AGENDA
REGULAR MEETING OF THE AMES CONFERENCE BOARD
AND REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL
FEBRUARY 28, 2012

NOTICE TO THE PUBLIC: The Mayor and City Council welcome comments from the public during discussion. If you wish to speak, please complete an orange card and hand it to the City Clerk. When your name is called, please step to the microphone, state your name for the record, and limit the time used to present your remarks in order that others may be given the opportunity to speak. The normal process on any particular agenda item is that the motion is placed on the floor, input is received from the audience, the Council is given an opportunity to comment on the issue or respond to the audience concerns, and the vote is taken. On ordinances, there is time provided for public input at the time of the first reading. **In consideration of all, if you have a cell phone, please turn it off or put it on silent ring.**

CONFERENCE BOARD MEETING

CALL TO ORDER: 6:30 p.m.

1. Roll Call
2. Motion approving minutes of the Regular Meeting of January 24, 2012
3. Resolution approving appointment of Roy Zingg to Board of Review
4. Public hearing on proposed FY 2012/13 budget for Ames City Assessor's Office
    a. Motion to adopt budget

COMMENTS:

ADJOURNMENT:

REGULAR MEETING OF AMES CITY COUNCIL*

*The City Council's Regular Meeting will immediately follow the Conference Board Meeting.

CONSENT AGENDA: All items listed under the consent agenda will be enacted by one motion. There will be no separate discussion of these items unless a request is made prior to the time the Council members vote on the motion.

1. Motion approving payment of claims
2. Motion approving Minutes of Special/Regular Meeting of February 14, 2012
3. Motion approving Report of Contract Change Orders for February 1-15, 2012
4. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
    a. Class C Beer – Almost Always Open, 419 Lincoln Way
    b. Class C Beer & B Native Wine – Casey's General Store #2905, 3612 Stange Road
    c. Class C Liquor – Headliner's, 2430 Lincoln Way
    d. Class C Liquor w/Outdoor Service – Coldwater Golf Links, 615 S. 16th Street
5. Motion directing City Attorney to draft ordinance changing Library Board of Trustees' term appointment dates from July 1 to April 1
6. Resolution approving Agreement with Iowa DOT for Traffic Safety Improvement Program (TSIP) funds for West Lincoln Way Intersection Improvements (Lincoln Way and Dotson Drive Intersection)
7. Resolution approving Extension Amendment to Agreement for Joint and Cooperative Action for Waste Disposal with Boone County
8. Resolution approving Certificate of Consistency on behalf of Assault Care Center Extending Shelter and Support (ACCESS) Non-Profit Organization
9. Resolution setting March 6, 2012, as date of public hearing on General Obligation Loan

Agreement in an amount not to exceed $13,150,000 for the purpose of paying for improvements to streets, water and sanitary sewer lines, flood mitigation projects, rehabilitating City parks, and replacing a City park bicycle/pedestrian bridge

10. Resolution approving rebate payment to Bethesda Lutheran Church for installation of geothermal heating and cooling
11. Resolution approving Real Estate Contract with Martha Benson for acquisition of 4.3 acres between McCarthy Lee Park and Munn Woods
12. Resolution approving preliminary plans and specifications for 2011/12 & 2012/13 Neighborhood Curb Replacement Program; setting March 21, 2012, as bid due date and March 27, 2012, as date of public hearing
13. Resolution approving preliminary plans and specifications for 2010/11 Asphalt Resurfacing/Seal Coat Reconstruction/Asphalt Reconstruction Program; setting March 21, 2012, as bid due date and March 27, 2012, as date of public hearing
14. Resolution approving preliminary plans and specifications for 2012/13 Water System Improvements, Water Service Transfers Contract, #1; setting March 21, 2012, as bid due date and March 27, 2012, as date of public hearing
15. Resolution approving preliminary plans and specifications for 2012/13 Water System Improvements, Water Main Replacement; setting March 21, 2012, as bid due date and March 27, 2012, as date of public hearing
16. Resolution approving preliminary plans and specifications for Secondary Feed System for Pre-Processed Boiler Fuel at Resource Recovery Plant; setting March 20, 2012, as bid due date and March 27, 2012, as date of public hearing
17. Resolution approving preliminary plans and specifications for Replacement of Rubber Flooring at Ames/ISU Ice Arena; setting March 20, 2012, as bid due date and March 27, 2012, as date of public hearing
18. Resolution awarding contract to IP Pathways, LLC, of Urbandale, Iowa, in the amount of $107,647.38 for hardware, software, and services to support Public Safety Information Management System
19. Resolution awarding contract with NOVA Bus, Inc., for up to $1,396,600 for purchase of two articulated buses
20. Resolution awarding contract to INIT Innovations in Transportation, Inc., for Transit Scheduling software in an amount not-to-exceed $180,481.71
21. Resolution approving Change Order No. 15 with Weitz Company for deduct of $9,200 for Intermodal Facility
22. Resolution approving renewal of contract with RESCO of Ankeny, Iowa, for purchase of Electric Distribution Transformers, in accordance with unit prices and energy losses bid
23. Resolution approving contract and bond for NCAH Pump Station and Wastewater Metering Facilities Improvements
24. Resolution accepting final completion of 2010/11 Water System Improvements, Water Service Transfers (Ash Avenue)

PUBLIC FORUM: This is a time set aside for comments from the public on topics of City business other than those listed on this agenda. Please understand that the Council will not take any action on your comments at this meeting due to requirements of the Open Meetings Law, but may do so at a future meeting. The Mayor and City Council welcome comments from the public; however, at no time is it appropriate to use profane, obscene, or slanderous language. **The Mayor may limit the time given to each speaker.**

PERMITS, PETITIONS, & COMMUNICATIONS:

25. Motion approving new 8-Month Class B Beer Permit for Homewood Golf Course, 401 E. 20th Street

26. Motion approving 5-Day licenses for Olde Main Brewing Co.:
    a. Class C Liquor (March 1-5) at ISU Alumni Center, 420 Beach Avenue
    b. Class C Liquor (March 13-17) at Reiman Gardens, 1407 University Boulevard
27. Greek Week 2012 Requests:
    a. Resolution approving closure of portions of Sunset Drive, Ash Avenue, Gray Avenue, Greeley Street, and Lynn Avenue from 5:00 p.m. on Friday, March 30 to 7:00 p.m. on Saturday, March 31
    b. Resolution approving suspension of parking regulations for portions of Gray Avenue, Greeley Street, Pearson Avenue, Lynn Avenue, and Sunset Drive from 7:00 p.m. Thursday, March 29 to 7:00 p.m. Saturday, March 31

COUNCIL FOLLOW-UP REPORTS:

28. Request from Deery Brothers for tax abatement for property at the corner of SE 16th Street and South Dayton Avenue

LIBRARY:

29. Resolution awarding contract with Meyers, Scherer, & Rockcastle, Ltd., of Minneapolis, Minnesota, in the amount of $1,487,325, plus reimbursable expenses in an amount not to exceed $40,000, for Phase II of Ames Public Library Renovation and Addition

PLANNING & HOUSING:

30. 2012/13 Proposed Annual Action Plan projects for Community Development Block Grant (CDBG) Program public forum follow-up:
    a. Resolution approving proposed 2012/13 Annual Action Plan projects and authorizing staff to prepare the Action Plan document for 30-day comment period

WATER & POLLUTION CONTROL:

31. Resolution awarding contract to HDR, Inc., of Omaha, Nebraska, for Water Pollution Control Long-Range Facility Plan in an amount not to exceed $379,200
32. Resolution approving temporary increase of one Water Plant Operator FTE at Water Treatment Plant

HEARINGS:

33. Hearing on Main Street Alley Project (Kellogg Avenue to Douglas Avenue):
    a. Resolution approving final plans and specifications and awarding contract to Absolute Concrete of Slater, Iowa, in the amount of $94,457

ADMINISTRATION:

34. Semi-Annual Report of Business Development Coordinator
35. Motion approving 2012/13 Council Goals, Objectives, and Tasks

COUNCIL COMMENTS:

HUMAN RESOURCES:

36. Motion to hold closed session as provided by Section 20.17(3), *Code of Iowa*, to discuss collective bargaining strategy:
    a. Resolution ratifying contract with IUOE (Power Plant)

ADJOURNMENT:

***Please note that this agenda may be changed up to 24 hours before the meeting time as provided by Section 21.4(2), *Code of Iowa*.**

**MINUTES OF THE REGULAR MEETING OF THE
AMES CONFERENCE BOARD AND
REGULAR MEETING OF THE AMES CITY COUNCIL**

AMES, IOWA **JANUARY 24, 2012**

REGULAR MEETING OF THE AMES CONFERENCE BOARD

The regular meeting of the Ames Conference Board was called to order by Chairperson Ann Campbell at 6:30 p.m. on January 24, 2012. Present from the Ames City Council were Davis, Goodman, Larson, Orazem, and Szopinski. Story County Board of Supervisors present were Clinton and Sanders. Representing the Ames School Board were Espeset and Talbot. Gilbert School District and United School District were not represented.

MINUTES OF THE DECEMBER 13, 2011, CONFERENCE BOARD REGULAR MEETING: Moved by Davis, seconded by Sanders, to approve the minutes of the Special Meeting of the Conference Board on December 13, 2011.
Vote on Motion: 3-0. Motion declared carried unanimously.

ASSESSOR'S BUDGET PROPOSALS: Ames City Assessor Greg Lynch highlighted information from the City Assessor's 2012/13 Annual Report. He explained the effect of residential rollback on taxable value; it was the primary driver of the net 5.9% change.

Department activities were reviewed by Mr. Lynch. He stated that new residential sales decreased from 43 in 2009 to 19 in 2010, a trend that has continued over the past three years. The new home sale price decreased approximately 5.6%. The sales value for existing homes increased slightly (1.64%). From information provided by the Iowa Department of Revenue in July 2011 and from sales that have occurred since then, the median sales ratio for commercial property in the Ames jurisdiction is 101.3%. According to Mr. Lynch, that means that the sale prices are a little high in relation to the assessed value.

City Assessor Lynch said that new real estate software called Incode (produced by Tyler Technology) was successfully installed and has been used since last spring. Currently, the City Assessor's Office has been working with Tyler Technology to convert to its new Microsoft.Net-based software, which is a much-improved product. They are close to finalizing the contract. The software would be implemented in January 2013. The City Assessor's portion of the cost of the new software would be $8,000, which would primarily be for training.

Mr. Lynch detailed the City Assessor budget proposal for 2012/13. Pertaining to salaries, he advised that he based his request on the Consumer Price Index, which showed a 3.4% increase from November 2010 to 2011. Mr. Lynch stated that he is asking for a 1.5% cost of living increase and a 1.00% merit pool, for a total of 2.50%, for the Assessor and all other staff. In addition, he is requesting a one-time bonus of $1,000 for each professional designation obtained by appraisal staff and for the designation of Certified Administrative Professional for the office assistants. Mr. Lynch noted that he would be excluded from the bonus option. Also, a bonus of $1,000 has been included in the budget proposal for Chief Deputy Assessor Paul Overton, who achieved the designation of Residential Evaluation Specialist (RES) in March 2011.

Regarding the Board of Review line item, which showed an increase of 646.7% (from $500 to $5,600), Mr. Lynch said that they would like to go with an all-digital presentation to the Board, thus necessitating the purchase of laptops or iPads. He described the concise time frame that property owners have to appeal assessed values. Especially for commercial property, the justification submitted by the property owner can amount of enormous amounts of paper. Providing that information in digital format can save a lot of staff time and paper.

The major components under the Data Processing & Software line item were listed Mr. Lynch. It includes maintenance on existing software and upgrades and payments to the City's Information Technology (IT) Department for use of the network and IT staff within City Hall.

A summary of the 2011 Assessment Appeals was given by Mr. Lynch. The Barilla Pasta manufacturing plant was the one case that was appealed to District Court in 2011. The new Super Wal-Mart case is still unresolved from 2010.

City Assessor Lynch reminded the Board that there is now a 28E Agreement in place for GIS and mapping. Support Assurance is paid to Story County. The City Assessor's Office pays for web hosting and basic system support to Schneider Corporation. For the next three years, the City Assessor's Office will pay $7,166/year to Pictometry for new aerial photographs.

In conclusion, Mr. Lynch advised that they retain 30% of the annual budget in reserves.

Mr. Clinton asked for clarification of the proposed $1,000 bonus for professional designations. He views the proposed bonus as continuing education and asked if the City Assessor's Office budgets for continuing education. Mr. Clinton asked Mr. Lynch to compare the bonus proposal to what City of Ames employees might receive or be eligible to receive. Mr. Lynch stated that he was unaware of what is offered to City employees. He advised that the budget does contain an Education line item. Supervisor Sanders recapped discussions on this topic that had been held by the Mini Board. In summary, the Mini Board felt that there is a number of limited designations possible for the positions that would be affected. According to Mr. Sanders, after lengthy discussion by the Mini Board, it felt the bonus provision was justified. Mr. Larson noted that a similar proposal was brought to the Mini Board a year ago. The Mini Board had asked for modifications to the proposal to narrow it down and bring back more specifics.

Mr. Sanders also noted that the Mini Board had discussed a $4,800 Board of Review expense for laptops or iPads for the Board members to use during their time in session. Discussion ensued on the granting of a stipend to Board members if they provide their own equipment. It is a possibility that the Assessor's Office might purchase two laptops or iPads in the case that someone did not wish to purchase their own, but the $4,800 was really just a "placeholder" until a discussion could be held with this Conference Board. Mr. Sanders expressed his preference that a stipend be offered since the equipment would not be in use for the majority of the months. Mr. Lynch noted that any communication among Board members would be a public record. If the equipment used was owned by a Board member and a public records request was received about a Board of Review matter, the personal equipment would be checked. Mr. Larson pointed out that the Board of Review would need that equipment for such a short period of time; therefore, it would be more economical to provide a stipend rather than the City Assessor buying laptops or iPads. Mr. Davis stated that he would prefer to see the stipend option offered. Mr. Clinton offered his opinion that offering a stipend was more appealing to him than the outright purchase of the equipment. He also suggested another possibility that the equipment be used by other departments when not being used by the Board of Review.

Noting that the cost of a laptop has decreased significantly, Mr. Davis felt that $200 was too high. If a stipend is offered, he believed it should be set at $100/each Board of Review member, with

the amount for equipment set at $1,000 that would include incidental expenses associated with that equipment.

Moved by Davis, seconded by Sanders, to set the stipend for laptops or iPads for the Board of Review at $100 and retain the other $800.

Upon being asked for clarification, Mr. Davis said his motion was essentially to set the line item total at $1,800.

Mr. Sanders noted that the proposed budget for that line item currently is shown at $5,600. He assumed that the amount designated for equipment ($4,800) would be decreased to $1,000 and the other $800 would be left in there for other expenses of the Board of Review, as determined by City Assessor Lynch. Mr. Davis confirmed that that was the intent of his motion.

Mr. Goodman added that he would like to see the total increase between the proposed and current budget be approximately 3.0%, rather than 4.3%. He noted that there had been a 6.4% increase the previous year (2010/11). Mr. Goodman asked the Mini Board members if it were impossible to get the work done and stay at a 3.0% increase. Mr. Larson, a Mini Board member, said that the Mini Board extensively reviewed the budget, brought it down a little, and felt what was being proposed now was justified. Mr. Sanders agreed and noted that the $4,800 equipment expense had been reduced to $1,000.

At the inquiry of Mr. Goodman, Deputy Assessor Paul Overton explained their “reserve” policy. He said the proposed budget includes an approximate 30% reserve, which the Assessor’s staff feels is adequate.

At the further inquiry of Mr. Goodman, Mr. Sanders expressed his opinion that the Mini Board’s role is to go through the proposed budget and evaluate it line-by-line. Mr. Larson pointed out that upgrades in Incode software and data processing equate to over $14,000. Mr. Sanders noted that the Pictometry expense is approximately $7,200 that was not budgeted last year, and the Incode software upgrade at $8,000 is really outside the Ames Assessor’s control. He commended Mr. Lynch and his staff at reducing certain line items by 10% after the Mini Board meeting to get the budget proposal to where it is now.

Roll Call Vote: 3-0. Motion declared carried unanimously.

Noting that the City works hard to stay between 2 and 3% increase, Mr. Goodman said that he would support the budget proposal this year; however, he did not believe that that percentage of increase is sustainable. He encouraged the City Assessor’s Office staff to prioritize and keep the increase at no more than 3%.

Moved by Davis, seconded by Sanders, to approve the proposed City Assessor's 2012/13 budget, as above-discussed.
Roll Call Vote: 3-0. Motion declared carried unanimously.

Moved by Davis, seconded by Sanders, to receive the proposed budget (adoption of the budget will occur after the hearing is held).
Roll Call Vote: 3.0. Motion declared carried unanimously.

Moved by Davis, seconded by Sanders, to set 6:30 p.m. on February 28, 2012, as the date of public hearing on the proposed FY 2012/13 City Assessor's budget.
Roll Call Vote: 3-0. Motion declared carried unanimously.

Mr. Sanders asked for a clarification of representation on the Conference Board. He noted that there are three School Boards on the Ames Conference Board (Ames, Gilbert, and United), and asked if each School District should have representatives present. City Attorney Doug Marek advised that, per *Iowa Code*, there are three units that make up the Conference Board. All of the members of the combined School Boards (Ames, Gilbert, and United) constitute one voting unit of the Conference Board. The Ames Community School Board, provided there are two members present, constitute the third voting unit (along with the City of Ames and Story County Board of Supervisors) of the Conference Board.

Mr. Larson expressed his preference for all members of the three voting units should to sit around the dais.

ADJOURNMENT: Moved by Sanders, seconded by Talbot, to adjourn the Ames Conference Board at 7:15 p.m.
Vote on Motion: 3-0. Motion declared carried unanimously.

Memo

Mayor's Office

Caring People
Quality Programs
Exceptional Service

CB 3

TO: Conference Board Members

FROM: Ann H. Campbell, Chair

DATE: February 24, 2012

SUBJECT: Appointment to Board of Review

Roy Zingg's term of office on the Board of Review expired December 31, 2011. Therefore, it will be necessary for the Conference Board to make an appointment to this position. Roy has indicated that he would be willing to serve another term.

It is my recommendation that the Conference Board reappoint Roy Zingg to serve another term on the Board of Review.

AHC/jlr

AMES CITY ASSESSOR

2012–2013 BUDGET PROPOSAL

Amended by Assessor After January 24, 2012, Conference Board Meeting

Item	FY 10-11 Actual	FY 11-12 Budget	FY 11-12 Actual Expenses for the First 6 Months	FY 11-12 Projected Expenses for the Year	FY 12-13 Proposed Budget	% of Change Between Proposed & Current Budget
Assessor	$ 110,500	$ 113,828	$ 56,914	$ 113,828	$ 116,662	2.5%
Deputies	154,778	159,442	79,716	159,432	163,436	2.5%
Staff	170,218	191,158	79,401	181,150	195,084	2.1%
Longevity	1,380	1,540	750	1,540	1,660	7.8%
Professional Designation Bonuses	-	-	-	1,000	4,000	N/A
GIS Coordinator *	33,527	3,453	-	-	-	N/A
Board of Review	4,113	6,600	-	4,500	6,600	0.0%
Overtime Pay **	-	-	-	-	2,500	N/A
Taxable Fringe Benefits	3,090	4,560	1,692	4,032	4,560	0.0%
Employer's Flex Benefits *	3,450	580	-	-	-	N/A
F.I.C.A. @ 7.65%	35,613	36,809	15,890	35,534	37,829	2.8%
I.P.E.R.S. @ 8.67%	32,763	38,831	17,537	37,485	42,873	10.4%
Health Insurance & Workers' Comp	68,518	82,925	38,023	77,500	87,100	5.0%
Unemployment Compensation	-	500	-	-	500	0.0%
Life and Disability Insurance	3,482	4,000	1,949	3,900	4,200	5.0%
Total Staff & Related Expenses	**$ 621,432**	**$ 644,226**	**$ 291,872**	**$ 619,901**	**$ 667,004**	**3.5%**
Board of Review Expense	$ 532	$ 750	$ 179	$ 500	$ 1,800	140.0%
Office Supplies	3,371	5,000	1,209	4,000	4,500	-10.0%
Postage & Mailing	631	8,250	228	1,500	8,250	0.0%
Employee Mileage	2,413	5,640	1,330	4,000	5,640	0.0%
Telephone / Communication	7,742	9,000	2,246	8,500	5,400	-40.0%
Data Processing / Software	89,269	70,100	36,535	70,100	84,200	20.1%
Education / Training / Certification	20,996	20,000	8,338	20,000	20,000	0.0%
Office Maintenance (City Hall)	14,906	17,825	7,812	17,825	17,825	0.0%
Equipment (includes maintenance)	22,919	9,000	2,552	8,000	8,000	-11.1%
Assessment Appeals / Court Costs	11,134	60,000	950	60,000	56,000	-6.7%
Contingency	779	1,500	902	1,500	1,500	0.0%
Total Office Expenses	**$ 174,692**	**$ 207,065**	**$ 62,281**	**$ 195,925**	**$ 213,115**	**2.9%**
MAPS & GIS Project	$ 11,318	$ 7,943	$ 9,850	$ 12,400	$ 12,400	56.1%
Total Special Projects	**$ 11,318**	**$ 7,943**	**$ 9,850**	**$ 12,400**	**$ 12,400**	**56.1%**
Total Expenses	**$ 807,442**	**$ 859,234**	**$ 364,003**	**$ 828,226**	**$ 892,519**	**3.9%**

* Starting with FY 12-13 and moving forward, "GIS Coordinator" and "Employer's Flex Benefits" will no longer have amounts allocated to them.
(Per the Amended 28E Agreement, recorded April 12, 2011, the Ames City Assessor will pay a flat fee of $6,300 to Story County for Support Assurance.)

** Starting with FY 12-13 and moving forward, the line item for Overtime Pay will carry a budgeted amount.

Attachment "A"

01/25/2012

AMES CITY ASSESSOR

2012–2013 PROJECTED SOURCE OF FUNDS AND BALANCES

Amended by Assessor After January 24, 2012, Conference Board Meeting

Item	Assessment Expense Fund	Special Appraiser Fund	Total Combined
Beginning Balance 7-1-2011	**$ 143,795**	**$ 175,548**	**$ 319,343**
Estimated Property Taxes	474,730	284,245	758,975
Other Income (Misc, Credits, Etc.)	4,184	2,254	6,438
Transfers In	-	30,000	30,000
Transfers Out	-	-	-
Available Resources	**$ 622,709**	**$ 492,047**	**$ 1,114,756**
Expenses	(488,233)	(351,784)	(840,017)
Estimated Ending Balance 6-30-2012	**$ 134,476**	**$ 140,263**	**$ 274,739**
Estimated Beginning Balance 7-1-2012	**$ 134,476**	**$ 140,263**	**$ 274,739**
Property Tax Levy Proposed	508,086	378,958	887,044
Other Income (Misc, Credits, Etc.)	1,414	1,042	2,456
Transfers In	-	-	-
Transfers Out	-	-	-
Available Resources	**$ 643,976**	**$ 520,263**	**$ 1,164,239**
Expenses	(505,167)	(387,352)	(892,519)
Estimated Ending Balance 6-30-2013	**$ 138,809**	**$ 132,911**	**$ 271,720**

2012–2013 EXPENSES TO BE PAID VIA THE SPECIAL APPRAISERS FUND

Deputy Assessors / Property Review Personnel	$ 199,056
Taxable Fringe Benefits (Deputy Assessors)	2,760
FICA (Deputy Assessors / Property Review Personnel)	15,439
IPERS (Deputy Assessors / Property Review Personnel)	17,497
Data Processing	84,200
Assessment Appeals / Legal Services	56,000
MAPS & GIS Project Total	12,400
Total Expenses for Special Appraisers Fund	**$ 387,352**

MINUTES OF THE
SPECIAL MEETING OF THE AMES CITY COUNCIL,
AND REGULAR MEETING
OF THE AMES CITY COUNCIL

AMES, IOWA **FEBRUARY 14, 2012**

SPECIAL MEETING OF THE AMES CITY COUNCIL

The Ames City Council met in Special Session for the budget wrap-up at 5:15 p.m., followed by its Regular Meeting, on the 14th day of February, 2012, 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: Davis, Goodman, Larson, Orazem, and Szopinski. Council Member Wacha was absent. *Ex officio* Member Finseth was also present.

ARTS FUNDING (COTA): Assistant City Manager Sheila Lundt introduced Fred Lewis, Chairperson of the Commission On The Arts (COTA). Commission Member Andrew Zehr was also in attendance.

Chairperson Lewis thanked the Council for supporting the performing arts in the Ames community. He noted that the Council had been provided with the Commission's recommendations for funding in FY 2012/13. Thirteen arts agencies had applied for funding in an amount of $155,150. . It was noted by Mr. Lewis that a lot of the state and federal funding for arts has been cut. Mr. Lewis stated that the Commissioners diligently review every application for funding. During the annual hearing process, the Commission members routinely ask about ticket prices and increases in membership fees to keep up with cost increases. He advised that most of the funded agencies do offer discounted or free tickets to some of their performances.

Ms. Lundt stated that the Commission reinforces to the agencies that the City's COTA funds are to be used to enhance, and not replace, their own fund-raising efforts; there is no guarantee of funding each year. She advised that the COTA hearings on the funding requests were held on November 12, 2011. It was noted that the Council had previously approved funding for 2012/13 in the amount of $138,117 (an increase of 5% over 2011/12). Annual grants in the amount of $134,628 and mini-grants in the amount of $3,489 were being recommended by the Commission to receive funding.

HUMAN SERVICES FUNDING (ASSET): Assistant City Manager Lundt advised that the City's funding recommendations represent an increase of 3.5% ($38,841) over the current 2011/12 allocations. United Way's recommended increase is approximately 0.6% ($5,274), and Story County, 3.4% ($33,721) over 2011/12. There will be a decrease in funding from the Government of the Student Body (GSB) in the amount of $13,205. Ms. Lundt noted that the GSB helps fund organizations outside the ASSET process.

Ms. Lundt noted that several organizations did not draw down all of their City funding during 2010/11, and ASSET volunteers will be working with those organizations to find out why that happened. According to Ms. Lundt, the panels were especially careful to make sure that additional funds were only used where appropriate with those funders' priorities and service to City of Ames residents could be demonstrated. She noted the need to establish a public purpose for funding and showing how the public is benefitting from the expenditure of the funds. Those services meeting City priorities and serving Ames residents generally received increases, while others may have been held flat or reduced.

Because of the uncertainty surrounding the financial positions of Community and Family Resources, The Richmond Center, Heartland Senior Services, Big Brothers/Big Sisters, and the American Red Cross. ASSET recommended that funding be set aside for those services, but not awarded until a number of issues can be resolved. Detailed explanations concerning those agencies were provided by Ms. Lundt. Additional meetings to discuss the agencies' submittals have been scheduled.

According to Ms. Lundt, there were a number of agencies that provided incomplete information to ASSET this year. The Joint Funders are planning a training session for the agencies to explain the application process again. Also, Ms. Lundt noted that a number of audits were not received on time; the audits are critical for the ASSET members to be able to examine what the most-recent expenses had been.

Ms. Lundt also noted that the County's request for proposals for mental health services was issued on January 20, 2012. It was her understanding that four responses were received and will be evaluated for completeness. Ms. Lundt will be serving on the review team. The responses that are found to be complete will then be considered based on criteria.

PUBLIC ART COMMISSION (PAC): Assistant City Manager Bob Kindred referenced the PAC report that had been provided to the City Council. Commissioner Greg Fuqua highlighted the PAC's achievements that occurred in 2011 and described several that are planned for 2012/13. Sam Stagg, Chairperson of PAC, presented a funding request in the amount of $33,500 for FY 2012/13. He specifically noted that the proposed budget included a one-time honorarium of $3,000 and signage allowance of $500 for a new sculpture slated to be installed near the new intermodal facility in Campustown. Mr. Stagg indicated that the addition of that sculpture would kick off the Commission's quest to have more art in Campustown. Finance Chair Chad West was also present.

Council Member Goodman recommended that the Commission members reach out to the Campustown Action Association to partner with and provide input on PAC endeavors.

COMMUNITY AND STUDENT GRANT REQUESTS: Brian Phillips, City Manager's Office Project Manager, advised that this year, at the direction of the City Council, staff implemented a new process for evaluating requests from community and student groups for City funds. Mr. Phillips stated that a team of staff and residents met and discussed the general community grants. The Student Affairs Commission reviewed the student-related requests. The following funding recommendations were made by those two groups.

Hunziker Youth Sports Complex:	$ 25,000
Ames Historic Society:	16,000
Main Street Cultural District:	31,000
Ames International Partner Cities:	3,000
Campustown Action Association:	5,000
United Ames:	0
Homecoming:	1,000
VEISHEA:	8,000

Ex officio Council Member Tor Finseth said that several of the student requests were not submitted by the deadline (November 1, 2012) because the process was new and they were not aware of it. At the inquiry of Council Member Orazem, Mr. Phillips explained the requests for VEISHEA funding, specifically noting that $8,000 is being requested in FY 2011/12 and $8,000 is being requested in FY 2012/13 for pancake feeds.

Mayor Campbell asked if there was anyone who wished to speak regarding community and student grant requests.

Ames Historical Society. Peggy Baer, 1810 Waterbury Circle, Ames, representing the Ames Historical Society, complimented the Council for creating the new process. Although it is difficult to create a budget in October for the next October, she felt that having a prescribed procedure for the smaller agencies to follow had worked well.

Ames International Partner Cities Association (AIPCA). Judy Kemp, President of the Ames International Partner Cities Association, clarified information that had been contained in the AIPCA's application. The funding history of the Association as well as the composition of the Board was given by Ms. Kemp. She explained that the Board is charged with the task of developing partnerships between the City and cities of other nations. Ms. Kemp explained that part of the need for the increase was due to the cost of doing business, pointing out that costs of exchanging delegations with Ames' sister cities have increased. Council Member Larson suggested that the Board broaden its advertising and marketing to inform the public of the opportunities available through the AIPCA.

Main Street Cultural District (MSCD). Tom Drenthe, Director of the MSCD, and Terry Stark, Vice-President of the MSCD, thanked the City for its past support of the District. Mr. Drenthe advised that Ames was recently named the No. 1 retail destination of all the Main Street Iowa cities.

Campustown Action Association. John Haila, President of the Campustown Action Association, referenced the request it had submitted. He noted that the CAA is at a critical juncture in that it is in need of a Director. According to Mr. Haila, the marketing and coordination of events in Campustown are orchestrated by volunteers. The majority of those volunteers are Campustown business owners or have other full-time jobs, families, and other time commitments besides Campustown.

Council Member Larson asked if the CAA had reached out to Iowa State University (ISU) for financial support. Mr. Haila stated that it had not yet made a formal funding request to ISU.

Mr. Haila stated that the Pursuit of Membership in the Urban Neighborhood District Program, which is a sister program to the Main Street Iowa Program, requires that the CAA have a full-time director to be accepted into the Program.

Council Member Szopinski noted that the success stories told after the MSCD hired a director make an argument for supporting the idea of a similar position in Campustown. Mr. Haila outlined the services to the community that could result from a director position for the CAA. Ms. Szopinski noted that the MSCD receives revenue from memberships as well as from the City and felt that a similar funding situation should be put in place in Campustown.

Council Member Orazem noted that the intermodal facility will soon be completed. Partnering with other organizations, particularly those affiliated with ISU, was suggested by Mr. Orazem. He also asked that the Council be informed of the vision of Campustown and what it would be investing in if the director position was partially funded by the City. Mr. Haila said the CAA could provide that to the Council within the next year. He had already met with Cathy Brown of ISU to ascertain the University's plans for Lincoln Way and Welch and Lincoln Way and Lynn.

Mr. Drenthe endorsed Campustown's quest to be a member of the Urban Neighborhood District Program. He noted the benefits that had been afforded to Ames through its membership in the Main Street Iowa Program. At the inquiry of Council Member Larson, Mr. Drenthe advised that the MSCD receives approximately $30,000 in annual dues and another $30,000 in fund-raising and other types of projects.

Hunziker Youth Sports Complex (HYSC). Mark Kutchen, representing the HYSC, 800 Billy Sunday Road, echoed sentiments about the success of the new grant process. He also thanked the City for its financial support, which allows participation in programs for many children who, otherwise, would not be able to participate.

PUBLIC INPUT ON OPERATING BUDGET: Mayor Campbell asked if there was anyone who wished to provide input on the City's Operating Budget.

A Mid-Iowa Organization Strategy (AMOS). Jerry Chase and Diane Birt were present as members of the Youth and Education Team of AMOS. Mr. Chase presented AMOS' proposal for $30,000 to be included in the budget to pay for free transportation on CyRide to all Ames K-12 students. According to Mr. Chase, this would allow all students to access before- and after-school activities, employment, and support services.

Council Member Orazem noted that the School District has stated that there are 65 students District-wide who need the free service and there is a mechanism now being put in place to provide CyRide tickets for those in need. Ms. Birt related that there are 65 students that the School Administrators are aware of as having immediate need; however, there are more than that that need transportation. Council Member Szopinski pointed out that there is a difference between providing free transportation to all students versus providing it to those most at-risk students. She feels that the logistics of providing tickets or passes could be worked out with the School District. Ms. Szopinski also noted that access to transportation has been named as being crucial to a child's success and proposed that some funding be made available on a one-year trial basis.

Mayor Campbell asked if the Ames School Administration was supportive of the idea. Ms. Birt said that the a new program had been discussed with the School District. According to Ms. Birt, the School District sees free transportation on CyRide as a separate issue; school buses would still be needed.

Council Member Davis asked Assistant City Manager Lundt to explain what had occurred at the United Way meeting held on January 20, 2012. Mr. Davis indicated his preference that the United Way's grant to provide $5,000 to purchase 8,000 tickets be pursued first to see if the need is being met before City funds be allocated. Ms. Lundt referenced an excerpt from the Minutes of United Way that had been provided to the Council, which provided a summary of the discussion.

PUBLIC INPUT ON CAPITAL IMPROVEMENTS PLAN (CIP): Mayor Campbell asked for input on the City's CIP.

Richard Deyo, 505 Eighth Street, #2, Ames, voiced his opinion that FEMA should be more involved in flood mitigation as opposed to the City of Ames paying for it.

Seana Perkins advised that she was speaking on behalf of Dan Culhane, Chief Executive Officer of the Ames Economic Development Commission (AEDC), who had a scheduling conflict and could not be present at this meeting. Mr. Culhane had asked her to convey the support of the AEDC for the Ames Airport Terminal project. He suggested that, due to the available FAA matching funds, additional funds be allocated for construction of a new Terminal building, which would help it to be a more competitive non-commercial airport.

Jeri Neal, 916 Ridgewood Avenue, Ames, advised that she was present to speak on three issues: (1) Funding and Timing of the Squaw Creek Bridge: Ms. Neal said that she represented the members of the bicycling community of Ames, and they strongly support moving the bridge repair project forward in the CIP. She noted that it was a key arterial for bike commuters. 2. Extension of Utilities East of East Lincoln Way Coordinator. Ms. Neal stated her individual opposition to the extension of utilities and asked to know who would pay for the infrastructure. She said that she is "fine" with paying additional costs for water treatment improvements and long-term energy planning, but not for paying forward infrastructure services for unidentified future businesses. 3. Railing on 6th Bridge Over Squaw Creek. Ms. Neal spoke as a bicyclist with a high level of use of the bridge in question, advising that it was a dangerous setting. She voiced her support for construction of a railing on the bridge and stated that any bicyclist would endorse improvements to it. At the inquiry of Council Member Larson regarding the possible use of chain-link fencing, Ms. Neal related that it will still create a safer situation for a subset of bicyclists. She listed some likely outcomes, e.g., more bicyclists moving in and out of the street. Issues with cleaning ice, slush, snow, and "crud" were also brought up by Ms. Neal. According to Ms. Neal, the sidewalk/path over the Squaw Creek on 4th Street is more treacherous than the 6th Street bridge.

Joe Rippetoe, 419 Pearson, Ames, commented on the possible extension of infrastructure east of Interstate 35. He noted that the Ames Economic Development Commission asked the City Council to annex 566 acres east of Ames "and spend millions of dollars extending utilities to it in the hope that something good may eventually result." He indicated that the idea of making undeveloped land available for industrial use is a good one, and he supports that objective. In his opinion, the current proposal is different in four major ways:(1) The land is not in the City limits and would require annexation involving multiple property owners. (2) The land is not zoned Industrial and would require rezoning. (3) The land has no utilities and putting them there would cost millions of dollars – "a direct charge against every utility rate payer." (4) The land is not the best choice available. Mr. Rippetoe offered his opinion that the approximately 300 acres of Regional Commercial land (formerly owned by Wolford Development and now Elwell/Reuter) located directly east of Interstate 35 on East 13th Street is the best location for industrial development for the following reasons: (1) It has already been annexed. (2) It was always intended to be Industrial per the Land Use Policy Plan. (3) The City Council has authority to rezone the Regional Commercial land back to Industrial. (4) The land is much closer to City water and sewer, which means infrastructure costs would be much less. (5) The new owners of the old Wolford land recently said that they had no immediate plans for it.

Mr. Rippetoe stated his opinion that, despite all of those advantages, the Regional Commercial land is not being considered for a new industrial park site because (1) There is still some residual hope that a Regional Commercial center can be built there. According to Mr. Rippetoe, that will not happen. He said the new owner is not a regional mall builder, and it is just a matter of time before the City receives a request for something far less than a regional commercial center, e.g., a big box store, gas station, self-storage lockers. (2) AEDC is promoting such a complex and costly plan because there must be some relationships among the proponents, area land owners, and others that the general public can't see at this time. According to Mr. Rippetoe, it was up to the Council to figure out what was driving the proposal when a more practical and less-expensive alternative exists. According to Mr. Rippetoe, the East 13th Street is available right now and "probably at half the cost." He urged the City Council members to take more time on this issue and figure out why they are not receiving the best proposal possible.

Council Member Larson asked Mr. Rippetoe how the City is to address industrial customers who need rail service. Mr. Rippetoe said that some of the land on both sides of East 13th Street will be adjacent to rail service. Mr. Larson advised that it would not be as the UP Railroad only allows access for rail spurs on the south side. Therefore, the City could not get it on the north side. Mr. Rippetoe said that that "was one answer that he did not have;" however, he said he had another answer and that was that fewer and fewer customers seemed to be shipping by rail according to what he has heard. Council Member Szopinski advised that she had been informed this morning by a faculty member in Transportation and Logistics at Iowa State University that rail transportation will be increasing due to environmental and cost-of-fuel reasons. Also, other states are building intermodal facilities where the majority of the transportation is being done by rail and then transferred to trucks.

Catherine Scott, 1510 Roosevelt Avenue, Ames, expressed her opposition to extending infrastructure east on Lincoln Way as it looks to her like a form of speculation. As a City rate-payer, she does not want her tax dollars to pay for speculation. It is her belief that the businesses who want to locate in this area should pay for the infrastructure themselves. It is Ms. Scott's opinion that more details are needed; and since Ames has a history of slow, steady growth, and it is not the time to put any improvements in the CIP. Council Member Larson asked Ms. Scott which one of the scenarios she disliked the least. Ms. Scott advised that she would prefer a scenario that provided for incremental growth.

Jason Crimmins, 4301 Crestmoor, Ames, Chair of the Cleanliness Committee for Campustown Action Association, referenced the request for additional trash cans for a four-block area of Campustown and said that he was present to answer any questions. He clarified that the request is for 18 additional trash cans for placement on side streets.

John Haila, 2408 Suncrest, Ames, spoke in favor of extending infrastructure across the Interstate. He acknowledged that it takes a long time to install utility infrastructure. It is Mr. Haila's opinion that Ames is posed for additional growth, and he believes that it is important for Ames to have a good plan in place, to be forward-thinkers, and plan for industrial growth before it is actually requested. Mr. Haila said that when companies are looking for a location, they look at what is being invested in utility infrastructure. He would not want Ames to lose an opportunity because utilities are not in place.

The meeting recessed at 7:26 p.m. and reconvened at 7:34 p.m.

SALARIES FOR COUNCIL APPOINTEES: Council Member Davis reported on the evaluation process for City Council appointees Steve Schainker, City Manager, and Doug Marek, City Attorney. Mr. Davis stated that he and Council Member Wacha had comprised the evaluation team; they had received feedback from the Mayor and other Council members.

Moved by Davis, seconded by Larson, to set the following appointees' salaries for FY 2012/13:

Base Pay for City Manager:	$184,665.10
Base Pay for City Attorney:	$137,786.06

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

AMENDMENTS TO 2012/17 CAPITAL IMPROVEMENTS PLAN (CIP): Moved by Davis, seconded by Goodman, to replace Page 27 pertaining to the new Water Treatment Plant with a page that shows the SRF loan forgiveness ($5.88 million grant) in FY 2016/17 under Financing.
Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Davis, seconded by Goodman, to replace Page 135 pertaining to the Ames Public Library Renovation adjusting the amount of G. O. Bond funding.
Vote on Motion: 5-0. Motion declared carried unanimously.

City Manager Schainker noted that the City does not yet know the end result of its request for flood mitigation funding from FEMA. He noted that Council members had recommended at a previous meeting that specific projects not be named. Mr. Schainker brought the Council's attention to a memo that he had sent that listed the possible projects, total cost of each one, and highlighted the projects that were still pending FEMA funds. It was also pointed out by Mr. Schainker that $820,000 in G. O. Bonds was listed as revenue in the first year. He is skeptical about reducing that amount at this time because one of the top priority projects is for public infrastructure repairs that will impact a number of citizens. Two of those projects are still under consideration by FEMA, but the City is not guaranteed any funding. Mr. Schainker recommended that the amount be left as is, but the locations be named at a later date.

Council Member Goodman said it was very important to him that the City attempt to implement new systems that would protect against flooding as much as possible. He doesn't want the City to set itself up by allowing new developments and having the same flooding problems in those new developments. Mr. Larson pointed out that many of the projects listed could be development problems or landowner problems for which the City should not be responsible. City Manager Schainker recommended that the Council make a motion directing staff to review current policies, procedures, and ordinances to see if there are any alternatives that would mitigate flooding. Mr. Schainker noted that Council had previously discussed one of the projects, i.e., improvements to the Squaw Creek Pedestrian Bridge (Page 36 of the Draft CIP). He believed he had found a way to finance those improvements without raising property taxes. If Council wants to move forward with that project, it would be a separate page in the CIP.

Moved by Goodman, seconded by Szopinski, to replace Page 36, Flood Response and Mitigation, to remove the specific sites, but having the funding remain at $820,000.
Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Goodman, seconded by Larson, to create a new CIP page for the Squaw Creek Bridge project, which would come out of second year of Flood Response and Mitigation (Page 36), and listing the funding source as $400,000 from G. O. Bonds in 2012/13.
Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Davis, seconded by Goodman, to replace Page 93, Collector Street Pavement Improvements, to reduce the G. O. Bonds in 2012/13 by $400,000 and add in a funding source of $400,000, which would be from the available balance from prior issued bonds.
Vote on Motion: 5-0. Motion declared carried unanimously.

Extension of Utilities on East Lincoln Way. Public Works Director John Joiner informed the Council that, in an attempt to reduce the costs, the consulting engineer had created another alternative (Scenario 1A) that would reduce the cost of the sanitary sewer extension (from $4.5 to $3.5 million. Also, the amount of improvement that will have to be abandoned under Scenario 1A if or when the City brings the sanitary sewer up from the south is estimated to be $1.1 million, as compared to the estimated $1.8 million that would be abandoned under Scenario 1. The incremental sanitary sewer rate increase associated with Scenario 1A would be 4.1% rather than 5.5% needed in Scenario 1. That means the overall sewer rate increase needed in FY 2012/13 if Scenario 1A is pursued would be 9.1% (5% + 4.1%) rather than 10.5% (5% + 5.5%) if Scenario 1 were adopted. City Manager Schainker clarified that a 5% sewer rate increase had already been built into the budget.

Water and Pollution Control Director John Dunn advised that if Scenario 1A is followed, the incremental water increase would be .64% rather than the 3% formerly stated. The overall water increase needed in FY 2012/13 if the water tower installation is delayed would be 3.7% (3% + 7%), rather than 6% (3% + 3%).

It was also clarified by City Manager Schainker that further discussions with the Rural Water District would need to occur as to which entity would provide water to the land in question.

Council Member Larson pointed out that Scenario 1A also means it would be less expensive to provide sewer and water to the Regional Commercial area.

Seana Perkins, Business Development Coordinator, gave a report on annexing land north of Lincoln Highway, directly east of the current City limits, west of 590th Avenue, and south of the Union Pacific Railroad. She noted that the City of Nevada had previously annexed properties to the east side of 590th Avenue. The annexation area encompasses 566.57 acres of land and includes ten property owners. According to Ms. Perkins, the right-of-way that is owned by the Union Pacific Railroad may be included in the annexation application without consent of the owner; however, preliminary discussions had occurred with the Union Pacific Railroad and no concerns were raised.

Ms. Perkins advised that the initial annexation area includes three residential properties, one commercial use comprised of three properties, two properties that are owned and utilized by the Union Pacific Railroad, and 19 properties that are currently in agricultural production. Country

Landscapes is the only existing commercially designated property in the annexation area. It has no relocation plans and associates itself with the Ames community; however, property taxes for that business would increase upon annexation and it would have to pay water and sanitary sewer connection fees.

According to Ms. Perkins, agricultural land owners benefit from annexation in that: (1) They will pay slightly fewer taxes when annexed to the City of Ames; (2) agricultural uses may continue on the properties; and, properties that are annexed and designated as Planned Industrial in proximity to urban infrastructure will be more attractive to potential buyers.

Ms. Perkins reported the names of the property owners, amount of land owned, and what their responses had been to the possibility of annexation. She identified three options for non-consenting property owners: (1) Partial tax exemption, (2) Waiver of water and sanitary sewer connection fees; and (3) 80/20 Annexation.

The process to be followed if the City Council were to choose to proceed to deploy urban infrastructure to the area was explained by Ms. Perkins. The Urban Fringe Plan would have to be revised, annexation would have to occur, and rezoning would occur as the individual properties are developed.

Council Member Larson asked what the intentions were for the Regional Commercial area to the north. City Manager Schainker advised that he had discussions with the new owners of that land. It is their intention to move ahead with a Regional Commercial venture; however, it is unknown the exact time frame for the project. Mr. Larson recalled that when the former developer was required to invest in installing infrastructure across the Interstate, it was estimated to cost \$2 million if it went west on 13th Street. He pointed out that if Scenario 1A were chosen, there potentially would be savings of \$1.6 million savings to get sewer and water to the Regional site.

Council Member Goodman asked to know the cost of opening up the first 100 acres. Council Member Orazem noted that infrastructure to get to the first acre would cost \$2.5 million; to provide infrastructure to the remaining 800 acres would cost \$1.1 million.

<u>Utilities to the North</u>. City Manager Schainker reminded that there is an existing Rose Prairie Annexation Agreement that provides for the developer to install sewer and water mains to serve the entire Planned Residential area up to 190th Street. The Agreement allows for the developer to proceed on their schedule. If the City desires to facilitate residential development in the area prior to that time, the Agreement specifies that the City may install water (estimated at \$703,000) and sewer lines (estimated at \$698,000) and set up assessment districts to recover the costs. In addition, a request had been made for water and sewer to be extended northward to serve the proposed Quarry Estates Subdivision.

To install infrastructure to the east and the north, according to City Manager Schainker, the water rate increase would be 4.2% and the sewer rate increase would be 9.9%. Council Member Larson pointed out that the City may establish water and sewer districts. Mr. Schainker concurred, but cautioned that the City gets paid back when the lots develop.

<u>Airport Terminal</u>. Mayor Campbell said that, in talking to members of the Congressional Delegation, she had been told that, historically, FAA has provided 95/5 ratio in funding;

however, the funding is now reverting back to the 90/10 level. Referring to construction of a new Airport Terminal Building, Public Works Director Joiner advised that that size of project takes a while to develop, and users and citizens need to be allowed to provide input. He felt that leaving the improvement in the second year of the CIP was still the most appropriate year.

Council Member Larson cited his concern that $600,000 was way too low and pointed out that that amount had been the amount put in as a "placeholder" for nearly five years. He would like to put $2 million in the second year of the CIP for the Terminal project. Mr. Larson also noted that the City's portion of the match at 10% on a $2 million project would add $165,000 to the budget. He advised that Mason City is spending $2 million and Ankeny is spending $2.5 to $3 million on terminal building improvements. Mr. Larson emphasized the need for Ames to have a better entrance to the City.

City Manager Schainker advised that the Airport Fund is normally used to provide local match for airport projects; however, there will not be enough money in that Fund for the match on the Terminal project.

Moved by Larson, seconded by Davis, to place into the CIP for FY 2013/14 a total of $2 million for a new Terminal Building, replacing the $715,000, and including $200,000 out of the Local Option Tax Fund.
Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Orazem, seconded by Davis, to amend the Draft CIP by adding a page pertaining to extending utilities east on Lincoln Way Corridor, to approve Scenario 1A with sanitary sewer ($3.5 million) in FY 2012/13, water ($800,000) in FY 2012/13, and construction of a water tower ($3 million) in FY 2014/15.

Council Member Goodman advised that he does not believe the community in general supports $7.3 million to be invested in a project that has not been well-thought-out. He contended that this is being discussed as a result of receiving one letter from an entity in the community. Mr. Goodman felt that discussion needed to occur about how many rail projects took place last year and how much this project increases Ames' chances of bringing rail projects to this area or even how many industrial projects took place in the state of Iowa last year. He continued by saying that no one around the dais knows what the average size of industrial projects is, how many projects Ames has lost, or how many projects Ames has the potential to get. What that means to Mr. Goodman is that Ames is going to spend $7.3 million on "hopes." He does not believe that rate payers would appreciate that kind of investment in economic development without planning.

Council Member Larson countered those allegations by saying that, with that kind of logic, Ames would build the new Water Treatment Plant based only on the volume of water that is being used today; it would not anticipate any growth. Mr. Larson noted that ratepayers are paying for incremental sizing of the Water Treatment Plant in the same way ratepayers would pay to enlarge a distribution system to allow for economic development.

Mr. Goodman argued that the City had held a workshop on water. He said that a decade of data was collected before the new Water Plant was recommended. The extension of utilities east of the Interstate is being contemplated now, in the opinion of Council Member Goodman, due to one letter that was received by the AEDC. He noted that the AEDC formerly believed that a site located not far from this site was the best location; however, that was abandoned when it realized that that was not the best choice.

Council Member Larson disputed Mr. Goodman's logic. He said infrastructure should be built in the most economic fashion, and that was what was being recommended.

Council Member Orazem emphatically disagreed with Mr. Goodman. He noted that the City had been contemplating industrial development across the Interstate for ten to twenty (20) years. He strongly believes that, if Ames is going to be able to attract large employers to this community, the land has to be available. Mr. Orazem calculated that it will cost $2.5 million to get the infrastructure across the Interstate. The entire $7.3 million will only be paid if the development succeeds and there is a need for the water tower.

Council Member Larson pointed out that the AEDC chose a former site for an industrial park because at that time the City had an agreement for Regional Commercial development where the infrastructure would be paid for by the developer.

Council Member Orazem advised that Ames has the same level of employment that it had 11 years ago, which carries a series of ramifications for the City and the School District. Mr. Orazem stated that this was not tied to an individual developer; it is for industrial development.

Vote on Motion: 4-1. Voting aye: Davis, Larson, Orazem, Szopinski. Voting nay: Goodman. Motion declared carried.

Regarding infrastructure to the north, Council Member Orazem pointed out that if the City desires to reduce the run-off that drains into Ada Hayden, the City must take advantage of conservation easements that are part of the Annexation Agreement.

Moved by Orazem, seconded by Larson, to create a new CIP page for 2012/13 to extend utilities along Grant Avenue ($703,000 for water and $698,000 for sewer).

Council Member Goodman noted that to extend large pieces of infrastructure at one time is costly. He offered that it is most cost-efficient to install infrastructure incrementally.

Council Member Orazem noted that Rose Prairie is under receivership. Without the possibility of infrastructure, the bank will have a very difficult time selling 250 acres.

Vote on Motion: 4-1. Voting aye: Davis, Larson, Orazem, Szopinski. Voting nay: Goodman. Motion declared carried.

APPROVAL OF 2012/17 CIP, AS AMENDED: Moved by Larson, seconded by Davis, to approve the Capital Improvements Plan for 2012/17, as amended with the above-named changes. Vote on Motion: 5-0. Motion declared carried unanimously.

AMENDMENTS TO FY 2011/12 BUDGET: Pertaining to the 6th Street Bridge Railing, Council Member Goodman asked if the City could hold discussions with bicyclists to ascertain if the solution is broad enough to solve the problem. Public Works Director Joiner said that sharrows on the street and signage could be used to give direction to bicyclists. City Manager Schainker recommended that monies not be allocated at this time until the Council was sure as to what it wanted to do on this issue; there will be another opportunity to amend the 2011/12 Budget.

Moved by Goodman, seconded by Larson, to direct staff to discuss possible solutions with bicyclists to improve the safety of the 6th Street Bridge.
Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Orazem, seconded by Goodman, to direct that the City purchase 18 garbage cans for placement in Campustown.

Council Member Larson stated that he would be more supportive of an allocation of $25,000 to assist with paying for a Campustown Director if the business owners in Campustown would be more willing to help clean up their own environment. Mr. Larson noted that the entire Downtown area only has 30 garbage cans; Campustown would have 40 if the additional 18 were purchased.

Council Member Davis said he preferred that, if more garbage cans are purchased for Campustown, the City start with no more than six. He would like to see if the situation approves with that number.

Moved by Davis, seconded by Szopinski, to amend the motion to change the number of garbage cans to be purchased to six.

City Manager Schainker advised that that would equate to a $5,100 one-time expense to purchase six trash cans and $1,247 in ongoing maintenance costs.

Vote on Amendment: 5-0. Motion declared carried unanimously.
Vote on Motion, as Amended: 5-0. Motion declared carried unanimously.

Moved by Goodman, seconded by Larson, to add the replacement of the fence in front of Walgreen's in the amount of $15,000 to the 2011/12 Operating Budget, to be paid from the Road Use Tax fund.
Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Davis, seconded by Goodman, to shift the FACES funding ($5,000) from the City Council's program budget to the City Council Special Allocations in the 2011/12 Operating Budget and shift funding to Local Option Tax.
Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Davis, seconded by Larson, to remove the AMOS funding from Council Contingency in the 2011/12 Operating Budget.
Vote on Motion: 5-0. Motion declared carried unanimously..

Council Member Goodman asked Transit Director Sheri Kyras for her opinion of trying a pilot program for offering free CyRide to students in K-12. Transit Director Sheri Kyras said the position of CyRide is neutral on this project because ridership increases every year and they are not sure what impact such a program would have.

Council Member Davis stated that he preferred to try the United Way grant approach for one year, and if it needs to be expanded, the issue can be revisited. Council Member Orazem noted

that the cost of a bus pass for the remainder of the year would allow for 77 bus passes to be purchased, which is slightly over the 65 that was initially anticipated.

Council Member Goodman said that the issue is broader than providing bus passes for at-risk youth. He believes that transportation can be an impediment for many families.

Assistant City Manager Lundt noted that the entire ASSET allocation was not recommended to be allocated; there will be some ASSET funding remaining should the Council decide to fund this project.

Moved by Goodman, seconded by Larson, to notify the ASSET funders that Council is supportive of the allocation of some funding to support providing free CyRide to students in K-12..
Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Goodman, seconded by Davis, to allocate $8,000 for the 2011/12 VEISHEA pancake feed.
Vote on Motion: 5-0. Motion declared carried unanimously.

APPROVAL OF BUDGET FOR FY 2011/12, AS AMENDED: Moved by Goodman, seconded by Orazem, to approve the budget amendments for FY 2011/12.
Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Goodman, seconded by Davis, to set March 6, 2012, as the date of public hearing on the proposed budget amendments for FY 2011/12.
Vote on Motion: 5-0. Motion declared carried unanimously.

AMENDMENTS TO PROPOSED FY 2012/13 BUDGET: as follows:

Moved by Goodman, seconded by Larson, to allocate $138,117 for COTA.
Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Goodman, seconded by Szopinski, to allocate $1,150,278 for ASSET.
Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Goodman, seconded by Larson, to allocate $25,000 to the Hunziker Youth Sports Complex for operational expenses.
Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Goodman, seconded by Davis, to allocate $16,000 to the Ames Historical Society.
Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Goodman, seconded by Larson, to allocate $31,000 to the Main Street Cultural District.
Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Goodman, seconded by Szopinski, to allocate $5,000 to the Ames International Partner Cities Association (AIPCA).
Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Larson, seconded by Davis, to allocate $5,000 plus up to a maximum of $12,500 based on a one-to-one match from Iowa State University, to the Campustown Action Association for its Director position.

Council Member Orazem said he thought that fewer garbage cans had been approved with the idea of allocating more funds to help fund the Director position. Council Member Larson indicated that the Campustown area is equally important to Iowa State University (ISU) as well as the City, and he would like the CAA to pursue funding from ISU.

Vote on Motion: 2-3. Voting aye: Davis, Larson. Voting nay: Goodman, Orazem, Szopinski. Motion failed.

Moved by Szopinski, seconded by Goodman, to allocate $25,000 to help fund the Campustown Director position.

Council Member Davis pointed out that the request went though the City's new grant process, and through that process, $5,000 was recommended. He did not believe the CAA documented outcomes well enough to increase it by five times the amount recommended through the grant process.

Council Member Orazem offered his opinion that it is a critical year to keep the momentum going in Campustown with the ribbon-cutting for the Intermodal facility scheduled for June. He wants to see the long-range plan for Campustown with a designation of who its partners are.

Council Member Goodman suggested that the CAA be requested to ask ISU to be a funding partner for a Campustown Director position.

Moved by Davis to amend the amount to $15,000 and request the CAA to raise the additional $10,000.
Motion failed for lack of a second.

Vote on Motion: 3-2. Voting aye: Goodman, Orazem, Szopinski. Voting nay: Davis, Larson. Motion declared carried.

Moved by Goodman, seconded by Larson, to allocate $1,000 for ISU Homecoming .
Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Goodman, seconded by Davis, to allocate $8,000 for 2012/13 VEISHEA pancake feed.
Vote on Motion: 5-0. Motion declared carried unanimously.

Council Member Larson asked for an update on what has been occurring with United Ames. Assistant City Manager Lundt said that United Ames has been involved in creating and working on the community gardens and involved in the FACES celebration. According to Ms. Lundt, the Board is down to four or five active members. She advised that the problem with United Ames' application is that funding a staff member does not constitute a public purpose.

Moved by Goodman, seconded by Szopinski, to set the PAC budget at $33,500.
Vote on Motion: 5-0. Motion declared carried unanimously.

APPROVAL OF PROPOSED BUDGET FOR FY 2012/13: Moved by Davis, seconded by Larson, to approve the proposed 2012/13 Budget with the above amendments.
Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Davis, seconded by Larson, to set March 6, 2012, as date of final public hearing on proposed budget for FY 2012/13.
Vote on Motion: 5-0. Motion declared carried unanimously.

City Manager Schainker informed the Council that all of the changes above-made did not impact the property tax rate included in the Manager's Recommended Budget; the total property tax rate will be down approximately $.12 from the prior year. Debt service cost will be increased by a total of $357,122 to extend utilities to the north and east, but the additional cost would not increase property taxes as it will be abated by water ($94,151) and sewer ($262,971) funds.

The meeting recessed at 9:45 p.m. and reconvened at 9:55 p.m.

REGULAR MEETING OF THE AMES CITY C COUNCIL

CALL TO ORDER: Mayor Campbell called the Regular Meeting of the City Council to order at 9:55 p.m.

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

1. Motion approving payment of claims
2. Motion approving minutes of Regular Meeting of January 24, 2012, and Special Meetings of February 3, 7, 8, and 9, 2012
3. Motion approving certification of civil service applicants
4. Motion approving Report of Change Orders for January 16-31, 2012
5. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
    a. Class E Liquor, C Beer, and B Wine – Fareway Store #386, 619 Burnett Avenue
    b. Class E Liquor, C Beer, and B Wine – Fareway Store #093, 3619 Stange Road
    c. Class C Liquor – El Azteca, 2727 Stange Road
    d. Class B Liquor – Holiday Inn Ames, 2609 University Boulevard
    e. Class C Beer and B Wine – Gateway Expresse, 2400 University Boulevard
    f. Class E Liquor, C Beer, and B Wine – Wal-Mart Supercenter #4256, 534 South Duff Avenue
    g. Class C Liquor & Outdoor Service – Buffalo Wild Wings, 400 South Duff Avenue
    h. Special Class C Liquor w/ Outdoor Service – Stomping Grounds, 303 Welch Avenue, #101
6. Motion approving 2011 Resource Recovery Annual Report
7. RESOLUTION NO. 12-036 approving 2012 Urban Revitalization tax abatement requests
8. RESOLUTION NO. 12-037 approving Amendment to Agreement with Iowa State University for Shared Sustainability Coordinator (tabled from January 24, 2012)
9. RESOLUTION NO. 12-038 approving submittal extension for 2011/12 Community Development Block Grant Program Single-Family Conversion Pilot Program

10. RESOLUTION NO. 12-039 approving Easement Agreement for 2010/11 Downtown Street Pavement Improvements Project (Kellogg Avenue/Main Street to 7th Street and Main Street/Allan Drive to Clark Avenue)
11. RESOLUTION NO. 12-040 approving up to five, two-month fuel contracts at a total price not-to-exceed $735,000 and accept fixed-rate plus mark-up/deduct for the remainder of CyRide's fuel purchases
12. RESOLUTION NO. 12-041 awarding Professional Services Contract to Black & Veatch of Kansas City, Missouri, in an amount not to exceed $50,000 for Power Plant Fire Risk Mitigation
13. RESOLUTION NO. 12-042 awarding contract to Utilities Plus Energy Services, Inc., of Elk River, Minnesota, in the amount of $58,003.64 for Stange Transformer LTC Installation
14. RESOLUTION NO. 12-043 approving preliminary plans and specifications for Ames Municipal Cemetery Improvements Fencing Project; setting March 7, 2012, as bid due date and March 27, 2012 as date of public hearing
15. RESOLUTION NO. 12-044 approving preliminary plans and specifications for Underground Trenching for Electric Services; setting March 14, 2012, as bid due date and March 27, 2012, as date of public hearing
16. RESOLUTION NO. 12-045 approving contract and bond for Vet Med Substation Capacitor Banks
17. RESOLUTION NO. 12-046 approving contract and bond for Unit No. 8 Air Heater Baskets Installation
18. RESOLUTION NO. 12-047 approving contract and bond for Breaker and Relay Maintenance for Power Plant
19. RESOLUTION NO. 12-048 approving Change Order No. 3 and accepting completion of 2009/10 Airport Improvements (Taxiway 'A1' Rehabilitation and Taxiway 'A' Drainage Improvements)
20. RESOLUTION NO. 12-049 accepting completion of 2011/12 CDBG Public Facilities Neighborhood Infrastructure Improvements Program (North Hazel Avenue/North 3rd Street)
21. RESOLUTION NO. 12-050 accepting completion of 2010/11 CyRide Route Improvements Program (Ontario Street)
22. RESOLUTION NO. 12-051 accepting completion of public improvements for Airport Business Park Subdivision and releasing security
23. RESOLUTION NO. 12-052 approving Plat of Survey for 808 and 1098 East Lincoln Way
24. RESOLUTION NO. 12-053 approving Plat of Survey for 111 and 117 Lincoln Way, 113 North Dakota, and 104 Southbend Drive
25. RESOLUTION NO. 12-054 approving Plat of Survey for 4010 and 4110 Maricopa Drive
    Roll Call Vote: 5-0. Resolutions declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

PUBLIC FORUM: Richard Deyo, 505 Eighth Street, #2, Ames, expressed his dismay over his perceived lack of public input requested before the tagline and logo were approved.

NORTHRIDGE HEIGHTS SUBDIVISION, 14TH ADDITION: Moved by Davis, seconded by Larson, to adopt RESOLUTION NO. 12-055 approving the First Amendment to Sidewalk and Street Tree Agreement for Northridge Heights Subdivision, 14th Addition.
Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

NATIONAL CENTERS FOR ANIMAL HEALTH (NCAH) PUMP STATION AND WASTEWATER METERING FACILITIES IMPROVEMENTS: Moved by Goodman,

seconded by Davis, to adopt RESOLUTION NO. 12-056 awarding a contract to CL Carroll Company, Inc., of Des Moines, Iowa, in the amount of $860,000 for construction of improvements.
Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

Moved by Davis, seconded by Goodman, to adopt RESOLUTION NO. 12-056 authorizing Change Order No. 2 in the amount of $52,131.15 to Professional Services Agreement with Stanley Consultants of Des Moines, Iowa, to provide construction phase services.
Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

2011 *NATIONAL ELECTRIC CODE* (NEC): Building Official David Brown reminded the Council members that staff had informed them on January 10, 2012, about the need for the City to adopt the 2011 NEC. Since that date, staff has notified all the Ames electrical contractors of the possible changes. The Electrical Board unanimously recommended approval of the *Code*. According to Mr. Brown, there has been no opposition to the adoption of the *Code* expressed to staff.

Moved by Davis, seconded by Goodman, to direct staff to prepare proposed ordinance for adoption of the 2011 National Electric Code, including both the State and City of Ames amendments.
Vote on Motion: 5-0. Motion declared carried unanimously.

PRELIMINARY PLAT FOR ASPEN RIDGE SUBDIVISION, 2ND ADDITION: Moved by Goodman, seconded by Davis, to adopt RESOLUTION NO. 12-058 approving the Preliminary Plat for Aspen Ridge Subdivision, 2nd Addition, with the following condition: (a) existing trees in South 16th Street right-of-way shall be retained.
Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

MASTER PLAN AND PLATTING PROCESS: Planner Jeff Benson informed the Council that the Master Plan requirement was intended to allow the City Council to review and approve the design or layout of anticipated development before committing to a rezoning or before committing to a final site design.. He pointed out that while the Master Plan may be helpful in determining how a property will ultimately be developed, the current requirement creates some burdens. City Manager Schainker noted that changes to the process are being explored based on feedback received at a Council workshop with developers in April 2010.

Moved by Orazem, seconded by Davis, to direct staff to seek input from the development community, the public, and the Planning and Zoning Commission concerning possible changes to the City's current Master Plan requirements.
Vote on Motion: 5-0. Motion declared carried unanimously.

CONSULTING SERVICES AGREEMENT RELATED TO THE CLEAN AIR ACT: Moved by Davis, seconded by Goodman, to adopt RESOLUTION NO. 12-059 authorizing extension of the Engagement and Retainer Agreement with Ritts Law Group of Alexandria, Virginia, in an amount not to exceed $50,000 for consulting services related to the Clean Air Act.

Council Member Larson noted that $249,000 has already been expensed for the services of the Ritts Law Group.

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

CHANGE ORDER TO PROFESSIONAL SERVICES AGREEMENT RELATED TO THE 161kv TIE LINE FRANCHISE: Moved by Davis, seconded by Larson, to adopt RESOLUTION NO. 12-060 approving a Change Order to the Professional Services Agreement with BrownWinick of Des Moines, Iowa, in the amount of $40,000 for legal services in connection with the 161kV Tie Line Franchise.

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

HEARING ON RESOURCE RECOVERY PLANT TRUCK SCALE UPGRADE: Mayor Campbell opened the hearing. No one asked to speak, and the hearing was closed.

Moved by Goodman, seconded by Davis, to accept the report of bids.
Vote on Motion: 5-0. Motion declared carried unanimously.

COUNCIL COMMENTS: Moved by Davis, seconded by Larson, to refer to staff the letter from Chuck Winkleblack requesting changes to the LUPP and a land swap pertaining to land currently being used as the Oaks Golf Course.
Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Davis, seconded by Larson, to refer to staff the letter from Chuck Winkleblack pertaining to parking in the Estates West Subdivision (both sides of Timber Ridge Drive).
Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Larson, seconded by Davis, to refer to staff the letter from Deery Brothers dated February 9, 2012, requesting tax abatement for property at the corner of 16th and South Dayton Avenue
Vote on Motion: 4-1. Voting aye: Davis, Larson, Orazem, Szopinski. Voting nay: Goodman. Motion declared carried.

Moved by Davis, seconded by Larson, to refer to staff, for a memo, the letter from Chuck Winkleblack requesting annexation of land and changes to the LUPP pertaining to the area west of George Washington Carver.
. Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Orazem, seconded by Davis, to refer to staff the letter from Roger Wheeler for tax abatement on 202 E. Lincoln Way commercial property.
Vote on Motion: 4-1. Voting aye: Davis, Larson, Orazem, Szopinski. Voting nay: Goodman. Motion declared carried.

Moved by Davis, seconded by Larson, to refer to staff the letter from Friedrich Iowa Realty dated February 8, 2012, pertaining to a request for Annexation and a Land Use Policy Plan Map

Amendment for Quarry Estates.
Vote on Motion: 5-0. Motion declared carried unanimously.

CLOSED SESSION: Moved by Davis, seconded by Goodman, to hold a Closed Session as provided by Section 20.17(3), *Code of Iowa*, to discuss collective bargaining strategy.
Roll Call Vote: 5-0. Motion declared carried unanimously.

The Council returned to Regular Session at 10:28 p.m.

Moved by Davis, seconded by Goodman, to adopt RESOLUTION NO. 12-061 ratifying the contract with the IAFF (Firefighters).
Roll Call Vote: 5-0. 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 10:29 p.m.

Diane Voss, City Clerk	Ann H. Campbell, Mayor

REPORT OF
CONTRACT CHANGE ORDERS

Period:	☒	**1st – 15th**
	☐	**16th – end of month**
Month and year:	**February, 2012**	
For City Council date:	**February 28, 2012**	

Department	General Description of Contract	Contract Change No.	Original Contract Amount	Contractor/ Vendor	Total of Prior Change Orders	Amount this Change Order	Change Approved By	Purching Contact Person/Buyer
Fleet Services	Architectural & Engineering Services (City Hall Remodel)	1	$112,000.00	Shive-Hattery, Inc.	$0.00	$3,000.00	Paul H.	MA
Public Works	2010/11 Water System Improvements (Water Main Replacement)	1	$223,499.60	MPS Engineers	$0.00	$42,487.76	B. Kindred	MA
Electric Services	161-kv Transmission Line Routing Selection Study	4	$117,250.00	Burns and McDonnell Engineering, Inc.	$45,372.28	$2,403.70	D. Kom	CB
Transit	40 Ft Standard Diesel LF Buses	2	$2,237,934.00	Gillig LLC	$7,546.80	$-(5,792.80)	R. Leners	KS
			$		$	$		
			$		$	$		

CITY OF AMES IOWA

Caring People
Quality Programs
Exceptional Service

Memo

Police Department

TO: Mayor Ann Campbell and Ames City Council Members

FROM: Commander Geoff Huff – Ames Police Department

DATE: January 13, 2012

SUBJECT: Beer Permits & Liquor License Renewal Reference City Council Agenda February 28, 2012

The Council agenda for February 28, 2012, includes beer permits and liquor license renewals for:

- Class C Beer – Almost Always Open, 419 Lincoln Way
- Class C Beer & B Native Wine – Casey's General Store #2905, 3612 Stange Road
- Class C Liquor – Headliner's, 2430 Lincoln Way
- Class C Liquor w/ Outdoor Service – Coldwater Golf Links, 615 S. 16th Street

A routine check of records found no violations for Almost Always Open, Casey's General Store #2905, or Coldwater Golf Links during the renewal period. The Police Department would recommend renewal of these three establishments.

The same check found the following citations for Headliners:

06/12/2011	On premise
08/14/2011	On premise
09/02/2011	Over serving (Compliance Check, not yet disposed of)
09/25/2011	On premise to two individuals
10/16/2011	On premise to one person with a fake id.
11/13/2011	On premise to two individuals
12/11/2011	On premise to three individuals.

After the incident with three cited for on premise on December 11, 2011, I spoke with the manager, Andrew Chaplin. He apologized for the situation and identified the employees who were letting in the minors and they were terminated immediately. The staff has been fairly cooperative with the police department and has taken appropriate steps to address deficiencies. While there is room for improvement, the police department would recommend renewal of this establishment.

AMES PUBLIC LIBRARY

We connect you to the world of ideas

February 23, 2012

FILED
FEB 24 2012
CITY CLERK
CITY OF AMES, IOWA

The Honorable Ann Campbell
City of Ames
515 Clark Avenue
Ames, Iowa 50010

RE: Commencement Date for Library Trustees

Dear Mayor Campbell:

In June 2008, the Library Board of Trustees recommended several changes to Chapter 15 of the Municipal Code regarding the public library. Among the changes was to move the commencement date for trustees from April 1 to July 1. That change took place by City Council action on March 2, 2010.

At this time, the Ames Public Library is the only city department where the term of the trustees begins on July 1. In order to attract as many qualified citizens for trustee positions, it would be advantageous to draw candidates from the same pool of applicants for other city boards and commissions.

At the February 16, 2012, meeting of the Ames Public Library Board of Trustees, the board unanimously passed a resolution to return to an April 1 date for the start of a library trustee term. This is part of Chapter 15.2 of the Municipal Code.

While some matters related to library trustees require voter approval, the City Attorney has determined that "changing the beginning date (of a trustee's term) would not alter the composition, manner of selection, or powers and duties of the trustees." Therefore, no ballot initiative is necessary. An ordinance amending code section 15.2 for this particular item may be adopted by the City Council.

Enclosed is the signed resolution requesting this change.

Sincerely,

Dudley G Luckett

Dudley Luckett, President
Ames Public Library Board of Trustees

Enc: Board Resolution

Trustees' Terms of Office

BOARD OF TRUSTEES
AMES PUBLIC LIBRARY
FEBRUARY 16, 2012

Be it resolved that the Board of Trustees, Ames Public Library, recommends to the City Council that Section 15.2 of the *Municipal Code of the City of Ames* be changed so that the term of office for each library trustee shall begin on April 1 of the year of appointment.

Moved: *Stow*
Seconded: *Schill*
Vote: *6-0*
Voted Aye: *Bradley, Campbell, Manus, Meier, Schill, Stow*
Voted Nay:

Dudley G. Luckett

Dudley G. Luckett, President of the Board

Sherry Meier

Sherry Meier, Secretary of the Board

ITEM #: 6
DATE: 02-28-12

COUNCIL ACTION FORM

SUBJECT: **WEST LINCOLN WAY INTERSECTION IMPROVEMENTS (DOTSON DRIVE/ LINCOLN WAY)**

BACKGROUND:

This project is shown in the 2011/12 and 2012/13 Capital Improvements Plan, West Lincoln Way Intersection Improvements for Planning/Engineering and Construction respectively. The work will include the addition of turn lanes along West Lincoln Way and the installation of a new traffic signal system at the Lincoln Way & Dotson Drive intersection. A traffic impact study for South Fork Subdivision justified these intersection improvements. An existing Developer's Agreement requires the Developer and the City to share equally in the construction cost of these improvements.

To cover some of the costs of this $1,085,000 project, the City submitted a Traffic Safety Improvement Program Grant Application for the maximum possible funding of $500,000. After reviewing this grant submittal, Iowa Department of Transportation (Iowa DOT) officials have approved the request and submitted the agreement. The TSIP grant requires a local match of 20%, which will be covered by both City and Developer funds.

ALTERNATIVES:

1. Approve the Traffic Safety Improvement Program agreement with the Iowa DOT in the amount of $500,000.

2. Reject the agreement and fund the project locally.

MANAGER'S RECOMMENDED ACTION:

It is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the Traffic Safety Improvement Program agreement with the Iowa DOT in the amount of $500,000.

ITEM # 7
DATE: 02-28-12

COUNCIL ACTION FORM

SUBJECT: EXTENSION TO WASTE DISPOSAL AGREEMENT WITH BOONE COUNTY LANDFILL

BACKGROUND:

The Resource Recovery System includes the Resource Recovery Plant and a closed sanitary landfill. The landfill was closed in 1992, and any waste that cannot be processed into Refuse-Derived Fuel is currently disposed of at the Boone County Landfill. These materials are accepted under five-year agreements that originated in 1992 and were amended in 1997, 2002, and 2007 to extend the time frame until June 30, 2012.

Staff has been working with Boone County to review and update the agreement, which now provides for a **ten-year** extension. This agreement is similar to the previous agreements, with the exception that the notice times for termination have been increased from 120 days to 180 days. Clarification of rates and other items have been added and are similar to previous agreements. The current rate charged for Resource Recovery and Story County customers at the Boone County Landfill is $43.50 per ton. Effective July 1, 2012, the rate will increase to $44.50 per ton. In July 2011, the Ames-Story Environmental Landfill closed and the Boone County Landfill began accepting construction & demolition materials from Ames and Story County. This agreement also addresses disposal of those materials.

ALTERNATIVES:

1. Approve the ten-year extension to the waste disposal agreement with Boone County.

2. Reject the agreement and direct staff to initiate negotiations with other area landfills for service.

MANAGER'S RECOMMENDED ACTION:

The City of Ames and Boone County have developed a very cooperative relationship over the duration of this joint waste disposal agreement, with this being the fourth renewal of the original agreement of 1992. The City and Boone County are also partners in the Central Iowa comprehensive waste management planning area, as filed with the Iowa Department of Natural Resources.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the ten-year extension to the waste disposal agreement with Boone County.

EXTENSION AMENDMENT
AGREEMENT FOR JOINT AND COOPERATIVE ACTION
FOR WASTE DISPOSAL OPERATIONS
BY BOONE COUNTY AND THE CITY OF AMES, IOWA

THIS AGREEMENT, made and entered into this _______ day of ______, 2012, by and between the CITY OF AMES, IOWA, and BOONE COUNTY, IOWA, to AMEND the Agreement for Joint and Cooperative Action for Waste Disposal Operations by Boone County and the City of Ames, Iowa, dated January 10, 1992, and which was amended on May 16, 1997, January 8, 2002, and May 8, 2007.

WITNESSETH THAT:

WHEREAS, the City of Ames has been working with Boone County toward the goal of joint waste disposal; and,

WHEREAS, an objective of that effort is an arrangement whereby Story County's municipal solid waste that cannot be processed to refuse derived fuel at the City of Ames Plant may be deposited in the Boone County Landfill, with Boone County Municipal Solid Waste being brought to the City of Ames Plant for processing; and,

WHEREAS, the first step in the said joint disposal process is to arrange for landfill services for the City of Ames at the Boone County Landfill, with pre-sorted combustible items from the Boone County Landfill service area being received at the City of Ames Plant; and,

WHEREAS, it is desired that the aforesaid Agreement made for that purpose be extended for additional period of ten (10) years,

NOW, THEREFORE, the parties hereto have agreed and do agree as follows:

1. Article III of the said Agreement is changed to state as follows:

III.
METHODS OF FINANCING AND PAYMENT

A. The services provided for under this Agreement shall be financed by reasonable fees charged at the appropriate points of service delivery, or billed to the user, in accordance with such procedures as the respective parties shall establish from time to time for the services each provides hereunder.

It is expressly understood that Boone County's charge to the City of Ames for the landfill service herein specified shall be a charge per ton of municipal solid waste delivered by Ames and disposed of at the Boone County Landfill at such amount as the Boone County Board of Supervisors shall establish annually, not later than December 15, for the ensuing fiscal year to commence July 1.

If a rate cannot be determined by December 15 of any year, the County shall notify the City in writing by December 15 that more time is required. In that event, such notice will state that a rate shall be established no later than February 15 for the ensuing fiscal year.

Said tonnage rate for municipal solid waste shall be set at the same tonnage rate as established for all non-per-capita users of the Boone County Landfill. The Boone County Landfill's non-per-capita user rate for municipal solid waste shall, for the first fiscal year of this extension commencing on July 1, 2012, be no more than $44.50 per ton. Any future per ton increases or decreases shall be consistent with the amount of increase or decrease as charged to the landfill's per-capita users.

The preceding tonnage rate shall not apply to waste requiring a special waste authorization from either the State of Iowa or the Boone County Landfill. Tonnage rates for acceptance of such waste at the Boone County Landfill shall be determined on a case-by-case basis by Boone County. Due to the characteristics and/or excessive volume of the waste, Boone County may also impose tonnage limits and/or recycling requirements.

The preceding tonnage rate shall not apply to construction and demolition waste originating from within the service area of the City of Ames Resource Recovery System, provided the waste cannot be accepted at the Plant. The Boone County Board of Supervisors shall establish a specific tonnage rate for this type of waste. Said rate shall be set at a minimum of two times the landfill's per-capita user rate. However, Boone County reserves the right to adjust said rate to an amount to encourage use of available reuse, recycling, and/or other diversion opportunities for any or all portions of the construction and demolition waste stream. Whenever the rate for said waste is to be changed, Boone County will provide its known customers and the City of Ames with a 60-day prior written notice.

B. It is expressly understood that the City of Ames' charge to Boone County for waste process services herein specified shall be a charge per ton of municipal solid waste delivered by Boone County and processed at the City of Ames Resource Recovery Plant. When municipal solid waste is transported from Boone County Landfill to the City of Ames Resource Recovery Plant using a City of Ames contracted waste hauler, Boone County will incur the additional rate for the back haul of that trip plus the non- -capita user rate per-ton. The City of Ames shall establish annually a rate for non-per-capita users not later than February 15 for the ensuing year to commence July 1. The City of Ames' non-per-capita user rate for municipal solid waste shall, for the fiscal year of this extension commencing on July 1, 2012, be no more than $72.00 per ton.

2. Article IV of the said Agreement is changed to state as follows:

IV.
DURATION

A. This Agreement shall be for a period of ten (10) years, beginning July 1, 2012 and ending at 11:59 P.M. on June 30, 2022. However, this Agreement may be terminated at any time by either party giving the other written notice 180 days in advance of the desired termination date. This Agreement will be reviewed yearly, or sooner if necessary, by both parties and be updated from time to time as needs arise and regulatory requirements change as the joint comprehensive plan is implemented.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to have been executed by duly authorized representatives.

DATED this _______ day of _________, 2012.

CITY OF AMES, IOWA

By: ______________________________ Attest By: ______________________
Ann H. Campbell, Mayor Diane R. Voss, City Clerk

DATED this _______ day of _________, 2012.

BOONE COUNTY, IOWA

By: ______________________________ Attest By: ______________________
Steve Duffy, Chair Philippe E. Meier
Boone County Board of Supervisors Boone County Auditor

ITEM # 8
DATE: 02-28-12

COUNCIL ACTION FORM

SUBJECT: CERTIFICATE OF CONSISTENCY ON BEHALF OF ASSAULT CARE CENTER EXTENDING SHELTER AND SUPPORT (ACCESS)

BACKGROUND:

In order for the Assault Care Center Extending Shelter and Support (ACCESS) to receive their allocation of Federal Emergency Shelter Grant (ESG) funding, local governments (cities or counties) are asked to sign a "Certification of Local Government Approval" signifying that they understand and agree to allow the non-profit agency to receive federal funds directly from the State of Iowa. Additionally, this certification confirms that local governments are electing for the State of Iowa to administer this grant on behalf of the non-profit organization. For the fiscal year beginning July 1, 2012, ACCESS will be receiving $22,000 in federal funds.

In order to facilitate ACCESS receipt of these shelter grants, the Mayor must sign the attached "Certification of Local Government Approval" to allow the State of Iowa to administer the ESG program on behalf of ACCESS.

ALTERNATIVES:

1. The City Council can authorize the Mayor to sign the Certification of Local Government Approval on behalf of ACCESS.

2. The City Council can choose to not authorize the Mayor to sign the Certification of Local Government Approval on behalf of ACCESS.

MANAGER'S RECOMMENDED ACTION:

Receiving ESG grant funds is very important in helping ACCESS provide much needed services for homeless youth and adults in our community.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby authorizing the Mayor to sign the Certification of Local Government Approval for the State of Iowa to administer the ESG program on behalf of ACCESS.

IOWA FINANCE
AUTHORITY

CERTIFICATION OF LOCAL GOVERNMENT APPROVAL

FOR NONPROFIT ORGANIZATIONS

RECEIVING ESG FUNDS FROM STATE GRANTEES

I, Ann H. Campbell, Mayor *(name & title)*,

Duly authorized to act on behalf of the City of Ames

(*name of jurisdiction*), hereby approve the following project(s) proposed by ACCESS

(Assault Care Center Extending Shelter & Support) *(name of nonprofit)*,

Which is (are) to be located in the City of Ames, Iowa

(name(s) of jurisdiction(s)):

By: ______________________________
Signature and Date

Ann H. Campbell
Printed Name of Signatory Local Official

Mayor
Title

ITEM # 9
DATE: 02/28/12

COUNCIL ACTION FORM

SUBJECT: PUBLIC HEARING AND NOTICE OF INTENT TO ISSUE $13,150,000 ESSENTIAL CORPORATE PURPOSE GENERAL OBLIGATION BONDS AND ASSOCIATED TAX LEVY FOR DEBT SERVICE

BACKGROUND:

The final FY 2012/13 budget includes a number of General Obligation (GO) Bond funded capital improvements. A public hearing is required to authorize issuance of bonds and the levy of property taxes for debt to be issued. The dollar amounts and corresponding property tax levy for the planned GO bond issue are included as part of the FY 2012/13 budget.

The GO Bonds, debt service levy and anticipated utility rates included with the FY 2012/13 budget were based on a total debt issuance amount of $17,365,500. A public hearing is not required for the $4.5 million Library portion of the planned issue, since this amount was already approved by referendum. This brings the issuance amount for the public hearing down to $13,150,000. Council is also asked to authorize up to an additional $284,500 in bonds to allow for cost adjustments, issuance costs, and bids for bonds at a premium. Bonds will not be issued in an amount where debt service will exceed the approved debt service levy. Council authorization will be required at a later date to authorize the sale of the FY 2012/13 General Obligation Bonds. Bonds will not be issued until the respective projects advance and are ready for funding.

The Capital Improvements Plan's 2012/13 GO Bond Issue will include the following:

Woodview Drive Water & Sewer Project	$ 357,000	
Extension of Utilities East	4,300,000	
Extension of Utilities North	1,401,000	
Debt abated by utility revenues:		**$ 6,058,000**
Flood Response & Mitigation Projects	820,000	
Collector Street Pavement Improvements	850,000	
Asphalt Street Reconstruction Program	928,000	
CyRide Route Pavement Improvements	1,420,000	
Arterial Street Pavement Improvements	219,000	
Concrete Pavement Improvements	600,000	
Downtown Street Improvements	950,000	
Asphalt/Seal Coat Street Rehabilitation	620,500	
Squaw Creek Footbridge	400,000	
Essential Corporate Purpose Debt covered by property taxes:		**$ 6,807,500**
Sub-total – Essential Corporate Purpose Debt		**$12,865,500**

Library Expansion/Renovation (Previously approved by voter referendum) **$ 4,500,000**

Grand Total – 2012/13 GO Issue: **$17,365,500**

ALTERNATIVES:

1. Adopt a pre-levy resolution authorizing the issuance of Essential Corporate Purpose General Obligation Bonds in an amount not to exceed $13,150,000 and the debt service property tax levy to pay principal and interest on the bonds and set the date of public hearing for March 6, 2012.

2. Reject the pre-levy resolution authorizing the issuance of Essential Corporate Purpose General Obligation Bonds, reduce the 2012/13 property tax levy, and delay the capital projects. Rejection of the Essential Corporate Purpose Bonds will prevent the City from completing the bond funded projects reflected in the 2012/13 CIP.

MANAGER'S RECOMMENDED ACTION:

Prior to the issuance of this debt, state law requires that this pre-levy resolution be adopted. This is a required step in order to accomplish the Council's approved capital improvements for the upcoming fiscal year.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby adopting a pre-levy resolution authorizing the issuance of Essential Corporate Purpose General Obligation Bonds in an amount not to exceed $13,150,000 and the debt service property tax levy to pay principal and interest on the bonds and set the date of public hearing for March 6, 2012.

ITEM # 10
DATE: 02-28-12

COUNCIL ACTION FORM

SUBJECT: SMART ENERGY REBATE TO BETHESDA LUTHERAN CHURCH

BACKGROUND:

The City's Smart Energy incentive programs are designed to encourage customers to purchase and install energy efficient equipment. This program helps Electric Services reduce our overall power load and particularly helps reduce our peaks. Bethesda Lutheran Church recently participated in the Smart Energy program after making upgrades to its heating and cooling systems.

Bethesda Lutheran Church, at 1517 Northwestern Avenue, installed a geothermal heating and cooling system rather than a standard heating and cooling system. It is estimated that the geothermal system will save 120,000 kWh of energy per year and reduce demand by 62 KW. This will save the customer approximately $12,480 annually. Estimated future avoided costs (savings) for City of Ames Electric Services is $85,000. The new geothermal system will also reduce carbon dioxide emissions by about 82 tons annually. This installation qualifies Bethesda Lutheran for a Smart energy rebate of $70,560.

ALTERNATIVES:

1. Authorize payment of the Bethesda Lutheran Church Smart Energy rebate of $70,560.

2. Delay the payment, and ask for additional information.

MANAGER'S RECOMMENDED ACTION:

The City Council has set a goal to reduce increases in energy consumed in our community and to have an increasingly sustainable community. The Smart Energy incentive programs have encouraged individuals and businesses to invest in more energy-efficient technologies and have reduced increases in demand on the City's Electric Utility. Particularly important have been the recent reductions in peak demand during the summer months.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, thereby authorizing payment of a $70,560 Smart Energy incentive rebate to Bethesda Lutheran Church.

Memo

Legal Department

TO: Mayor Ann H. Campbell and Members of the City Council

FROM: Doug Marek, City Attorney

RE: Real Estate Contract for Benson Parcel adjacent to McCarthy Lee Park

DATE: February 23, 2012

At the December 13 City Council meeting the Council received a report and recommendation from the Parks and Recreation Commission to acquire two privately-held properties adjacent to Clear Creek that separate McCarthy Lee Park and Munn Woods. One property is owned by Martha Benson and is legally described as a separate parcel. The other property is owned by Michael Satterwhite and Carla Weiner, and it will need to be separately platted before it can be acquired. An aerial photograph with the two properties marked and labeled is attached.

The Council on December 13 authorized City staff to make offers to purchase the two parcels and to initiate other steps necessary to complete the transactions. The City's offer to purchase the 4.3 acre Benson parcel for $28,000 has been accepted. The attached real estate contract has been signed by the property owner and memorializes that offer and acceptance.

Approval of the contract by the City Council will allow the transaction to proceed, with closing to be completed early next month. I therefore recommend that Council approve the agreement and authorize payment of the purchase price and closing costs from the Parkland Acquisition and Development Fund.

0 105 210 420 630 840 Feet

Acquire all Benson property
Acquire all Satterwhite property north of Clear Creek

Prepared by: Douglas R. Marek, Ames City Attorney, 515 Clark Ave., P. O. Box 811, Ames, IA 50010; ph. 515-239-5146
Return recorded document to: Ames City Clerk, 515 Clark Ave., P. O. Box 811, Ames, IA 50010

REAL ESTATE CONTRACT

IT IS AGREED between Martha J. Benson, ("Seller") and the City of Ames, Iowa, ("Buyer") that Seller agrees to sell and Buyer agrees to buy real estate described as shown and described as "Parcel A" on the Retracement Plat of Survey, Instrument 2012-00001185 filed for record in Story County, Iowa February 3, 2012, a copy of which is attached hereto, with any easements and appurtenant servient estates, (the "Real Estate") upon the following terms:

1. **PRICE**. The total purchase price for the real estate is twenty-eight thousand dollars ($28,000.00) and other valuable consideration, which Buyer shall pay to Seller at closing, or as directed by Seller. Seller shall execute a Declaration of Value along with this contract.

2. **ABSTRACT AND TITLE**. Seller shall promptly deliver to the Buyer, an abstract of title for the Real Estate continued to December 29, 2011, prepared pursuant to Iowa Code Sections 614.29 through 614.38, Iowa Land Title Association Abstracting Standards, and Iowa Land Title Examination Standards, of the Iowa State Bar Association. The abstract shall begin with the government patent to the property, and shall show merchantable title in the Seller. The cost of the continuance of an existing abstract shall be paid by the City The Seller shall pay all costs required to perfect its title to the Real Estate, and shall pay the costs of any additional abstracting and/or title work, due to acts or omissions of Seller, including transfers or deaths, or assignments.

3. **DEED**. On or before 60 days after the date of this contract, or at such date as the parties may mutually agree (the "Closing Date"), the Seller shall have completed its obligations under paragraph 2 and the Seller shall execute and deliver to the Buyer a Warranty Deed for the Real Estate, in recordable form (i.e., signed and acknowledged), conveying fee simple title to the Real Estate to the Buyer. The Deed shall be on the General Warranty Deed form approved by the Iowa State Bar Association.

4. **POSSESSION**. On and after the Closing Date, the Buyer shall be entitled to immediate possession of the Real Estate and to receipt of all rents and profits from the property due thereafter. The Seller shall, as of the Closing Date, assign all leases, to the extent they pertain to the Real Estate, to the Buyer.

5. **SPECIAL ASSESSMENTS**. Seller shall pay in full all assessments on the Real Estate that have been certified to the County Treasurer for collection before the Closing Date.

6. **TAXES**. Seller shall pay a pro-rata share of taxes pertaining to the Real Estate for the fiscal year (July 1 - June 30) on closing, and all prior unpaid taxes for prior years.

7. **ENVIRONMENTAL MATTERS**. Seller hereby represents and warrants to Buyer that there are no abandoned wells, agricultural drainage wells, solid waste disposal sites, or underground storage tanks (as defined in Iowa Code Chapter 455B) located in, on, or about the said Real Estate; and, that there are no known environmental problems pertaining to said Real Estate except for: ______________________________. A Groundwater Hazard Statement as required under Section 558.69 of the Code of Iowa shall be executed, along with this contract, by the Seller.

8. **CONTRACT BINDING ON SUCCESSORS IN INTEREST**. The document shall apply to and bind the heirs, executors, administrators, partners, assigns and successors in interest of the respective parties.

9. **INTENTION OF USE OF WORDS AND PHRASES**. Words and phrases contained herein, including the acknowledgment clause, shall be construed as in the singular and plural number, and as masculine, feminine or neuter gender, according to the context.

IN WITNESS WHEREOF, the Parties hereto have caused this contract to be executed effective the _______ day of February 2012.

SELLER

MARTHA J. BENSON

Martha J. Benson

Martha J. Benson

STATE OF ~~IOWA~~ NM, ~~STORY~~ Santa Fe COUNTY, ss:
This instrument was acknowledged before me on Feb 17, 2012 by Martha J. Benson.

Lucy A Montoya

Notary Public in and for the State of New Mexico

BUYER

CITY OF AMES, IOWA

By: ______________________________
Ann H. Campbell, Mayor

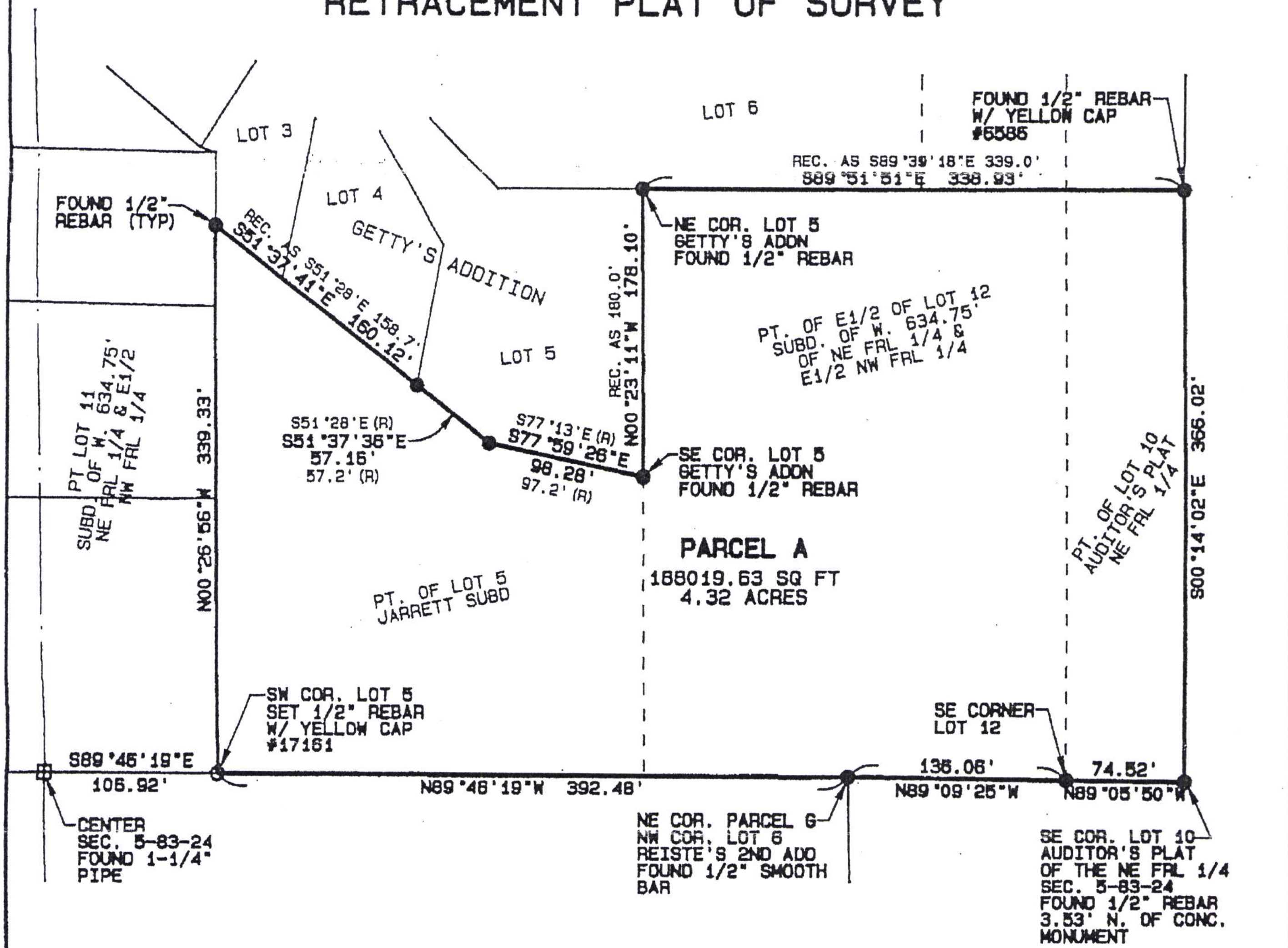
Attest by: ______________________________
Diane R. Voss, City Clerk

Instrument:2012- 00001185
Date:Feb 03,2012 01:24:48P
Rec Fee: 5.00 E-Com Fee: 1.00
Aud Fee: .00 Trans Tax: .00
Rec Management Fee: 1.00
Non-Standard Page Fee: .00
Filed for record in Story County, Iowa
Susan L. Vande Kamp, County Recorder

SLIDE 426 PAGE 2

R. BRADLEY STUMBO P.O. BOX 1664 AMES, IOWA 50010 515-233-3689

RETRACEMENT PLAT OF SURVEY



Survey Description-Parcel 'A':
Part of Lot 10 in the Auditor's Plat of the Northeast Fractional Quarter, except the West 634.75 feet thereof and except College Wood Heights and except Scott Place Addition, part of Lot 5 in Jarrett Subdivision of the West 264 feet of Lot 12, and part of the East Half of said Lot 12 in the Subdivision of the West 634.75 feet of the Northeast Fractional Quarter and part of the East Half of the Northwest Fractional Quarter, all in Section 5, Township 83 North, Range 24 West of the 5th P.M., City of Ames, Story County, Iowa, and all together being more particularly described as follows: Beginning at the Southwest Corner of said Lot 5; thence N00°26'56"W, 339.33 feet along the West line thereof to the Southerly line of Getty's Addition to Ames, Story County, Iowa; thence following said line S51°37'41"E, 160.12 feet; thence S51°37'36"E, 57.16 feet; thence S77°59'26"E, 98.28 feet to the Southeast Corner of Lot 5 in said Getty's Addition, said point also being on the West line of said Lot 12; thence N00°23'11"W, 178.10 feet to the Northeast Corner of said Lot 5 in Getty's Addition; thence S89°51'51"E, 338.93 feet along the South line of Lot 6 in said Getty's Addition and said line extended East to its intersection with the East line of said Lot 10; thence S00°14'02"E, 366.02 feet to the Southeast Corner of said Lot 10; thence N89°05'50"W, 74.52 feet to the Southwest Corner of said Lot 10; thence N89°09'25"W, 136.06 feet to the Northwest Corner of Lot 6 in Reiste's 2nd Addition to Ames, Story County, Iowa; thence N89°46'19"W, 392.48 feet along the South line of said Lot 12 and Lot 5 in Jarrett Subdivision to the point of beginning, containing 4.32 acres.

GRAPHIC SCALE 1"=100'

ITEM # 12
DATE: 02-28-12

COUNCIL ACTION FORM

SUBJECT: 2011/12 & 2012/13 NEIGHBORHOOD CURB REPLACEMENT PROGRAM

BACKGROUND:

This is the annual program for replacement of deteriorated curb and gutter in selected neighborhood areas. Areas to receive curb and gutter replacement are selected using input from neighborhoods, condition of the curb, and extent of anticipated repairs.

Deteriorated concrete curb and gutter will be removed and replaced along Curtiss Avenue from 10th Street to 13th Street. The benefits will include improved aesthetics for the neighborhood and reduced infiltration into the subgrade, which will lower future street maintenance costs.

Staff has completed plans and specifications with estimated construction costs of $118,000. Engineering and construction administration are estimated at $20,000, bringing total estimated costs to $138,000. This project is shown in both the 2011/12 & 2012/13 Capital Improvement Plans with financing established at $75,000 per year from the Road Use Tax Fund, bringing total available funding to $150,000. Remaining funds will be utilized for design, contract administration, and contingencies on this project.

ALTERNATIVES:

1. Approve the 2011/12 & 2012/13 Neighborhood Curb Replacement Program by establishing March 21, 2012, as the date of letting and March 27, 2012, as the date for report of bids.

2. Reject the project.

MANAGER'S RECOMMENDED ACTION:

By proceeding with this program, the City Council will continue to strengthen and improve a local neighborhood by restoring public infrastructure in the Curtiss Avenue area.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the 2011/12 & 2012/13 Neighborhood Curb Replacement Program by establishing March 21, 2012, as the date of letting and March 27, 2012, as the date for report of bids.

ITEM # 13
DATE: 02-28-12

COUNCIL ACTION FORM

SUBJECT: 2010/11 ASPHALT RESURFACING AND SEAL COAT REMOVAL/ASPHALT RECONSTRUCTION PROGRAM

BACKGROUND:

This is an annual program for removal of built-up seal coat from streets with asphalt surface, as well as asphalt resurfacing of various streets. This program restores surface texture, corrects structural deficiencies, removes built-up seal coat, and prevents deterioration of various streets. This resurfacing process results in better riding surfaces, increased safety with improved surface texture, and increased life expectancy of streets. Built-up seal coat on streets causes excess crown which results in vehicles dragging at driveway entrances. Complete removal of this built-up seal coat allows for repair to curb and gutter and placement of a new asphalt surface.

The locations for seal coat removal/asphalt reconstruction in this contract include East O'Neil Drive (Duff Avenue to Maxwell Avenue) and Hunziker Drive (20th Street to Melrose Avenue). A previous location, Little Street (Hayward Avenue to Welch Avenue) was completed in November 2011 through a contract with Manatt's, Inc., and a second set of streets will be part of a future contract, combined with the 2011-12 Asphalt Resurfacing and Seal Coat Removal/Asphalt Reconstruction Program. This Council action is to bid East O'Neil and Hunziker separately from that later project in order to utilize state I-JOBS funding, which must be expended by June 30, 2012.

Staff has completed plans and specifications for this contract with a total estimated construction cost of $308,500. Engineering and construction administration costs are estimated at $46,250, bringing total estimated costs to $354,750. Financing is programmed to include $100,000 from Local Option Sales Tax, $270,366 from I-JOBS funding, and $454,634 from Road Use Tax, bringing total overall program funding to $825,000.

The remaining funds will be used for additional locations, design, contract administration, and project contingency. As mentioned above, this program has been divided into three separate contracts with funding as noted below:

Project Locations	Total
Little Street (Actual)	$ 44,237
East O'Neil & Hunziker (Estimate)	**$ 308,500**
Remaining Locations Contract #3 (Estimate)	$ 345,000
Engineering & Administration (Estimate)	$ 123,750
Overall Total:	$ 821,487

ALTERNATIVES:

1. Approve the 2010/11 Asphalt Resurfacing and Seal Coat Removal/Asphalt Reconstruction Program by establishing March 21, 2012 as the date of letting and March 27, 2012 as the date for report of bids.

2. Reject the project.

MANAGER'S RECOMMENDED ACTION:

This project will continue the City's efforts to restore the life of various streets within the community.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the 2010/11 Asphalt Resurfacing and Seal Coat Removal/Asphalt Reconstruction Program by establishing March 21, 2012 as the date of letting and March 27, 2012 as the date for report of bids.

ITEM # 14
DATE: 02-28-12

COUNCIL ACTION FORM

SUBJECT: 2012/13 WATER SYSTEM IMPROVEMENTS (WATER SERVICE TRANSFER CONTRACT #1)

BACKGROUND:

The annual Water System Improvements program provides for replacing water mains in areas that are experiencing rusting water problems. It also provides for installing larger distribution mains in areas that have a high concentration of 4-inch supply lines, transferring water services from 4-inch water mains in streets where larger water mains exist, and abandoning 4-inch water mains. Eliminating duplicate water mains, where possible, improves water flow and helps reduce rusty water. Installing larger distribution lines in areas that have a high concentration of 4-inch supply lines and less than desirable fire-fighting capacity (predominately in the older areas of the community) provides larger supply quantities in relation to the current and proposed land uses, in accordance with the Land Use Policy Plan.

This new project entails placing an 8-inch water main along Lincoln Way from North Riverside to North Hazel. This project will also include transferring water services to the new 8-inch water main and abandonment of the old 4-inch water main.

Staff completed plans and specifications with estimated construction costs of $91,803. Engineering and construction administration costs are estimated at $13,800. Project funding is shown in the 2012/13 Capital Improvements Plan in the amount of $900,000 from the Water Utility Fund.

The 2012/13 Water System Improvements Program includes expenses as follows:

East Lincoln Way Water Main Replacement (Estimated)	$180,810
South Wilmoth – Tripp Water Main Replacement (Estimated)	$378,308
Water Service Transfers (Estimated)	$ 91,803
Engineering and Contract Administration (Estimated)	$135,000
	$785,921

ALTERNATIVES:

1. Approve the 2012/13 Water System Improvements (Water Service Transfer Contract #1) by establishing March 21, 2012, as the date of letting and March 27, 2012, as the date for report of bids.

2. Do not approve this project.

<u>MANAGER'S RECOMMENDED ACTION</u>:

By approving these plans and specifications, it will be possible to improve the reliability of water system and to improve the water quality for our citizens in this area. This project will also be completed prior to roadway improvements in the area, which are planned for 2014/15.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the 2012/13 Water System Improvements (Water Service Transfer Contract #1) by establishing March 21, 2012, as the date of letting and March 27, 2012, as the date for report of bids.

ITEM # 15
DATE: 02-28-12

COUNCIL ACTION FORM

SUBJECT: 2012/13 WATER SYSTEM IMPROVEMENTS (WATER MAIN REPLACEMENT)

BACKGROUND:

The annual Water System Improvements program provides for replacing water mains in areas that are experiencing rusting water problems. It also provides for installing larger distribution mains in areas that have a high concentration of 4-inch supply lines, transferring water services from 4-inch water mains in streets where larger water mains exist, and abandoning 4-inch water mains. Eliminating duplicate water mains, where possible, improves water flow and helps reduce rusty water. Installing larger distribution lines in areas that have a high concentration of 4-inch supply lines and less than desirable fire-fighting capacity (predominately in the older areas of the community) provides larger supply quantities in relation to the current and proposed land uses, in accordance with the Land Use Policy Plan.

This new project entails placing an 8-inch water main along East Lincoln Way from Center Avenue to 729 East Lincoln Way. This project will also include transferring water services to the new 8-inch water main and abandonment of the 4-inch water main.

Staff completed plans and specifications with estimated construction costs of $180,810. Engineering and construction administration costs are estimated at $27,000. Project funding is shown in the 2012/13 Capital Improvements Plan in the amount of $900,000 from the Water Utility Fund.

The 2012/13 Water System Improvements Program includes expenses as follows:

East Lincoln Way Water Main Replacement (Estimated)	$180,810
South Wilmoth – Tripp Water Main Replacement (Estimated)	$378,308
Water Service Transfers (Estimated)	$ 91,803
Engineering and Contract Administration (Estimated)	$135,000
	$785,921

ALTERNATIVES:

1. Approve the 2012/13 Water System Improvements (Water Main Replacement) by establishing March 21, 2012, as the date of letting and March 27, 2012, as the date for report of bids.

2. Do not approve this project.

MANAGER'S RECOMMENDED ACTION:

By approving these plans and specifications, it will be possible to improve the reliability of the water system and to improve water quality for our citizens and businesses in this area.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the 2012/13 Water System Improvements (Water Main Replacement) by establishing March 21, 2012, as the date of letting and March 27, 2012, as the date for report of bids.

ITEM # 16
DATE: 02-28-12

COUNCIL ACTION FORM

SUBJECT: SECONDARY FEED SYSTEM FOR PRE-PROCESSED BOILER FUEL AT RESOURCE RECOVERY PLANT

BACKGROUND:

The City's Resource Recovery Plant annually processes 50,000 tons of municipal solid waste (MSW), recovering approximately 72% of all materials received. As the MSW travels through the processing system, several rotary disc screens intended to remove sand, glass, dirt, and grit also sort out smaller burnable material. In an effort to reclaim as much refuse derived fuel (RDF) as possible and reduce the amount of waste that is landfilled, staff identified a location for a secondary feed system to bypass traditional processing. This system would feed pre-processed, boiler-ready fuel directly from a truck into the underground pipeline that leads to the storage facility in the power plant's coal yard. Some examples of locally generated materials that could be inserted are sawdust or wood chips, shelled corn, and crumb rubber.

In the past, these smaller preprocessed materials were sent directly to the Boone County Landfill, since if they were processed through the plant, they would mechanically be sorted out and ultimately still be transferred to the landfill. This additional feed system will allow Resource Recovery personnel to unload and transfer boiler-ready fuel with a 100% recovery rate to the Power Plant for combustion; thereby reducing both the amount of coal consumed and the amount of material sent to the landfill.

Council previously approved a Solid Waste Alternative Program (SWAP) Grant of $24,950 from the Iowa Department of Natural Resources for this project as a forgivable loan. This means that when the terms of the contract are met, the funds will not need to be repaid. The current budget provides $23,056 for this project and an additional $13,000 has been identified in savings from Fixed Equipment Repair by deferring maintenance on a PSI blower motor, bringing total available funding to $61,006.

Brown Engineering of Des Moines has completed plans and specifications for this project for a cost of $12,900. Their engineering estimate of the base cost for this project is $47,500. The plans have included two possible additional alternatives. Alternative #1, estimated at an additional $16,500, would provide for the installation of an electric motor driven auger. The motorized auger would assist in maintaining a more consistent and even flow of the material being fed into the system. Alternative #2, estimated at an additional $30,000, would provide for the integration of this new system into the current PLC (programmable logic controller) operating system. The new equipment is fully functional with local controls at the hopper if this option is not viable.

ALTERNATIVES:

1. Approve plans and specifications for the Secondary Feed System for Pre-Processed Boiler Fuel at the Resource Recovery Plant by establishing March 20, 2012, as the date of letting and March 27, 2012, as the date for report of bids.

2. Reject the project

MANAGER'S RECOMMENDED ACTION:

The installation of a secondary feed system will reclaim more refuse derived fuel (RDF) and reduce the amount of waste sent to the landfill. Staff has identified a location within the plant for a secondary feed system to bypass traditional processing. This system will feed pre-processed, boiler-ready fuel directly from a truck to the underground pipeline and into the storage facility in the coal yard. Funding for this project will come from a forgivable DNR loan and from savings identified within the existing budget.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving plans and specifications for the Secondary Feed System for Pre-Processed Boiler Fuel at the Resource Recovery Plant by establishing March 20, 2012, as the date of letting and March 27, 2012 as the date for report of bids.

ITEM # 17
DATE: 02-28-12

COUNCIL ACTION FORM

SUBJECT: AMES/ISU ICE ARENA RUBBER FLOORING REPLACEMENT

BACKGROUND:

The **FY 2012/13** Capital Improvement Plan includes $100,000 in funding to replace the ten year old rubber flooring in the lobby, restrooms, and meeting room at the Ames/ISU Ice Arena.

The Arena is closed annually during the month of May to complete preventative maintenance projects and the flooring could be replaced at that time. **Since the funding source for this project is the Ice Arena Capital Reserve Fund, which currently totals $423,000, it is being recommended that the project be accelerated and completed during FY 2011/12 (this coming May, when the facility will be closed to the public), rather than in FY 2012/13 as budgeted.**

As a reminder, the City and Iowa State University each contribute $20,000 annually toward this fund so capital improvements can be made at this facility. ISU administration has concurred with replacement of this flooring. The estimated costs for this project are $5,000 for the development of plans and specifications and $95,000 for materials and installation.

ALTERNATIVES:

1. Approve plans and specifications for the replacement of the rubber flooring in the lobby, restroom, and meeting room of the Ames/ISU Ice Arena during May 2012, and establish March 20, 2012 as the bid due date and March 27, 2012 as the date to report bids and award a contract.

2. Delay this project until FY 2012/13

MANAGER'S RECOMMENDED ACTION:

This project has been approved in the 2012/13 CIP, and funding is already available in the Ice Arena's Capital Reserve Fund. Accelerating the project will allow the flooring to be replaced during the arena's annual closure this May.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving plans and specifications for replacement of the rubber flooring in the Ames/ISU Ice Arena in May 2012, and establishing March 20, 2012 as the bid due date and March 27, 2012 as the date to report bids and award a contract.

ITEM # 18
DATE: 02-28-12

COUNCIL ACTION FORM

SUBJECT: PURCHASE OF SOFTWARE, HARDWARE, AND SERVICES TO SUPPORT PUBLIC SAFETY INFORMATION MANAGEMENT SYSTEM

BACKGROUND:

The City, Story County and Iowa State University share a public safety information management system. The system includes computer aided dispatch, records management, jail management, and related criminal justice software. Representatives from Story County, the City of Ames, and Iowa State University form a joint management group known as the MultiAgency Public Safety Group (MAPSG). There is a formal 28E Agreement among the agencies, and the City acts as the lead agency hosting and maintaining software and hardware for the system.

In February 2011, after a procurement process by MAPSG, the City Council approved the purchase of new public safety management software, OSSI Public Safety Suite, in the amount of $419,543. Funding for the software included $210,065 from a U.S. Department of Homeland Security grant; $30,000 from the Story County E911 Board; $61,900 from Story County, specifically to fund the jail software; and the remaining $117,578 shared equally among the members. The member agencies also share the ongoing costs for the information management system.

Later in the spring of 2011, the MAPSG completed the purchase of the new information management system from OSSI. One of the first steps in the implementation of the OSSI system is the configuration, purchase, and setup of the servers and other computer hardware that will support the system. As staff worked on the implementation process, changes in the hardware configuration were identified that will improve the system's hardware redundancy and recoverability in the event of disasters.

In September 2011, Council approved the purchase of $184,606 in additional equipment to support the redundancy and disaster recovery of the OSSI public safety information management system. These functions are defined as:

> **Redundancy** – Protection against typical hardware and software failures that may cause parts of the system to fail. Examples include hard drive failure or power supply failure.
>
> **Disaster Recovery** – Protection necessary to provide for rapid and orderly recovery from physical destruction catastrophic failure of the public safety information management system. In the disaster recovery scenario, the servers are housed in Nevada and Ames.

This September 2011 request allowed the funds from the MAPSG depreciation account to be used to complete the purchase of the hardware and supporting software for this project. The depreciation funds were contributed equally by Ames, Story County and Iowa State

University to fund replacement of the equipment that supported our current CAD system. The current balance in the depreciation fund is $247,395. The purchase of this equipment meets the established intended use of the depreciation account for MAPSG.

In November 2011, a request for proposal (RFP) was issued to solicit responses from qualified vendors to recommend and implement a high availability solution using VMware® server virtualization and NetApp® unified storage architecture that both the County and City already have implemented in their own information technology environments.

The RFP was advertised on the City's Purchasing website, and proposal documents were issued to five potential bidders. On December 1, 2011, responses were received from two vendors. These proposals were evaluated by information technology personnel at Story County, Iowa State University, and the City. The two proposals were determined to be compliant with the basic requirements of the RFP and were scored in detail. Scores and costs for these proposals are as follows:

	Score	**Cost**
IP Pathways, LLC	569.00	$ 107,647.38
RSM McGladrey, Inc.	502.04	$ 135,992.00

Based on the final scores, staff determined that IP Pathways, LLC is the best fit for the purchase of additional equipment to support the redundancy and disaster recovery of the OSSI public safety information management system. Staff recommends the award of contract in the one-time amount of $107,647.38 for hardware, software, and services to support the redundancy and recoverability of the OSSI public safety information management system. There is an estimated $20,000 in additional minor equipment and installation expenses that will need to be purchased to complete this project The $107, 647.38 IP Pathways contract and the installation expenses of up to $20,000 is still less than the $184,606 previously approved by Council for this project. **This City's financial share for the redundancy and disaster recovery equipment will come from the depreciation funds already accumulated.**

ALTERNATIVES:

1. Award a contract to IP Pathways, LLC of Urbandale Iowa, in the amount of $107,647.38 for hardware, software, and services to support the redundancy and recoverability of the OSSI public safety information management system.

2. Reject all proposals and delay the implementation of the redundancy and recoverability of the OSSI public safety information management system.

MANAGER'S RECOMMENDED ACTION:

Approving the purchase of this hardware, software, and services to support the redundancy and recoverability of the OSSI public safety information management system will provide a critical level of protection against system failure or destruction. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, awarding this contract as described above.

ITEM # 19
DATE: 02-28-12

COUNCIL ACTION FORM

SUBJECT: PURCHASE OF TWO ARTICULATED CYRIDE BUSES

BACKGROUND:

In 2010, CyRide was awarded a Clean Fuels (CF) national discretionary grant for the purchase of two articulated 62' buses, replacing three 40' buses. CyRide received 90% federal funding for these vehicles, requiring a 10% local match to be secured from CyRide's capital budget.

Since approval of the CF grant, CyRide staff has been researching how articulated buses will physically be incorporated into the fleet as well as determining the best firm to construct these buses for CyRide. Demonstrations by various articulated bus manufacturers have identified the NOVA articulated bus to be the best "fit" for CyRide due to its stainless steel body, which will wear better in Iowa's corrosive winter weather conditions, and the wider design of the interior, which will benefit the large passenger loads experienced on CyRide's Orange Route from the Commuter lot through campus. An illustration showing the NOVA articulated bus is provided below.

Funding for these two buses is detailed below.

Federal Funds	Local Funds	Total Funds
$1,256,940	$139,060	$1,396,600

The local funds are included in CyRide's capital budget and in the City's 2012/17 Capital Improvements Plan. If approved, the buses could be delivered in the fall of 2012.

The Transit Board of Trustees approved award of this purchase to NOVA Bus at its February 16, 2012 meeting.

ALTERNATIVES:

1. Approve a contract with NOVA Bus Inc. for the purchase of two articulated buses at a cost not to exceed $1,396,600.

2. Do not approve a contract for the purchase of these buses.

MANAGER'S RECOMMENDED ACTION:

CyRide has programmed local funding that is needed to complete this purchase. This bus purchase will replace three 40' existing buses that average more than 21 years old that operate less efficiently, produce more emissions, and are less reliable. This purchase will reduce CyRide's operating expenses and improve its fuel efficiency in the short and long term, while also helping to improve air quality in Ames.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving a contract with NOVA Bus, Inc. for the purchase of two articulated buses in an amount not to exceed $1,396,600.

ITEM # 20
DATE: 02-28-12

COUNCIL ACTION FORM

SUBJECT: CYRIDE SCHEDULING SOFTWARE

BACKGROUND:

As part of CyRide's "State of Good Repair" grant award, the transit system received funding for the procurement of transit-specific scheduling software. In March 2011, this grant awarded $160,000 at a 80% federal share for a total project cost of $200,000. This software will allow CyRide to efficiently schedule 125 drivers, 876 daily bus trips and a peak bus demand of 59-60 vehicles.

Since award of the grant in 2011, staff prepared a Request for Proposal to solicit vendors for this technology. On October 31, 2011, CyRide released this RFP. On November 30, 2011, responses were received from the following vendors:

- INIT Innovations in Transportation, Inc.
- RouteMatch
- Schedule Master's, Inc.
- Trapeze Group

Based on a technical evaluation of each software product by CyRide's scheduling, dispatching and operations staff, it was determined that the following three proposals more closely met the scope of services and specifications needed to deploy this technology at CyRide.

- INIT Innovations in Transportation, Inc.
- Schedule Master's, Inc.
- Trapeze Group

Product demonstrations were then scheduled with the top three vendors for the week of December 19-23 to gain a better understanding of each product, and to complete a final evaluation based on technical merit and Best-And-Final-Offer (BAFO) pricing. Upon evaluation for the demonstration's received, INIT received the highest combined rating of 3.96 based on a scale of 1-5. This firm's BAFO pricing is as follows:

INIT MOBILE-PLAN Module	$29,343.60
INIT PERDIS Module	$25,308.00
License Fee (One-Time Fee)	$90,419.66
Travel Expenses	$16,683.90
ORACLE ASFU License	$5,512.55
Option - WebComm	$13,224
TOTAL	**$180,491.71**

The local match requirement of 20% or $36,098.34 is included in CyRide's Capital budget and in the 2011/16 Capital Improvements Plan. **In addition to the above one-time cost, an annual software maintenance fee of $31,476.86 will be charged after the one year warranty expires. This will be included in future CyRide operating budgets**.

The Transit Board of Trustees approved this award to INIT at their January 19, 2012 meeting.

ALTERNATIVES:

1. Approve an award to INIT Innovations in Transportation, Inc. for Transit Scheduling software in an amount not-to-exceed $180,481.71.

2. Reject all bids and direct staff to rebid a transit scheduling software package.

3. Do not purchase a transit scheduling software package.

MANAGER'S RECOMMENDED ACTION:

As the transit system continues to grow, the use of transit-specific software instead of Excel spreadsheets will allow staff to efficiently and accurately schedule drivers and buses. This will ensue that quality services continue to be provided to Ames residents.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the purchase of scheduling software from INIT Innovations in Transportation, Inc., in an amount not to exceed $180,481.71.

ITEM # ___21__
DATE: 02-28-12

COUNCIL ACTION FORM

SUBJECT: CYRIDE INTERMODAL FACILITY CREDIT CHANGE ORDER

BACKGROUND:

In accordance with City of Ames purchasing policies, staff must seek City Council approval for, "change orders increasing or decreasing the contract in an amount in excess of the lesser of $50,000 or 20% of the original contract amount…." To date, add and deduct change orders on the Ames Intermodal Facility construction project total $148,811. The construction company, Weitz, Inc., has requested a $9,200 **deduct** change order for the facility, dealing with the removal of a damaged tree.

City staff administratively approved Change Orders # 8 through 11 during the fall of 2011. On November 1, 2011, the City Council approved Change order #12 in the amount of $52,103. Since then, CyRide and Manager's Office staff have approved Change Orders # 13,14, and 16 dealing with lighting and meter/transformer placement.

The $9,200 deduct change order, #15, is a credit for removing a tree on the Intermodal Facility site that was to have remained. The tree was damaged during construction of a retaining wall on the south side of the site, and was subsequently removed. City Council action on this Change Order is requested at this time. This will allow staff to administratively approve a series of additional, small change orders (under $10,000 total for all 4) currently being prepared. If approved, this change order would be included in the February pay application.

The Transit Board of Trustees reviewed and approved this change order at its February 16, 2012 meeting.

ALTERNATIVES:

1. Approve change order #15 to Weitz Company for a deduct amount of $9,200 for the removal of a tree that was to remain on the site. This brings the total contract amount with Weitz Company to $7,221,840.71.

2. Do not approve change order #15 for the tree removal.

MANAGER'S RECOMMENDED ACTION:

The value of the tree was determined by Iowa State University's Arborist, so the deduct amount reflects a fair accounting of its value. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving change order #15. Approval of this modification will allow the project to move forward expeditiously within its tight timeframe.

ITEM # 22
DATE: 02-28-12

COUNCIL ACTION FORM

SUBJECT: PURCHASE OF ELECTRIC DISTRIBUTION TRANSFORMERS

BACKGROUND:

On April 14, 2009, City Council awarded a contract to RESCO of Ankeny, Iowa for the purchase of electric distribution transformers for the period April 14, 2009 to March 31, 2010. That contract included three optional renewals. Transformers are ordered quarterly under this contract to meet the needs of Electric Services for new construction and maintenance. Transformers are purchased from an inventory asset account and charged to the appropriate operations accounts as the units are put into use. Generally, over a million dollars in assets are available in the Electric inventory at any given time for use in new service and maintenance activities.

Under this proposed contract renewal, transformers would again be purchased as requested on a quarterly basis. This provides the City with flexible inventory management and helps to reduce the need for storage space. The proposed contract renewal period would end March 31, 2013. Bid prices are exclusive of sales taxes, which are applicable to the purchase of this equipment and are paid directly by the Utility. **No contract amount is being authorized at this time, since payments will be made as transformers are purchased.**

For the final renewal period, RESCO has indicated a flat 3.54% increase to the original bid prices. Staff has determined that renewal of the contract would continue to meet the needs of the Electric Services Department.

ALTERNATIVES:

1. Approve renewal of the contract with RESCO of Ankeny, Iowa, for the purchase of electric distribution transformers for the period April 1, 2012 to March 31, 2013 in accordance with unit prices and energy losses bid for single-phase and three-phase padmounted and overhead transformers manufactured by ERMCO. This is the final optional renewal period on this contract.

   Units will be purchased as requested, and payments will be based on unit prices bid and actual quantities ordered plus applicable sales taxes.

2. Reject all bids and attempt to purchase electric distribution transformers on an as-needed basis.

MANAGER'S RECOMMENDED ACTION:

Renewal of the contract with RESCO will will allow for a sure supply of transformers needed for new service and emergency replacements at a known cost. Transformers will be purchased as needed under this contract at the price quoted in this bid process.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving renewal of the contract for purchase of electric distribution transformers as detailed above.

CITY OF AMES IOWA
Caring People
Quality Programs
Exceptional Service

Memo

City Clerk's Office

TO: Mayor and Members of the City Council

FROM: City Clerk's Office

DATE: February 24, 2012

SUBJECT: Contract and Bond Approval

There is no Council Action Form for Item No. __**23**__. Council approval of the contract and bond for this project is simply fulfilling a *State Code* requirement.

/jlr

ITEM # 24
DATE: 02-28-12

COUNCIL ACTION FORM

SUBJECT: 2010/11 WATER SYSTEM IMPROVEMENTS (WATER SERVICE TRANSFERS)

BACKGROUND:

The annual Water System Improvements program replaces water mains in areas that are experiencing rusting water problems. It also provides for installing larger distribution mains in areas that have a high concentration of 4-inch supply lines, transferring water services from 4-inch water mains in streets where larger water mains exist, and abandoning 4-inch water mains. Eliminating duplicate water mains, where possible, improves water flow and helps reduce rusty water. Installing larger distribution lines in areas that have a high concentration of 4-inch supply lines and less than desirable fire-fighting capacity (predominately in the older areas of the community) also provides larger supply quantities in relation to the current and proposed land uses, in accordance with the City's Land Use Policy Plan.

The 2010/11 program location for water service transfers was Ash Avenue from Country Club Boulevard to Knapp Street. Duplicate water mains existed along this street, but water services were not transferred to the larger main when installation was completed. Transfer of water services to the larger mains increased the water service for those customers affected and provided a higher quality water supply. Following transfer of these services, the smaller main was abandoned, which will reduce maintenance in this area.

On April 12, 2011, City Council awarded this contract to MPS Engineers, Inc., of Des Moines, Iowa, in the amount of $187,301.70. Construction was completed in the amount of $195,439.58.

The 2010/11 Water Systems Improvements Program includes expenses as follows:

Oak Street Water Main Replacement (awarded + approved CO)	$265,987.36
South Duff Emergency Repair (awarded)	$143,559.75
Ash Avenue Water Service Transfers (actual)	**$195,439.58**
Engineering and Contract Administration (estimated)	$120,000.00
	$724,986.69

The 2010/11 budget included $900,000 from the Water Utility Fund for these system improvements. Remaining funds will be used for contingencies on the active contracts or on future water systems projects as they are identified.

ALTERNATIVES:

1. Accept the 2010/11 Water System Improvements (Water Service Transfers) as completed by MPS Engineers, Inc., of Des Moines, Iowa, in the amount of $195,439.58.

2. Direct staff to pursue modifications to the project.

MANAGER'S RECOMMENDED ACTION:

This project has now been completed in accordance with the approved plans and specifications.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the 2010/2011 Water System Improvements (Water Service Transfers) as completed by MPS Engineers of Des Moines, Iowa, in the amount of $195,439.58.

License Application (   )

Applicant

Name of Applicant: City of Ames

Name of Business (DBA): Homewood Golf Course

Address of Premises: 401 E. 20th St.

City: Ames **County:** Story **Zip:** 50010

Business Phone: (515) 239-5363

Mailing Address: 1500 Gateway Hills Park Dr

City: Ames **State:** IA **Zip:** 50014

Contact Person

Name: Joshua Thompson

Phone: (515) 239-5363 **Email Address:** jthompson@city.ames.ia.us

Classification: Class B Beer (BB) (Includes Wine Coolers)

Term: 8 months

Effective Date: 03/19/2012

Expiration Date: 11/18/2012

Privileges:

Class B Beer (BB) (Includes Wine Coolers)
Outdoor Service
Sunday Sales

Status of Business

BusinessType: Municipality

Corporate ID Number: **Federal Employer ID #** 10-4260004218

Ownership

Nancy Carroll

First Name: Nancy **Last Name:** Carroll

City: Ames **State:** Iowa **Zip:** 50010

Position Director of Parks and Rec

% of Ownership 0.00 % **U.S. Citizen**

Steve Schainker

First Name: Steve **Last Name:** Schainker

City: Ames **State:** Iowa **Zip:** 50010

Position City Manager

% of Ownership 0.00 % **U.S. Citizen**

Insurance Company Information

Insurance Company:	Iowa Communities Assurance Pool		
Policy Effective Date:	03/19/2012	**Policy Expiration Date:**	11/18/2012
Bond Effective Continuously:		**Dram Cancel Date:**	
Outdoor Service Effective Date:		**Outdoor Service Expiration Date:**	
Temp Transfer Effective Date:		**Temp Transfer Expiration Date:**	

License Application (   )

26a

Applicant

Name of Applicant: LJPS, Inc

Name of Business (DBA): Olde Main Brewing Co

Address of Premises: ISU Alumni Center, 420 Beach Ave, Second Floor

City: Ames **County:** Story **Zip:** 50010

Business Phone: (515) 232-0553

Mailing Address: 316 Main St

City: Ames **State:** IA **Zip:** 50010

Contact Person

Name: Jamie Courtney

Phone: (515) 291-8346 **Email Address:** jcourtney@oldemainbrewing.com

Classification: Class C Liquor License (LC) (Commercial)

Term: 5 days

Effective Date: 03/01/2012

Expiration Date: 03/05/2012

Privileges:

Class C Liquor License (LC) (Commercial)

Status of Business

BusinessType: Privately Held Corporation

Corporate ID Number: 286196 **Federal Employer ID #** 770613629

Ownership

Len Griffen

First Name: Len

Last Name: Griffen

City: Potomac

State: Maryland

Zip: 24854

Position Vice President

% of Ownership 25.00 %

U.S. Citizen

Scott Griffen

First Name: Scott

Last Name: Griffen

City: Ames

State: Iowa

Zip: 50010

Position President

% of Ownership 50.00 %

U.S. Citizen

Sue Griffen

First Name: Sue

Last Name: Griffen

City: Potomac

State: Maryland

Zip: 24854

Position Treasure

% of Ownership 25.00 %

U.S. Citizen

Insurance Company Information

Insurance Company: Founders Insurance Company

Policy Effective Date:

Policy Expiration Date:

Bond Effective Continuously:

Dram Cancel Date:

Outdoor Service Effective Date:

Outdoor Service Expiration Date:

Temp Transfer Effective Date:

Temp Transfer Expiration Date:

License Application (   )

26b

Applicant

Name of Applicant: LJPS, Inc

Name of Business (DBA): Olde Main Brewing Co

Address of Premises: Reiman Gardens, 1407 University BLVD

City: Ames **County:** Story **Zip:** 50010

Business Phone: (515) 232-0553

Mailing Address: 316 Main St

City: Ames **State:** IA **Zip:** 50010

Contact Person

Name: Jamie Courtney

Phone: (515) 291-8346 **Email Address:** jcourtney@oldemainbrewing.com

Classification: Class C Liquor License (LC) (Commercial)

Term: 5 days

Effective Date: 03/13/2012

Expiration Date: 03/17/2012

Privileges:

Class C Liquor License (LC) (Commercial)

Status of Business

BusinessType: Privately Held Corporation

Corporate ID Number: 286196 **Federal Employer ID #** 770613629

Ownership

Len Griffen

First Name: Len

Last Name: Griffen

City: Potomac

State: Maryland

Zip: 24854

Position Vice President

% of Ownership 25.00 %

U.S. Citizen

Scott Griffen

First Name: Scott

Last Name: Griffen

City: Ames

State: Iowa

Zip: 50010

Position President

% of Ownership 50.00 %

U.S. Citizen

Sue Griffen

First Name: Sue

Last Name: Griffen

City: Potomac

State: Maryland

Zip: 24854

Position Treasure

% of Ownership 25.00 %

U.S. Citizen

Insurance Company Information

Insurance Company: Founders Insurance Company

Policy Effective Date:

Policy Expiration Date:

Bond Effective Continuously:

Dram Cancel Date:

Outdoor Service Effective Date:

Outdoor Service Expiration Date:

Temp Transfer Effective Date:

Temp Transfer Expiration Date:

ITEM # 27 a&b
DATE: 02-28-12

COUNCIL ACTION FORM

SUBJECT: GREEK WEEK 2012 REQUESTS

BACKGROUND:

Again this year, the Greek Week Central Committee has requested that streets be closed periodically for activities in observance of Greek Week. The closures would be around the “Delta Triangle” and include Sunset Drive, from just west of Beach to Ash Avenue; Ash Avenue, from Gable Lane to Knapp Street; Gray Avenue, from Gable Lane to Greeley; Greeley Street; Pearson Avenue, from Sunset to Greeley; and Lynn Avenue, from Chamberlain to Knapp. Lynn Avenue would be closed only on Saturday, March 31, from 10:00 a.m. to 3:00 p.m., to facilitate the Greek Olympics activities. All of the other street closures will be from 5:00 p.m. on Friday, March 30 to 7:00 p.m. Saturday, March 31. Barricades will be staffed at all times.

In addition, event organizers have requested that parking be prohibited on both sides of Gray Avenue, Greeley Street, portions of Pearson Avenue, portions of Lynn Avenue, and all of Sunset Drive from 7:00 p.m. on Thursday, March 29 to 7:00 p.m. on Saturday, March 31.

Several single family homes are located along the closed streets, and the organizers will notify the affected residents and the South Campus Area Neighborhood Association about the closures (see attached notification letter). There are no fireworks associated with this event.

Staff is recommending that these requests be approved with the following stipulations:

- No alcohol shall be served or consumed on streets or other public property during the event.
- Greek Week organizers or participating organizations will be responsible for picking up trash in the area during and at the conclusion of the event.
- Organizers will reimburse the City for any ruined or stolen City-owned barricades.
- A Temporary Obstruction Permit shall be obtained for placement of tables, trash cans, tents, or other items on public property.
- Food served and/or sold at private residences becomes the liability of the residence.

Public Works staff will drop off the appropriate barricades and no parking signs on Wednesday, March 28, at the Farm House Fraternity, 311 Ash Avenue, where they will be stored until needed and put in place by event organizers.

ALTERNATIVES:

1. Approve the request to close streets and enact temporary parking prohibitions for the 2012 Greek Week activities scheduled for Saturday, March 31, subject to the above-listed stipulations.

2. Deny the request.

MANAGER'S RECOMMENDED ACTION:

Greek Week is an annual student-run event at Iowa State that highlights the fraternities and sororities and their contributions to student life. It is highly dependent upon City assistance through the allowance of street closures and parking prohibitions so that it may occur in a safe and smooth manner.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving the request to close streets and enact temporary parking prohibitions for the 2012 Greek Week activities scheduled on Saturday, March 31, 2012, subject to the above-listed stipulations.

0355 Memorial Union
Ames, Iowa 50011
(515) 294-1023
greekweekgenco2012@gmail.com

Calendar of Events

Greek Week General Co-Chairs:

Tyler Kai	greekweekgenco2012@gmail.com	515.490.9602
Trae Hestness	greekweekgenco2012@gmail.com	641.420.2280

Adviser(s):

Leslie Schacht	lschacht@iastate.edu	515.294.1023
Jenn Plagman-Galvin	jpgalvin@iastate.edu	515.293.1023

Saturday, March 24, 2012
VEISHEA Service Day, 8:30 – 10:30am
- Ames Community

Sunday, March 25, 2012
Banner Display, set up by 1:00pm
- Location: Greekland

Storefront Window painting, 8:00-2:00pm
- Welch Ave. Businesses

Softball Tournament, 12:00-4:30pm
- Location: Intramural fields

Soccer Tournament, 3:00-6:00pm
- Location: Lied Rec

Greek Week Kickoff Event BBQ 5:00 – 7:30pm
- Central Campus
- Menu: Pork burgers
- Free to all Greek Students, $5 to non-Greek Students
- Set up will begin at 3:30
- Food lines will be set up under the tent and food will be served by Greek Week Central members and Aides, gloves provided (food safety cards with us)
- Food and vendors will all be certified
- Trash cans will be placed around to collect trash
- Music will be played on speakers facing into campus (away from building) Greek students will be involved with all entertainment.

Monday, March 26, 2012
Barbecue, 11:00 – 1:00pm
- Central Campus
- Menu: TBA

0355 Memorial Union
Ames, Iowa 50011
(515) 294-1023
greekweekgenco2012@gmail.com

- Free to all Greek Students, $5 to non-Greek Students
- Set up will begin at 3:30
- Food lines will be set up under the tent and food will be served by Greek Week Central members and Aides, gloves provided (food safety cards with us)
- Food and vendors will all be certified
- Trash cans will be placed around to collect trash
- Music will be played on speakers facing into campus (away from building)
- Karaoke first cuts performance will occur during this time as well

Volleyball Tournament, 7:00-10:00pm
- Location: Forker

Quiz Bowl 7:00-10:00pm
- Location: Campanile Room

Tuesday, March 27, 2012

Lip Sync First Cuts, 7:00-11:00pm
- CY Stephens Auditorium

Wednesday, March 28, 2012

EGLC Philanthropy BBQ, 11:00-1:00pm
- Central Campus
- Menu: TBA
- $4 for chapter members that cancel lunch, $5 for all other students
- Set up will begin at 10:00
- Food lines will be set up under the tent and food will be served by Emerging Greek Leadership Council members, gloves provided (food safety cards with us)
- Food and vendors will all be certified
- Trash cans will be placed around to collect trash
- Music will be played on speakers facing into campus (away from building)
- Karaoke second cuts performance will occur during this time as well

Can Sculpture Contest, 5:00-7:00pm
- Central Campus
- Participants will sculpt designs out of non-perishable foods under the Greek Week Barbecue tent
- These sculptures will be judged on creativity and the food will be donated to the local food bank

Treds Football Tournament, 7:00-11:00pm
- Location: Lied Rec Turf

Thursday, March 30, 2012

Lip Sync and Karaoke Finals, 10:30-1:00am
- CY Stephens Auditorium

Iowa State University

Greek Week 2012

0355 Memorial Union
Ames, Iowa 50011
(515) 294-1023
greekweekgenco2012@gmail.com

Saturday, March 31, 2012

Olympics, 9:00-4:30pm

- Greekland
- Barricades set up and monitored to block off city streets necessary (city notified)

Schedule:

TIME	EVENT	LOCATION
9:00AM	Canoe Race	Lake Laverne
9:45AM	Dizzy Dizzy Duck	Sigma Alpha Epsilon
10:15AM	Tug O War	Beta Sigma Psi & Delta Tau Delta
11:00AM	Skin the Snake	Kappa Sigma
11:30AM	Egg Joust	Theta Chi
12:00PM	Road Race	Delta Zeta Triangle
12:45PM	LUNCH & Dingle Dangle Donut	Ash Avenue
1:30PM	Bed Race PRELIMS	Delta Zeta Triangle
2:15PM	Fruit of the Loom	Tau Kappa Epsilon
3:00PM	ΛΑΡΠ	FarmHouse Fraternity
4:00PM	Bed Race FINALS	Delta Zeta Triangle

Polar Bear Plunge, 5:30pm

- Lake Laverne
- Participants will dress in costume and jump into the lake
- Certified divers provided by Special Olympics will be present for safety purposes

Sunday, April 1, 2012

Vespers Ceremony, 7:00-9:00pm

- CY Stephens

Iowa State University
Greek Week 2012

0355 Memorial Union
Ames, Iowa 50011
(515) 294-1023

Greetings Neighbors!

Please be aware that the Greek Community will be holding its annual Greek Week activities in the South Campus residential community, beginning on March 30th until April 1st. We would like to ask for your cooperation in order for the activities to be safe and successful.

Greek Week will be kicking off in the Greek Community on Friday, March 30th. Current high School students and future Iowa State Students will be arriving and staying at chapter houses in the Greek Community. They will be arriving Friday afternoon and attending block parties at various fraternity houses throughout the evening. These events will last from approximately 6:00 PM – 11:00 PM. In accordance to the city of Ames' noise ordinance we will make sure that the volume from these block parties is no greater than 55 decibels. "No parking signs" will be posted in the Greek Community at 7:00 PM on Thursday, March 29th.

Saturday, March 31st will be full of activities with the annual Greek Week Olympics. Starting at 5:00 PM Friday, March 30 we will have a few roads in our neighborhood barricaded for the safety of our participating members. These streets include: Ash Ave, Lynn Ave, Sunset Drive, Gray Ave, Greeley Street and Pearson Ave. These can be seen on the included map and the street closing times are listed as well. We will have students monitoring barricades, and we ask that all trying to drive through are respectful and courteous to our volunteers. We hope to cause as little inconvenience to you as possible!

If you have any questions, concerns, or issues, I would ask that you please contact myself or one of the General Co-Chairs for Greek Week; we have listed our information below. Additionally, we invite you and your families to watch the excitement of the weekend. Thank you in advance for your continued partnership and cooperation.

Best Regards,

Joe Hora	Trae Hestness	Tyler Kai	Leslie Schacht
515.570.2928	641.420.2280	515.490.9602	515.294.1023
Logistics Chair	General Co-Chair	General Co-Chair	Advisor
			Greek Affairs Office

Staff Report

TAX ABATEMENT REQUEST
FROM DEERY BROTHERS
FOR DEVELOPMENT ON S.E. 16TH STREET

February 28, 2012

On February 14, 2012, the City Council referred the attached letter from Brad Deery requesting that Council consider granting five year tax abatement for their proposed development.

Background:
Representatives from Deery Brothers have been working with the City staff to develop property at the southwest corner of S.E. 16th Street and South Dayton Road. Because a portion of the property is in the floodway, only 11.5 acres out of the 26 acre site will be available for development. It is their intent to raise the elevation of the site above the road level using dirt excavated from the floodway portion of the site and to subdivide the land into three lots. Once this site work is completed, they intend to immediately begin construction of a car dealership on the middle lot. Since uses for the remaining two lots have yet to be identified, development of the remaining two lots most likely will occur at a later date.

In order to offset some of the excavation and fill work expense for the development of these three properties, Mr. Deery is requesting that the City grant a five year, 100% property tax abatement.

The City Council should be aware that Deery Brothers representatives have also requested that the City consider modifying certain Zoning Ordinance requirements as they relate to landscaping, parking lot striping, and plant species in order to facilitate the development of their car dealership within the city. This same type of request was made recently by the owners of Wilson Toyota of Ames. Staff has met with both parties to discuss their concerns with the existing zoning requirements, and will be bringing Council recommended changes regarding these issues in the future.

ARGUMENTS IN SUPPORT OF TAX ABATEMENT FOR THIS PROJECT:

- Almost three years ago the City Council invested a significant amount of money to fund the road widening, road paving, and bridge replacement along this section of the S.E. 16th corridor. That action was taken to facilitate the movement of traffic from businesses east of Dayton Road to Duff Avenue, as well as the development of commercial uses in this previously undeveloped area. Even though these public improvements are in place, there has heretofore been no development occurring along this stretch of S.E. 16th Street.

The granting of tax abatement incentives could stimulate development along this section of the street corridor on, at least, one lot immediately. **It is expected that this project will serve as a catalyst that will spur other development projects in the area.**

- Mr. Deery has indicated that the car dealership will create 40 new jobs with an average salary of $60,000. In addition, he has advised that over $2 million will be spent in the community to construct the car dealership and establish the business. Additional investment will be made when the other two lots are developed. Therefore, **the facility will offer financial benefits to the local economy.**

- Because this property is subject to flooding, it is not attractive for development as it currently exists. Mr. Deery has explained that it will take $1.4 to $1.5 million to raise the site approximately "five feet above the minimum level set by the local flood zone maps." **Therefore, Mr. Deery suggests that because it is more costly to develop in this area, financial assistance from the City is needed if we hope for development to occur along this corridor.**

- The City Council is committed to establishing a positive image as travelers enter our community from Highway 30 and Interstate 35. In an effort to accomplish this objective, the following two initiatives were undertaken by the Council: (1) the Southeast Overlay was established with its greater design requirements to assure a higher quality appearance, and (2) the installation of decorative lights along the Highway 30 entryway is about to occur. **Mr. Deery has emphasized that the immediate development of this car dealership along the entryway corridor will accelerate and complement the positive image that the City Council is seeking.**

  (The City Council should note that John Lott from Benjamin Design Collaborative has offered additional thoughts in support of a tax abatement incentive in the attached letter.)

ARGUMENT AGAINST TAX ABATEMENT FOR THIS PROJECT:

- Other car dealerships have been constructed or renovated within the City of Ames over recent years. In fact, Wilson Toyota of Ames is currently making improvements to their property. In addition, other businesses have incurred significant costs to fill in the floodplain to accommodate their developments. In both situations, these other developments occurred without the benefit of a tax abatement incentive. **Therefore, the City Council might not want to establish a precedent by providing a tax abatement incentive for this type of use or for development in the floodplain.**

- Currently there are four areas where the City Council has committed to provide a tax abatement incentive. However, just developing within one of these specific areas does not assure receipt of the incentive. In order to qualify for the incentive, the Council has established an eligibility criteria matrix that typically requires the developer to exceed normal City requirements in exchange for tax abatement. **The City Council might not want to grant this type of incentive until additional eligibility criteria are established and met.**

- The Flood of 2010 has caused the City Council to once again explore ways to minimize flood damage to properties within our community. One idea that has been discussed deals with possible limitations on development in our floodplains. An absolute prohibition of construction in these flood-prone areas might be too radical given the amount of our developable commercial land that is in these flood-prone areas. However, the **City Council might not want to encourage greater exposure to flooding by incentivizing development in this area that might shift floodwaters onto other properties in the floodplain.**

STAFF COMMENTS;

Representatives for the Deery Brothers have indicated that the granting of tax abatement is crucial to their decision to move ahead with this project. As was emphasized above, the use of this incentive is a reasonable tool to entice a developer to locate a project in our community. However, the City Council must determine if tax abatement should be used to specifically attract car dealerships to Ames, or if the circumstances highlighted above make this project, or this area, so unique that it is worthy of tax abatement.

If the Council decides to offer tax abatement, the next step would be to direct the staff to develop an Urban Revitalization Plan. Once the plan is prepared, a public hearing with a 30 notice is required before the Council can approve the incentive. It is estimated that the total process will take 90 days.

If the City Council continues with past practice, three tax abatement schedules would be offered to the developer – a three 100% abatement, a five year partial/decreasing abatement, and a 10 year partial/decreasing abatement. This is different than the five year, 100% abatement that Mr. Deery has requested.

DEERY BROTHERS

TOYOTA mazda NISSAN AN AMERICAN REVOLUTION BUICK Cadillac GMC

To the Ames City Council February 9, 2012

Deery Brothers is considering the purchase of 26 acres at the southwest corner of 16th street and South Dayton Avenue. This property has some very unique conditions because of its location within the community. First of all, this property is positioned within the Gateway Overlay District, an area identified with additional planning requirements that seek to unify and enhance the visual appearance of one of the main entrances into Ames. A well-done development in this area is a priority. This property next to the river, however, was completely under water during the May 2010 flooding. Please note the attached aerial photograph of that area during the 2010 flood. Approximately 9 of the 26 acres will never be buildable since it is in the designated floodway. Due to the substantial raising of the buildable portion of the land, there will be less than 11.5 acres of the remaining 15 buildable acres that can be used for construction because of the significant sloping on the perimeter when the earthwork is completed. The usable area is much smaller than it appears and the earthwork cost is significant.

It is our intention to fully develop the buildable portion of the site so that it is ready to be divided into three properties. This decision is made because of the difficulty of preparing only one site at a time. It is unsatisfactory to have major earthwork construction going on around us after we are open for business. The initial phase will involve a car dealership that will take up the middle third of the buildable area and set the stage for new construction on either side for future owners.

Our Manufacturer has preliminarily approved the location and our site plan. A temporary site has also been approved so that we can open and operate as our new facility is being constructed, and our lending institution has committed to the project as well.

We are requesting the assistance of the City of Ames in offsetting some of our added expense for the development of these three properties by allowing us to remain at the current tax rate for a period of five years, after which we would begin to pay taxes on the full assessed value of the property. We feel we need five years of tax abatement for any new values that go on the assessor's tax rolls. The current annual taxes would continue to be paid, so we are only asking to postpone any new gain that would occur from the new construction. This would not be a cost to the City, only a delay in its increase in taxes for a short period.

Signature SERVICE

"The Road, The Ride & The Relationship always carry our signature." - Deery Brothers

Deery Brothers
200 S. Gear Ave. | P.O. Box 1
West Burlington, IA 52655
Main: 319.752.6000 | Toll Free: 888.752.6000
Fax: 319.752.1100 | Service: 319.752.6600

Deery Collision Center
1309 N. Roosevelt Ave.
Burlington, IA 52601
319.758.6900

www.DeeryBrothers.com

We anticipate that three separate properties will be developed with our new dealership being the initial construction. We also request a five year window on the other two locations at our site, whereby any construction that begins during the five year window will upon completion receive the same five year tax abatement.

Following is a list of points for consideration that are unique to this site, to keep in mind when evaluating this request:

1. **One Hundred Year Flood Elevation.**

   The 100 year flood elevation is 883.5 feet and the required building elevation is three feet above or 886.5 feet above sea level. The May 2010 flooding event had an estimated elevation of 885.5-886.0, as shown in the photo. We are likely to build our building at 890.0 or 891.0 feet. Our reasoning is that our parking lot will slope away from the building by as much as 1-2 feet for proper drainage. Our goal would be to not have to move 350 cars quickly should another flood happen. This should allow us to receive and maintain insurance coverage more easily since moving that many cars in a short period of time to protect them from flooding would be virtually impossible.

2. **Excavation Work.**

   Dirt work costs can very significantly depending on many factors. The dirt that is currently on site has been stockpiled only. It has not been placed or compacted. To have a new building placed on top of it successfully will require extensive grading, hauling and compaction work as well as a significant amount of compaction testing. The current dirt pile will all need to be moved and placed with compaction on the east side of the lot. A large quantity of Dirt will then have to be moved to complete our efforts. If we started with a location that had no dirt available on site, the full retail cost associated with purchasing, importing, and placing entirely off site fill could be as high as $2,000,000.00-$2,100,000.00. Assuming that the current on site dirt is usable along with the fact that it was obtained at a wholesale rate, our minimum cost for dirt work using an on site pull pit to prepare the entire site will most likely be $1,400,000.00-$1,500,000.00.

3. **Ames' Commitment to Development.**

   The City has made a considerable investment in this flood prone area in an effort to stimulate development with that effort being substantially completed 2 ½ years ago. Upon the closing of the land sale over $300,000.00 will be paid by the seller to the City as reimbursements for investments the city has already made.

4. **Increase of Assessed Values.**

   Property tax assessment values on the fully developed 11 ½ acres will likely range from $10,000,000.00-$12,000,000.00 when all of the property is developed. This will mean total tax revenues of $320,000.00-$384,000.00 annually when using a millage rate of 32.

5. **New Employment.**

The new Dealership will employ 40 people within the first two years, with an average all-in salary with benefits wage of $60,000.00/year. As things progress the expected employment level should grow to 50. The other 2 sites should bring as much or more in the way of employment numbers to the city.

6. **Growth In Areas that Flood.**

Ames' 2011 goals align with this project when considering the mitigation of flooding, and the production of economic development. The construction we intend for the site should make flooding of the businesses that would go there extremely unlikely given the Highway 30 bridge as the spill over point. Because of the position of this site relative to the river and the road this development will, in no way, directly throw or displace water to another property if a similar flood event to 2010 were to occur.

7. **One Time Opportunity**

The assistance we are requesting consideration for in this project is a unique opportunity for the City to act on its goals and provide positive direction toward development. This specific set of circumstances does not exist anywhere else in Ames. This assistance does not actually cost the City anything. It only guarantees an increase in taxes in five years that are not being collected at this time.

Deery Brothers is excited about the possibility of opening up a new start-up store in the Ames market. We need your consideration on this matter to make this a viable project. We are hopeful that the city will direct staff to sit down with us to complete an agreement on this matter.

I am available at your convenience. Thank you for your time and effort on this matter.

Sincerely,

Brad Deery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S
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→ N

February 21, 2012

Steve Shainker, City Manager
City of Ames
515 Clark Avenue
Ames, IA 50010

Re: Positive Comments about New Chrysler Dealership

Dear Steve,

Per your request, I've thrown some comments together to display the positive points for a tax abatement offer to the Deery Brothers and their proposed development along South 16th Street. These comments are from many conversations with Fred Rose, Dan Culhane and Seana about what it would mean to the community for this development to proceed.

Here are the points we can verbalize, listed in no particular order:

- It is our opinion that the City Council are the leaders of the community, and are charged by the voters to enact that leadership toward the betterment of Ames and its long term growth and sustainability. Providing that leadership means to take action when action is needed, to address an issue directly and provide the motivation needed to guide the City forward, and not let happenstance happen and opportunities slip away. With the assumption that each City Council member believes that this development is a positive step forward, a tax abatement is a positive step forward. As stated by Mayor Campbell during her State of the City address, "Historically we have been extremely conservative - some would argue too conservative - on enticing businesses via the tax incentive route".

- The City Council established the Southeast Gateway Overlay District in the zoning code in response to the spoken need to provide a positive image of the community to travelers arriving from the south and east. They are moving ahead this year to install specially designed lighted bollards to beckon folks forward. Immediate development along Hwy 30 would represent a continued positive movement toward linking to "an established urban center."

- Since the establishment of the Overlay District and completion of the widening of 16th Street, no projects have begun along the Highway Oriented Corridor (HOC). This would be a catalyst, an anchor project that would possibly jumpstart development in this area.

- To ensure the City's intentions with the Overlay District, the City Council a few years ago completed the widening of 16th Street and installation of a new bridge over the Skunk River, at considerable cost. This development will be the first completed along that new street, allowing the City to make good on its investment.

- For a long time the City of Ames has had the reputation within the business / building community to be a difficult place to get a project approved. This reputation was enhanced by the long protracted struggle surrounding Bucky Wolford's new mall concept which was eventually canceled. Having an active role in supporting a larger development, a signature project, would allow the members of the City Council, the City staff, and community members to be able to dispel that argument.

- Even though this property has been proposed for development and supported by the City, it is encumbered with the liability of periodic flooding. The land is currently unusable for permanent development. The developer has outlined his intentions to provide the best for the new owners by raising the floor level approximately five feet above the minimum level set by the local flood zone maps. The cost of this work, to "set the stage" for development, is somewhat unique to this area. The cost of this work is projected to be $1.4 to $1.5 million dollars.

Benjamin Design Collaborative
401 Clark Avenue, Suite 200 ■ Ames, Iowa 50010 ■ 515-232-0888 ■ Fax 515-232-0882

- Instead of working on only the area of the site intended for development of a car dealership, the developer intends to bring the entire area, three multi-acre sites, up above the flood minimum so that they are ready for development. This will “set the stage” for additional development within the Overlay District.

- The property is currently zoned as agricultural and taxes are assessed at that rate. If development continues to lag, so will the taxes. If a small project is developed that doesn’t provide strong encouragement for future development in the area, the growth in the tax base will be just as slow. A strong positive development such as this one, that carries with it links to future development on either side and more, will grow the tax base much more quickly once the abatement is over.

- The proposed car dealership is an active business, with a projected employment base of 40 people with an average $60,000 salary package. This will provide much needed new jobs for Ames.

- The potential development of the other two adjacent sites will also likely bring a large employment base, adding even more jobs.

- According to a recent past president of the NADA, “Car dealerships are the last Main Street businesses left in America.” Traditionally businesses such as car dealerships are strong community supporters, tightly vested within the active community as a whole. They are not simply a corporate structure where all the attention is focused out of town. This community support would likely be noticed in many school functions and non-profit groups.

- The development of the car dealership will be a direct investment in the community of over 2 million dollars simply to construct the building and establish the business. Considered along with the other two properties being prepared, this will be a several million dollar investment in this community.

- The development of the car dealership will have an effect on the retail traffic routes surrounding Ames. Traditionally people drive to dealerships to look at cars, ponder their decisions, and then support other retail (eating) establishments while they’re shopping. Very few people decide what to buy, drive to the store and buy it and then go home. A new car dealership has a positive effect on other businesses.

- According to many folks that we have discussed this with, this development will provide the greatly desired improvement to the look of the Highway 30 corridor as visitors drive in to Ames.

- According to the potential agreement surrounding the land sale, the City of Ames stands to be reimbursed over $300,000 in street costs by the seller for the improvements made in this area. This will be immediate upon the sale of the property.

- Concluding with a statement made by Dan, “We believe extending tax abatement to this project would be a great way to get things rolling in this corridor and hope that you will move forward with their request.” He has mentioned that he spoke to the AEDC Executive Committee on this matter and they encouraged him to urge your support of this project.

Well, this is a start of all the major points. I welcome the chance to discuss these and others with you. Feel free to contact me at any time.

Sincerely,

John D. Lott, AIA, LEED AP

ITEM # 29
DATE: 02-28-12

COUNCIL ACTION FORM

SUBJECT: PHASE II LIBRARY ARCHITECTURAL CONTRACT FOR AMES PUBLIC LIBRARY RENOVATION AND ADDITION

BACKGROUND:

On July 21, 2009, the Library Board of Trustees approved a contract for architectural services with Meyer, Scherer & Rockcastle, Ltd. The contract included programming, schematic design, public meetings, assistance with fund raising, artist renderings, electronic documentation of the existing conditions, and cost estimates for the project. The contract allowed for a Phase II of the project in the event the referendum passed.

In a decision made at a special meeting of the Library Board on January 9, 2012, the Board unanimously decided to deliver the construction project via a single prime bidder. In its January 9 resolution, the Board then directed "Library staff to develop, in collaboration with the architect for the project, Meyers Scherer & Rockcastle, Ltd., a list of duties and responsibilities for the administration of the project as will be required by the Owner-Architect agreement and the Owner-Contractor Agreement." The Library staff was directed to "complete the negotiation with Meyer Scherer & Rockcastle, Ltd. for the Phase II Agreement, in accordance with the resolution."

This second phase now includes design development, contract documents, cost estimations, bid procedures, construction administration, building commissioning, and all work required under the contract for the conclusion of the project. This phase also includes all work required for selection and procurement of furnishings, fixtures, signage, equipment and interior design.

The Library Board is now prepared to enter into this contract for Phase II. At the request of the City Administration, the architect has been asked to add, as an additional service, the cost of preparing "as-constructed" documents at the conclusion of construction. These documents will be helpful for future work or repair of the building.

The contract has been reviewed by the City Attorney, Finance Director, and Purchasing Manager. All adjustments to the contract recommended by the aforementioned staff and Library administration have been agreed to by the architect.

The contract specifies professional services fees of nine percent (9%) of the estimated costs of construction and furnishings, less a lump sum credit of $102,223 for work done during Phase I that is applicable to Phase II. A nine percent fee is within the industry standard for a project of this scale, especially considering the level of renovation the Library building requires. The fee calculations that appear in the proposed contract are shown below:

Professional Services Contract for Phase II	*Project Budget*	*$15,144,200*
Architecture and Engineering	9%	$1,362,978
Credit for Phase I Design Work Applicable to Phase II		($102,223)
Total Architecture + Engineering Fee for Phase II		**$1,260,755**
Furnishings, Fixtures and Equipment	*Project Budget*	*$2,284,110*
Total FF&E Fee for Phase II	9%	**$205,570**
Grand Total Professional Fee for Phase II Additional Service for As-constructed Contract Documents **Total including Additional Service**		**$1,466,325** $21,000 **$1,487,325**

Not included in the above amount are reimbursable expenses, which are estimated at $37,670 but are not to exceed $40,000, excluding bid reproduction costs. The contract includes a provision for a review of expenses at the conclusion of each phase and an agreement to make any necessary adjustments to the schedule of reimbursable expenses to ensure they are reasonable and fair.

One issue that has been resolved is the cost of printing the contract documents (bid reproduction costs as referenced above) for distribution to potential contractors. While these documents can run hundreds (if not thousands) of pages, Iowa law requires them to be made available in paper rather than in an electronic format. The price of printing will be paid directly by Ames Public Library. The architect will assist in preparing a bid for the printing of the documents and the distribution to the contractors. The invoice will be sent directly to the Library.

At its meeting on February 16, the Library Board of Trustees unanimously recommended that the City Council approve the contract between the Ames Public Library and Meyer, Scherer & Rockcastle, Ltd. for Phase II of the Ames Public Library Renovation and Addition.

ALTERNATIVES:

1. Approve the contract between Ames Public Library and Meyer, Scherer & Rockcastle, Ltd. of Minneapolis, MN, in the amount of $1,487,325 plus reimbursable expenses in an amount not to exceed $40,000, for Phase II of the Ames Public Library Renovation and Addition.

2. Reject the proposed contract and re-open the search for another architectural firm for the project.

MANAGER'S RECOMMENDED ACTION:

Staff is aware that the City Council may have reservations about issuing a contract for Phase II architectural services in excess of $1.4 million without having gone through an RFP process. In order to keep the renovation project on schedule and insure consistency between the project presented to the voters and the one finally realized, it would be very difficult to change architects at this point in the process.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the contract between the Ames Public Library and Meyer, Scherer & Rockcastle, Ltd. of Minneapolis, MN, in the amount of $1,487,325 plus reimbursable expenses in an amount not to exceed $40,000, for Phase II of the Ames Public Library Renovation and Addition.

ITEM # 30
DATE: 02-28-12

COUNCIL ACTION FORM

SUBJECT: 2012-13 PROPOSED ANNUAL ACTION PLAN PROJECTS FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM PUBLIC FORUM FOLLOW-UP

BACKGROUND:

At the January 24, 2012, City Council meeting, the City Council indicated agreement with the proposed 2012-13 Action Plan Projects and budget (see Attachments 1 and 2). Council authorized staff to proceed with conducting public forums to solicit input on these projects from citizens and to bring any public comments back to City Council at this meeting for finalization of projects to be included in the 2012-13 Action Plan.

On February 15 and 16, 2012, staff hosted three public forum meeting opportunities. A total of nine persons attended, representing four non-profit organizations, three citizens and two business organizations. Attachment 3 summarizes the feedback that was received from these input sessions.

Staff feels that the programs being recommended for next year (**Home Improvement Rehabilitation, Homebuyer Assistance, Dangerous Buildings removal, Single-Family Conversion, and Neighborhood Infrastructure Improvements**), **continue to focus on the Council's goal of strengthening our neighborhoods.** These are the same programs as the Amended 2011-12 Action Plan Projects.

Staff's rationale for recommending a continuation of these programs is as follows:

- The proposed projects are consistent with the Council's goals and priorities to focus on neighborhood sustainability by improving both the housing stock and the infrastructure in low- and moderate-income vital core neighborhoods.
- The proposed projects reduce the downtime for starting new programs, thus helping the City to meet HUD's timely expenditure requirements.
- The limited number of programs proposed for FY 2012-13 reflects the workload capabilities of staff available to administer the CDBG program.

All of the activities proposed would be of 100% benefit to low- and moderate-income persons and/or neighborhoods.

ALTERNATIVES:

1. The City Council can approve the proposed 2012-13 Annual Action Plan Program Projects in connection with the City's Community Development Block Grant

Program. This alternative will also authorize staff to prepare the Action Plan document for the required 30-day public comment period.

2. The City Council can approve the proposed 2012-13 Annual Action Plan Program Projects with modifications.

3. The City Council can refer this item back to staff with further direction.

MANAGER'S RECOMMENDED ACTION:

The programs being recommended for next year (Home Improvement Rehabilitation, Homebuyer Assistance, Single Family conversion, and Dangerous Buildings removal, as well as Neighborhood Infrastructure Improvements) focus on the City Council's goal of strengthening our neighborhoods and are consistent with the priorities of the City's 2009-14 Consolidated Plan.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving the proposed 2012-13 Annual Action Plan Program Projects, and authorizing staff to prepare the Action Plan document for the 30-day public comment period.

ATTACHMENT 1

PROPOSED 2012-13 AMENDED ANNUAL ACTION PLAN PROGRAM ACTIVITIES

Project Activities	Program Description	Priority Goal	CDBG National Objective
The **Neighborhood Sustainability Program** is comprised of the following subcomponent programs: 1. **Home Improvement Rehabilitation Program** **2. Homebuyer Assistance** **3. Dangerous Buildings Program** **4. Single-family Conversion Program**	The overall goal of the Neighborhood Sustainability program is to increase the availability of housing to low- and moderate-income families and to maintain and sustain decent, safe, and sanitary housing stock in existing neighborhoods by providing home repair grants for owner-occupied housing units, and repair assistance to property owners of single-family rentals for conversion back to single-family homeownership and down payment and closing cost assistance to first-time homebuyers, and demolish deteriorated properties in conjuction with our Dangerous Building Initiatives.	1, 2	Low- & Moderate-Income Benefit
The **Public Improvement Program** is comprised of the following subcomponent programs: • **Neighborhood Infrastructure Improvements** (curb, street resurfacing, sidewalks, etc.) in targeted low- and moderate-income census tracts	The overall goal of the Public Improvement Program is to preserve and enhance **the viability and aesthetics of our core exisiting neighborhoods by maintaining the public infrastructure.**	3	Low- & Moderate-Income Benefit

ATTACHMENT 2

AMENDED 2011-12 Action Plan Expenditure Budget:	
Programs	**Budget**
Dangerous Buildings Program	135,000*
Neighborhood Home Improvement Program (including City-owned properties)	451,762*
Homebuyer Assistance Program	100,000
Neighborhood Infrastructure Improvements Program	406,297
Pilot Single-Family Conversion Program	25,000
2011-12 Program Administration (20% of 11-12 Allocation + 20% Anticipated Program Income)	110,648
Total	$1,203,707

AMENDED 2011-12 Action Plan Revenue Budget:	
2011-12 CDBG Allocation	449,018
2010-11 Anticipated Program Rollover	650,466
2011-12 Anticipated Program Income	107,870
Total 2011-12	$1,203,707

*Includes $100,466 of Service Delivery expenses for Program Administration (inspectors, legal fees and documents, contracted staff assistance)

PROPOSED 2012-13 Action Plan Expenditure Budget:	
Programs	**Budget**
Dangerous Buildings Program	45,000*
Neighborhood Home Improvement Program (including City-owned properties)	513,521*
Homebuyer Assistance Program	115,500*
Neighborhood Infrastructure Improvements Program	303,896
Single-Family Conversion Program	75,000
2012-13 Program Administration (20% of 12-13 Allocation + 20% Anticipated Program Income)	113,229
Total	$1,166,146

Current 2012-13 Action Plan Revenue Budget:	
2012-13 CDBG Allocation	511,276
2011-12 Anticipated Program Rollover	600,000
2011-12 Anticipated Program Income	54,870
Total 2011-12	$1,166,146

*Includes $29,521 of Service Delivery expenses for Program Administration (inspectors, legal fees and documents, contracted staff assistance)

ATTACHMENT 3

CDBG 2012-2013 Action Plan Amendment Overview
Public Forum Input Sessions
City Hall Council Chambers

Wednesday, February 15, 2012
5:00 p.m. – 6:30 p.m.

Thursday, February 16, 2012
10:00 a.m. – 11:30 a.m.
1:30 p.m. – 3:30 p.m.

Representatives from Youth & Shelter Services, ACCESS, Story County Community Housing Corporation, Habitat for Humanity of Central Iowa, Ames Chamber of Commerce, Hunziker Property Management, and three citizens participated in a discussion and/or gave specific input.

Interest was expressed about using CDBG funds under the Neighborhood Housing Improvements Program to be expanded to include:

- A program to provide funds to assist rental property owners in making repairs to their properties to make them available to rent to low-income households and families.

ITEM # 31
DATE: 02-28-12

COUNCIL ACTION FORM

SUBJECT: WATER POLLUTION CONTROL FACILITY LONG-RANGE FACILITY PLAN

BACKGROUND:

The City's Water Pollution Control (WPC) Facility was constructed more than 20 years ago, and the original design life of the facility considered flows and loads through 2010. The facility continues to provide exceptional treatment, but it is time to create a new long-range facility plan for the plant. This facility plan will essentially be a road map for the facility providing guidance on how to handle increased flows, loads, and regulatory requirements for a defined time period, typically 20 years.

City staff publicly solicited Statements of Qualifications (SOQs) from 15 firms to prepare this long-range facility plan. A selection committee consisting of management, technical staff, and front-line staff reviewed the eight SOQs received. After reviewing the qualifications, five consulting teams were invited to interview with the selection committee. Each team was evaluated based on its qualifications and its understanding of the project as demonstrated by its presentation and written scope of work. The selection committee identified HDR, Inc., with headquarters in Omaha, Nebraska, as the preferred firm to prepare the facility plan.

ALTERNATIVES:

1. Award a contract to HDR, Inc., headquartered in Omaha, Nebraska, in the lump sum amount of $379,200, to prepare a long-range facility plan for the WPC facility.

2. Do not approve the contract at this time.

MANAGER'S RECOMMENDED ACTION:

The WPC Facility has a long history of effectively treating the City's wastewater and of complying with environmental regulations. It is time to update the WPC facility plan, or road map, to help determine how this facility will continue to manage future conditions.

Therefore it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby awarding a contract to HDR, Inc. of in Omaha, Nebraska in the lump sum amount of $379,200 to prepare this long-range WPC facility plan.

ITEM # 32
DATE: 02-28-12

COUNCIL ACTION FORM

SUBJECT: TEMPORARY STAFFING INCREASE AT WATER TREATMENT PLANT

BACKGROUND:

The Water Treatment Plant is operated 24 hours a day by six operators, with one operator on shift at any given time. One operator has announced his retirement effective May 4, 2012, and a new operator will be hired from an existing civil service list established last summer.

Staff would like to bring the new operator on-board six weeks ahead of the departure of the retiring operator. This would allow time for training the new operator to be able to take a shift by him/herself, thus minimizing the number of overnight shifts the other operators will need to cover.

The impact of this authorization on the current year's payroll budget would be minimal. During FY 2011/12, salary savings for the retiring operator will be approximately $9,800, while costs for the new operator (including the six week overlap) will be approximately $9,900.

ALTERNATIVES:

1. Authorize a temporary increase in the number of authorized FTE's at the Water Treatment Plant from six to seven for a period of six weeks.

2. Do not authorize the temporary increase. Staff would then arrange for the new operator to start following the last working day of the retiring operator.

MANAGER'S RECOMMENDED ACTION:

Operations at the Water Treatment Plant requires 24/7 coverage provided by six operators. Having a vacancy in one of these positions requires the other five to adjust their schedules, increasing the number of overnight shifts each would need to fill and impacting their existing summer vacation plans. Allowing a replacement operator to start six weeks early will allow the new operator to be trained to operate the plant independently by the time the retiring operator departs. This can be accomplished without exceeding this year's existing budget authorization.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving a temporary increase of one Water Plant Operator FTE for a period of six weeks.

ITEM # 33
DATE: 02-28-12

COUNCIL ACTION FORM

SUBJECT: **MAIN STREET ALLEY RECONSTRUCTION PROJECT (DOUGLAS AVENUE TO KELLOGG AVENUE)**

BACKGROUND:

In May 2011 staff reported to City Council that Interstate Power and Light Company (IPL), an Alliant Energy company, notified the City about a leak in their gas main in the alley north of Main Street between Douglas Avenue and Kellogg Avenue. The leak was repaired, but they recognized that the gas main needed to be replaced. In looking at the amount of alley repair that would be needed with the replacement of the gas main, they asked Public Works staff if it would be possible to reimburse the City for the cost of the alley paving needed for their gas main replacement. Public Works was then approached by the Electric Services Department regarding needed transformer work in the same alley that would involve even more pavement removal and replacement. Taking into consideration the amount of proposed pavement removal and replacement involved with IPL's and Electric Services' proposed work, replacing the entire alley was recommended.

Council subsequently approved a reimbursement agreement with IPL for pavement replacement in an amount not to exceed $41,935.41. The alley will be replaced with 8" concrete in the tire path with a four-foot strip of pervious concrete in the middle of the alley (above the existing storm sewer). This approach to design will accomplish a significant reduction in long-term maintenance and will be a sustainable approach to addressing the drainage issues, which contributed to the decreased integrity of the existing alley pavement.

City staff held a public meeting, which included area businesses and residents, to discuss the staging and timing of the construction. As a result of this meeting, staff will coordinate access and parking for area during construction.

On February 22, 2012, bids on this project were received as follows:

Engineer's Estimate	$105,880.00
Absolute Concrete	$ 94,457.00
Con-Struct, Inc.	$ 99,653.30
Ames Trenching	$104,898.50
MPS	$110,752.10
Manatt's Inc.	$126,627.80

Engineering and administration costs are estimated at $16,000 bringing total estimated costs to $110,457.

In addition to the reimbursement amount of $41,935.41 from Interstate Power and Light, Electric Services will contribute $20,000 for pavement replacement and $10,000 for conduit installation for the electric work required in the alley. Funding from unobligated General Obligation Bonds was identified at the May 24, 2011 City Council meeting and is available in the amount of $50,000. This brings total available funding to approximately $122,000.

ALTERNATIVES:

1a. Accept the report of bids for the Main Street Alley Reconstruction Project (Douglas Avenue to Kellogg Avenue).

b. Approve the final plans and specifications for the Main Street Alley Reconstruction Project (Douglas Avenue to Kellogg Avenue).

c. Award the Main Street Alley Reconstruction Project (Douglas Avenue to Kellogg Avenue) to Absolute Concrete of Slater, Iowa, in the amount of $94,457.00.

2. Reject the project.

MANAGER'S RECOMMENDED ACTION:

By approving plans and specifications and setting the letting date, construction of this project will be able to take place during the 2012 construction season.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative No. 1, thereby accepting the report of bids, approving the final plans and specifications, and awarding the Main Street Alley Reconstruction Project (Douglas Avenue to Kellogg Avenue) to Absolute Concrete of Slater, Iowa, in the amount of $94,457.00.

Memo

City Manager's Office

TO: Ames City Council

FROM: Seana Perkins, Business Development Coordinator

DATE: February 28, 2012

SUBJECT: Semi-Annual Review of Business Development Coordinator Position

For several years the Ames Economic Development Commission (AEDC) has provided economic development services to the City of Ames under a contract of services agreement. During the FY 11/12 budget process, this service was expanded to include a shared position for business development and marketing. This position is jointly supervised by the City Manager and by the AEDC President.

The start date for this position was July 18, 2011. Through an internal goal setting process, the FY 2011-2012 Business Development Goals are attached, it was determined that a semi-annual report to the City Council would be appropriate. The semi-annual report allows a dialog with the City Council on past experience, current issues and future plans. Regarding the Business Development Goals, Goals one through 11 have been accomplished.

FEEDBACK

Customer feedback is received in the following ways:

Survey: At the City Council's October 21, 2011 regular meeting, the Development Process Survey was presented. This survey was an anonymous survey that collected feedback from customers of the Planning and Housing Department and the Building Inspections Division who had a project processed within the previous year. From this survey, several continuous improvement themes were identified, as follows:

1. Maintain consistency among City staff members in regards to answering questions and Code interpretations

2. Improve timeliness of inspections, responses to inquiries, and approval decisions

3. Base decisions on the current code and not on personal preference or bias of a staff member

4. Clearly communicate expectations to customers at the beginning of the approval process so

they can be relied on without bringing up new requirements later in the process.

5. Display a "Can Do" attitude by helping to identify solutions that facilitate the project's approval

6. Develop clarity and flexibility in City policies, rules, and local ordinances and change those that work against our goals.

It is anticipated that this survey will continue on an annual basis.

On-going Feedback: On-going feedback is obtained for industrial, commercial and multi-family projects. Once a project is finalized, for example the site plan is approved or a certificate of occupancy is issued, the project contact person and project location are forwarded from either the Building Inspections Division or from the Planning and Housing Department to the Business Development Coordinator. The listed contact person is then called to obtain feedback on their project and their experience with the City of Ames. Feedback is then forwarded to the City Manager, who then forwards the feedback on to the City Council. The feedback is also copied to the Assistant City Manager, the Department Director and the Division Manager, as appropriate. The feedback is then kept in a database that resides in the Ames Economic Development Commission system. The last step in the process is a thank you card, with the City of Ames logo, that is mailed to the contact person along with the Business Development Coordinator's business card. The following is a list of the feedback received to date:

> This customer has had a long career working in the construction field all over the United States. When asked for feedback, he stated that the City of Ames was the most agreeable and workable place to do business that he has ever encountered during his career. He further stated that everybody, from the front counter staff to the inspectors, were great to work with and took good care of him. When asked what he would suggest to improve the process, he stated that he couldn't think of anything. He said that there were no problems, so he wouldn't change a thing.
>
> This customer has worked with the Inspections Department previously. When he works in the City of Ames, he feels that he is in partnership with the Inspections Department and often contacts them ahead of time to understand what the requirements are going to be. He stated that he is always treated nicely by the staff and he knows that if he is in a time crunch that he can rely on the Inspections Department for timely inspections. He stated that there were no surprises and that he doesn't have any suggestions on how to make the process better.
>
> This customer has an existing relationship with the Inspectors, so he knows who to call and what the process is. When asked for process improvement ideas, he stated that Ames is so well known for technology that he is surprised that the City hasn't done more with it. His idea was an e-mail acknowledgment when a permit is received and when it is ready to be issued. He also mentioned that Ames should have a stronger online presence and that the applications haven't been updated since he has been working here, indicating that it has been a long time.
>
> This customer utilized a local subcontractor, so he didn't have direct contact with City staff, however he said that there were no problems from a coordination or timing standpoint and that the process went really well.
>
> This customer typically has an architect who handles all of the initial work and coordination. He had no concerns about the two projects that he was contacted about. He had one issue come up on one of the projects, but it was resolved satisfactorily. He stated that there has been some previous concerns

with the consistency in interpretation of plumbing code, however he hasn't heard anything recently and feels that it was due mainly to staff turnover.

This customer sent an e-mail stating the following: …*the building department they were the most responsive, understanding and helpful building department I have every worked with. I used to be a contractor and have worked with building departments in Oklahoma, Kansas and Florida and this was truly a great experience as a comparison. The young ladies in the front were extremely kind and helpful, all of the inspectors were professional and friendly and the time for getting the permit and getting inspections completed was extremely fast. We are thankful to be a part of this community and look forward to giving back in as many ways as we possibly can.*

This customer was very complimentary toward staff. He stated that they are helpful and professional. He said that the overall experience was good. He also stated that it helps that he has gone through the process several times with the City, so that he knows what to expect. He stated that he wants to focus on the positive to improve the process. He feels that, although the experience was positive, that bringing back the process schedule/calendar would be very helpful. He understands that the initial review might take a week longer at the front end, but feels that the timeline and process steps are difficult to understand unless it is in a calendar format. He stated that he understands that the City is not promising that he will be on a certain agenda, however the calendar was extremely helpful when scheduling a project and feels that it would be helpful to City staff as well. We also discussed the timeline between the Commission and the Council. He stated that previously a project that went before the Commission could progress to the Council the next week, but it appears to take a longer time now. He appreciated the quick turnaround that had occurred before. The last thing that we discussed was the Development Review process and how important it is to catch as many of the items as possible in the initial review, so that there are no surprises in the resubmittal

This customer stated that the business owner had submitted the project proposal to Inspections staff prior to his involvement which he said helped. When he submitted the building permit, the Inspections staff were already familiar with the project. He said that the process was pretty smooth. The staff that he worked with were professional and respectful and they were open to solutions. He did not have any suggestions for improving the existing process.

This customer stated that everything went very well from the beginning right through to the end. He goes into a lot of towns the size of Ames that are typically disorganized, however he was surprised at how organized Ames is. The inspectors that he worked with were knowledgeable and nice. When I asked what we could learn from the other jurisdictions that he works in, he stated that we are just starting to place tags after an inspection is done so that other inspectors know that it has been signed off. He suggested more of that. He also stated that most jurisdictions provide a "red-lined" set of plans that are placed at the job site and Ames doesn't do that. Overall, he had a good experience.

This customer has 30 years of experience and has constructed over 100 fast food restaurants. He had heard that Ames is difficult to work with, however he found that the Inspections staff was reasonably responsive and relatively easy to work with. He found that inspections staff were able to discuss solutions with him to situations that came up during construction. Inspections staff offered proactive suggestions to assure that the Final CO was issued in a timely manner. Also, Inspections staff were able to visit the site to do a courtesy inspection prior to having the trades come in to make sure that they were on the right track. He suggested that this is unusual. Overall found that the staff were cordial, friendly and forthcoming with information. The difficult part of the project was the relationship between the City and the DOT. There was an issue with the highway and a sanitary sewer line where the process was difficult to understand and seemed to be conflicting. He also couldn't fill out the paperwork, so he had to hire an engineer to do that for him. That was his one complaint, was working with the DOT.

This customer was pleased with the process and did not have suggested changes.

This customer has mixed emotions about the project. He stated that all of the planning staff were “super professional and supportive” of his project in all of the preliminary discussions and at the start of the project. He stated that staff was very helpful and enthusiastic, but that it took forever to get their final approval. He guessed that it was two to three months longer than what he had expected. He stated that the staff told him what he wanted to hear at the onset of the project, so it was a surprise that it took so long. He suggested a more dynamic process so that changes can be approved in a more expeditious manner. He stated that some changes that were proposed on his project took weeks to receive approval and now that he has approval he is concerned about how long it will take for any future changes.

This customer stated that the Inspections staff was timely in responding and professional. He stated that his experience recently has been so much better than 8-9 years ago when he felt that the attitude was much more of an "us against them". Now the staff works with his team to find solutions. The only suggestion that he had was to notify customers of expected changes that would affect either their current projects or future projects. A possible way to do this would be to send out a notification e-mail with the changes identified and a contact person.

This customer stated that Planning staff furnished information in a timely and professional manner. The one thing that he would suggest is that the Board of Adjustment appeared to not have reviewed the information prior to the meeting. He understands that they are a volunteer board and appreciates all of the work that they do, however he said that it was clear that they had not had the opportunity to read through his submittal.

This customer said that he feels that timeliness is the key and the Inspections staff met all of his expectations. He said that he has nothing that he would have changed or would suggest for the future.

This customer has worked on numerous projects in Ames and feels that we have a great Inspections division. He stated that when he does work in other jurisdictions that he uses Ames as a positive example. He stated that the Inspections division was going through some growing pains ten years ago, but that he now feels that it is a team effort to find solutions that work for everyone. The Inspections division is timely and accommodating. He also stated that his company initiates each project with a pre-application meeting with Inspections staff to try to catch any concerns ahead of time. He stated that it feels great to go into a project as part of a team. When asked if there is anything that we can improve upon in the Inspections division, he stated that he could not think of anything.

This customer has worked in a variety of municipalities. He said that the building permit process was painless. He had no problems with the inspectors and thought that they were good to work with. When asked how we can improve, he did not have any suggestions.

PROCESS IMPROVEMENT

As feedback is obtained from the customer and forwarded to the individual department, opportunities are created for process improvement to occur. Much of the feedback is positive, however there have been some instances where we have been able to provide clarification of process, Code standards, and timelines for the customer on individual projects and for future projects.

RESEARCH

The Business Development Coordinator is utilized as an information resource. Several customer requests that are outside of the feedback process involve research into processes and requirements. Research topics vary widely and can been anything from the process to install a temporary water meter to understanding if a grease interceptor is required. Typically, these research requests involve businesses that have an end goal in sight, but they do not know how to resolve a specific, unexpected, issue. In an effort to identify these “issues” earlier in the process, a Development Toolkit has been created.

TOOLKIT

There have been instances, primarily involving research requests, in which customers have stated that they are unsure of what questions to ask and whom they need to ask them of. A toolkit has been created to help identify the main departments that are likely to be utilized and some of the most commonly forgotten questions. Department locations and contact information are also included, along with contact information for the Business Development Coordinator, the AEDC and the Small Business Development Center. A copy of the proposed Development Toolkit is attached.

INVOLVEMENT

The Building Inspections Division and the Planning and Housing Department staff involve the Business Development Coordinator in site visits for courtesy inspections and kick-off meetings (pre-application meetings). The City staff also forwards new business information to the Business Development Coordinator for follow-up and provides opportunities to attend other informational meetings. The Business Development Coordinator is also involved in the Development Review Committee (DRC).

EDUCATION

Initial meetings have occurred to educate the Business Development Coordinator on the different City Departments and the responsibilities of the individual staff members to understand who customers need to go to for their specific need. These meetings also provided the ability to discuss the new position with City staff. Since the Business Development Coordinator is a new position in the City, outreach efforts, as previously mentioned, are ongoing.

FUTURE PLANS

Once the Development Toolkit is deployed, it is anticipated that more specific toolkits will be created, such as a restaurant/bar toolkit and a retail toolkit. This will allow greater detail to be included for those specific uses.

The Business Development Coordinator will assist with the update of the economic development portion of the City of Ames website. Assisting with the website update will provide a confirmation of consistency of information between the City of Ames and the AEDC websites. This will also allow the information contained in the toolkits to be added to the website content.

Continued community education about the Business Development Coordinator position and the assistance offered will be on-going. This information will be provided through attendance at meetings and providing additional information on the City’s website and on-going feedback contacts.

Business Development Goals - FY 2011/12

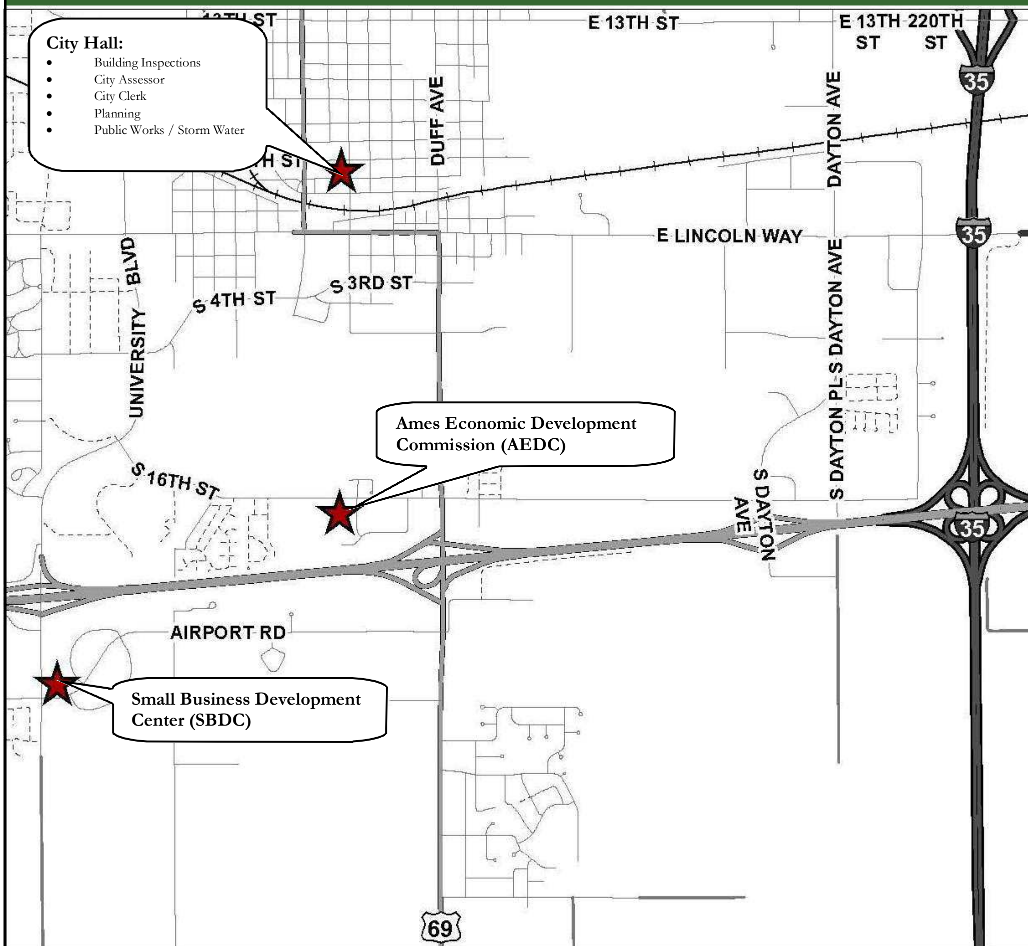
1. Establish a method to identify new and expanding businesses as they begin the regulatory process.
    a. Focus on small to mid-sized businesses without a corporate consultant team.
    b. Contact business owners who are planning new construction or expansion projects with an initial phone call and possible meeting. As needed contact throughout the regulatory process. Follow-up with a phone call for feedback and thank you note after a Final Certificate of Occupancy, or other final approval, is issued.
2. Establish a method to identify when businesses receive their Final Certificate of Occupancy or equivalent.
3. Establish a process to send thank you letters to contacts.
4. Establish a process to track and contact new and expanding business owners to garner feedback.
5. Establish a process to track business contacts, issues addressed and feedback obtained.
6. Establish a process to forward the feedback received to the City Manager and to the related Department(s).
7. Create a new business toolkit which should include typical issues, contacts and other relevant information.
8. Create a report bi-annually of business contacts, issues addressed and feedback obtained for management staff and City Council.
9. Attend DRC meetings as much as practical to better understand issues relating to business development and retention.
10. Meet with Ames Departments/Divisions, County and State agencies to obtain information about processes and procedures affecting new and expanding businesses.
11. Assist with project collaboration and tracking as needed.
12. Coordinate the modification of the economic development portion of the City website.

DEVELOPMENT TOOLKIT

Whom do I talk to and what questions should I ask?

Building Inspections 515 Clark Avenue, Room 205 Ames, Iowa 50010 Phone: 515.239.5153 Fax: 515.239.5261 http://www.cityofames.org/index.aspx?page=131	• What Codes are currently used for plan review? • What do I need to submit for a building permit? • What permits are required? • What permit fees will I incur? • What is the permitting process and how long does it take? • Do I need an architect or an engineer? • What portions of the building need to be brought up to Code for my proposed use? • Is a grease interceptor required for my use? (food service uses) • What other requirements do I need to be aware of for food service? • What type of signage is allowed? • Do I need an automatic fire sprinkler system? • If there is an existing fire sprinkler system that serves the building, does it have backflow protection?
City Assessor 515 Clark Avenue, Room 256 Ames, Iowa 50010 Phone: 515.239.5370 Fax: 515.239.5376 http://www.cityofames.org/index.aspx?page=99	• I would like to obtain a map of my property. • I would like to estimate my property taxes. • I would like to protest my assessment. • I would like to obtain current assessment and tax information on a property that I am interested in.
City Clerk 515 Clark Avenue, Room 238 Ames, Iowa 50010 Phone: 515.239.5105 Fax: 515.239.5142 http://www.cityofames.org/index.aspx?page=105	• Does the City of Ames issue business licenses? • I would like to install an awning/canopy or a sign that extends past my property line into the public right-of-way. What type of permit will I need to obtain? • I will need a Liquor License for my business. What application, process and timeline will be required? • I want to run a business out of my home. What do I need to do?
Planning 515 Clark Avenue, Room 214 Ames, Iowa 50010 Phone: 515.239.5400 Fax: 515.239.5404 http://www.cityofames.org/index.aspx?page=154	• What is the zoning designation of my property? • Is my proposed business allowed at this location? • Is there enough parking for my proposed use? • Is the property located in the floodplain? • What applications are required (i.e. Site Plan)? • What information is needed to schedule a Kick-off (pre-application) meeting?
Public Works/Storm Water 515 Clark Avenue, Room 212 Ames, Iowa 50010 Phone: 515.239.5160 Fax: 515.239.5404 http://www.cityofames.org/index.aspx?page=163	• Where are the public utilities located? (Water, Sanitary and Storm Sewers) • When is a traffic signal/traffic study required? • What improvements will I need to make to my street frontage prior to opening a business at this location? • What storm water concerns need to be addressed on this site? • Will there be impacts to the Ames Regional Airport? • Are there any other regulatory agencies that will need to provide input (Iowa DOT, Iowa DNR, Army Corps of Engineers, etc.)?

Business Development Coordinator: The Ames City Council has introduced a new position to assist in business development. Seana Perkins is available to assist at any point in the process. Please feel free to contact Seana directly by e-mail at Seana@ameschamber.com or by phone at 515-232-2310.



Development Toolkit

Ames City Hall
515 Clark Avenue
Ames, IA 50010
Phone: 515.239.5101
Fax: 515.239.5142
www.cityofames.org

Ames Economic Development Commission (AEDC)
1601 Golden Aspen Drive
Suite 110
Ames, IA 50010
Phone: 515.232.2310
Fax: 515.232.6716
http://www.amesedc.com/

Small Business Development Center (SBDC)
2625 N. Loop Drive, Building 2,
Suite 2610
Ames, IA 50010
Phone: 515.296.7828
Fax: 515.296.6714
http://www.iowasbdc.org/regional-centers/ames.aspx

Other Opportunities?

Ames Economic Development Commission (AEDC)

The Ames Economic Development Commission (AEDC) stands ready to provide you with timely assistance in learning more about Ames and Story County as a first-class location for doing business. Whether it is site location assistance, packaging of financial incentives, or demonstrating an available workforce, you can rely on the AEDC for all of this and more as you contemplate investment in new or expanding operations.
http://www.amesedc.com/

Small Business Development Center (SBDC)

The Small Business Development Center (SBDC) helps individuals looking at new businesses and guides them through the questions and issues on how to get the business started including grant and loan opportunities.
http://www.iowasbdc.org/regional-centers/ames.aspx

Memo

City Manager's Office

TO: Mayor and Ames City Council Members

FROM: Steven L. Schainker, City Manager

DATE: February 24, 2012

SUBJECT: Approval of City Council Goals, Objectives, and Tasks

On January 7, 2012, the newly constituted City Council met to compile a list of goals and objectives for the next two years that this body will be together. I indicated at the time that I would attempt to summarize your deliberations regarding goals and objectives and identify initial tasks for accomplishing your work plan for approval at an upcoming Council meeting.

Assuming I have adequately captured your direction, formal action to approve the attached document is in order.

CITY COUNCIL
GOALS, OBJECTIVES, TASKS

Established 1/7/2012
To Be Accomplished By 12/31/13
Updated February 28, 2012

- **SUPPORT ENVIRONMENTAL SUSTAINABILITY**
  - **Improve electric energy efficiency within the community**
    - The Sustainability Coordinator and Electric Services staff will prepare a report regarding the timing for the implementation plan of the electric consumption reduction recommendations from the Sustainability Task Force.
  - **Educate Ames residents about environmental sustainability**
    - Provide funding to AMOS to conduct a public education program regarding environmental sustainability (electric, water, natural gas conservation). The City Manager with approach AMOS to determine their interest in conducting this type of session.
  - **Increase availability of alternative forms of transportation**
    - Prior to budget deliberations, Public Works will provide an updated map to the City Council highlighting the uncompleted multi-use trails
  - **Consider life-cycle operating costs when making vertical infrastructure decisions**
    - Opportunities to accomplish this objective will be possible when designing the new water plant, library, electric utility, etc.
- **PROMOTE ECONOMIC DEVELOPMENT**
  - **Develop Ames as a Regional Center**
    - The City Manager will work with the new owners of E.13th Street regional commercial land to develop a concept plan for the area.
    - The City Manager will facilitate H/M zone discussions between the medical providers and surrounding neighborhood associations to identify a mutually acceptable long-term solution.

- The City Council will determine what information is needed to make a decision regarding extending utilities to 590th Street. City Council members will send their ideas to the City Manager for distribution to the Council.

- **Support private sector growth to improve quality of life, increase number of jobs, develop stronger tax base**

  - The City Manager will approach the AEDC to determine their level of support for the use of the EDSAT (economic development self-assessment tool)

  - The City Manager will determine the cost of hiring a consultant to advise the City Council on the development of *minimum ROI requirements* (in the form of jobs and taxable improvements) in return for public incentives or infrastructure extension to commercial/ industrial areas.

- **Beautify entrances to Ames and major arterials**

  - The City Manager will work with the Chamber of Commerce committee to develop recommendations for entryway/directional signage.

  - The Planning staff will help identify aesthetic detractors and non-conformities structures along major arterials & entryways. Once identified, ideas will be offered to the City Council for strategies to relocate or upgrade these structures.

- **Revisit City Codes, policies & procedures to streamline processes and to help facilitate renovation of existing buildings**

  - Inspection staff will provide a strategy on how to facilitate redevelopment of older existing buildings, where existing codes have served as an impediment to redevelopment (issues such as grease traps, restrooms, fire exits).

- **Promote Ames as a welcoming place to do business by embracing a "Can Do" attitude**

  - The Planning and Inspections staff will create mechanisms to make sure each business interacting with the City in terms of development issues is aware of the service that is now offered by the Business Development Coordinator position.

        - The Public Relations Official will create a public information campaign to make sure those who are contemplating developing a new business in the City are aware of Business Development Coordinator services.

- **STRENGTHEN OUR COMMUNITY**

    - **Promote our new community vision and community brand**

        - The Public Relations Official will convene the BRAG Team and develop a plan and implementation schedule for promoting our new community vision and brand identity.

    - **Enhance interactions between ISU students and permanent residents**

        - The Student Affairs Commission members will be asked to provide their thoughts on how to accomplish this objective.

        - The Public Relations Official will monitor the City's website and make the necessary modifications to accomplish the objective.

        - The staff will provide the City Council members with a list of scheduled "Meet and Greet" block parties so that they can attend if they so desire.

    - **Work with ASSET funders to identify and address service deficiencies in human service delivery**

        - A workshop will be scheduled to discuss issues related to mental health and elderly services.

    - **Explore issues related to youth in the community**

        - A workshop will be scheduled with representatives of the school districts, ASSET and other providers of youth services to determine the interest in developing a youth master plan.

        - The Mayor will appoint a City Council member to the Third Grade Reading Council

    - **Support a community Blue Zone designation**

        - The Public Relations Official will coordinate the submission of the Blue Zone application.

- A Blue Zoning steering committee will be established, with representation from the City Manager's Office, Parks and Recreation, and Human Resources, to help promote the community's nomination as a Blue Zone community.

- **MITIGATE FLOODING IN OUR COMMUNITY**

  - **Reduce possibility of damage in our community caused by river/ watershed flooding**

    - During 2012, the Assistant City Manager and WPC Director will facilitate a comprehensive engineering analysis of possible flood mitigation actions, including options related to intense rainfall scenarios, benefit/cost analyses, and policy options.

    - City staff will develop a public education strategy to inform our residents on steps they themselves can take to mitigate and/or insure against flooding damage.

    - Following completion of the comprehensive engineering analysis, the City Council will adopt regulatory steps and/or a public improvements plan to mitigate future damage.

    - City staff will attempt to collaborate with other jurisdictions and agencies to identify and implement long-term flood mitigation actions. The initial step will be to assist in creation of the Squaw Creek Watershed Management Authority.

  - **Reduce possibility of damage in our community caused by localized flooding**

    - The City Council will include funding in the CIP and 2012/13 budget to correct those neighborhood stormwater improvements that are selected by the City Council.

    - Following the comprehensive engineering analysis, the City Council will determine whether new stormwater management standards are needed for public improvements and/or for private development.

    - City staff will develop a strategy to educate the public regarding the likelihood and impacts of future intense rainfall events, plus steps they themselves can take to prevent and/or insure against damage.

- **ENHANCE RELATIONSHIPWITH ISUE THROUGH ADDITIONAL PARTNERSHIPS**
    - **Revitalize Campustown**
        - The City Manager will work with ISU and the Campustown Action Association to develop proposed strategies for revitalizing area.
        - The Planning staff will prepare a report regarding the possibility of extending façade program to Campustown area.
    - **Continue to support Campustown Action Association**
        - The City Council will consider providing funding for CAA operations during budget deliberations.
    - **Foster negotiations between ISU & CAA to help Campustown businesses be viable**
        - The Mayor will arrange initial meeting between new ISU president, CAA, GSB and City Manager to discuss ideas for accomplishing this objective.
    - **Explore flat space funding feasibility**
        - The Mayor will meet with the new ISU president to ensure commitment to financially supporting this priority.
        - The Mayor and City Council will work with Ames Convention and Visitors Bureau to see that food & beverage tax bill is presented to state legislature.