

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

AMES, IOWA

JANUARY 19, 2021

Mayor John Haila called the Special Meeting of the Ames City Council, which was being held electronically, to order at 5:15 p.m. with the following Council members participating: Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Rachel Junck, and David Martin. *Ex officio* Member Nicole Whitlock was absent.

Mayor Haila stated that it was impractical to hold an in-person Council meeting due to the Governor of Iowa declaring a public health emergency because of the COVID-19 pandemic. Therefore, limits have been placed on public gatherings, and this meeting is being held as an electronic meeting as allowed by Section 21.8 of the *Iowa Code*. The Mayor then provided how the public could participate in the meeting via internet or by phone.

**2021-2026 CAPITAL IMPROVEMENTS PLAN (CIP):** Mayor Haila announced that there were some technology issues in bringing the Director of Parks and Recreation, who was supposed to be first to present, into the meeting. The Council will hear from Electric Services and go back to Parks and Recreation when the issues are resolved.

### UTILITIES PROGRAM.

Electric Services. Donald Kom, Electric Services Director, outlined to the Council that the draft budget for the next five years is broken into three major groups: Transmission, Distribution, and Power Plant (Plant, Generation-Related, Other) totals \$25,066,000.

Mr. Kom described the major projects under Transmission/Distribution, which has a FY 21/22 budget of \$956,000. This grouping equates to 33.3% of the 5-year budget. Highlighted were: 69kV Transmission Reconstruction and Ontario Road Sub Breakers/Relays, Street Light & Line Relocation, LED Street Lighting, Equip Storage Expansion, and Reliability Improvements: Dayton Avenue Sub Switchgear, Mortensen Road TX Protection, Vet Med Substation Switchgear, Haber Road Sub Expansion.

The Power Plant is recommending a budget for FY 2021/22 of \$5,995,000, which is 66.7% of the 5-year budget. Specific projects include Combustion Turbine Improvements, Unit #7 (base load), Unit #8 (base load), and Infrastructure were explained. Additionally, five projects were included under Fuel/Waste Systems and two projects under Other (Plant Control Wi-Fi Network and Units #5 and #6 Removal) were noted.

Mr. Kom summarized the key points of the Electric Services budget, as follows:

1. FY 21/22 budget reflects a focus of capital resources towards Power Plant improvements to increase the reliability of the units
2. Proactive replacement of old, out-of-date, deteriorating equipment
3. Material Lead time delays due to COVID
4. Lessons learned from the Derecho; “Plant Black Start” capabilities

5. Improve Power Plant boiler tube life to maintain burning of Refuse Derived Fuel

Director Kom highlighted what the Utility had learned from the Derecho that occurred on August 10, 2020. He noted that the City had never experienced such an event and described some of the things that were learned throughout the analysis of the City's response.

**COMMUNITY ENRICHMENT PROGRAM:**

Parks and Recreation. Director Keith Abraham advised that the 2021-26 CIP budget for the Parks and Recreation Department totals \$7,631,000. He highlighted the projects that will be included for the Park System/Facility Improvements, Downtown Plaza, Ada Hayden Heritage Park, Playground Equipment Improvement, Furman Aquatic Center, Municipal Pool, ADA Transition Plan Improvements, Hammed Golf Course, Ames/ISU Ice Arena, Moore Memorial Park Pedestrian Bridge, and Rose Prairie Park Development.

Council Member Gartin expressed his opinion on the value of engineering, designing, and installing a pedestrian bridge across Squaw Creek at Moore Memorial Park. He believes this would be an outstanding improvement and stated that he would like to have this project moved up, if possible.

Cemetery. Mr. Abraham explained that a funeral pavilion is planned to be constructed in the Ames Municipal Cemetery in 2021/22. Fencing at the Ontario Cemetery will also be replaced.

**UTILITIES PROGRAM:**

Water Production/Treatment. John Dunn, Director of Water and Pollution Control, advised that the 2021-26 CIP is comprised of 11 projects for the Water Plant, which total \$11,915,000, and seven projects for the Water Pollution Control Plant, which total \$25,231,000. The grand total dollar amount for the entire Department (both Plants) equates to \$37,146,000 over the next five years.

Water Plant. Projects specifically highlighted were Water Plant Facility Improvements, Distribution System Monitoring Network, Well Field Standby Power, Advanced Metering Infrastructure, Remote Sites Fiber Installation, fourth pump at Pump Station located at State Avenue and Mortensen Road (SAM)/addition of standby power to the SAM pump station. Mr. Dunn stated that the East Industrial Elevated Tank will be delayed one year in order to meet the pace of development in the Industrial Park. Other projects described were: Ada Hayden Water Quality Study, Lime Lagoon Improvements, Wells Control Rehabilitation, and the Squaw Creek Pump Station Demolition.

Water Pollution Control Facility. Highlights were given for the following projects: WPC Plant Facility Improvements, which will include repairs, replacement, and upgrades to equipment at the Plant; Watershed-Based Nutrient Reduction; Nutrient Reduction Modifications, Co-Generation System Maintenance, Electrical System Maintenance, WPC Handworks Modifications, which include a complete replacement of the entire Handworks system beginning in FY 2023/24, and Lift Stations Fiber Installation.

**UTILITIES PROGRAM:** Public Works Director John Joiner presented the projects included in the 2021-26 CIP for the Public Works Department as follows:

Water System Improvements. This program provides for replacing water mains in areas that experience rusty water problems, generally caused by aged cast iron pipe and also provides for installing larger distribution mains.

Sanitary Sewer System. Three projects (Sanitary Sewer System Improvements, East 13<sup>th</sup> Street Sanitary Sewer Extension, and Clear Water Diversion) were explained.

Stormwater. Six projects under this program, totaling \$11,667,000, were described. Specifically highlighted was the South Skunk River Improvements project (East 13<sup>th</sup> Street to South 16<sup>th</sup> Street).

Resource Recovery System Improvements. Director Joiner advises that this program is to purchase new and replacement components and equipment at the Plant. Also included is funding for materials for two annual preventive maintenance projects, with the work performed by Resource Recovery personnel.

**TRANSPORTATION PROGRAM:**

Street Improvements. Director Joiner highlighted the following projects: Arterial Street Pavement Improvements, Collector Street Pavement Improvements, Concrete Pavement Improvements, Asphalt Street Pavement Improvements, and Seal Coat Street Pavement Improvements, Downtown Street Pavement Improvements, Right-of-Way Restoration, CyRide Route Pavement Improvements, Alley Pavement Improvements, Campustown Public Improvements, South 16<sup>th</sup> Street Roadway Widening.

Shared Use Paths. A summary was provided for the Shared Use Path Improvements, which include expansion at several locations, multi-modal roadway improvements, and path maintenance. It was noted by Mr. Joiner that the amount of funds that the City plans to expend on shared use paths meets or exceeds the goal set by the City Council.

Traffic Improvements. Six projects under this program were described by Director Joiner, which total \$17,330,750 over the next five years. Locations for each program were given. This program includes the Long-Range Transportation Plan (LRTP) Update, which is federally required to be updated every five years.

Street Rehabilitation. Projects included under this program will be: Pavement Restoration, Main Street Sidewalk Paver Replacement, Right-of-Way Appearance Enhancements, Bridge Rehabilitation Program, and Neighborhood Curb Replacement Program. Additional details were provided by Director Joiner for the Main Street Sidewalk Pavement Replacement project.

Mayor Haila inquired whether it would be possible, if the Council so chose, to install some outdoor seating on Main Street. Mr. Joiner stated that staff wants to prioritize and focus first on replacing the pavers. Operations Manager Justin Clausen stated that, after the pavers project s complete, he did not think there would be anything to prevent adding outdoor seating if that was the Council’s recommendation.

Council Member Betcher noted that a project to install inclusive sidewalks was bid; it came in over-bid and staff was directed to re-bid . She asked if that rebidding had occurred. Mr. Joiner stated that the project was rebid; however, came in even more costly. He believed that installing them as a service-type project was the recommendation.

Airport. Director Joiner advised that two projects were included in the Airport Improvements program that were determined by the Airport Master Plan. The Master Plan update that was completed in 2020 determines Federal Aviation Administration funding eligibility. Projects beginning in FY 2021/22 through FY 2024/25 are high-priority safety projects for the Airport.

A video of Public Works’ 2020 CIP projects was shown.

Transit System. Director Barb Neal commented that the CIP for 2021-2026 was approved by the Transit Board at its December 2020 meeting. Ms. Neal stated that a few capital improvement projects have been put on hold due to the uncertainty of the times. The CIP priority projects are vehicle replacement and facility improvements.

Specifically highlighted was the CyRide Vehicle Replacement & Rehabilitation program, which includes, in 2022/23, replacing three 40' buses with battery electric buses. All new buses will be funded with 80-85% federal funding.

Projects under CyRide Building Improvements & Expansion were explained, which include HVAC system improvements, exterior facility improvements, water main replacement and concrete replacement. In addition, \$715,166 in local match dollars has been reserved for a grant to begin constructing more facility space.

Other projects highlighted were CyRide Technology Improvements, Bus Stop Improvements, and CyRide Shop and Office Equipment.

**OTHER:** City Manager Steve Schainker described the following projects contained in the CIP in question.

Fire. Engine 1 will be replaced at a cost (including new equipment) of \$747,000.

Library. Carpet will be replaced on the first and second floors.

Downtown Facade Program. Funding in the amount of \$50,000/year for five years has been included in the 2021-26 CIP.

Campustown Facade Program. Funding in the amount of \$50,000/year for five years has been included in the 2021-26 CIP.

Neighborhood Improvement Program. Funding in the amount of \$50,000/year for five years has been included in the 2021-26 CIP.

City Hall Improvements. The City Hall Improvements program focuses on major maintenance or replacement of needed items for the City Hall building, Veterans Memorial, and both east and west City Hall parking lots. Funding in the amount of \$50,000/year for five years has been included in the 2021-26 CIP.

At the request of City Manager Schainker, Finance Director Duane Pitcher reviewed the Projection of Debt Capacity shown on Page VII of the CIP document.

**PROJECTS NOT YET INCLUDED IN THE CIP.** Mr. Schainker highlighted a few projects that will be needed in the near future; however, because of a need for additional information or other funding priorities at this time, they have not yet been included in the CIP. Those projects include the following:

1. As the Ames School District moves ahead with their plans to demolish the City's Municipal Pool, the community will be in need of a new indoor aquatics center. While the previous strategy was to include this facility in the Healthy Life Center concept, a failed bond referendum has caused the City to explore other funding strategies. Currently, the City is pursuing funding for this new facility through private donations and the State's Reinvestment District Incentive Program.
2. With increased densities in Campustown, it has become more dangerous for pedestrians when fire trucks exit and enter Fire Station No. 2 on Welch Avenue. Because of this, the relocation of Fire Station No. 2 needs to be considered by the City Council. City staff has been working with Iowa State University administrators to identify alternate sites on University property along State Avenue in order to maintain adequate response times to the ISU campus as well as other parts of the city.

3. Because of inadequate space to 1) provide a healthy environment for the animals, 2) allow the staff to accomplish their work, and 3) accommodate the customers who wish to adopt animals, the construction of a new Animal Control facility is needed.
4. After the new Comprehensive Plan, which will highlight where the City will grow over the next 20 years, is finalized, it will be time to formulate a new fire station location plan. That plan could include a fourth fire station.

City Manager Schainker stated that there will be several opportunities for the public to comment on this CIP. The public can provide input at the January 26, 2021, Regular Council meeting and up until the budget wrap-up session, which will be held on February 9.

**DISPOSITION OF COMMUNICATIONS TO COUNCIL:** None.

**COUNCIL COMMENTS:** Council Member Betcher praised the outstanding presentation given in celebration of Martin Luther King Day.

Also, Council Member Betcher indicated that the International Town & Gown will be conducting another virtual conference from May 24 - 26, 2021. The Early Bird rate expires this Friday. If any other Council members are interested in participating, Ms. Betcher asked that they contact her.

**ADJOURNMENT:** Moved by Betcher to adjourn the meeting at 8:02 p.m.

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Diane R. Voss, City Clerk

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John A. Haila, Mayor