIP will be accepted on January 26, 2016.

**ADJOURNMENT:** Moved by Corrieri to adjourn the meeting at 8:09 p.m.

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Diane R. Voss, City Clerk

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Ann H. Campbell, Mayor