

AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL
JULY 24, 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.

CALL TO ORDER: 7:00 p.m.

PRESENTATIONS:

1. Presentation of Life Saving Awards to Police Officers Jamie Miller and Ed Morton
2. Update on Community Visioning Project:
 - a. Presentation of the City of Ames, Ames Chamber of Commerce, Ames Convention and Visitors Bureau, and Ames Economic Development Commission unified logos
 - b. Overview of Branding Implementation Strategy
 - c. Motion approving revised Vision Statement
 - d. Motion approving Ames Community School District logo usage

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.

3. Motion approving payment of claims
4. Motion approving Minutes of Regular Meeting of July 10, 2012, and Special Meeting of July 13, 2012
5. Motion approving Report of Contract Change Orders for July 1-15, 2012
6. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
 - a. Class E Liquor, C Beer, & B Wine – AJ's Liquor II, 2515 Chamberlain Street
 - b. Class B Beer – Pizza Ranch of Ames, 1404 Boston Avenue
 - c. Class C Liquor & Outdoor Service – Olde Main Brewing Co., 316 Main Street
7. Resolution approving Investment Report for Fiscal Year Ending June 30, 2012
8. Resolution authorizing Finance Director, Assistant City Manager, and City Treasurer to conduct any and all banking business for the City of Ames
9. Resolution approving Ames Intermodal Facility License Agreement for Incidental Use of Premises by Ames Police Department
10. Resolution approving Sanitary Sewer Agreement for property at 1215 Orchard Drive
11. Resolution approving contract with EMC Risk Services for Workers Compensation Administrative Services
12. Resolution approving waiver of formal bidding procedures and authorizing purchase of Shared Public Safety Software Maintenance from Sungard Public Sector
13. Resolution approving preliminary plans and specifications for 2011/12 Asphalt Improvement Program & 2011/12 Low Point Drainage Improvements - South Oak Avenue (South 4th Street - Lincoln Way); setting August 22, 2012, as bid due date and August 28, 2012, as date of public

hearing

14. Resolution approving preliminary plans and specifications for 2012/13 CDBG Public Facilities Neighborhood Infrastructure Improvements Program (Beedle Drive and Aplin Road); setting August 22, 2012, as bid due date and August 28, 2012, as date of public hearing
15. Resolution approving preliminary plans and specifications for 2011/12 Downtown Pavement Improvements (Douglas Avenue); setting August 22, 2012, as bid due date and August 28, 2012, as date of public hearing
16. Resolution approving preliminary plans and specifications for Squaw Creek Pedestrian Bridge; setting August 22, 2012, as bid due date and August 28, 2012, as date of public hearing
17. Resolution approving preliminary plans and specifications for WPC Pipe Support Project; setting August 15, 2012, as bid due date and August 28, 2012, as date of public hearing
18. Resolution approving preliminary plans and specifications for Water Pollution Control Facility Equalization Basin and Sludge Basin Repairs; setting September 4, 2012, as bid due date and September 11, 2012, as date of public hearing
19. Resolution approving contract and bond for Unit No. 7 Stack Repair
20. Resolution approving Plat of Survey for 4314 Cochrane Parkway

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 each speaker to five minutes.**

PERMITS, PETITIONS, AND COMMUNICATIONS:

21. Motion approving encroachment permit for sign at 2428-2430 Lincoln Way
22. Motion approving new Class C Liquor License & Outdoor Service for Bar, 823 Wheeler Street, Suite 4
23. Motion approving new Class B Native Wine Permit for Artisan Peace Stores, 136 Main Street
24. Motion approving 5-Day Class C Liquor Licenses for Christiani's Events at ISU Alumni Center, 420 Beach Avenue:
 - a. July 30 - August 3
 - b. August 11 - 15
25. Requests from Main Street Cultural District for Oktoberfest on Saturday, October 6 and Sunday, October 7:
 - a. Resolution approving closure of Main Street from Burnett to Kellogg from 4:00 p.m. to 1:00 a.m.; closure of 16 parking spaces from 12:00 p.m. to 1:00 a.m. and an additional 26 spaces from 4:00 p.m. to 1:00 a.m.; and waiver of fees for Blanket Vending license, meter costs for parking space closures, and costs for use of electricity in the 300 block
 - b. Motion approving Blanket Temporary Obstruction Permit and Blanket Vending Permit
 - c. Motion approving Outdoor Service area for Olde Main Brewing Company, 316 Main Street

PLANNING & HOUSING:

26. Resolution approving Land Use Policy Plan (LUPP)/Urban Fringe amendment for Oaks Golf Course, 630 West 190th Street

POLICE:

27. Update on Deer Task Force

FINANCE:

28. Update on 2012 Bond Issue

ADMINISTRATION:

29. 2011 Carbon Footprint Update

30. Update on “Cool Cities” initiatives

31. Staff Report on alternatives to payday lending

PUBLIC WORKS:

32. Resolution approving Professional Services Contract for a Financial Modeling Study of a Gasification System

HEARINGS:

33. Hearing on Leasing Parking Lot P:

a. Resolution approving five-year lease to Youth & Shelter Services

34. Hearing on Zoning Ordinance text amendment pertaining to requirements for Master Plans (continued from June 26, 2012, and July 10, 2012)

35. Hearing on MEC Interconnection 161kV Line Construction:

a. Motion accepting report of bids

36. Hearing on City Maintenance Facility HVAC Improvements 2012:

a. Motion accepting report of no bids and directing staff to rebid the project

37. Hearing on Water Treatment Plant Five-Year Well Rehabilitation Project:

a. Resolution approving final plans and specifications and awarding contract to Northway Well and Pump Company of Marion, Iowa, in the annual amount of \$72,500.00

38. Hearing on 2011/12 Collector Street Paving Improvements (Ridgewood Avenue - 13th Street to 16th Street:

a. Resolution approving final plans and specifications and awarding contract to Con-Struct, Inc., of Ames, Iowa, in the amount of \$495,400.00

39. Hearing on 2011/12 Storm Sewer System Improvements (Country Club Boulevard):

a. Resolution approving final plans and specifications and awarding contract to Keller Excavating, Inc., of Boone, Iowa, in the amount of \$45,924.50

40. Hearing on 2012/13 Collector Street Paving Improvements (Meadowlane Avenue - 13th Street to Carr Drive/Carr Pool Demolition):

a. Resolution approving final plans and specifications and awarding contract to Con-Struct, Inc., of Ames, Iowa, in the amount of \$698,559.80

ORDINANCES:

41. Third passage and adoption of ORDINANCE NO. 4120 to repeal current parking requirements for general retail sales and services, retail and shopping centers of any size, major retail and shopping centers, and grocery stores of any size and adopt new parking requirement of one space per 300 square feet of building floor area for all retail sales

COUNCIL COMMENTS:

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.**

COMMUNITY VISIONING/CITY BRANDING



A vision is a **promise** – which must be delivered upon consistently with every interaction

Emotion

It is driven by how you want stakeholders to **feel** when they interact with you.

Differentiation

Your promise should be **different** from promises made by competitors, describing a feeling only you give them.

Relevance

It should be **meaningful** to stakeholders, focused on where their greatest needs intersect with your strengths.

THE AMES VISION



ORIGINAL Ames Promise/ Vision

Ames, Iowa is the Heartland's leading edge. As a city, we are committed to fostering creativity and innovation at the forefront of the world's important issues that the Midwest is uniquely positioned to address, including agriculture, veterinary medicine, sustainability, development , diversity, education and health care.

For those who want the charms and convenience of a small town with the opportunities and amenities that come from a major University, Ames' position at the Heartland's leading edge creates a community – and a region – where everyone has opportunities to discover and thrive.

THE AMES VISION



SUGGESTED REVISED Ames Promise/ Vision

Ames, Iowa is a forward-thinking community. As a city, we are committed to fostering creativity and innovation at the forefront of the world's important issues that the Midwest is uniquely positioned to address, including agriculture, veterinary medicine, sustainability, development, diversity, education, and health care.

For those who want the charms and convenience of a small town with the opportunities and amenities that come from a major university, Ames' position as an intelligent, progressive community creates a city and a region where everyone has opportunities to discover and thrive.

Ames, Iowa is the Smart Choice!

THE AMES VISION



These are our **“VERBS”** – they define the actions we take every day to deliver on the promise.

Require Innovative Solutions

When an issue is brought to the table, Ames looks beyond its boundaries to discover innovative approaches. Ames will insist that any key initiative undertaken can be considered among the most innovative in the region, if not the nation.

Stand for Collaboration

In order to create opportunities for everyone to discover and thrive, every voice needs to be heard and respected. In Ames, we seek to find common ground rather than hold our ground.

Be Decisive

While we are thoughtful, a Leading Edge city is not paralyzed by debate. At the outset of an issue, we set a limit for discussion, determining what information we need by when in order to make a decision and move on to other important concerns.

THE AMES VISION



These are our “**ADJECTIVES**” – they define how we would like to be described five years from now.

Smart

Forward-thinking, Intellectual, Contemporary

We apply the brightest and latest thinking to our initiatives, remaining always mindful of choosing a sound and prudent approach.

Open-Minded

Respectful, Flexible, Understanding

We remain open-minded about issues and approaches, believing that our fellow citizens also have the best interests of Ames at heart.

Confident

Assured, Positive, Bold

We are confident in our assets as a city and our abilities as a citizenry. We proudly tell our story and assert our role in the region.

THE AMES VISION



| Emotional? | Differentiating? | Relevant? |
|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| Driven by how you want stakeholders to feel when they interact with you. | Different from promises made by competitors, describing a feeling only you give them. | Meaningful to stakeholders, focused on where their greatest needs intersect with your strengths. |
| <i>Smart Open-Minded Confident</i> | <i>Not only a “small town with big city opportunities”</i> | <i>Taps Ames’ potential to be a place where everyone can thrive</i> |

THE AMES VISION



What is a tagline?

Taglines are a creative expression of the promise. They should be short, memorable and emotional.

They should help signal to inside and outside audiences what Ames is trying to be, and they empower both audiences to hold you to that promise.

Taglines should be expected to last approximately 10 years.

RECOMMENDATION – TAGLINE

Ames, Iowa is the Smart Choice!



Ames Logopalooza

Ames identity is fragmented by the use of different logos by entities representing the city to internal and external stakeholders. It has become a best-practice for cities to unify under one logo, with the occasional exception of a tourism-driven identity that is more consumer focused.



RECOMMENDATION - LOGO



Logo

Consider developing a new logo that more strongly communicates the promise. The logo will signal a new direction for Ames and will serve as a visual reminder to keep stakeholders aligned with the vision.

A new logo should be used collectively to create a unified external identity for Ames. The city should also request that other entities in Ames utilize the logo in communications that reference the city.

RECOMMENDATION – SHARED LOGO



Logo Solution:



RECOMMENDATION – SHARED LOGO



• RECOMENDATION – VISUAL SYSTEM

What is a visual system?

A visual system is the strategic and systematic use of color palette, typography, photography and graphics to create a consistent image that reflects the promise.

Visual systems are designed once, often (but not always) in conjunction with a new logo. Then guidelines are developed, and all future materials are designed in accordance with the guidelines.

The visual system is applied to all communications materials, including collateral, web, ads, and stationery.

Good visual systems provide:

Visual impact

Brand recall / recognition

Cost efficiencies (not reinventing the wheel with each design)



• RECOMENDATION – BRAG TEAM

Create and Empower a “Brag Team”

Activate and formalize the partnership of Ames communicators, including representatives from the City, Chamber of Commerce, ACVB, AEDC, ISU, School District, Hospital and other groups.

The Brag Team should be led by the City’s PIO and should meet regularly (at least monthly) to direct communications initiatives and ensure consistency of message and identity from all sectors of the community.

Provide a “Train-the-Trainers” (T3) workshop for all Brag Team members, teaching them the vision findings and concepts from the inside-out so that they can in turn train other community members about the vision and help guide implementation.

This will ensure that the communication is aligned in perpetuity. When one Brag Team member moves on, they are responsible for training their replacement.



• RECOMENDATION – ROLL OUT

Roll out the vision to community sectors in a series of meetings

Following train-the-trainer sessions, the Brag Team should conduct vision roll-out meetings with the governing bodies and key community groups in the relevant sectors.

In each session, the leader should facilitate discussion of how the vision will be applied within that sector, and should obtain commitments for next steps.

The session leader should also collect proof points of the “Smart Choice” concept from that sector.



• RECOMENDATION – PROOF POINTS

Inventory and communicate “Smart Choice” proof points

During their community meetings and as a collective group, the Brag Team should create an inventory of “Smart Choice” proof points – examples of how Ames is currently delivering on the vision (both now and historically.)

Once a substantial list has been developed, the Brag Team should institute a process for keeping the list current and communicating it within the city, regionally, and nationally when appropriate.

One Brag Team member (probably from the Chamber or the AEDC) should be responsible for communicating significant new proof points externally, expanding Ames’ PR footprint outside the city to both the region and the nation.

The Brag Team can also leverage the powerful presence of ISU Alumni and communicate advancements in Ames through that audience.



• RECOMENDATION – THOUGHT LEADERSHIP

Establish Ames' thought leadership in the region

Create an Ames Speaker's Bureau, encouraging Brag Team members and sector leaders to present their "Smart Choice" ideas and strategies at conferences or other public forums, both regionally and nationally.

Pursue a convention and visitors' strategy that recruits conferences and other meetings that would align with Ames' "Smart Choice" promise. Create a perception of Ames as being a "natural" venue for such meetings, perhaps including a tour or overview of Ames' "smart" accomplishments.

Likewise, the AEDC should continue to pursue a business recruitment strategy that aligns with the vision, pursuing "smart" businesses as natural prospects for Ames.



• RECOMENDATION – MESSAGE CONSISTENCY

Ensure that the vision idea and language is infused into city communications

City should ensure that all communications materials from the city are reflecting the promise:

- Update “About Ames” section on the website and infuse the vision into other web articles and copy elements

- Re-cast print materials as they come up for re-printing and incorporate messaging into any new materials

- Focus on the “adjectives” to inform the tone: Smart, Open-Minded, Confident

Develop new language for press releases and provide language to all partners to use when they describe Ames.

Consider creating a communication tools site that can be accessed by all city stakeholders to provide language, logos and visual elements so everyone is using the correct materials.



THE AMES VISION – QUESTIONS?



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

AMES, IOWA

JULY 10, 2012

SPECIAL MEETING OF THE AMES CONFERENCE BOARD

The Special Meeting of the Ames Conference Board was called to order by Mayor Ann Campbell at 6:30 p.m. on July 10, 2012. Present from the Ames City Council were Jeremy Davis, Matthew Goodman, Jami Larson, Peter Orazem, and Victoria Szopinski. Representing the Ames School Board were Mike Espeset and Bill Talbot. Story County Supervisors, Gilbert School District, and United School District were not represented.

MINUTES OF THE FEBRUARY 28, 2012, AND JUNE 26, 2012, CONFERENCE BOARD MEETINGS: Moved by Goodman, seconded by Talbot, to approve the minutes of the Regular Meeting of the Conference Board on February 28, 2012, and the Special Meeting of the Conference Board on June 26, 2012.

Vote on Motion: 2-0. Motion declared carried unanimously.

HEARING ON AMENDMENT TO 2012/13 CITY ASSESSOR'S BUDGET: The Mayor opened the public hearing and closed same after no one came forward to speak.

Moved by Larson, seconded by Talbot, to adopt RESOLUTION NO. 12-363 approving the amendment to the 2012/13 City Assessor's Budget to transfer money from the Special Appraiser's Fund to the Assessment General Fund.

Vote on Motion: 2-0. Motion declared carried unanimously.

ADJOURNMENT: Moved by Goodman, seconded by Davis, to adjourn the Ames Conference Board meeting at 6:31 p.m

Vote on Motion: 2-0. Motion declared carried unanimously.

REGULAR MEETING OF THE AMES CITY COUNCIL

The regular meeting of the Ames City Council was called to order by Mayor Campbell at 6:34 p.m. on July 10, 2012, in the City Council Chambers in City Hall, 515 Clark Avenue. Present from the Ames City Council were Davis, Goodman, Larson, Orazem, and Szopinski. *Ex officio* Member Baker was also present.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Special Meeting of June 19, 2012, and Regular Meeting of June 26, 2012
3. Motion approving Report of Contract Change Orders for June 15-30, 2012
4. Motion approving certification of civil service applicants
5. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
 - a. Class C Liquor – Welch Ave. Station, 207 Welch Avenue
 - b. Special Class C Liquor, B Native Wine, & Outdoor Service – Wheatsfield Grocery, 413 Northwestern Avenue, Suite 105
 - c. Class B Beer – Panchero's Mexican Grill, 1310 South Duff Avenue
 - d. Class C Liquor – Applebee's, 105 Chestnut

- e. Class C Liquor – Sportsman’s Lounge, 123 Main Street
6. RESOLUTION NO. 12-364 approving preliminary plans and specifications for WPC UV Disinfection Project; setting August 8, 2012, as bid due date and August 14, 2012, as date of public hearing
 7. RESOLUTION NO. 12-365 approving preliminary plans and specifications for WPC Diesel Tank Replacement Project; setting August 1, 2012, as bid due date and August 14, 2012, as date of public hearing
 8. RESOLUTION NO. 12-366 waiving City’s purchasing policy requirement for formal bidding procedures and awarding contract to Open Systems International, Inc., of Medina, Minnesota, in the amount of \$93,419.23, plus applicable sales taxes, for Power Plant SCADA/PDS Upgrade Project
 9. RESOLUTION NO. 12-367 approving award of Year 5 of the Five-Year Lime Sludge Disposal Contract
 10. RESOLUTION NO. 12-368 awarding contract for Watthour Meters for Electric Meter Division to Fletcher Reinhardt Company of Cedar Rapids, Iowa, in accordance with unit prices bid
 11. RESOLUTION NO. 12-369 approving purchase of two minibuses for CyRide from Hoglund Bus and Truck Company of Marshalltown, Iowa, for a not-to-exceed price of \$186,000
 12. RESOLUTION NO. 12-370 accepting final completion and releasing security for public improvements for Northridge Heights Subdivision, 10th Addition
 13. RESOLUTION NO. 12-371 accepting final completion and releasing security for public improvements for Northridge Heights Subdivision, 14th Addition
 14. RESOLUTION NO. 12-372 accepting completion of Unit No. 8 Waterwall Installation Project
Roll Call Vote: 5-0. Resolutions declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

PUBLIC FORUM: No one came forward to speak.

FIREWORKS PERMIT: Moved by Davis, seconded by Goodman, to approve a permit to shoot fireworks from east of ISU Lot S7 on July 13, 2012, at approximately 8:30 p.m., subject to approval from the Ames City Fire Inspector and ISU Risk Management.
Vote on Motion: 5-0. Motion declared carried unanimously.

ENCROACHMENT PERMIT FOR 226 MAIN STREET: Moved by Davis, seconded by Szopinski, to approve an Encroachment Permit for awnings at Moorman Clothiers, 226 Main Street.
Vote on Motion: 5-0. Motion declared carried unanimously.

5-DAY CLASS C LIQUOR LICENSES FOR OLDE MAIN BREWING COMPANY: Moved by Davis, seconded by Goodman, to approve two 5-Day Class C Liquor Licenses (July 14-18 and July 21-25) for Olde Main Brewing Company at CPMI Event Center, 2321 North Loop Drive.
Vote on Motion: 5-0. Motion declared carried unanimously.

WAIVER OF PARKING METER FEES FOR SHRINE BOWL PARADE: Moved by Goodman, seconded by Larson, to adopt RESOLUTION NO. 12-373 approving the request to waive parking meter fees along the parade route and staging areas for the Shrine Bowl Parade on July 21, 2012.
Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

REQUEST FOR WAIVER OF SUBDIVISION REGULATIONS - RASSMUSSEN GROUP:

City Planner Charlie Kuester explained that this is a request for a three-lot subdivision in Boone County, one mile west of the Ames city limits at the intersection of Lincoln Way and X Avenue. Subdivisions of this property were previously approved in 2003 and 2008, at which time the City waived its infrastructure requirements. The current proposal is to divide an existing lot from the 2008 subdivision into three lots. Rassmussen Group is requesting a waiver of design and improvements standards as well as a waiver of the City’s entire subdivision authority. Consistent with other requests in the fringe, staff is recommending a waiver of the design and improvement standards, but still requiring the applicant to come forward with a minor final plat.

Upon being questioned by Council Member Larson, Mr. Kuester clarified that since the project is only a subdivision and not a proposed change in the Land Use Policy Plan, only the City of Ames and Boone County are the reviewing authorities. City Manager Steve Schainker noted that the property owners have already signed covenants in 2003, so the City would have assessment capabilities if that area was ever annexed and utilities needed to be extended there.

Council Member Goodman inquired about past practices regarding requests for waiver of subdivision authority. Mr. Kuester said that the City has waived its jurisdiction in the past in Story County on a case-by-case basis. The City recently entered into a 28E agreement with Story County, deferring jurisdiction for design and improvement standards to the County instead of granting a waiver for each individual request. Since no such agreement exists with Boone County, the City reviews each request.

Moved by Davis, seconded by Larson, to adopt RESOLUTION NO. 12-374 approving a waiver of the City’s design and improvement standards for subdivisions for the subdivision proposed by the Rassmussen Group, allowing the owner to prepare a minor subdivision plat for later approval prior to recording the plat and selling lots, contingent upon, within six months following the date of the Resolution, the application for the subdivision plat must be submitted to the City.

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

LAND USE POLICY PLAN AMENDMENT FOR NORTHCREST COMMUNITY:

Planner Kuester stated that Northcrest Community has requested a Land Use Policy Plan (LUPP) amendment to allow an expansion of its existing site onto the Evangelical Free Church site at 2008 24th Street. The Council is being asked to determine whether the request will be considered a minor or major amendment to the LUPP. Mr. Kuester noted that major amendments would include any amendment that is either a change to or inconsistent with the current goals and policies of the Plan. A change could be considered minor if it involves moving an existing land use boundary onto adjacent land. A major amendment has a greater public input process than a minor amendment.

City Manager Schainker said that the Council would first need to decide whether to entertain the proposal to move forward with an LUPP change. He said that the area is bordered by low density residential, and the request is to change the subject property to high density residential. He noted that there may be some questions as to how the City can protect the low density areas if the increase to high density is approved, as well as what sort of control the Council would have over the development since there is no specific plan for the site at this time. Mr. Kuester noted that if the Council were to change the designation on the LUPP, the request for a rezoning would still

need to come through for review. At that time, the Council would have the discretion to apply conditions to the rezoning to address any potential impacts on the area. City Attorney Doug Marek added that just because the LUPP designates an area as suitable for high-density development does not mean that the Council is required to approve a request for rezoning. There would be an opportunity during the rezoning process to determine if the use is compatible with the area.

Council Member Szopinski cited a portion of the letter from Northcrest, which states that they do not currently have development plans for this parcel. She is supportive of the idea, but is concerned about the uncertainty of the site. Mr. Goodman said that high density expansion into low density is always a concern. The best approach is to act as if the Council doesn't know what the future for the parcel holds. He noted that Northcrest is a non tax-paying entity, as is the church; it would be nice if the property could be developed with single-family homes and moved back onto the tax base. He is comfortable having the discussion about the amendment, as it might give the neighborhood future assurance as to what may happen. Mr. Goodman said he is certain that it should be considered a major change, not a minor.

In reference to Ms. Szopinski's concern about the lack of plans for the site, Council Member Davis noted that the letter goes on to read that the development will have a similar function and character to the existing Northcrest site.

Mr. Larson asked what would need to occur if this property were sold and used for any purpose other than a church. City Attorney Marek said that nothing would stand in the way of a sale, but the new use would need to comply with the current zoning. Mr. Larson said that the property at present construction is probably not usable for anything other than a church because of the underlying zoning. He is intrigued by the Northcrest proposal because it seems like a very logical use of land, short of totally demolishing the building and starting anew with single family homes. He said that moving it back to low density residential is a nice thought, but unlikely to happen.

David Miller, President of Northcrest Inc., 1801 20th Street, Ames, Iowa, stated that Northcrest has a long history in Ames. They currently have a 22-acre parcel and have incrementally developed it over the course of 50 years. As the church site is immediately adjacent to their property, they see it as an opportunity for current and future residents of Northcrest. Mr. Miller noted that even though the Northcrest site is zoned RH (Residential High-Density), there are no buildings higher than three stories on the site. The most recent development has been single family townhomes. He said that the sale of the property is conditioned upon the rezoning going through. Mr. Miller believes that this is a win-win for Northcrest and the church, as well as for the community.

Mayor Campbell noted that the Council has expressed caution about dealing with a rezoning without knowing what the ultimate disposition of this property may be. Mr. Miller said that as a not-for-profit entity, Northcrest does not have the resources to make a development plan for a property that it doesn't own. He said that they can stand on the history of developing the current property over the last 50 years in a responsible way that is compatible with the neighborhood. Upon being questioned by Mr. Larson, Mr. Miller indicated that the existing multipurpose area of the church would be retained, but the sanctuary would likely be razed. It will cost an estimated \$500,000 to get the site ready.

Mr. Miller acknowledged that the LUPP amendment is the first step of a long process, and he understands that they will have to answer all of the questions and concerns in the rezoning process to ensure that the site is developed appropriately.

Council Member Orazem inquired about the Village Suburban Residential zoning across the street from the subject property. Specific zoning options for the property, including FSRL, FSRM, and RM, were discussed at length.

Terry Dezonias, Pastor of Evangelical Free Church, 2008 24th Street, Ames, Iowa, said that the church is supportive of the project and would like to see it move forward.

Mr. Larson said that because the property is currently a very large church with high volumes of people several times per week, he can support treating the request as a minor amendment. There will be opportunities to see what the plans are before any building occurs on the site. Mr. Goodman disagreed; he believes that it is a large enough change to warrant a small amount of slow-down in the process and get input from the neighborhood. Mr. Larson thinks that the neighborhood would be asking about the particulars of the development, which are zoning questions rather than land use questions. In order to get to the specifics, the request needs to be moved on to the next phase.

Moved by Davis, seconded by Larson, to determine that the application for a Land Use Policy Plan amendment for Northcrest Community at 2008 24th Street should be processed as a minor amendment.

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

ADAMS STREET PAVING/EXISTING GRAVEL ROAD SUMMARY: City Manager Schainker noted that a comprehensive report had been given to the Council with an itemization of all the gravel roads in the city. This report was the result of a request from adjacent property owners for the City to pave the gravel portion of Adams Street. Mr. Goodman said that he was one of the ones who had asked for the information in the report, and thanked staff for the time and effort. After looking at the information and the prices, he is comfortable not moving forward with any next steps with funding. He felt that it was important to see the project the Council was considering in the context of all other possible projects in the community.

The use of Community Development Block Grant (CDBG) money for paving projects was discussed. Housing Coordinator Vanessa Baker-Latimer said that the City is given an allocation of CDBG funds each year, in addition to a rollover budget. The funds need to be spent within a certain time frame, and at times the rollover balances are used on shovel-ready infrastructure projects. The paving of two streets mentioned in the report, Aplin Road and Beedle Drive, are already included in the upcoming Action Plan.

REQUEST OF ARC OF STORY COUNTY FOR MODIFICATION TO 2012/13 HUMAN SERVICES CONTRACT: Management Analyst Brian Phillips explained that this request was referred at a previous meeting. It did not come before the Council at its last meeting because it was same day that the County was officially voting on whether or not to revoke the funds that The ARC is now losing. Staff's recommendation is to authorize the expenditure, because there is no additional cost. This money has already been allocated; the request is to shift it from one program to the other.

Moved by Goodman, seconded by Larson, to adopt RESOLUTION NO. 12-375, authorizing an amendment to The ARC's 2012/13 ASSET contract to reflect an allocation of \$0 in Respite Retreats and \$6,700 in Active Lifestyles.

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

REQUEST OF HEARTLAND SENIOR SERVICES FOR SUPPLEMENTAL FUNDING FOR 2011/12 HUMAN SERVICES CONTRACT:

Mr. Phillips stated that Heartland Senior Services is requesting an additional \$5,990.47 in City funds for 2011/12. He noted that the City Council had asked City staff to put together the ASSET panel to discuss a recommendation for the request. United Way of Story County has already passed emergency funding for this program, and the ASSET panel recommended that the City provide the full \$5,990.47 for this request. City Manager Schainker pointed out that Heartland did not draw down approximately \$2,400 in 2011/12, so the net impact would only be about \$3,600.

Moved by Goodman, seconded by Davis, to adopt RESOLUTION NO. 12-376 entering into a contract with Heartland Senior Services to provide an additional \$5,990.47 from the Local Option Sales Tax Fund to the 2011/12 Congregate Meals program for 1,412 meals already served.

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

PROFESSIONAL SERVICES AGREEMENT FOR DEVELOPMENT OF FLOOD MITIGATION STRATEGY:

Water and Pollution Control Director John Dunn stated that this proposal stems from one of the City Council's goals, to mitigate impact of flooding in the community. The focus of this effort will deal specifically with the river/watershed flooding aspect.

Mr. Dunn reviewed a presentation regarding the scope of work that is desired for this project. He explained that the first step will be to have the consultants follow standard FEMA methodology to determine the current flood discharge for a range of recurrence intervals. The consultants will then produce a sequence of maps that show how the areas inundated expand as a flood becomes more severe. This step will also provide an analysis on how the areas impacted could change based on differences in rainfall patterns. Council Member Orazem asked if these maps would become the official FEMA map designations. Mr. Dunn explained that the maps would be in a format that

FEMA would accept, but the scope of work excluded the updating of FEMA maps, as it is unknown whether or not that will be needed.

The second half of the study involves identifying possible mitigation measures. This includes physical measures such as detention ponds, levies, and bridge modifications, as well as policy actions such as zoning/development standards and storm water management standards. The result will be conceptual mitigation alternatives with budget-level estimates.

Mr. Dunn explained the process that was used to arrive at a recommendation for a consultant. The process began with a Request for Information, which was sent to 20 firms, requesting suggestions for an appropriate scope of work for a community-wide flood mitigation study. A formal Request for Qualifications (RFQ) was sent in April, and a City team reviewed and scored

the submittals. Based on the staff evaluations using selection criteria and scoring methods, HDR Engineering received the highest score and also provided the lowest cost proposal. Mr. Dunn noted that he had spoken to representatives from Iowa City who had recently used HDR for a study, and they were very pleased with how the public input process was conducted.

The City's RFQ had initially called for results by the end of October to allow incorporation of the results in the 2013-2019 Capital Improvements Plan, but all of the firms that responded were concerned about the schedule, as it may limit the amount of public participation. A new timeline was determined, beginning with a round of public meetings in early August. Simultaneous with the first public meetings, HDR will be doing the technical modeling and mapping, and will share the results with the Council in a workshop in mid-October. A second round of public meetings will be held to share draft alternatives and screening criteria and gather feedback. After making refinements from this set of public meetings, a second Council workshop will be held in mid-November. HDR will present alternatives that appear to be viable and will ask for additions or subtractions to the alternatives or refinement to the screening criteria. An in-depth analysis of the "short list" of alternatives will then be performed, and this evaluation will generate a benefit/cost analysis. A third round of public meetings will be held to seek final input prior to finalizing recommendations. The final product will be a written report presented to the Council, most likely in mid to late January. This may or may not be ready to add a project to the Capital Improvements Plan at that time.

Mr. Dunn said that staff is recommending that Council approve the agreement with HDR Engineers for the scope of work as described, including the revised public participation effort, in a total amount of \$283,371. Staff is also recommending that the overall budget be adjusted to include \$5,000 added for miscellaneous expenses associated with the more robust public input schedule, bringing the revised budget to \$288,371. Mr. Dunn noted that the original budget for this project was \$250,000; the additional \$38,371 would come from unspent 2011/12 Council contingency funds.

Moved by Orazem, seconded by Szopinski, to adopt RESOLUTION NO. 12-377 approving the professional services agreement with HDR Engineers, Inc. Of Omaha, Nebraska to develop a flood mitigation strategy in the amount of \$283,371, and allocate \$38,371 from the Council's unspent 2011/12 contingency fund.

Mr. Goodman asked if this study would provide any analysis on localized flooding in the community. Mr. Dunn said that it will not deal with that specifically, but the mitigation measures implemented may help with localized flooding. Assistant City Manager Bob Kindred added that the rainfall analysis will be very helpful community-wide. Municipal Engineer Tracy Warner said that the Public Works Department could look at the HDR analysis and do a study on the City's storm water management regulations. She also said that a cost estimate for a hydraulic model of the storm sewer system could be brought to the Council. Mr. Goodman said that river flooding is very important at a community-wide level, but to some residents the localized flooding is much more important.

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

NORTHRIDGE HEIGHTS SUBDIVISION, 15TH ADDITION: Planner Kuester explained that Uthe Development Company is requesting approval of a Final Plat for Northridge Heights

Subdivision, 15th Addition. The proposed subdivision extends Stange Road to the north and creates a number of lots. Staff is recommending that the agreement for sidewalks and street trees be deferred until occupancy is granted on the lots.

Moved by Davis, seconded by Larson, to adopt RESOLUTION NO. 12-378 accepting partial completion of public 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 Larson, to adopt RESOLUTION NO. 12-379 waiving the subdivision code requirements for financial security for sidewalks in Northridge Heights Subdivision, 15th Addition.

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 Larson, to adopt RESOLUTION NO. 12-380 waiving the financial security for the shared use path and street trees adjacent to Lot 19.

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 Larson, to adopt RESOLUTION NO. 12-381 approving the Final Plat of Northridge Heights Subdivision, 15th Addition, subject to “No Parking” signs being installed prior to issuance of any building permits.

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

RECONSTRUCTION OF STATE AVENUE: Moved by Davis, seconded by Goodman, to adopt RESOLUTION NO. 12-382 approving the 28E Agreement for the 2012/13 Arterial Street Pavement Improvements (State Avenue from Oakwood Road to U.S. Highway 30).

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

HEARING ON REVISED MASTER PLAN FOR SOUTH FORK SUBDIVISION: Mr. Kuester explained that the City Council initially approved the plat and plan for this subdivision in 2001. Some portions have been final platted and homes built. The master plan approved in 2001 for the most part has been followed, but the owner seeks an amendment to create two residential lots out of what was initially planned to be an outlot for storm water detention. The storm water detention pond would remain protected through a storm water easement when the area is developed and platted.

Mayor Campbell opened the public hearing.

Keith Arneson, 4114 Cochrane Parkway, Ames, Iowa, announced that he was present should the Council have any questions about the request.

There was no one else wishing to speak, and the hearing was closed.

Moved by Davis, seconded by Larson, to adopt RESOLUTION NO. 12-383 approving an amendment to the Developer's Agreement to address the requirement that Outlot F was to have been combined with Lot 2 of Willow Creek Fourth Subdivision.
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 Larson, to adopt RESOLUTION NO. 12-384 approving the revised Master Plan for South Fork Subdivision.
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 Larson, to adopt RESOLUTION NO. 12-385 approving the revised Preliminary Plat for South Fork Subdivision.
Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

HEARING ON 2012 CITY HALL RENOVATION PROJECT: Fleet Services Director Paul Hinderaker explained that the bids for this project came in significantly over the cost estimate. Staff would like to reject the bids and break the project into pieces to get a better handle of the costs. Time is of the essence because of a \$600,000 Homeland Security grant that needs to be spent by May 31, 2013. Mr. Hinderaker said that they need to get as much of the Police Department remodel done as possible in order to utilize the grant funds.

The Mayor declared the public hearing open. No one came forward to speak, and the Mayor closed the hearing.

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

Moved by Goodman, seconded by Davis, to reject all bids and direct staff to rebid the project with the base bid focused on the Police Department renovation with bid alternate packages for the basement renovation, Police Administration, and a less complex mechanical component.
Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Davis, seconded by Larson, to set a Special City Council meeting date of July 13, 2012, at Noon to set bid due date and date of public hearing.
Vote on Motion: 5-0. Motion declared carried unanimously.

HEARING ON ORDINANCE PERTAINING TO REQUIREMENTS FOR MASTER PLANS:
The public hearing was opened by the Mayor. She noted that staff had requested that the hearing be continued until July 24, 2012, to afford them additional time for preparation of the Ordinance.

Moved by Goodman, seconded by Davis, to continue the hearing until July 24, 2012.
Vote on Motion: 5-0. Motion declared carried unanimously.

HEARING ON VET MED SUBSTATION CAPACITOR BANK INSTALLATION: The Mayor opened the public hearing and closed same after no one came forward to speak.

Moved by Larson, seconded by Davis, to adopt RESOLUTION NO. 12-386 awarding a contract to Biermann's University Electric Co., Inc., of Des Moines, Iowa, for the Vet Med Substation capacitor bank foundation installation in the amount of \$28,530.

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

ORDINANCE TO ADOPT NEW PARKING REQUIREMENT FOR ALL RETAIL SALES:

Moved by Goodman, seconded by Davis, to pass on second reading an ordinance repealing current parking requirements for general retail sales and services, retail and shopping centers of any size, major retail and shopping centers, and grocery stores of any size and adopt a new parking requirement of one space per 300 square feet of building floor area for all retail sales.

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

ORDINANCE ADOPTING ALTERNATIVE LANDSCAPING STANDARDS FOR AUTO AND MARINE CRAFT TRADE USES:

Moved by Davis, seconded by Goodman, to pass on third reading and adopt ORDINANCE NO. 4119 to adopt alternative landscaping standards for auto and marine craft trade uses.

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

COUNCIL COMMENTS: There were no comments.

ADJOURNMENT: Moved by Davis to adjourn the meeting at 8:15 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

Emily A. Burton, Recording Secretary

MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

JULY 13, 2012

The Ames City Council met in special session at 12:00 Noon on the 13th day of July, 2013, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Campbell presiding. Council Member Larson was present. Since it was impractical for all Council members to attend in person, Council Members Davis, Goodman, Orazem, and Szopinski were brought in telephonically. Council Member Wacha was absent.

Moved by Davis, seconded by Orazem, to adopt RESOLUTION NO. 12-387 approving revised preliminary plans and specifications for 2012 City Hall Renovation Project; setting August 2, 2012, as bid due date and August 7, 2012, at 5:00 p.m. as the date of public hearing
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 12:02 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor



REPORT OF CONTRACT CHANGE ORDERS

| | | |
|------------------------|-------------------------------------|------------------------------------|
| Period: | <input checked="" type="checkbox"/> | 1 st – 15 th |
| | <input type="checkbox"/> | 16 th – end of month |
| Month and year: | July 2012 | |
| For City Council date: | July 24, 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 |
|---------------------------|------------------------------------------|---------------------|--------------------------|----------------------|------------------------------|--------------------------|--------------------|-------------------------------|
| Public Works | 2010/11 Concrete Pavement Improvements | 1 | \$739,207.10 | Con-Struct, Inc. | \$0.00 | \$28,732.50 | B. Kindred | MA |
| Water & Pollution Control | WPC Facility SCADA Phase II Construction | 3 | \$412,250.00 | Automatic Systems Co | \$16,574.00 | \$9,470.00 | B. Kindred | MA |
| | | | \$ | | \$ | \$ | | |
| | | | \$ | | \$ | \$ | | |
| | | | \$ | | \$ | \$ | | |
| | | | \$ | | \$ | \$ | | |

Memo

Police Department



6a-c

TO: Mayor Ann Campbell and Ames City Council Members

FROM: Commander Geoff Huff – Ames Police Department

DATE: June 28, 2012

SUBJECT: Beer Permits & Liquor License Renewal Reference City Council Agenda
July 24, 2012

The Council agenda for July 24, 2012, includes beer permits and liquor license renewals for:

- Class E Liquor, C Beer, & B Wine – AJ’s Liquor II, 2515 Chamberlain
- Class B Beer – Pizza Ranch of Ames, 1404 Boston Avenue
- Class C Liquor & Outdoor Service – Olde Main Brewing Co., 316 Main Street

A routine check of police records found no violations for AJ’s Liquor II or Pizza Ranch of Ames.

The same check found one female cited for On Premise on July 23, 2011 at Olde Main Brewing Co.


The police department would recommend renewal of all three liquor licences.



City Treasurer

P. O. Box 811
515 Clark Avenue
Ames, Iowa 50010
515-239-5119
Fax 515-239-5320

TO: Mayor and City Council

FROM: Roger Wisecup, CPA 
City Treasurer

DATE: July 10, 2012

SUBJECT: Investment Report for Fiscal Year Ending June 30, 2012

Introduction

The purpose of this memorandum is to present a report summarizing the performance of the City of Ames investment portfolio for the fiscal year ending June 30, 2012.

Discussion

This report covers the period ending June 30, 2012 and presents a summary of the investments on hand at the end of June 2012. The investments are valued at amortized cost; this reflects the same basis that the assets are carried on the financial records of the City. All investments are in compliance with the current Investment Policy.

Comments

The Federal Reserve has continued to maintain its target rate for federal funds at zero to 0.25 percent. While the yield curve has a normal shape, rates are at historic lows. This means that future investments will be made at lower rates and future interest income may decrease. The current outlook has the Federal Reserve maintaining the target rate further into 2012 and beyond. Therefore, we will maintain our investment strategy, extending some investments maturities to the twelve months and longer range.

A brief comparison of fiscal year 2011 to fiscal year 2012 follows:

| | <u>FY11</u> | <u>FY12</u> | <u>Decrease</u> |
|------------------------------------|-------------|-------------|-----------------|
| Interest Income | \$981,276 | \$789,345 | \$191,931 |
| Portfolio Effective Rate of Return | 0.97% | 0.76% | |

CITY OF AMES, IOWA

**CASH AND INVESTMENTS SUMMARY
AND SUMMARY OF INVESTMENT EARNINGS**

**FOR THE FISCAL YEAR ENDED JUNE 30, 2012
AND THE ACCUMULATED YEAR-TO-DATE**

| DESCRIPTION | BOOK VALUE | MARKET VALUE | UN-REALIZED GAIN/(LOSS) |
|------------------------------|---------------------------|---------------------------|----------------------------|
| CERTIFICATES OF DEPOSIT | 14,000,000 | 14,000,000 | 0 |
| FEDERAL AGENCY DISCOUNTS | | | 0 |
| FEDERAL AGENCY SECURITIES | 51,607,818 | 51,718,989 | 111,171 |
| INVESTMENT POOLS | 14,236,831 | 14,236,831 | 0 |
| COMMERCIAL PAPER | 3,496,100 | 3,498,235 | 2,135 |
| PASS THRU SECURITIES PAC/CMO | 586,537 | 592,295 | 5,758 |
| MONEY FUND SAVINGS ACCOUNTS | 8,007,653 | 8,007,653 | 0 |
| CORPORATE BONDS | | | 0 |
| US TREASURY SECURITIES | | | 0 |
| INVESTMENTS | <u>91,934,939</u> | <u>92,054,003</u> | <u>119,064</u> |
| CASH ACCOUNTS | <u>22,088,905</u> | <u>22,088,905</u> | |
| TOTAL FUNDS AVAILABLE | <u><u>114,023,844</u></u> | <u><u>114,142,908</u></u> | <u><u>119,064</u></u> |

| ACCRUAL BASIS INVESTMENT EARNINGS | YR-TO-DATE |
|-----------------------------------|-----------------------|
| GROSS EARNINGS ON INVESTMENTS: | 761,064 |
| INTEREST EARNED ON CASH: | 28,281 |
| TOTAL INTEREST EARNED: | <u><u>789,345</u></u> |



**Investments FY 2011-2012
Portfolio Management
Portfolio Summary
June 30, 2012**

| Investments | Par Value | Market Value | Book Value | % of Portfolio | Term | Days to Maturity | YTM 360 Equiv. | YTM 365 Equiv. |
|------------------------------------|----------------------|----------------------|----------------------|-----------------------|-------------|-------------------------|-----------------------|-----------------------|
| Certificates of Deposit | 14,000,000.00 | 14,000,000.00 | 14,000,000.00 | 15.23 | 1,078 | 687 | 1.078 | 1.093 |
| Money Market | 14,236,831.24 | 14,236,831.24 | 14,236,831.24 | 15.49 | 1 | 1 | 0.542 | 0.550 |
| Passbook/Checking Accounts | 8,007,653.11 | 8,007,653.11 | 8,007,653.11 | 8.71 | 1 | 1 | 0.247 | 0.250 |
| Commercial Paper Disc. -Amortizing | 3,500,000.00 | 3,498,235.00 | 3,496,099.86 | 3.80 | 148 | 51 | 0.723 | 0.733 |
| Federal Agency Coupon Securities | 51,370,000.00 | 51,718,988.94 | 51,607,817.87 | 56.14 | 1,157 | 977 | 0.872 | 0.884 |
| Pass Through Securities /PAC/CMO | 563,182.97 | 592,294.69 | 586,537.49 | 0.64 | 1,489 | 395 | 1.646 | 1.669 |
| Investments | 91,677,667.32 | 92,054,002.98 | 91,934,939.57 | 100.00% | 829 | 657 | 0.797 | 0.808 |

| Total Earnings | June 30 Month Ending | Fiscal Year To Date | Fiscal Year Ending |
|---------------------------------|-----------------------------|----------------------------|---------------------------|
| Current Year | 61,356.11 | 761,063.74 | 761,063.74 |
| Average Daily Balance | 97,928,580.23 | | |
| Effective Rate of Return | 0.76% | | |

I certify that these reports are in conformance with the Iowa Public Investment Act

Roger J. Wisecup II CPA 7-10-12
 Roger J Wisecup II, City Treasurer

**US TREASURY CONSTANT MATURITY RATES
PERIOD ENDING JUNE 30, 2012
3 YEAR COMPARISON**

| | <u>June 30, 2012</u> | <u>June 30, 2011</u> | <u>June 30, 2010</u> |
|----------|----------------------|----------------------|----------------------|
| 3 Months | 0.09% | 0.03% | 0.18% |
| 6 Months | 0.16% | 0.10% | 0.22% |
| 1 Year | 0.21% | 0.19% | 0.32% |
| 2 Years | 0.33% | 0.45% | 0.61% |
| 3 Years | 0.41% | 0.81% | 1.00% |
| 5 Years | 0.72% | 1.76% | 1.79% |

Reporting period 06/01/2012-06/30/2012

Run Date: 07/10/2012 - 11:40

Portfolio 2012
AC
PM (PRF_PM1) 7.2.5
Report Ver. 7.3.1

**Investments FY 2011-2012
Portfolio Management
Portfolio Details - Investments
June 30, 2012**

| CUSIP | Investment # | Issuer | Average Balance | Purchase Date | Par Value | Market Value | Book Value | Stated Rate | YTM 360 | YTM 365 | Days to Maturity | Maturity Date |
|-------------------------------------------|--------------|------------------------|----------------------|---------------|----------------------|----------------------|----------------------|-------------|--------------|--------------|------------------|---------------|
| Certificates of Deposit | | | | | | | | | | | | |
| SYS48315 | 48315 | First National Bank | | 10/15/2010 | 5,000,000.00 | 5,000,000.00 | 5,000,000.00 | 1.000 | 0.986 | 1.000 | 334 | 05/31/2013 |
| SYS7809399202 | 7809399202 | Wells Fargo | | 10/14/2011 | 4,500,000.00 | 4,500,000.00 | 4,500,000.00 | 1.064 | 1.049 | 1.064 | 700 | 06/01/2014 |
| SYS7809399210 | 7809399210 | Wells Fargo | | 10/14/2011 | 4,500,000.00 | 4,500,000.00 | 4,500,000.00 | 1.226 | 1.209 | 1.226 | 1,065 | 06/01/2015 |
| Subtotal and Average | | | 14,000,000.00 | | 14,000,000.00 | 14,000,000.00 | 14,000,000.00 | | 1.078 | 1.093 | 687 | |
| Money Market | | | | | | | | | | | | |
| SYS4531558874A | 4531558874A | Great Western Bank | | | 4,081,420.63 | 4,081,420.63 | 4,081,420.63 | 0.550 | 0.542 | 0.550 | 1 | |
| SYS4531558874B | 4531558874B | Great Western Bank | | | 10,155,410.61 | 10,155,410.61 | 10,155,410.61 | 0.550 | 0.542 | 0.550 | 1 | |
| Subtotal and Average | | | 14,236,168.33 | | 14,236,831.24 | 14,236,831.24 | 14,236,831.24 | | 0.542 | 0.550 | 1 | |
| Passbook/Checking Accounts | | | | | | | | | | | | |
| SYS6952311634A | 6952311634A | Wells Fargo | | 10/19/2011 | 4,004,008.15 | 4,004,008.15 | 4,004,008.15 | 0.250 | 0.247 | 0.250 | 1 | |
| SYS6952311634B | 6952311634B | Wells Fargo | | 10/19/2011 | 4,003,644.96 | 4,003,644.96 | 4,003,644.96 | 0.250 | 0.247 | 0.250 | 1 | |
| Subtotal and Average | | | 8,007,372.80 | | 8,007,653.11 | 8,007,653.11 | 8,007,653.11 | | 0.247 | 0.250 | 1 | |
| Commercial Paper Disc. -Amortizing | | | | | | | | | | | | |
| 0027A0KF7 | 0586-12 | Abbey National LLC | | 03/26/2012 | 1,000,000.00 | 998,660.00 | 997,408.89 | 0.880 | 0.902 | 0.915 | 106 | 10/15/2012 |
| 0027A0GW5 | 0587-12A | Abbey National LLC | | 03/26/2012 | 1,500,000.00 | 1,499,745.00 | 1,499,214.58 | 0.650 | 0.651 | 0.661 | 29 | 07/30/2012 |
| 0027A0GW5 | 0587-12B | Abbey National LLC | | 03/26/2012 | 1,000,000.00 | 999,830.00 | 999,476.39 | 0.650 | 0.651 | 0.661 | 29 | 07/30/2012 |
| Subtotal and Average | | | 6,661,465.40 | | 3,500,000.00 | 3,498,235.00 | 3,496,099.86 | | 0.723 | 0.733 | 51 | |
| Federal Agency Coupon Securities | | | | | | | | | | | | |
| 31331KLC2 | 0538-11 | Federal Farm Credit | | 05/16/2011 | 870,000.00 | 874,898.10 | 870,000.00 | 2.250 | 2.219 | 2.250 | 1,415 | 05/16/2016 |
| 31331KR69 | 0567-11 | Federal Farm Credit | | 11/14/2011 | 1,000,000.00 | 999,820.00 | 1,000,000.00 | 1.470 | 1.450 | 1.470 | 1,597 | 11/14/2016 |
| 3133EABE7 | 0579-12A | Federal Farm Credit | | 01/30/2012 | 1,500,000.00 | 1,505,805.00 | 1,499,656.46 | 1.230 | 1.218 | 1.235 | 1,674 | 01/30/2017 |
| 3133EABE7 | 0579-12B | Federal Farm Credit | | 01/30/2012 | 1,000,000.00 | 1,003,870.00 | 999,770.97 | 1.230 | 1.218 | 1.235 | 1,674 | 01/30/2017 |
| 3133EADT2 | 0582-12 | Federal Farm Credit | | 02/21/2012 | 1,000,000.00 | 999,970.00 | 1,000,000.00 | 0.620 | 0.612 | 0.620 | 1,054 | 05/21/2015 |
| 3133EAJY5 | 0592-12 | Federal Farm Credit | | 03/30/2012 | 1,000,000.00 | 1,000,370.00 | 1,000,117.06 | 0.330 | 0.316 | 0.321 | 456 | 09/30/2013 |
| 3133EAVS4 | 0598-12 | Federal Farm Credit | | 06/27/2012 | 1,000,000.00 | 1,000,230.00 | 1,000,000.00 | 1.030 | 1.016 | 1.030 | 1,730 | 03/27/2017 |
| 313373EE8 | 0530-11 | Federal Home Loan Bank | | 04/15/2011 | 3,500,000.00 | 3,565,205.00 | 3,502,936.67 | 1.420 | 1.356 | 1.375 | 698 | 05/30/2014 |
| 313375UH8 | 0565-11 | Federal Home Loan Bank | | 11/10/2011 | 1,000,000.00 | 999,880.00 | 1,000,000.00 | 1.000 | 1.402 | 1.421 | 1,565 | 10/13/2016 |
| 3133XXYX9 | 0572-11 | Federal Home Loan Bank | | 11/15/2011 | 1,500,000.00 | 1,523,730.00 | 1,522,806.89 | 1.875 | 0.302 | 0.306 | 355 | 06/21/2013 |
| 313378EG2 | 0584-12 | Federal Home Loan Bank | | 03/15/2012 | 1,500,000.00 | 1,499,940.00 | 1,500,000.00 | 1.300 | 1.282 | 1.300 | 1,718 | 03/15/2017 |
| 313373KA9 | 0588-12A | Federal Home Loan Bank | | 03/30/2012 | 1,000,000.00 | 1,004,160.00 | 1,004,745.98 | 0.800 | 0.217 | 0.220 | 299 | 04/26/2013 |
| 313373KA9 | 0588-12B | Federal Home Loan Bank | | 03/30/2012 | 1,000,000.00 | 1,004,160.00 | 1,004,745.98 | 0.800 | 0.217 | 0.220 | 299 | 04/26/2013 |

Investments FY 2011-2012
Portfolio Management
Portfolio Details - Investments
June 30, 2012

| CUSIP | Investment # | Issuer | Average Balance | Purchase Date | Par Value | Market Value | Book Value | Stated Rate | YTM 360 | YTM 365 | Days to Maturity | Maturity Date |
|-----------------------------------------|--------------|--------------------------------|----------------------|---------------|----------------------|----------------------|----------------------|-------------|--------------|--------------|------------------|---------------|
| Federal Agency Coupon Securities | | | | | | | | | | | | |
| 313372TV6 | 0593-12A | Federal Home Loan Bank | | 04/02/2012 | 500,000.00 | 504,966.39 | 504,991.51 | 1.100 | 0.313 | 0.317 | 435 | 09/09/2013 |
| 313372TV6 | 0593-12B | Federal Home Loan Bank | | 04/02/2012 | 1,000,000.00 | 1,009,932.78 | 1,009,983.01 | 1.100 | 0.313 | 0.317 | 435 | 09/09/2013 |
| 3133792M0 | 0594-12 | Federal Home Loan Bank | | 04/17/2012 | 3,500,000.00 | 3,508,855.00 | 3,500,000.00 | 0.540 | 0.533 | 0.540 | 1,034 | 05/01/2015 |
| 313376C86 | 0596-12A | Federal Home Loan Bank | | 04/26/2012 | 1,500,000.00 | 1,500,120.00 | 1,501,138.22 | 0.300 | 0.208 | 0.211 | 310 | 05/07/2013 |
| 313376C86 | 0596-12B | Federal Home Loan Bank | | 04/26/2012 | 1,000,000.00 | 1,000,080.00 | 1,000,758.81 | 0.300 | 0.208 | 0.211 | 310 | 05/07/2013 |
| 3137EABJ7 | 0529-11 | Federal Home Loan Mortgage Co. | | 04/15/2011 | 3,000,000.00 | 3,086,460.00 | 3,071,739.27 | 3.500 | 0.834 | 0.846 | 332 | 05/29/2013 |
| 3134G23X8 | 0571-11 | Federal Home Loan Mortgage Co. | | 11/15/2011 | 500,000.00 | 499,735.00 | 500,374.30 | 0.725 | 0.675 | 0.685 | 682 | 05/14/2014 |
| 3134G3EL0 | 0573-11 | Federal Home Loan Mortgage Co. | | 12/28/2011 | 1,000,000.00 | 1,003,150.00 | 1,000,000.00 | 1.150 | 1.134 | 1.150 | 1,275 | 12/28/2015 |
| 3134G26H0 | 0576-11 | Federal Home Loan Mortgage Co. | | 12/12/2011 | 1,500,000.00 | 1,502,610.00 | 1,500,000.00 | 1.250 | 1.644 | 1.666 | 1,611 | 11/28/2016 |
| 3134G3NA4 | 0581-12 | Federal Home Loan Mortgage Co. | | 02/28/2012 | 1,500,000.00 | 1,503,600.00 | 1,500,000.00 | 0.750 | 1.295 | 1.313 | 1,703 | 02/28/2017 |
| 3137EACJ6 | 0589-12A | Federal Home Loan Mortgage Co. | | 03/30/2012 | 1,000,000.00 | 1,010,950.00 | 1,010,957.04 | 1.625 | 0.230 | 0.234 | 288 | 04/15/2013 |
| 3137EACJ6 | 0589-12B | Federal Home Loan Mortgage Co. | | 03/30/2012 | 1,000,000.00 | 1,010,950.00 | 1,010,957.04 | 1.625 | 0.230 | 0.234 | 288 | 04/15/2013 |
| 3137EACL1 | 0590-12 | Federal Home Loan Mortgage Co. | | 03/30/2012 | 1,000,000.00 | 1,007,050.00 | 1,007,457.32 | 0.875 | 0.306 | 0.310 | 484 | 10/28/2013 |
| 3134G23H3 | 0591-12 | Federal Home Loan Mortgage Co. | | 03/30/2012 | 1,000,000.00 | 1,001,280.00 | 1,002,307.46 | 0.500 | 0.316 | 0.320 | 471 | 10/15/2013 |
| 3137EABJ7 | 0595-12A | Federal Home Loan Mortgage Co. | | 04/26/2012 | 1,500,000.00 | 1,543,230.00 | 1,544,704.49 | 3.500 | 0.220 | 0.223 | 332 | 05/29/2013 |
| 3137EABJ7 | 0595-12B | Federal Home Loan Mortgage Co. | | 04/26/2012 | 1,000,000.00 | 1,028,820.00 | 1,029,802.98 | 3.500 | 0.220 | 0.223 | 332 | 05/29/2013 |
| 3136F9DU4 | 0478-10 | Federal Nat'l Mtg. Assoc. | | 01/05/2010 | 500,000.00 | 514,515.00 | 506,615.25 | 4.000 | 2.219 | 2.250 | 288 | 04/15/2013 |
| 3136FR2V4 | 0554-11 | Federal Nat'l Mtg. Assoc. | | 09/28/2011 | 1,000,000.00 | 999,840.00 | 1,000,000.00 | 1.000 | 1.580 | 1.602 | 1,641 | 12/28/2016 |
| 3136FTDN6 | 0561-11A | Federal Nat'l Mtg. Assoc. | | 10/24/2011 | 1,500,000.00 | 1,500,405.00 | 1,500,000.00 | 1.000 | 0.986 | 1.000 | 1,027 | 04/24/2015 |
| 3136FTDN6 | 0561-11B | Federal Nat'l Mtg. Assoc. | | 10/24/2011 | 1,000,000.00 | 1,000,270.00 | 1,000,000.00 | 1.000 | 0.986 | 1.000 | 1,027 | 04/24/2015 |
| 31398A6F4 | 0570-11 | Federal Nat'l Mtg. Assoc. | | 11/15/2011 | 1,000,000.00 | 1,001,290.00 | 1,000,834.49 | 0.375 | 0.202 | 0.205 | 180 | 12/28/2012 |
| 3135G0DX8 | 0577-11 | Federal Nat'l Mtg. Assoc. | | 12/15/2011 | 1,500,000.00 | 1,502,775.00 | 1,500,000.00 | 1.375 | 1.356 | 1.375 | 1,571 | 10/19/2016 |
| 3136FTM30 | 0580-12 | Federal Nat'l Mtg. Assoc. | | 02/15/2012 | 1,500,000.00 | 1,499,850.00 | 1,500,000.00 | 0.500 | 1.371 | 1.390 | 1,690 | 02/15/2017 |
| 3136FTY37 | 0585-12A | Federal Nat'l Mtg. Assoc. | | 03/20/2012 | 1,500,000.00 | 1,499,725.00 | 1,500,250.00 | 1.000 | 0.986 | 1.000 | 1,352 | 03/14/2016 |
| 3136FTY37 | 0585-12B | Federal Nat'l Mtg. Assoc. | | 03/20/2012 | 1,000,000.00 | 999,816.67 | 1,000,166.67 | 1.000 | 0.986 | 1.000 | 1,352 | 03/14/2016 |
| 3136G0QG9 | 0597-12 | Federal Nat'l Mtg. Assoc. | | 06/28/2012 | 2,500,000.00 | 2,496,675.00 | 2,500,000.00 | 1.125 | 1.110 | 1.125 | 1,823 | 06/28/2017 |
| Subtotal and Average | | | 54,401,496.64 | | 51,370,000.00 | 51,718,988.94 | 51,607,817.87 | | 0.872 | 0.884 | 977 | |
| Pass Through Securities /PAC/CMO | | | | | | | | | | | | |
| 31371LB99 | 0442-09 | Federal Nat'l Mtg. Assoc. | | 02/18/2009 | 52,553.04 | 56,564.41 | 54,261.01 | 4.500 | 2.576 | 2.612 | 396 | 08/01/2013 |
| 31371K3N9 | 0444-09 | Federal Nat'l Mtg. Assoc. | | 03/23/2009 | 20,095.68 | 21,877.36 | 21,025.11 | 5.500 | 2.138 | 2.167 | 243 | 03/01/2013 |
| 3136F6YK9 | 0453-09 | Federal Nat'l Mtg. Assoc. | | 05/26/2009 | 225,211.96 | 228,982.01 | 235,698.39 | 4.400 | 0.694 | 0.704 | 177 | 12/25/2012 |
| 31371LWV3 | 0454-09 | Federal Nat'l Mtg. Assoc. | | 06/16/2009 | 50,234.88 | 54,304.41 | 52,228.58 | 5.000 | 2.742 | 2.780 | 488 | 11/01/2013 |
| 31371LMX4 | 0458-09 | Federal Nat'l Mtg. Assoc. | | 09/18/2009 | 118,194.43 | 126,336.84 | 122,183.49 | 4.000 | 2.109 | 2.138 | 608 | 03/01/2014 |
| 31391FGK8 | 0462-09 | Federal Nat'l Mtg. Assoc. | | 09/25/2009 | 4,862.34 | 5,333.84 | 5,105.46 | 6.500 | 2.219 | 2.250 | 62 | 09/01/2012 |
| 31400GJZ9 | 0463-09 | Federal Nat'l Mtg. Assoc. | | 09/28/2009 | 21,856.90 | 23,609.60 | 22,949.74 | 6.000 | 2.059 | 2.088 | 184 | 01/01/2013 |

**Investments FY 2011-2012
Portfolio Management
Portfolio Details - Investments
June 30, 2012**

| CUSIP | Investment # | Issuer | Average Balance | Purchase Date | Par Value | Market Value | Book Value | Stated Rate | YTM 360 | YTM 365 | Days to Maturity | Maturity Date |
|-----------------------------------------|--------------|---------------------------|----------------------|---------------|----------------------|----------------------|----------------------|-------------|--------------|--------------|------------------|---------------|
| Pass Through Securities /PAC/CMO | | | | | | | | | | | | |
| 31371LWK1 | 0465-09 | Federal Nat'l Mtg. Assoc. | | 10/08/2009 | 37,393.51 | 40,247.76 | 39,076.22 | 4.500 | 2.252 | 2.284 | 822 | 10/01/2014 |
| 31371LVX4 | 0466-09 | Federal Nat'l Mtg. Assoc. | | 10/19/2009 | 32,780.23 | 35,038.46 | 34,009.49 | 4.000 | 2.056 | 2.084 | 792 | 09/01/2014 |
| Subtotal and Average | | | 622,077.05 | | 563,182.97 | 592,294.69 | 586,537.49 | | 1.646 | 1.669 | 395 | |
| Total and Average | | | 97,928,580.23 | | 91,677,667.32 | 92,054,002.98 | 91,934,939.57 | | 0.797 | 0.808 | 657 | |

**Investments FY 2011-2012
Portfolio Management
Portfolio Details - Cash
June 30, 2012**

| CUSIP | Investment # | Issuer | Average Balance | Purchase Date | Par Value | Market Value | Book Value | Stated Rate | YTM 360 | YTM 365 | Days to Maturity |
|----------------------------|--------------|--------|-----------------|---------------|---------------|---------------|---------------|-------------|---------|---------|------------------|
| Average Balance | | | 0.00 | | | | | | | | 0 |
| Total Cash and Investments | | | 97,928,580.23 | | 91,677,667.32 | 92,054,002.98 | 91,934,939.57 | | 0.797 | 0.808 | 657 |

**Investments FY 2011-2012
Portfolio Management
Investment Status Report - Investments
June 30, 2012**

| CUSIP | Investment # | Issuer | Par Value | Stated Rate | Maturity Date | Purchase Date | YTM 360 | YTM 365 | Payment Dates | Accrued Interest At Purchase | Current Principal | Book Value |
|--------------------------------------------------|--------------|--------|----------------------|-------------|---------------|---------------|--------------|--------------|---------------------|------------------------------|----------------------|----------------------|
| Certificates of Deposit | | | | | | | | | | | | |
| SYS48315 | 48315 | FN | 5,000,000.00 | 1.000 | 05/31/2013 | 10/15/2010 | 0.986 | 1.000 | 05/31 - At Maturity | | 5,000,000.00 | 5,000,000.00 |
| SYS7809399202 | 7809399202 | WF | 4,500,000.00 | 1.064 | 06/01/2014 | 10/14/2011 | 1.049 | 1.064 | 06/01 - At Maturity | | 4,500,000.00 | 4,500,000.00 |
| SYS7809399210 | 7809399210 | WF | 4,500,000.00 | 1.226 | 06/01/2015 | 10/14/2011 | 1.209 | 1.226 | 06/01 - At Maturity | | 4,500,000.00 | 4,500,000.00 |
| Certificates of Deposit Totals | | | 14,000,000.00 | | | | 1.078 | 1.093 | | 0.00 | 14,000,000.00 | 14,000,000.00 |
| Money Market | | | | | | | | | | | | |
| SYS4531558874A | 4531558874A | GWB | 4,081,420.63 | 0.550 | | | 0.542 | 0.550 | 07/01 - Monthly | | 4,081,420.63 | 4,081,420.63 |
| SYS4531558874B | 4531558874B | GWB | 10,155,410.61 | 0.550 | | | 0.542 | 0.550 | 07/01 - Monthly | | 10,155,410.61 | 10,155,410.61 |
| Money Market Totals | | | 14,236,831.24 | | | | 0.542 | 0.550 | | 0.00 | 14,236,831.24 | 14,236,831.24 |
| Passbook/Checking Accounts | | | | | | | | | | | | |
| SYS6952311634A | 6952311634A | WF | 4,004,008.15 | 0.250 | | 10/19/2011 | 0.247 | 0.250 | 10/31 - Monthly | | 4,004,008.15 | 4,004,008.15 |
| SYS6952311634B | 6952311634B | WF | 4,003,644.96 | 0.250 | | 10/19/2011 | 0.247 | 0.250 | 10/31 - Monthly | | 4,003,644.96 | 4,003,644.96 |
| Passbook/Checking Accounts Totals | | | 8,007,653.11 | | | | 0.247 | 0.250 | | 0.00 | 8,007,653.11 | 8,007,653.11 |
| Commercial Paper Disc. -Amortizing | | | | | | | | | | | | |
| 0027A0KF7 | 0586-12 | ABBEY | 1,000,000.00 | 0.880 | 10/15/2012 | 03/26/2012 | 0.902 | 0.915 | 10/15 - At Maturity | | 995,037.78 | 997,408.89 |
| 0027A0GW5 | 0587-12A | ABBEY | 1,500,000.00 | 0.650 | 07/30/2012 | 03/26/2012 | 0.651 | 0.661 | 07/30 - At Maturity | | 1,496,587.50 | 1,499,214.58 |
| 0027A0GW5 | 0587-12B | ABBEY | 1,000,000.00 | 0.650 | 07/30/2012 | 03/26/2012 | 0.651 | 0.661 | 07/30 - At Maturity | | 997,725.00 | 999,476.39 |
| Commercial Paper Disc. -Amortizing Totals | | | 3,500,000.00 | | | | 0.723 | 0.733 | | 0.00 | 3,489,350.28 | 3,496,099.86 |
| Federal Agency Coupon Securities | | | | | | | | | | | | |
| 31331KLC2 | 0538-11 | FFCB | 870,000.00 | 2.250 | 05/16/2016 | 05/16/2011 | 2.219 | 2.250 | 11/16 - 05/16 | | 870,000.00 | 870,000.00 |
| 31331KR69 | 0567-11 | FFCB | 1,000,000.00 | 1.470 | 11/14/2016 | 11/14/2011 | 1.450 | 1.470 | 05/14 - 11/14 | | 1,000,000.00 | 1,000,000.00 |
| 3133EABE7 | 0579-12A | FFCB | 1,500,000.00 | 1.230 | 01/30/2017 | 01/30/2012 | 1.218 | 1.235 | 07/30 - 01/30 | | 1,499,625.00 | 1,499,656.46 |
| 3133EABE7 | 0579-12B | FFCB | 1,000,000.00 | 1.230 | 01/30/2017 | 01/30/2012 | 1.218 | 1.235 | 07/30 - 01/30 | | 999,750.00 | 999,770.97 |
| 3133EADT2 | 0582-12 | FFCB | 1,000,000.00 | 0.620 | 05/21/2015 | 02/21/2012 | 0.612 | 0.620 | 05/21 - 11/21 | | 1,000,000.00 | 1,000,000.00 |
| 3133EAJY5 | 0592-12 | FFCB | 1,000,000.00 | 0.330 | 09/30/2013 | 03/30/2012 | 0.316 | 0.321 | 09/30 - 03/30 | | 1,000,140.78 | 1,000,117.06 |
| 3133EAVS4 | 0598-12 | FFCB | 1,000,000.00 | 1.030 | 03/27/2017 | 06/27/2012 | 1.016 | 1.030 | 09/27 - 03/27 | | 1,000,000.00 | 1,000,000.00 |
| 313373EE8 | 0530-11 | FHLB | 3,500,000.00 | 1.420 | 05/30/2014 | 04/15/2011 | 1.356 | 1.375 | 05/30 - 11/30 | Received | 3,504,795.00 | 3,502,936.67 |
| 313375UH8 | 0565-11 | FHLB | 1,000,000.00 | 1.000 | 10/13/2016 | 11/10/2011 | 1.402 | 1.421 | 04/13 - 10/13 | Received | 1,000,000.00 | 1,000,000.00 |
| 3133XXYX9 | 0572-11 | FHLB | 1,500,000.00 | 1.875 | 06/21/2013 | 11/15/2011 | 0.302 | 0.306 | 12/21 - 06/21 | Received | 1,537,533.62 | 1,522,806.89 |
| 313378EG2 | 0584-12 | FHLB | 1,500,000.00 | 1.300 | 03/15/2017 | 03/15/2012 | 1.282 | 1.300 | 09/15 - 03/15 | | 1,500,000.00 | 1,500,000.00 |
| 313373KA9 | 0588-12A | FHLB | 1,000,000.00 | 0.800 | 04/26/2013 | 03/30/2012 | 0.217 | 0.220 | 04/26 - 10/26 | Received | 1,006,210.00 | 1,004,745.98 |

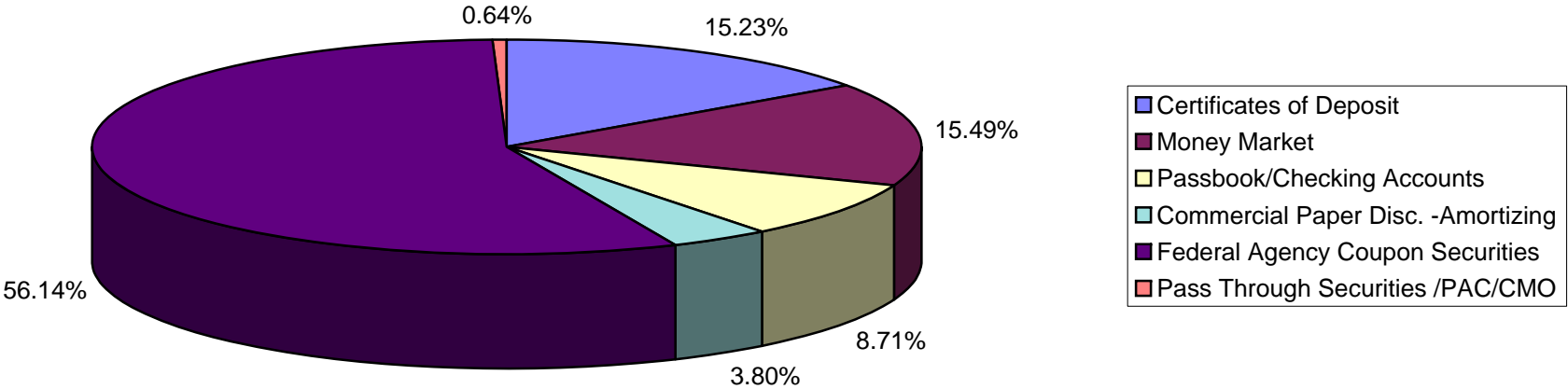
**Investments FY 2011-2012
Portfolio Management
Investment Status Report - Investments
June 30, 2012**

| CUSIP | Investment # | Issuer | Par Value | Stated Rate | Maturity Date | Purchase Date | YTM 360 | YTM 365 | Payment Dates | Accrued Interest At Purchase | Current Principal | Book Value |
|------------------------------------------------|--------------|--------|----------------------|-------------|---------------|---------------|--------------|--------------|-----------------|------------------------------|----------------------|----------------------|
| Federal Agency Coupon Securities | | | | | | | | | | | | |
| 313373KA9 | 0588-12B | FHLB | 1,000,000.00 | 0.800 | 04/26/2013 | 03/30/2012 | 0.217 | 0.220 | 04/26 - 10/26 | Received | 1,006,210.00 | 1,004,745.98 |
| 313372TV6 | 0593-12A | FHLB | 500,000.00 | 1.100 | 09/09/2013 | 04/02/2012 | 0.313 | 0.317 | 09/09 - 03/09 | 351.39 | 505,605.00 | 504,991.51 |
| 313372TV6 | 0593-12B | FHLB | 1,000,000.00 | 1.100 | 09/09/2013 | 04/02/2012 | 0.313 | 0.317 | 09/09 - 03/09 | 702.78 | 1,011,210.00 | 1,009,983.01 |
| 3133792M0 | 0594-12 | FHLB | 3,500,000.00 | 0.540 | 05/01/2015 | 04/17/2012 | 0.533 | 0.540 | 05/01 - 11/01 | | 3,500,000.00 | 3,500,000.00 |
| 313376C86 | 0596-12A | FHLB | 1,500,000.00 | 0.300 | 05/07/2013 | 04/26/2012 | 0.208 | 0.211 | 05/07 - 11/07 | Received | 1,501,380.00 | 1,501,138.22 |
| 313376C86 | 0596-12B | FHLB | 1,000,000.00 | 0.300 | 05/07/2013 | 04/26/2012 | 0.208 | 0.211 | 05/07 - 11/07 | Received | 1,000,920.00 | 1,000,758.81 |
| 3137EABJ7 | 0529-11 | FHLMC | 3,000,000.00 | 3.500 | 05/29/2013 | 04/15/2011 | 0.834 | 0.846 | 05/29 - 11/29 | Received | 3,167,100.00 | 3,071,739.27 |
| 3134G23X8 | 0571-11 | FHLMC | 500,000.00 | 0.725 | 05/14/2014 | 11/15/2011 | 0.675 | 0.685 | 05/14 - 11/14 | Received | 500,500.00 | 500,374.30 |
| 3134G3EL0 | 0573-11 | FHLMC | 1,000,000.00 | 1.150 | 12/28/2015 | 12/28/2011 | 1.134 | 1.150 | 06/28 - 12/28 | | 1,000,000.00 | 1,000,000.00 |
| 3134G26H0 | 0576-11 | FHLMC | 1,500,000.00 | 1.250 | 11/28/2016 | 12/12/2011 | 1.644 | 1.666 | 05/28 - 11/28 | Received | 1,500,000.00 | 1,500,000.00 |
| 3134G3NA4 | 0581-12 | FHLMC | 1,500,000.00 | 0.750 | 02/28/2017 | 02/28/2012 | 1.295 | 1.313 | 08/28 - 02/28 | | 1,500,000.00 | 1,500,000.00 |
| 3137EACJ6 | 0589-12A | FHLMC | 1,000,000.00 | 1.625 | 04/15/2013 | 03/30/2012 | 0.230 | 0.234 | 04/15 - 10/15 | Received | 1,014,467.92 | 1,010,957.04 |
| 3137EACJ6 | 0589-12B | FHLMC | 1,000,000.00 | 1.625 | 04/15/2013 | 03/30/2012 | 0.230 | 0.234 | 04/15 - 10/15 | Received | 1,014,467.92 | 1,010,957.04 |
| 3137EACL1 | 0590-12 | FHLMC | 1,000,000.00 | 0.875 | 10/28/2013 | 03/30/2012 | 0.306 | 0.310 | 04/28 - 10/28 | Received | 1,008,880.00 | 1,007,457.32 |
| 3134G23H3 | 0591-12 | FHLMC | 1,000,000.00 | 0.500 | 10/15/2013 | 03/30/2012 | 0.316 | 0.320 | 04/15 - 10/15 | Received | 1,002,760.00 | 1,002,307.46 |
| 3137EABJ7 | 0595-12A | FHLMC | 1,500,000.00 | 3.500 | 05/29/2013 | 04/26/2012 | 0.220 | 0.223 | 05/29 - 11/29 | Received | 1,553,563.61 | 1,544,704.49 |
| 3137EABJ7 | 0595-12B | FHLMC | 1,000,000.00 | 3.500 | 05/29/2013 | 04/26/2012 | 0.220 | 0.223 | 05/29 - 11/29 | Received | 1,035,709.06 | 1,029,802.98 |
| 3136F9DU4 | 0478-10 | FNMA | 500,000.00 | 4.000 | 04/15/2013 | 01/05/2010 | 2.219 | 2.250 | 04/15 - 10/15 | Received | 527,485.91 | 506,615.25 |
| 3136FR2V4 | 0554-11 | FNMA | 1,000,000.00 | 1.000 | 12/28/2016 | 09/28/2011 | 1.580 | 1.602 | 03/28 - 09/28 | | 1,000,000.00 | 1,000,000.00 |
| 3136FTDN6 | 0561-11A | FNMA | 1,500,000.00 | 1.000 | 04/24/2015 | 10/24/2011 | 0.986 | 1.000 | 04/24 - 10/24 | | 1,500,000.00 | 1,500,000.00 |
| 3136FTDN6 | 0561-11B | FNMA | 1,000,000.00 | 1.000 | 04/24/2015 | 10/24/2011 | 0.986 | 1.000 | 04/24 - 10/24 | | 1,000,000.00 | 1,000,000.00 |
| 31398A6F4 | 0570-11 | FNMA | 1,000,000.00 | 0.375 | 12/28/2012 | 11/15/2011 | 0.202 | 0.205 | 12/28 - 06/28 | Received | 1,001,900.00 | 1,000,834.49 |
| 3135G0DX8 | 0577-11 | FNMA | 1,500,000.00 | 1.375 | 10/19/2016 | 12/15/2011 | 1.356 | 1.375 | 04/19 - 10/19 | Received | 1,500,000.00 | 1,500,000.00 |
| 3136FTM30 | 0580-12 | FNMA | 1,500,000.00 | 0.500 | 02/15/2017 | 02/15/2012 | 1.371 | 1.390 | 08/15 - 02/15 | | 1,500,000.00 | 1,500,000.00 |
| 3136FTY37 | 0585-12A | FNMA | 1,500,000.00 | 1.000 | 03/14/2016 | 03/20/2012 | 0.986 | 1.000 | 09/14 - 03/14 | 250.00 | 1,500,000.00 | 1,500,250.00 |
| 3136FTY37 | 0585-12B | FNMA | 1,000,000.00 | 1.000 | 03/14/2016 | 03/20/2012 | 0.986 | 1.000 | 09/14 - 03/14 | 166.67 | 1,000,000.00 | 1,000,166.67 |
| 3136G0QG9 | 0597-12 | FNMA | 2,500,000.00 | 1.125 | 06/28/2017 | 06/28/2012 | 1.110 | 1.125 | 12/28 - 06/28 | | 2,500,000.00 | 2,500,000.00 |
| Federal Agency Coupon Securities Totals | | | 51,370,000.00 | | | | 0.872 | 0.884 | | 1,470.84 | 51,770,213.82 | 51,607,817.87 |
| Pass Through Securities /PAC/CMO | | | | | | | | | | | | |
| 31371LB99 | 0442-09 | FNMA | 52,553.04 | 4.500 | 08/01/2013 | 02/18/2009 | 2.576 | 2.612 | 03/25 - Monthly | Received | 54,261.01 | 54,261.01 |
| 31371K3N9 | 0444-09 | FNMA | 20,095.68 | 5.500 | 03/01/2013 | 03/23/2009 | 2.138 | 2.167 | 04/25 - Monthly | Received | 21,025.11 | 21,025.11 |
| 3136F6YK9 | 0453-09 | FNMA | 225,211.96 | 4.400 | 12/25/2012 | 05/26/2009 | 0.694 | 0.704 | 06/25 - Monthly | Received | 235,698.39 | 235,698.39 |
| 31371LGV3 | 0454-09 | FNMA | 50,234.88 | 5.000 | 11/01/2013 | 06/16/2009 | 2.742 | 2.780 | 07/25 - Monthly | Received | 52,228.58 | 52,228.58 |
| 31371LMX4 | 0458-09 | FNMA | 118,194.43 | 4.000 | 03/01/2014 | 09/18/2009 | 2.109 | 2.138 | 10/25 - Monthly | Received | 122,183.49 | 122,183.49 |

**Investments FY 2011-2012
Portfolio Management
Investment Status Report - Investments
June 30, 2012**

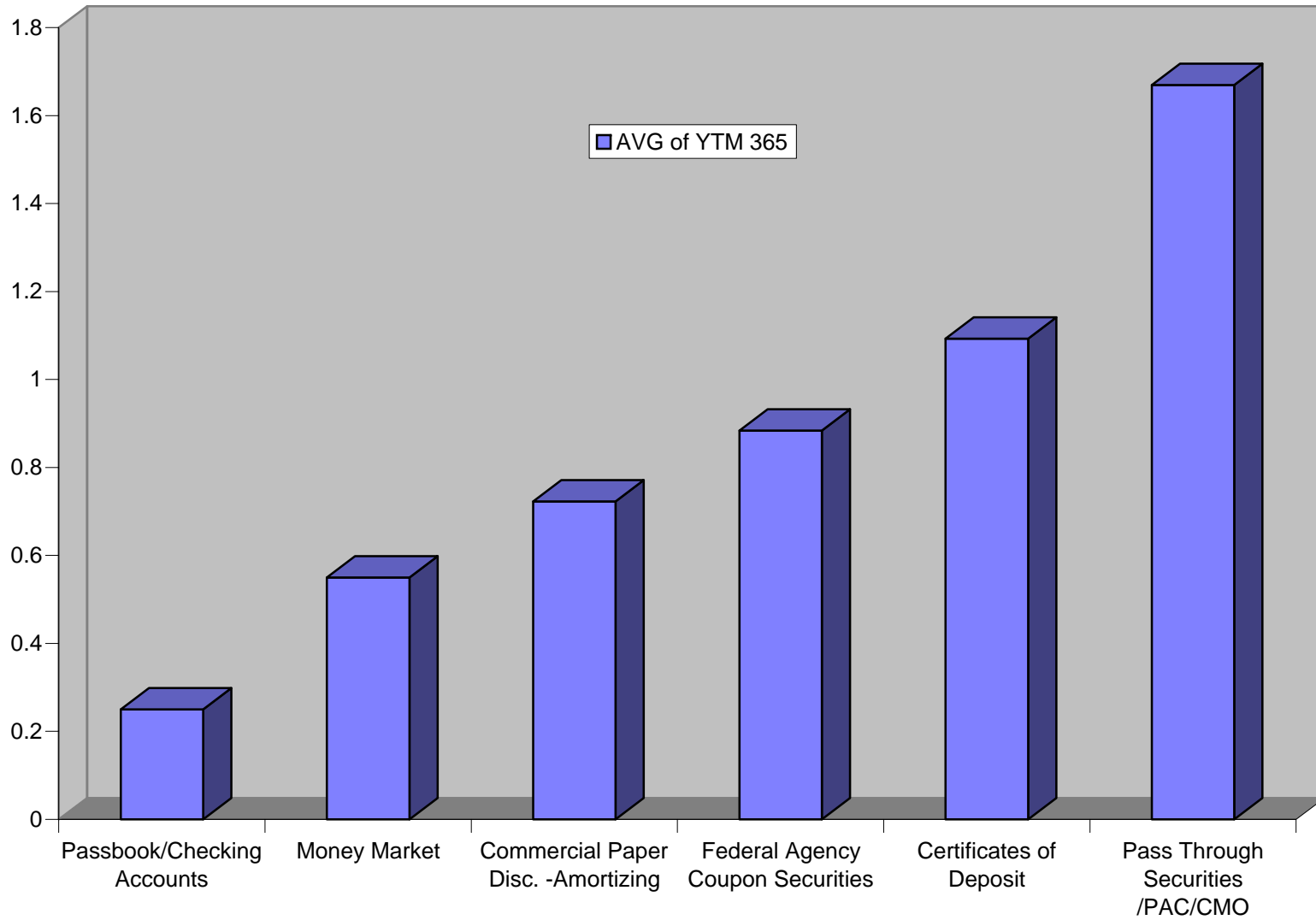
| CUSIP | Investment # | Issuer | Par Value | Stated Rate | Maturity Date | Purchase Date | YTM 360 | YTM 365 | Payment Dates | Accrued Interest At Purchase | Current Principal | Book Value |
|------------------------------------------------|--------------|--------|----------------------|-------------|---------------|---------------|--------------|--------------|-----------------|------------------------------|----------------------|----------------------|
| Pass Through Securities /PAC/CMO | | | | | | | | | | | | |
| 31391FGK8 | 0462-09 | FNMA | 4,862.34 | 6.500 | 09/01/2012 | 09/25/2009 | 2.219 | 2.250 | 10/25 - Monthly | Received | 5,105.46 | 5,105.46 |
| 31400GJZ9 | 0463-09 | FNMA | 21,856.90 | 6.000 | 01/01/2013 | 09/28/2009 | 2.059 | 2.088 | 10/25 - Monthly | Received | 22,949.74 | 22,949.74 |
| 31371LWK1 | 0465-09 | FNMA | 37,393.51 | 4.500 | 10/01/2014 | 10/08/2009 | 2.252 | 2.284 | 11/25 - Monthly | Received | 39,076.22 | 39,076.22 |
| 31371LVX4 | 0466-09 | FNMA | 32,780.23 | 4.000 | 09/01/2014 | 10/19/2009 | 2.056 | 2.084 | 11/25 - Monthly | Received | 34,009.49 | 34,009.49 |
| Pass Through Securities /PAC/CMO Totals | | | 563,182.97 | | | | 1.646 | 1.669 | | 0.00 | 586,537.49 | 586,537.49 |
| Investment Totals | | | 91,677,667.32 | | | | 0.797 | 0.808 | | 1,470.84 | 92,090,585.94 | 91,934,939.57 |

Book Value By Investment Type



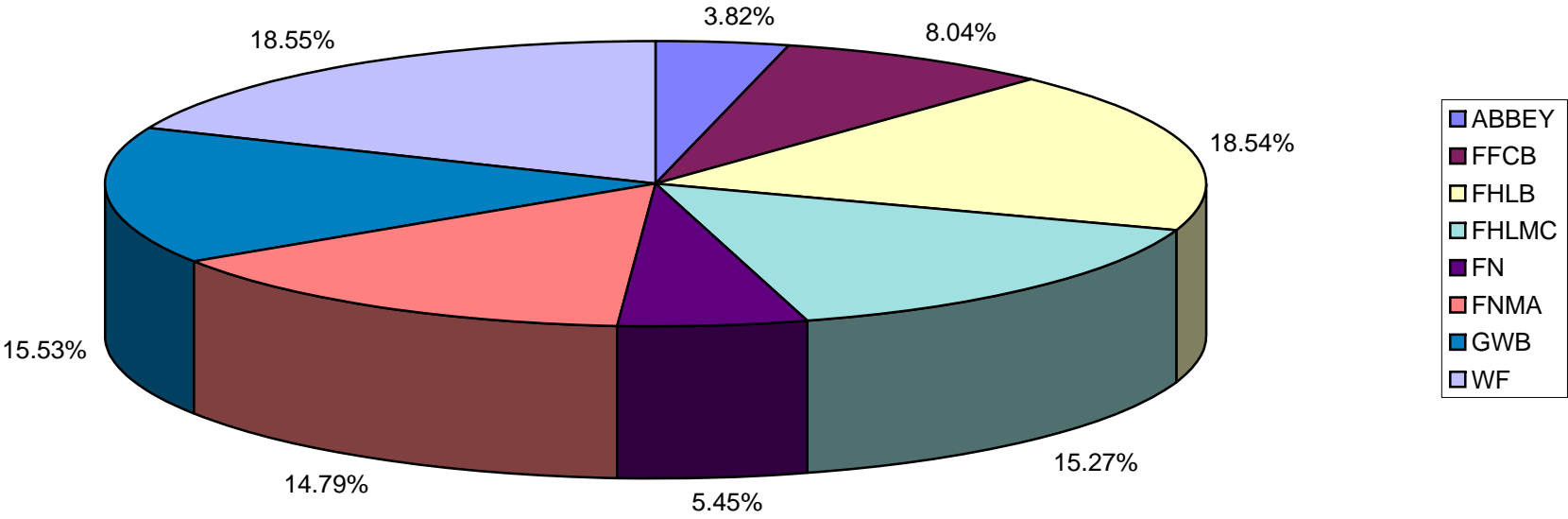
For Fiscal Year Ending June 30, 2012

Investment Yield by Type



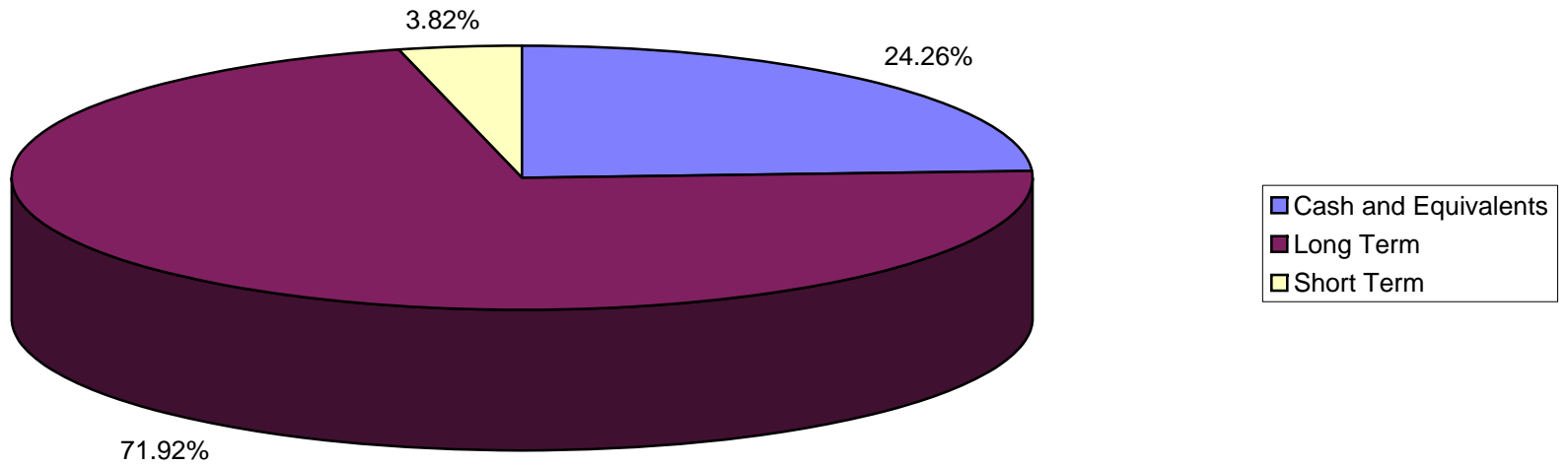
For Fiscal Year Ending June 30, 2012

Par Value by Issuer Graph



For Fiscal Year Ending June 30, 2012

Portfolio by Asset Class



For Fiscal Year Ending June 30, 2012

ITEM # 8
DATE 7-24-12

COUNCIL ACTION FORM

SUBJECT: UPDATE CORPORATE RESOLUTION TO REFLECT CITY MANAGER OFFICE PERSONNEL CHANGES

BACKGROUND:

A Corporate Resolution is required to designate City employees authorized to conduct financial and banking business on behalf of the City of Ames. The designated employees have included the Finance Director, City Treasurer, and Assistant City Manager supervising the Finance Department. With the addition of Melissa Mundt as Assistant City Manager, the Corporate Resolution requires an update.

ALTERNATIVES:

1. Approve the Corporate Resolution designating the Finance Director, City Treasurer, and Assistant City Manager supervising the Finance Department as employees authorized to conduct financial and banking business on behalf of the City of Ames.
2. Refer the Corporate Resolution back to staff for further information.

MANAGER'S RECOMMENDED ACTION:

The City Council approval of a Corporate Resolution is required for conducting financial and banking services.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, approving the Corporate Resolution designating the Finance Director, City Treasurer, and Assistant City Manager supervising the Finance Department as employees authorized to conduct financial and banking business on behalf of the City of Ames.

Corporate Resolution

The undersigned Clerk/Secretary of The City of Ames ("Company"), Federal Employer ID Number 42-6004218, a corporation duly organized and validly existing under the laws of the State of Iowa, hereby certifies that at a meeting of the Board of Directors (City Council) of the company duly called and held at Council Chambers, City of Ames, County of Story, State of Iowa, on July 24th, 2012, at which meeting a quorum was continuously present, the following resolutions were adopted, are now in full force and effect, and have not been modified or rescinded in any manner:

RESOLVED, that any one of the following persons:

| NAME | TITLE | SIGNATURE |
|---------------------|------------------------|-----------|
| Duane R. Pitcher | Director of Finance | _____ |
| Roger J. Wisecup II | City Treasurer | _____ |
| Melissa J. Mundt | Assistant City Manager | _____ |

("Agents") is authorized and empowered to perform one or more of the following actions with ("Financial Institution") _____; for and on behalf of the Company and on such terms and conditions as the Agent may deem advisable in his/her sole discretion. (The execution of any agreement, document or instrument shall constitute a conclusive presumption that the terms, covenants, and conditions of said document so signed are agreed to by and binding on the Company):

- Open and maintain any safety deposit boxes, lockboxes and escrow, savings, checking, depository, or other accounts;
- Assign, negotiate, endorse and deposit in and to the such boxes and accounts any checks, drafts, notes, and other instruments and funds payable to or belonging to the Company;
- Withdraw any funds or draw, sign and deliver in the name of the Company any check or draft against funds of the Company in such boxes or accounts;
- Implement additional depository and funds transfer services (including, but not limited to, facsimile signature authorizations, wire transfer agreements, automated clearinghouse agreements, and payroll deposit programs);

FURTHER RESOLVED, that with respect to the foregoing guaranty, the Board of Directors of the Company hereby determines that such guaranty may reasonably be expected to benefit, directly or indirectly, the Company:

- Endorse to the Financial Institution any checks, drafts, notes, or other instruments payable to the Company;
- Execute any document (including, but not limited to, facsimile signature authorization agreements, wire transfer agreements, automated clearinghouse agreements, payroll deposit agreements, line of credit agreements, promissory notes, security agreements, assignments for security purposes, mortgages, deeds of trust, assignments of rents, guaranties, powers of attorney, and waivers) and take or refrain from taking any action on behalf of the Company;

FURTHER RESOLVED, that the Company acknowledges and agrees that the Financial Institution may rely on alternative signature and verification codes issued to or obtained from the Agent(s) named on this resolution. The term "alternative signature and verification codes" includes, but is not limited to, facsimile signatures on file with the Financial Institution, personal identification numbers (PIN), and digital signatures. If a facsimile signature specimen has been provided on this resolution, (or that may be filed separately by the Company from time to time) the Financial Institution is authorized to treat the facsimile signature as the signature

of the Agent(s) regardless of by whom or by what means the facsimile signature may have been affixed so long as it resembles the facsimile signature specimen on file. The Company authorizes each Agent to have custody of the Company's private key used to create a digital signature and to request issuance of a certificate listing the corresponding public key. The Financial Institution shall have no responsibility or liability for unauthorized use of alternative signature and verification codes unless otherwise agreed in writing.

FURTHER RESOLVED, that any of the foregoing or related activities taken by any Agent to the adoption of the preceding resolutions are hereby ratified and declared to be binding on the Company in a full and complete manner;

FURTHER RESOLVED, that the authority and power of any Agent provided in the preceding resolutions will continue in full force and effect until the Board of Directors of the Company adopt a resolution amending, modifying, or revoking one or more of the preceding resolutions and a certified copy of the properly executed resolution is received by the Financial Institution via certified mail; and

FURTHER RESOLVED, that the Clerk/Secretary or any Assistant Clerk/Secretary of the Company is authorized to certify the adoption of the foregoing resolutions to the Financial Institution, the continuing effect of these resolutions, and the incumbency of the various parties authorized to exercise the rights in these resolutions from time to time.

The undersigned Clerk/Secretary certifies that the above mentioned persons are duly elected officers or otherwise authorized to act on behalf of the Company in their stated capacities and that the above original signatures are genuine in all respects.

The undersigned Clerk/Secretary certifies that the Articles of Incorporation and Bylaws of the Company are in full force and effect and have not been amended, modified, replaced, or substituted in any manner. Clerk/Secretary certifies that a Certificate of Shareholder Approval is not required under the Company's Articles of Incorporation or Bylaws.

Dated this _____ day of _____, 2012.

[SEAL]

Clerk/Secretary

COUNCIL ACTION FORM

SUBJECT: APPROVAL OF THE AMES INTERMODAL FACILITY LICENSE AGREEMENT FOR INCIDENTAL USE OF PREMISES BY THE AMES POLICE DEPARTMENT

BACKGROUND: Under the approved Intermodal Facility operating agreement between the City of Ames and Iowa State University, CyRide staff is charged with negotiating leases for the terminal area of the building. Over the last six months, staff has worked with the Federal Transit Administration, legal staff, and the carriers to develop agreements. In addition to tenant leases, the Ames Police Department's Safe Neighborhoods Team has indicated an interest in sharing the facility's management office with Iowa State University's Parking Division charged with day-to-day management of the Intermodal facility.

An Intergovernmental License Agreement was jointly developed by the Ames Police Department, City Attorney and CyRide staff in conjunction with the Federal Transit Administration to allow for the Safe Neighborhoods Team use. This document, crafted after the Executive Express and Jefferson Lines agreements, is a simplified version of these Council-approved office space leases. **The one major difference is that the Police-CyRide License Agreement will be a no charge for joint use of the management office space in return for security services as described in the "Basic Provisions" section of the document.**

The full agreement is described below:

1. Basic Provisions –

- Official designation of the parties to the agreement
- Definition of exclusive and common areas as well as the address and suite number
- Safe Neighborhoods Team use of the facility would be 7 days a week between 3:30 pm and 5:00 am with accommodation for incidental use of the space at other times.
- Lease starts on July 25, 2012 and expires June 30, 2013 with the renewal option of two additional years (Discussions about the renewal would start in January of each year.)
- No rent would be charged for use of the space.
- **The Safe Neighborhoods Team would provide security services for the facility to include: random patrols through the lot/ramp, walking patrols of the parking area/facility as time permits, immediate law enforcement response and assisting patrons with law enforcement/security concerns in and around the facility.**

2. **Premises** – The square footage is estimated, that the tenant is responsible for furnishings and that alterations must be approved by ISU' Parking Division Manager.
3. **Term** - Original year plus two extensions are possible. If extensions are taken, all original terms of the agreement still are in force.
4. **Use** –
 - That they will use the facility for its intended purpose
 - That there are no hazardous materials, asbestos or environmental issues that would impact their business
 - They will enter the facility from Sheldon Ave. and exit on Hayward Ave.
5. **Maintenance and Repairs: Improvements, Additions and Alterations** – Ames Police Department will keep the facility clean and orderly, that it will repair, at its cost, any damage created by its employees or customers.
6. **Assignment and Subletting** – Ames Police Department may not sublease the space without written approval from CyRide and can only be subleased to another Over-The Road carrier.
7. **Severability** – The invalidity of a lease provision does not affect the remainder of the contract.
8. **Time of Essence** – Contract obligations must be addressed as quickly as possible.
9. **No Prior or Other Agreements** – The contract is the entire agreement.
10. **Notices** – All notices to either party must be in writing and delivered to the individuals identified in the agreement.
11. **Waivers** – If CyRide waives a default of the contract, this does not mean other defaults are waived. Also, acceptance of rent does not waive the default.
12. **Signs** – Ames Police Department is limited on signage as it is a transit facility as opposed to a police station.
13. **Amendments** – Requires written amendments with all parties signing.

The agreement has been reviewed and approved by the Federal Transit Administration, the City of Ames Legal Counsel and Police Chief as well as the Transit Board of Trustees.

ALTERNATIVES:

1. Approve the Ames Intermodal Facility License Agreement with the Ames Police Department.
2. Direct staff to renegotiate an agreement with the Ames Police Department, with Council direction on items to be renegotiated.
3. Do not approve an agreement with the Ames Police Department for space within the Ames Intermodal Facility.

MANAGER'S RECOMMENDED ACTION:

The Safe Neighborhoods Team's presence within the facility during evening/early morning hours will strengthen the security at the facility and have a substantial benefit for the surrounding neighborhood at no cost for their use of this space.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby entering into an agreement with the Ames Police Department for space within the Ames Intermodal Facility.

COUNCIL ACTION FORM

SUBJECT: EASEMENT FOR 1215 ORCHARD DRIVE

BACKGROUND:

In April 2012, Public Works Department was approached as to the location of the sanitary sewer main at 1215 Orchard Drive in anticipation of the property owner building an addition to the back of the home to accommodate the in home care of an elderly relative. Staff met with the property owner and a potential contractor and directed the contractor to call in utility locates to determine the exact location of the sanitary sewer main. **Once the utility locates were complete it was determined that the sanitary sewer main would be under a portion of the proposed addition. Staff informed the property owner that the main could be relocated to accommodate the addition at the cost of the property owner. During this time staff was able to verify that there are only two sanitary sewer services on this section of sanitary sewer main, which includes this property at 1215 Orchard Drive.**

Since that time, staff has worked with the property owner, the property owner's contractor and the property owner's Engineer and Architect, and the City Legal Department to identify potential solutions for the relocation of the sanitary sewer main. These solutions included re-design of the addition to avoid the existing main, realignment of the main, abandonment of the section of main affected by the addition and installation of a private sanitary sewer lift station, and the replacement of the existing main with a new reinforced and structurally protected encased main in the existing alignment. **Each solution provided specific challenges and significant costs to the property owner that would make the addition to the home cost prohibitive, except for the replacement of the existing main with reinforced and structurally protected encased new main in the existing alignment.**

Staff members from Public Works, Legal, and Fire Inspection have evaluated the proposed solution of installing new main in the area of the addition. As stated above, the main only serves two properties and this type of installation will provide adequate support and protection to the main.

ALTERNATIVES:

1. Approve the easement agreement with the 1215 Orchard Drive.
2. Reject the easement agreement.

MANAGER'S RECOMMENDED ACTION:

By approving the easement agreement, construction will be able to proceed and fulfill the needs of the property owner.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the easement agreement with 1215 Orchard Drive.

COUNCIL ACTION FORM

SUBJECT: WORKERS COMPENSATION AND MUNICIPAL FIRE AND POLICE SYSTEM CLAIMS ADMINISTRATION

BACKGROUND:

This request for Council action involves the contract with EMC Risk Services, LLC, of Des Moines, Iowa, for third party administration of workers compensation and municipal fire and police “411 System” claims.

On July 27, 2009, the City Council awarded a contract to EMC for the period from August 1, 2009, through July 31, 2010. The award was based on a competitive proposal process. The contract included a renewal option for four additional one-year periods through July 31, 2014. This request is for the August 1, 2012 through July 31, 2013 period.

Services provided by EMC include administering workers compensation claims for City employees. This includes police and fire employee groups, medical case management and bill review, self-insured loss fund management, injury-related disability claims management and litigated claims assistance. EMC also performs essential administrative services that include governmental regulatory filings, maintaining the City’s qualification as a self-insurer, and maintaining on-line claims data access.

The approved FY 2012/13 budget for workers compensation claims administration includes \$55,000 for these services. The proposed renewal contract, as with preceding years, is written as a not-to-exceed contract in the amount of \$55,000. In light of experience during the previous three contract periods (shown in the table below), it is unlikely the budgeted amount of \$55,000 will actually be spent.

Costs under this contract are a combination of per claim fees for administering claims (\$125 for medical-only, \$925 for lost time and \$5 for 411 claims requiring Medicare Interface), and a percentage fee for medical bill review (\$9.50 per bill and 15% – 30% of savings retained by EMC based on type of charge). There are also annual flat fees for on-line access and general administration (setup and report generation) as shown in the table below.

Claims administration fees, along with actual claims payments, are budgeted and charged to individual departmental budgets. The rates and flat fee levels remain unchanged from the expiring agreement for the August 1, 2012 to July 31, 2013 contract period. The table below summarizes claims payments and fees:

Workers Compensation Claims and EMC Administration Fees

| Fiscal Year | 2009/10 | 2010/11 | 2011/12 | 2012/13 |
|---------------------------|-------------------------------------------|----------------------------------------|--------------------------------------|-------------------------------------------------------|
| FY Claims Count | 87 | 101 | **75 | Estimated 75 |
| FY Claims Payments | *Budget \$425,000 *Actual \$825,888 | *Budget \$475,000 *Actual \$492,634 | *Budget 595,000 *Actual \$365,259 | *Budget \$485,000 *Est. \$380,000 |
| Annual On-line access | Not utilized | Not utilized | \$2,000 | \$2,000 |
| Annual Administration | \$3,000 | \$3,000 | \$3,000 | \$3,000 |
| Annual Medicare Interface | \$2,500 | \$2,500 | \$2,500 | \$2,500 |
| EMC Actual Costs | \$34,328 | \$36,274 | \$38,769 | Estimated \$40,000 Budgeted \$55,000 |

* Budgeted, Actual and Estimated claims dollars are based on amounts paid during the Fiscal Year.

**Note on 2011/12 Claims Count: Of the 75 claims occurring in FY 2011/12, nine were large claims (greater than \$10,000) that will impact FY 2012/13 and future years' claims payments.

ALTERNATIVES:

1. Approve the renewal contract with EMC Risk Services, LLC, Des Moines, Iowa, to provide third party administration of the City's workers compensation and municipal fire and police "411 System" claims for the period from August 1, 2012 through July 31, 2013 at a cost not to exceed \$55,000.
2. Reject the EMC renewal option and direct Staff to seek other claims administration alternatives.
3. Reject the renewal option and revert to performance of these services by Human Resources staff and outside consultants hired on an as-needed basis.

MANAGER'S RECOMMENDED ACTION:

EMC Risk Services, LLC, has been an effective provider of professionally administered Workers' Compensation claims and associated medical bill reviews. They have been responsive and sensitive to the needs of City employees in the management of their injury and disability claims, which enhances employees' chances for returning to work as soon as possible. The three years of claims data now accessible on-line from EMC provides a valuable tool for analyzing injury types and targeting safety programs.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the renewal contract with EMC Risk Services, LLC, Des Moines, Iowa, for third party administration of workers compensation and municipal fire and police "411 System" claims for the period from August 1, 2012, through July 31, 2013, at a cost not to exceed \$55,000.

COUNCIL ACTION FORM

SUBJECT: REQUEST TO WAIVE FORMAL BIDDING REQUIREMENTS AND AUTHORIZE PURCHASE OF SHARED PUBLIC SAFETY SOFTWARE MAINTENANCE FROM SUNGARD PUBLIC SECTOR

BACKGROUND:

On June 14, 2005, the City entered into a 28E Agreement with Iowa State University and the Story County Sheriff's Office supporting a joint computer network for public safety. This agreement included sharing of the network costs.

As part of the 28E Agreement, the City is responsible for arranging and payment of software maintenance. This cost is later shared per terms of the agreement. There may be additional costs if applications are expanded.

Sungard Public Sector is the shared public safety software vendor for the Public Safety computer-aided dispatch, records management, mobile computing, internet solutions, and jail modules. The City contracts with the vendor on an annual basis for maintenance services. Sungard Public Sector is the sole provider of maintenance for these software applications.

Included in this yearly maintenance is 24-hour programming support, software upgrades on all applications throughout the year, and eligibility to participate in the annual Sungard Public Sector Users' Group meeting where software enhancements are requested and formalized for the next year.

Current actual maintenance cost quoted for the FY 2012/13 maintenance contract is \$139,178.68. Staff is requesting authorization in the amount of the budget (\$139,739.00) to provide authorization to fund software maintenance by modifying the contract for any software additions or changes made during the year that may increase the contract amount without going back to Council for an additional waiver and contract authorization.

ALTERNATIVES:

1. Waive formal bidding requirements and authorize City staff to enter into a FY 2012/2013 software maintenance contract with Sungard Public Sector at an estimated cost of \$139,739.00.

2. Waive formal bidding requirements and authorize City staff to enter into a FY 2012/2013 software maintenance contract with Sungard Public Sector at a cost of \$139,178.68.
3. Do not authorize continuing a software maintenance contract with Sungard Public Sector.

MANAGER'S RECOMMENDED ACTION:

Sungard Public Sector is the sole provider of the maintenance services for the shared public safety network software. The agreement for these applications includes software maintenance that is required to continue service delivery and to keep systems up-to-date.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby waiving formal bidding requirements and authorizing City staff to enter into a FY 2012/2013 software maintenance contract with Sungard Public Sector at an estimated cost of \$139,739.00.

COUNCIL ACTION FORM

SUBJECT: 2011/12 ASPHALT PAVEMENT IMPROVEMENT PROGRAM & 2011/12 LOW POINT DRAINAGE IMPROVEMENTS (SOUTH OAK AVENUE)

BACKGROUND:

This Asphalt Pavement Improvement Program is an annual program for reconstruction of full-depth asphalt streets, typically located within residential neighborhoods. Streets within residential subdivisions have been installed using full-depth asphalt pavement since mid-1970s. Full-depth replacement of these streets has become necessary due to structural pavement failure. This program was created to support the City Council's goal of strengthening our neighborhoods. The Low Point Drainage Improvements program is an annual program for drainage improvements to decrease flooding at low points.

The 2011/12 Asphalt Pavement Improvement program will consist of roadway pavement reconstruction, repair/replacement of damaged curb and gutter, and storm sewer intake replacement. The program will be packaged into four separate contracts in order to better coordinate with construction activities in the respective areas.

- **The location for this contract is South Oak Avenue, which is being combined with 2011/12 Low Point Drainage Improvements.**
- Ironwood Court will be combined with 2010/11 Low Point Drainage Improvements and will be brought to Council at a later date.
- The Indian Grass Court and Barr Drive project has been previously let for bids.
- The Abraham Drive and Todd Circle project has been previously let for bids.

The location for this project is South Oak Avenue (S. 4th Street – Lincoln Way). The proposed improvements include reconstruction of South Oak Avenue from S. 4th Street to Lincoln Way utilizing eight-inch concrete for curb and gutter, the addition of storm sewer intakes and pipe, the replacement of existing intakes, and associated sidewalk accessibility improvements. Staff has completed plans and specifications with estimated construction costs of \$800,000.

Expenses for engineering and construction of the projects are as follows:

| | |
|---------------------------------------------------|-------------------|
| Barr Drive/Indian Grass Court (actual bid amount) | \$ 458,058 |
| Abraham Drive/Todd Circle (actual bid amount) | \$ 210,232 |
| Ironwood Court (estimated) | \$ 720,000 |
| South Oak Avenue (this project) | \$ 800,000 |
| Engineering/Administration (estimated) | \$ 355,000 |
| Total | \$2,543,290 |

Funding has been identified for these projects from the 2011/12 Asphalt Pavement Improvement Program and the two Low Point Drainage Programs as follows:

| | |
|----------------------------------------------|-------------------|
| 2011/12 Asphalt Pavement Improvement Program | \$2,576,000 |
| 2011/12 Low Point Drainage Program | \$ 60,000 |
| 2010/11 Low Point Drainage Program | <u>\$ 125,000</u> |
| Total | \$2,761,000 |

Any remaining funds will be utilized for contingencies and possible additional projects.

ALTERNATIVES:

1. Approve the 2011/12 Asphalt Pavement Improvement Program & 2011/12 Low Point Drainage Improvements (S Oak Avenue) by establishing August 22, 2012, as the date of letting and August 28, 2012, as the date for report of bids.
2. Do not proceed with this project.

MANAGER'S RECOMMENDED ACTION:

By approving plans and specifications and setting the letting date, it may be possible to move forward with the reconstruction of this street during the 2012/13 construction season with a June 30, 2013 completion. Delay of approval could delay the project a construction season.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 approving the 2011/12 Asphalt Pavement Improvement Program & 2011/12 Low Point Drainage Improvements (S Oak Ave) by establishing August 22, 2012, as the date of letting and August 28, 2012, as the date for report of bids.

COUNCIL ACTION FORM

SUBJECT: 2012/13 COMMUNITY DEVELOPMENT BLOCK GRANT PUBLIC FACILITIES NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS (BEEDLE DRIVE AND APLIN ROAD)

BACKGROUND:

This program is part of the 2013/13 Community Development Block Grant (CDBG) Annual Action Plan project to pave the existing gravel streets on Beedle Drive (Aplin Road to approx 200' south) and Aplin Road (Beedle Drive to Dotson Drive). Beedle Drive and Aplin Road are in a targeted census tract where at least 51 percent of the residents have income at or below 80 percent of the Story County median income limits.

The Neighborhood Infrastructure Improvements Program (curb, streets, sidewalks, etc.) is in targeted low- and moderate-income census tracts. The objective will be to replace and/or repair curbs, driveway approaches, sidewalks, and/or street resurfacing areas that have deteriorated and are causing premature pavement failure. The overall goal of the program is to preserve and enhance the viability and aesthetics of our core existing neighborhoods.

Staff has completed plans and specifications with estimated construction costs of \$437,017.10. The project will be financed with \$440,000 in CDBG funds. Engineering and construction administration, estimated in an amount of \$66,000, will be covered by unobligated G.O. Bond funds.

ALTERNATIVES:

1. Approve the 2012/13 CDBG Public Facilities Neighborhood Infrastructure Improvements Program – Beedle Drive (Aplin Road to approx 200' south) and Aplin Road (Beedle Drive to Dotson Drive) by establishing August 22, 2012, as the date of letting and August 28, 2012, as the date for report of bids.
2. Do not proceed with this project.

MANAGER'S RECOMMENDED ACTION:

By approving the plans and specifications for this project, the City of Ames will continue to strengthen and improve core existing neighborhoods.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the 2011/12 CDBG Public Facilities Neighborhood Infrastructure Improvements Program – Beedle Drive (Aplin Road to approx 200' south) and Aplin Road (Beedle Drive to Dotson Drive) by establishing August 22, 2012, as the date of letting and August 28, 2012, as the date for report of bids.

COUNCIL ACTION FORM

**SUBJECT: 2011/12 DOWNTOWN STREET PAVEMENT IMPROVEMENTS
(DOUGLAS AVENUE – MAIN STREET TO 7TH STREET)**

BACKGROUND:

The annual Downtown Street Pavement Improvements program is for rehabilitation/reconstruction of streets within the downtown area. The 2011/12 program location is Douglas Avenue (Main Street to 7th Street). The project includes removal and replacement of the existing pavement, storm and sanitary sewer improvements, new water main from Main Street to 7th Street, new angled parking at the City of Ames Library (which increases the capacity from 8 spaces to 13 and includes two dedicated handicap parking stalls), a ribbon of colored sidewalk concrete to match the previously constructed areas of downtown, and street lighting. The project includes bulb-out areas and colored concrete at the intersections from Main Street to 6th Street to provide a similar design to the other sections of downtown.

City staff held public meetings, which included area businesses, the Main Street Cultural District (MSCD), the library staff and design team for the library expansion, and residents to discuss construction. The project has been staged to maintain access to all businesses during construction and is scheduled to complete the 500 block of Douglas Avenue during fall 2012, which is ahead of the projected library expansion project, as requested by the Ames Public Library. The 400 block is to be constructed after the Octagon Arts Festival this fall, but completed prior to the July 4th parade in 2013. Staff has also worked closely with the MSCD to coordinate project scheduling with the many events that occur in the area during the construction season.

The costs associated with this project are estimated to include:

| | |
|---------------------------------------------------------|--------------------|
| Engineering and Construction Administration (estimated) | \$ 170,000 |
| Construction (estimated) | <u>\$1,262,349</u> |
| Total Base Costs | \$1,432,349 |

The project funding is summarized below:

| | |
|---------------------------------------------|------------------|
| 11/12 General Obligation Bonds | \$ 750,000 |
| 2009 General Obligation Bonds (unobligated) | \$ 240,000 |
| Sanitary Sewer Fund | \$ 258,000 |
| Water Fund | \$ 110,200 |
| Electric (Street Lighting) | <u>\$ 75,000</u> |
| Total Funding | \$1,433,200 |

ALTERNATIVES:

1. Approve the 2011/12 Downtown Street Pavement Improvements (Douglas Avenue from Main Street to 7th Street) by establishing August 22, 2012, as the date of letting and August 28, 2012, as the date for report of bids.
2. Direct staff to revise the project.

MANAGER'S RECOMMENDED ACTION:

By approving plans and specifications and setting the letting date, it will be possible to move forward with the reconstruction of Douglas Avenue during the 2012/13 construction seasons ahead of the library expansion project. Delay of approval could delay the reconstruction by at least one year and could impact the library expansion project.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the 2011/12 Downtown Street Pavement Improvements (Douglas Avenue from Main Street to 7th Street) by establishing August 22, 2012, as the date of letting and August 28, 2012, as the date for report of bids.

COUNCIL ACTION FORM

SUBJECT: **SQUAW CREEK PEDESTRIAN BRIDGE**

BACKGROUND:

The Squaw Creek Pedestrian Bridge was heavily damaged in the floods of 2010, and since that time has been out of service. **After working through the FEMA public assistance process following the 2010 flood, it has been determined that federal funding will not be available for a replacement of the bridge. This project is for replacement of the existing bridge with a pre-engineered steel truss bridge as used throughout the trail system. This bridge can be reused at a different location in the trail system when the bridge is removed to facilitate the Grand Avenue Extension.**

Plans and specifications have been completed by WHKS & Co. with construction costs estimated at \$429,000. Engineering is estimated to be \$55,000, bringing total project costs to \$484,000. The higher than originally anticipated costs are due to meeting the requirements of the Iowa Department of Natural Resources to eliminate backwater. A longer than originally anticipated bridge span was required in order to prevent water from backing up on private property upstream from the bridge. The project also now includes armoring of the stream banks in the work area. This was not originally planned but is now important due to the uncertain timing of the extension project.

Current funding is shown in the Capital Improvements Plan in the amount of \$400,000 from the 2012/13 G.O. Bond Issue. The additional \$84,000 needed for the project will have to be identified from project savings from prior G.O. Bond funded projects before awarding the contract. In addition, staff has also submitted an improved project request with FEMA that would provide \$54,700 in additional funding, if approved.

ALTERNATIVES:

1. Approve the Squaw Creek Pedestrian Bridge Project by establishing August 22, 2012, as the date of letting and August 28, 2012, as the date for report of bids.
2. Direct staff to revise the project.

MANAGER'S RECOMMENDED ACTION:

By approving plans and specifications and setting the letting date, it will be possible to move forward with the Squaw Creek Pedestrian Bridge in order for it to be operational by spring 2013.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the Squaw Creek Pedestrian Bridge Project by establishing August 22, 2012, as the date of letting and August 28, 2012, as the date for report of bids.

COUNCIL ACTION FORM

SUBJECT: WATER POLLUTION CONTROL FACILITY RAW WASTEWATER PUMPING STATION PIPE SUPPORTS AND CHECK VALVE REPLACEMENT

BACKGROUND:

The Water Pollution Control (WPC) Facility was constructed in 1989. The existing pipe supports and pump check valves in place at the Raw Wastewater Pumping Station (RWPS) are original to the 1989 construction. **Due to the environment present in the pumping station, the pipe supports have become severely corroded and are in need of replacement.** Failure of the pipe supports could result in a catastrophic failure at the facility and would require the plant to shut down and wastewater flows to be diverted to the South Skunk River untreated.

In addition, the check valves on the RWPS's four process pumps have reached the end of their useful lives and are beginning to fail. These check valves ensure that process flows are conveyed to the next step of the treatment process without short-circuiting through pumps that are not running.

Staff has prepared plans and specifications for the replacement of all ferrous metal, saddle-style, pipe supports. The check valve replacement is listed as an alternate add bid item. The estimated cost for this project is as follows:

| | |
|--------------------------|---------------|
| Pipe Support Replacement | \$80,000 |
| Contingency, 15% | <u>12,000</u> |
| Total Pipe Support Cost | \$92,000 |
| | |
| Check Valve Replacement | \$71,500 |
| Contingency, 15% | <u>10,700</u> |
| Total Valve Cost | \$82,200 |

The FY 2011/12 WPC Facility CIP included \$92,000 for pipe support replacement. Because the projects are in the same building and could be performed by the same contractor, staff anticipates the costs for both parts of the project could come in lower if the work were combined into a single contract. Staff is proposing to bid the pipe support work as a base bid and include the check valve replacement as a bid alternate that could be either accepted or rejected at the time of contract award. If favorable bids are received, funds could be redirected from other projects. If the bid amounts significantly exceed the budget, valve replacement will be postponed.

ALTERNATIVES:

1. Issue preliminary approval of plans and specifications for the replacement of the WPC Facility Raw Wastewater Pumping Station pipe supports and pump check valves, and issue a Notice to Bidders, setting August 15, 2012 as the bid due date and August 28, 2012 as the date of public hearing.
2. Do not issue preliminary approval of plans and specifications and a Notice to Bidders at this time.

MANAGER'S RECOMMENDED ACTION:

The WPC Facility's Raw Wastewater Pumping Station pipe supports and pump check valves are critical for the operation of the WPC Facility. Failing to address these issues now could result in significant failures in the future that could result in environmental harm.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby issuing preliminary approval of plans and specifications for this project and issuing a Notice to Bidders, setting August 15, 2012 as the bid due date and August 28, 2012 as the date of public hearing.

COUNCIL ACTION FORM

SUBJECT: WATER POLLUTION CONTROL FACILITY EQUALIZATION BASIN AND BIOSOLIDS BASIN REPAIRS

BACKGROUND:

The City's Water Pollution Control (WPC) Facility has three membrane-lined basins; two are used for flow equalization, and one is used to hold biosolids. All three basins were originally installed when the plant was built in the late 1980s. **The basin liners have areas that have torn and separated around the top perimeter, reducing the usable capacity.** Some dirt work will need to be performed where the liner support has been undermined. The damage will be repaired by replacing the support structure and patching damaged areas of the liner.

Project costs are projected as follows:

| | |
|-------------------------|---------------|
| Design | \$11,000 |
| Inspections | 4,000 |
| Construction Estimate | 98,636 |
| <u>Contingency, 10%</u> | <u>11,364</u> |
| Total Estimated Cost | \$125,000 |

The FY 2012/13 CIP budget includes \$125,000 for basin liner repair.

ALTERNATIVES:

1. Approve the project plans and specifications and issue a Notice to Bidders, setting September 4, 2012 as the bid due date and September 11, 2012 as the date for public hearing and award of contract.
2. Do not approve plans and specifications at this time.

MANAGER'S RECOMMENDED ACTION:

The Water Pollution Control Facility equalization and biosolids holding basins are in need of repair. It is in the best interest of the City to make the necessary repairs to extend the life and restore the usable volume to the basins. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, approving the project plans and specifications and issuing a Notice to Bidders, setting September 4, 2012 as the bid due date and September 11, 2012 as the date for public hearing and award of contract.



Memo

City Clerk's Office

TO: Mayor and Members of the City Council

FROM: City Clerk's Office

DATE: July 20, 2012

SUBJECT: Contract and Bond Approval

There is no Council Action Form for Item No. 19. Council approval of the contract and bond for this project is simply fulfilling a *State Code* requirement.

/jlr

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY – PARCEL D, THE ESTATES OF NATURE’S CROSSING SUBDIVISION 4314, COCHRANE PARKWAY

BACKGROUND:

Application for a proposed plat of survey has been submitted for:

- Conveyance parcel (per Section 23.307)
- Boundary line adjustment (per Section 23.309)
- Re-plat to correct error (per Section 23.310)
- Auditor’s plat (per Code of Iowa Section 354.15)
- Allowance for a one-time split in existing subdivision (per Section 23.308)

The subject site is located at:

Street Address: 4314 Cochrane Parkway (See attached location map.)

Assessor’s Parcel #: 0908154225

Legal Description: Parcel D The Estates of Nature’s Crossing Subdivision

Owner: Pinnacle Properties Ames, LLC

A copy of the proposed plat of survey is attached for Council consideration. **This Plat of Survey splits existing Parcel D into two parcels (Parcels M and N). It facilitates the construction of single family detached residences on each of the two proposed parcels.**

Pursuant to Section 23.308(4)(c), a preliminary decision of approval for the proposed plat or survey has been rendered by the Planning & Housing Department, without conditions.

The preliminary decision of approval requires all public improvements associated with and required for the proposed plat of survey be:

- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.

Not Applicable.

Under Section 23.307(5), the Council shall render by resolution a final decision of approval if the Council agrees with the Planning & Housing Director's preliminary decision.

ALTERNATIVES:

1. The City Council can adopt the resolution approving the proposed plat of survey if the Council agrees with the Planning & Housing Director's preliminary decision.
2. The City Council can deny the proposed plat of survey if the City Council finds that the requirements for plats of survey as described in Section 23.307 have not been satisfied.
3. The City Council can refer this back to staff and/or the owner for additional information.

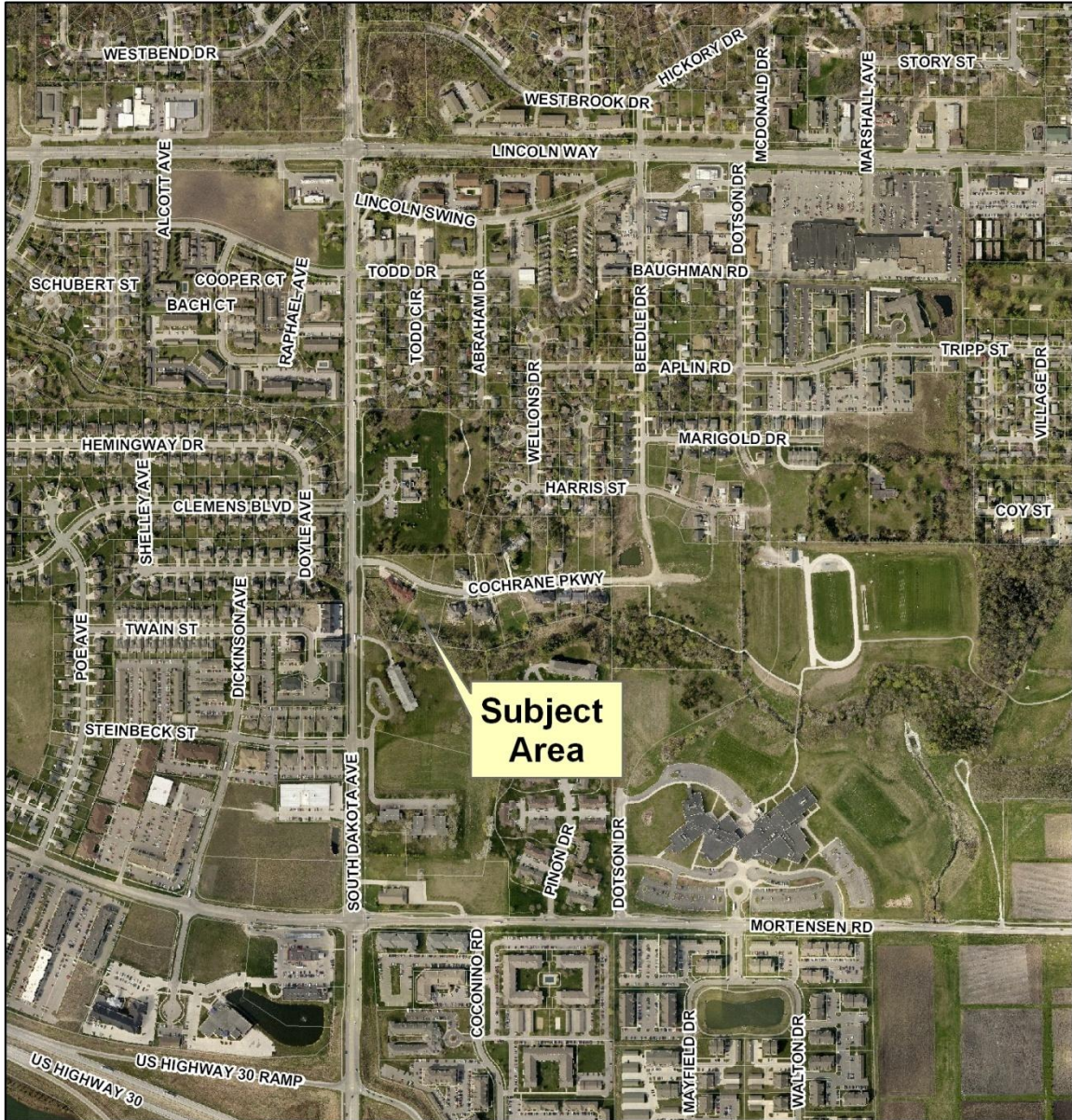
MANAGER'S RECOMMENDED ACTION:

The Planning & Housing Director has determined that the proposed plat of survey satisfies all code requirements, and has accordingly rendered a preliminary decision to approve the proposed plat of survey.

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, which is to adopt the resolution approving the proposed plat of survey. Approval of the resolution will allow the applicant to prepare the official plat of survey incorporating all conditions of approval specified in the resolution. It will further allow the prepared plat of survey to be reviewed and signed by the Planning & Housing Director confirming that it fully conforms to City Council approval. Once signed by the Planning & Housing Director, the prepared plat of survey may then be signed by the surveyor, making it the official plat of survey, which may then be recorded in the office of the County Recorder.

It should be noted that according to Section 23.307(10), the official plat of survey will not be recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with the Ames City Clerk's office, and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.

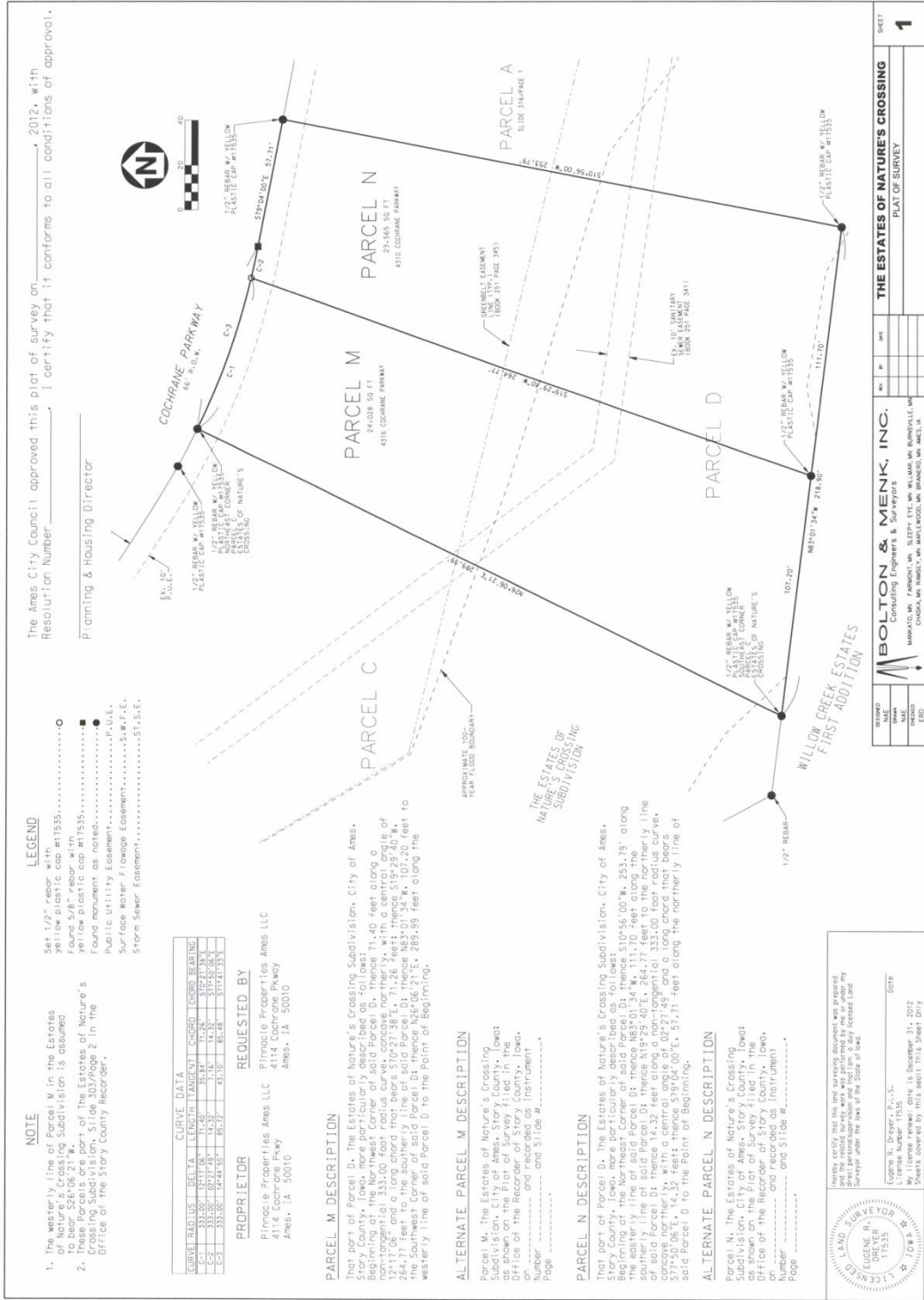
Attachment A



Location Map
4314 Cochrane Parkway



Attachment B



Prepared by: Eugene R. Dreyer, Bolton & Menk, 2730 Ford Street/PD Box 668, Ames, IA 50010 Phone: 515-233-6100

ITEM # 21
DATE: 7-24-12

COUNCIL ACTION FORM

SUBJECT: ENCROACHMENT PERMIT FOR A SIGN AT 2428-2430 LINCOLN WAY

BACKGROUND:

The tenant in the building at 2428-2480 Lincoln Way, Charlie Yoke's, has requested an encroachment permit for a new sign which will encroach over the City sidewalk.

The proposed sign totals 28.26 square feet, and should not impair the operation of the road way.

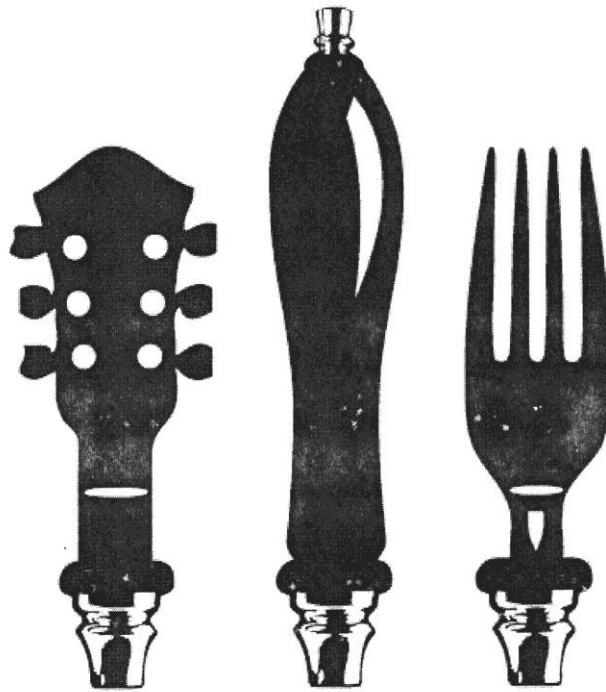
The requirements of Section 22.3 of the Municipal Code have been met with the submittal of a hold-harmless agreement signed by the property owner and the applicant, and a certificate of liability insurance coverage which protects the City in case of an accident. The fee for this permit was calculated at \$28.26, and the full amount has been received by the City Clerk's Office.

ALTERNATIVES:

1. Approve the request.
2. Deny the request.

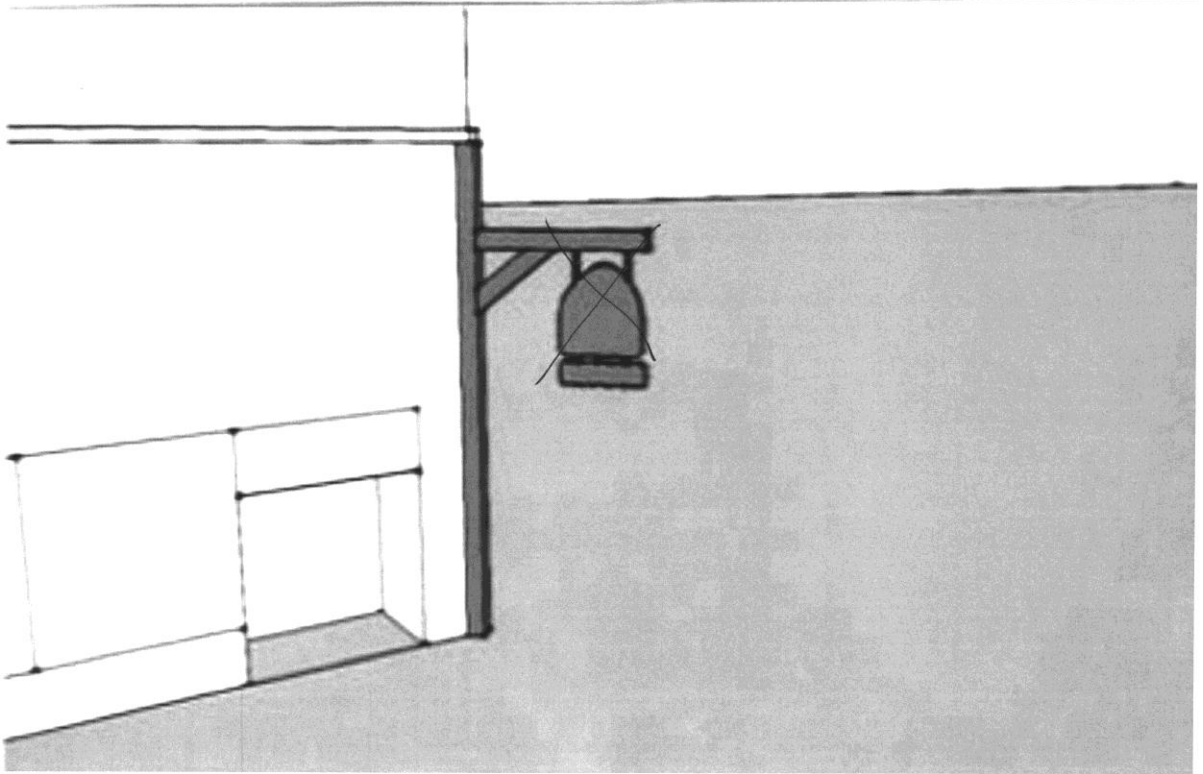
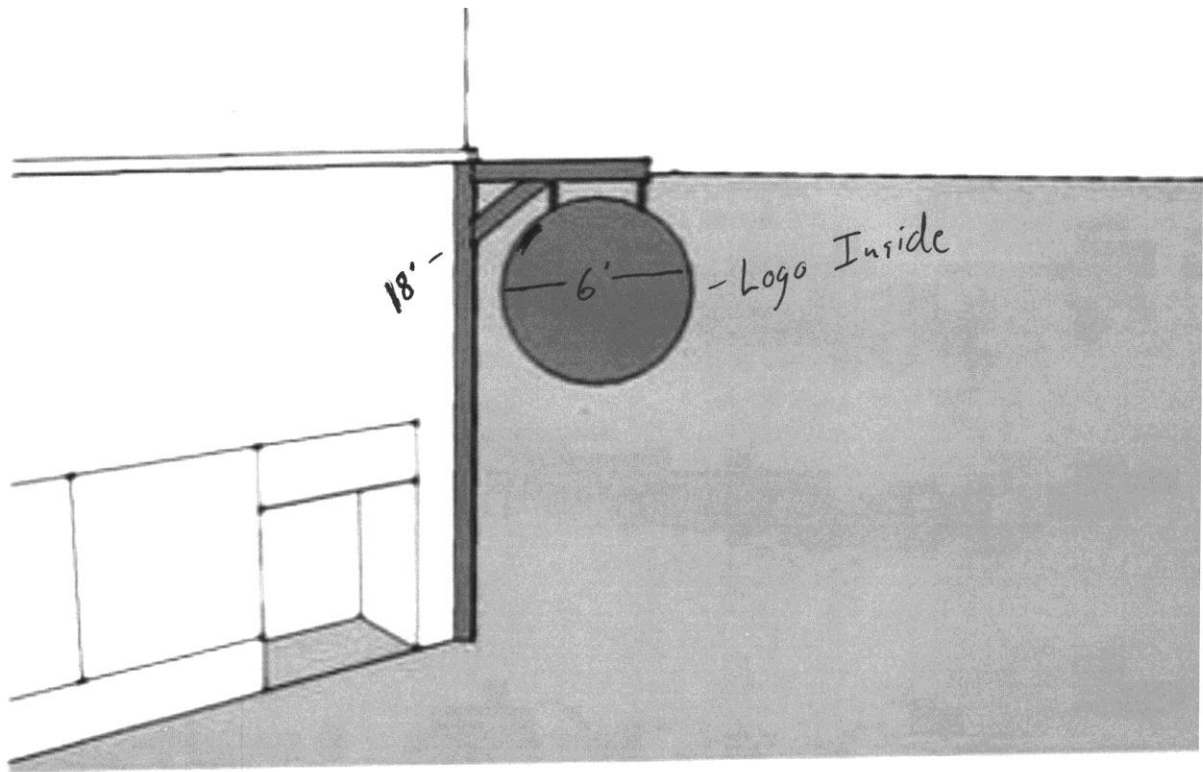
MANAGER'S RECOMMENDED ACTION:

It is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby granting the encroachment permit for this sign.



CHARLIE YOKE'S

MUSIC • DRINK • FOOD



Applicant

| | | | |
|-------------------------|----------------------------|---------|--------------------------------|
| Name of Applicant: | <u>Tumbling Dice, Inc.</u> | | |
| Name of Business (DBA): | <u>Bar</u> | | |
| Address of Premises: | <u>823 Wheeler Street</u> | | |
| City: | <u>Ames</u> | County: | <u>Story</u> Zip: <u>50010</u> |
| Business Phone: | <u>(515) 233-5907</u> | | |
| Mailing Address: | <u>1113 Murray Drive</u> | | |
| City: | <u>Ames</u> | State: | <u>IA</u> Zip: <u>50010</u> |

Contact Person

| | | | |
|--------|-----------------------|----------------|----------------------------|
| Name: | <u>Daniel Sondrol</u> | | |
| Phone: | <u>(515) 233-5907</u> | Email Address: | <u>csondrol1@gmail.com</u> |

Classification: Class C Liquor License (LC) (Commercial)Term: 12 monthsEffective Date: 08/01/2012Expiration Date: 07/31/2013

Privileges:

Class C Liquor License (LC) (Commercial)
Outdoor Service

Status of Business

| | | | |
|----------------------|-----------------------------------|-----------------------|-------------------|
| BusinessType: | <u>Privately Held Corporation</u> | | |
| Corporate ID Number: | <u>221036</u> | Federal Employer ID # | <u>42-1479449</u> |

Ownership**Cheryl Sondrol**First Name: CherylLast Name: SondrolCity: AmesState: IowaZip: 50010Position Vice President% of Ownership 50.00 %

U.S. Citizen

Daniel SondrolFirst Name: DanielLast Name: SondrolCity: AmesState: IowaZip: 50010Position President% of Ownership 50.00 %

U.S. Citizen

Insurance Company Information

Insurance Company: Illinois Casualty Co

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:

Applicant

| | | | |
|-------------------------|-----------------------------|---------|--------------------------------|
| Name of Applicant: | <u>Emelyn Hennager</u> | | |
| Name of Business (DBA): | <u>Artisan Peace Stores</u> | | |
| Address of Premises: | <u>136 Main Street</u> | | |
| City: | <u>Ames</u> | County: | <u>Story</u> Zip: <u>50010</u> |
| Business Phone: | <u>(515) 233-3109</u> | | |
| Mailing Address: | <u>136 Main Street</u> | | |
| City: | <u>Ames</u> | State: | <u>IA</u> Zip: <u>50010</u> |

Contact Person

| | | | |
|--------|-----------------------|----------------|------------------------------|
| Name: | <u>Jim Hennager</u> | | |
| Phone: | <u>(515) 209-9380</u> | Email Address: | <u>jimhennager@yahoo.com</u> |

Classification: Class B Native Wine Permit (WBN)Term: 12 monthsEffective Date: 08/01/2012Expiration Date: 07/31/2013

Privileges:

Class B Native Wine Permit (WBN)**Status of Business**

| | | | |
|----------------------|----------------------------|-----------------------|--|
| BusinessType: | <u>Sole Proprietorship</u> | | |
| Corporate ID Number: | <u>42-11223749</u> | Federal Employer ID # | |

Ownership**Emelyn Hennager**First Name: EmelynLast Name: Hennager

City:

State: IowaZip: 50201Position Owner% of Ownership 100.00 %

U.S. Citizen

James HennagerFirst Name: JamesLast Name: Hennager

City:

State: IowaZip: 50201Position Stockman% of Ownership 0.00 %

U.S. Citizen

Insurance Company Information

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:

Applicant

| | | | |
|--------------------------------|----------------------------------|--------------------------|--|
| Name of Applicant: | <u>Christiani's Events, LLC</u> | | |
| Name of Business (DBA): | <u>Christiani's Event Center</u> | | |
| Address of Premises: | <u>420 Beach Avenue</u> | | |
| City: <u>Ames</u> | County: <u>Story</u> | Zip: <u>50011</u> | |
| Business Phone: | <u>(515) 287-3169</u> | | |
| Mailing Address: | <u>1150 E Diehl</u> | | |
| City: <u>Des Moines</u> | State: <u>IA</u> | Zip: <u>50315</u> | |

Contact Person

| | | | |
|---------------|-----------------------|-----------------------|--|
| Name: | <u>Peter</u> | | |
| Phone: | <u>(515) 287-3169</u> | Email Address: | |

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

Term: 5 days

Effective Date: 07/30/2012

Expiration Date: 08/03/2012

Privileges:

Class C Liquor License (LC) (Commercial)

Status of Business

| | | | |
|-----------------------------|----------------------------------|------------------------------|-------------------|
| BusinessType: | <u>Limited Liability Company</u> | | |
| Corporate ID Number: | <u>305392</u> | Federal Employer ID # | <u>20-2195774</u> |

Ownership

Carol Christiani

First Name: Carol

Last Name: Christiani

City: DesMoines

State: Iowa

Zip: 50321

Position member

% of Ownership 100.00 %

U.S. Citizen

Insurance Company Information

| | | | |
|----------------------------------------|-----------------------------------|-----------------------------------------|--|
| Insurance Company: | <u>Founders Insurance Company</u> | | |
| 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 ()

24b

Applicant

| | | | |
|-------------------------|----------------------------------|-------------------|--|
| Name of Applicant: | <u>Christiani's Events, LLC</u> | | |
| Name of Business (DBA): | <u>Christiani's Event Center</u> | | |
| Address of Premises: | <u>420Beach Avenue</u> | | |
| City: <u>Ames</u> | County: <u>Story</u> | Zip: <u>50011</u> | |
| Business Phone: | <u>(515) 287-3169</u> | | |
| Mailing Address: | <u>1150 E. Diehl</u> | | |
| City: <u>DesMoines</u> | State: <u>IA</u> | Zip: <u>50315</u> | |

Contact Person

| | | | |
|--------|-----------------------|----------------|--|
| Name: | <u>Peter</u> | | |
| Phone: | <u>(515) 287-3169</u> | Email Address: | |

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

Term: 5 days

Effective Date: 08/11/2012

Expiration Date: 08/15/2013

Privileges:

Class C Liquor License (LC) (Commercial)

Status of Business

| | | | |
|----------------------|----------------------------------|-----------------------|-------------------|
| BusinessType: | <u>Limited Liability Company</u> | | |
| Corporate ID Number: | <u>0</u> | Federal Employer ID # | <u>20-2195774</u> |

Ownership

Carol Christiani

First Name: Carol

Last Name: Christiani

City: DesMoines

State: Iowa

Zip: 50321

Position member

% of Ownership 100.00 %

U.S. Citizen

Insurance Company Information

| | | | |
|---------------------------------|-----------------------------------|----------------------------------|--|
| Insurance Company: | <u>Founders Insurance Company</u> | | |
| 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: | |

COUNCIL ACTION FORM

SUBJECT: REQUESTS FOR OKTOBERFEST FUNDRAISER ON MAIN

BACKGROUND:

Main Street Cultural District (MSCD) plans to hold Oktoberfest on Main on Saturday, October 6 from 7 p.m. to midnight. The event will involve a beer garden, live music and other entertainment, and food vendors. MSCD will partner with Olde Main to host the beer garden. Funds raised from the event will go to the proposed Main Street arch project. If successful, MSCD intends this to be an annual fundraising effort.

It is anticipated that an event of this scale may attract up to 1,000 people over the course of the evening. Due to the potential crowd size, the nature of the event, and the fact that this event has never been conducted before, staff recommends requiring MSCD to hire back at least one police officer for the event. For the duration of the event, this would cost \$235. MSCD has indicated that this would be acceptable.

The beer garden will extend from the pub door to Olde Main. The beer garden fencing will allow access to the sidewalk along the north side of Main Street, but will obstruct the sidewalk along the south side. When parts of streets are blocked for events, staff typically requires that a 20-foot unobstructed lane is maintained for emergency access. Staff has also worked with MSCD to ensure that the fenced-in beer garden will be adequately staffed with volunteers and arranged in such a manner that it can be removed quickly to provide access in the event of an emergency.

To facilitate this event, the following requests have been made by MSCD:

- Closure of Main Street between Burnett Ave. and Kellogg Ave. from 4 p.m. October 6 to 1 a.m. October 7.
- Temporary Obstruction Permit
- Blanket Vending Permit
- Waiver of Blanket Vending Permit Fee (\$50)
- Closure of 16 parking spaces from noon to 1 a.m. and closure of an additional 26 parking spaces from 4 p.m. to 1 a.m.
- Waiver of parking meter costs for parking space closures (staff estimates loss of revenue to the Parking Fund to be less than \$30)
- Waiver of costs for use of electricity in the 300 block
- Outdoor Service Privilege for Olde Main Brewing Company

ALTERNATIVES:

1. Authorize the street and parking closures, the permits, and the waiver of fees as requested by Main Street Cultural District conditional upon Main Street Cultural District hiring back at least one police officer for the event.
2. Authorize the street and parking closures and permits as requested by Main Street Cultural District conditional upon Main Street Cultural District hiring back at least one police officer for the event, but require the organization to pay the Blanket Vending Permit fee (\$50) and reimburse the Parking Fund \$30 for lost revenue.
3. Do not authorize the closures or permits.

MANAGER'S RECOMMENDED ACTION:

While this is the first iteration of this Oktoberfest event, Main Street Cultural District has had a proven record of putting on safe and well-attended events for the community. Staff is satisfied that the appropriate safety measures have been considered for an event of this magnitude. The proceeds from this event will support downtown beautification efforts.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby authorizing the street and parking closures, the permits, and the waiver of fees as requested by Main Street Cultural District, conditional upon Main Street Cultural District hiring back at least one police officer for the event.



July 19, 2012

Mayor and City Council
515 Clark Ave
Ames, IA 50010

Dear Honorable Mayor Campbell and City Council,

The Main Street Cultural District is planning to hold a new, annual Oktoberfest Fundraiser on Saturday, October 6 from 7pm to 12am. The purpose for this event is to raise funds for the proposed arch over the East end of Main Street as part of the on-going Downtown Beautification initiative. At this time, MSCD requests the council to consider these specific requests:

1. The MSCD requests the closure of Main Street between Burnett and Kellogg on October 6 from 6pm to 1am on October 7 (event to run from 7pm-12am) to host a traditional Oktoberfest Biergarten in front of and attached to Olde Main Brewing Company at the Pub entrance.
2. The MSCD requests a blanket temporary obstruction permit for the same space (Main Street between Burnett and Kellogg) to enclose part of the sidewalks and street with double fencing to host the biergarten. MSCD requests the permit for October 6 between the hours of 12pm and 12am. From 12pm to 6pm, the only obstruction may be due to signage on the sidewalks and potential food vendors. Set up for fencing will begin at 6pm after the road closure.
3. The MSCD requests a Blanket Vending Permit for various food vendors in the biergarten, and further requests that the fee for the permit be waived. These vendors may use electricity from the poles on Main Street, and the MSCD requests that the fee for the electricity be waived.
4. MSCD requests the use of 16 parking spaces within the confines of the biergarten on Main Street between Burnett and Kellogg to place food vendors. MSCD requests the spaces for food vendors to set up and for setting up a tent and/or stage on the north side of Main near the Sheldon Munn from 12-6pm and further requests that the parking fees be waived.

Olde Main Brewing Company has agreed to apply for an Outdoor Service Privilege, adjacent to the Olde Main premises, to provide alcoholic beverage service at the event. The MSCD is supportive of the application and asks that the City Council also approve the Outdoor Service area for Olde Main Brewing Company for October 6-7, 2012.

Thank you for your consideration of these requests and continued support of the Main Street Cultural District. We look forward to a prosperous inaugural year of Ames' first annual Oktoberfest fundraiser and your assistance in making this event a success. Please save the date to attend on October 6, 2012.

Sincerely,

A handwritten signature in blue ink that reads "Mandy McWherter".

Mandy McWherter
Events Coordinator
Main Street Cultural District

Applicant

| | | | |
|-------------------------|----------------------------------|-------------------|--|
| Name of Applicant: | <u>LJPS, Inc.</u> | | |
| Name of Business (DBA): | <u>Olde Main Brewing Company</u> | | |
| Address of Premises: | <u>316 Main St.</u> | | |
| City: <u>Ames</u> | County: <u>Story</u> | Zip: <u>50010</u> | |
| Business Phone: | <u>(515) 232-0553</u> | | |
| Mailing Address: | <u>316 Main St.</u> | | |
| City: <u>Ames</u> | State: <u>IA</u> | Zip: <u>50010</u> | |

Contact Person

| | | | |
|--------|-----------------------|----------------|--------------------------------------|
| Name: | <u>Jamie Courtney</u> | | |
| Phone: | <u>(515) 291-8346</u> | Email Address: | <u>jcourtney@oldemainbrewing.com</u> |

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

Term: _____

Effective Date: 10/06/2012Expiration Date: 10/07/2012

Privileges:

Class C Liquor License (LC) (Commercial)Outdoor Service**Status of Business**

| | | | |
|----------------------|-----------------------------------|-----------------------|-------------------|
| BusinessType: | <u>Privately Held Corporation</u> | | |
| Corporate ID Number: | <u>286196</u> | Federal Employer ID # | <u>77 0613629</u> |

Ownership

Daniel GriffenFirst Name: DanielLast Name: GriffenCity: PotomacState: MarylandZip: 24854Position Owner% of Ownership 25.00 %

U.S. Citizen

Scott GriffenFirst Name: ScottLast Name: GriffenCity: AmesState: IowaZip: 50010Position Owner% of Ownership 50.00 %

U.S. Citizen

Susan GriffenFirst Name: SusanLast Name: GriffenCity: PotomacState: MarylandZip: 24854Position Owner% of Ownership 25.00 %

U.S. Citizen

Insurance Company InformationInsurance Company: Illinois Casualty Co

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:

COUNCIL ACTION FORM

SUBJECT: **AMES FRINGE PLAN AMENDMENT**
(Oaks Public Golf Course from Parks and Recreation Area
to Rural Residential)

BACKGROUND INFORMATION:

Chuck Winkleblack, representing the applicant, seeks to develop the Oaks Public Golf Course at 630 W. 190th Street as four residential lots while retaining the existing clubhouse/apartment on an additional lot. Mr. Winkleblack is requesting the entire area of the Oaks Public Golf Course be designated as Rural Residential. The subject area is 41.43 acres.

Land Use Policy Plan and Ames Urban Fringe Plan: The Oaks Public Golf Course comprises three separate parcels. The Ames Urban Fringe Plan designates the northern parcel of this site as Parks and Recreation Area and the southern two lots as Natural Area (See Attachment A). The Parks and Recreation Area designation is a subclass of the Rural Service and Agricultural Conservation Area. To accommodate the proposed development (four large residential lots and an additional lot to accommodate the existing golf clubhouse), the site would need to be designated as Rural Residential, also a subclass of the Rural Service and Agricultural Conservation Area.

Portions of the site are covered, also, by the Gateway Protection and the Watershed Protection Area overlay designations. No changes to these overlays are sought.

The site is not in an Allowable Growth Area of the Land Use Policy Plan. In 2008, it was considered for inclusion within the North Growth Area for purposes of the Targeted Growth Study. **However, due to the impracticability of extending sanitary sewer service to this area, it was ultimately excluded from the North Growth Area. Since the applicant is not seeking annexation, a change to the LUPP Allowable Growth Designation is not needed.**

A map of the Ames Urban Fringe Plan designations is found in Appendix A of this report. The policies concerning these designations are found in Appendixes C and D.

Zoning: The Oaks Golf Course is currently zoned A-1 by the County (with a small I-2 Heavy Industrial zone at the south near the service entrance to Ada Hayden Park).

Applicant's Statement: The applicant's Narrative for LUPP Change is included in Appendix B.

Applicable Law: The Land Use Policy Plan describes the process for considering amendments to the Plan as well as specific considerations when reviewing those amendments. Below is an excerpt from the Land Use Policy Plan.

When reviewing major and minor proposed amendments to the Land Use Policy Plan, consideration should be given to whether or not the proposed amendment is consistent with the Goals for a New Vision described in the Land Use Policy Plan. These goals, and the related objectives below each goal, should apply to review of both minor and major amendments...

ANALYSIS:

The applicant wishes to repurpose the land upon which the Oaks Public Golf Course currently sits. Even though it is adjacent to the City limits, it was determined that extending City utilities, especially sanitary sewer, would be prohibitively expensive. In determining the growth areas of the City in the recent Land Use Policy Plan amendment to the Implementation Chapter, the City Council explicitly decided to exclude this area from the identified Allowable Growth Areas.

The Ames Urban Fringe Plan confirms the growth expectations of the LUPP. The designation of this area is Rural Service and Agricultural Conservation Area. This designation anticipates that the City will not annex and grow into this area during the life of the Plan in order to meet Ames' population projections. Among the subcategories of the Rural Service and Agricultural Conservation Area are Parks and Recreation Area (the current designation of much of the subject site) and Rural Residential (the proposed designation of the entire site).

The Rural Residential designation, if approved, would allow for residential development at 1-acre minimum lot sizes (on average). The size of the development could allow for nearly 40 lots. The applicant, however, seeks to develop just four new lots in addition to retaining a lot for the existing clubhouse/apartment. This designation is what the applicant seeks to develop the property.

The Natural Area designation over approximately the southern two parcels (about 300 feet deep on the west and about 600 feet deep on the east) protects the Ada Hayden watershed by serving as a buffer from future residential encroachment. This protection is limited, however, only to preventing it from being subdivided for residential development. **Although the land within the Natural Area is currently developed with the golf course, the Natural Area policy precludes subdivisions for new residential development. If the Natural Area is removed, development could then occur anywhere on the golf course site. The applicant seeks to remove this designation from the property.**

The Watershed Protection Area provides justification if the City or County sought the development of regulations to protect the Ada Hayden Watershed. In this instance, the City adopted a conservation subdivision ordinance that governs all subdivision within the Ada Hayden Watershed for which the City has jurisdiction. A subdivision of this property, however, is not with the jurisdiction of the City of Ames. The County, though, also has a conservation subdivision ordinance. The applicant is not seeking a change to this designation.

The Gateway Protection is described in the Ames Urban Fringe Plan as applying to entrances into Ames along major transportation corridors. This designation has led to the adoption of the Northeast, Southeast, and Southwest Overlay Zoning districts within Ames. No such overlay has been proposed along this US Highway 69 corridor. The applicant is not seeking a change to this designation.

The 28E Implementation Agreement with Story County and Gilbert allows for Story County to retain full subdivision review authority in the Rural Services and Agricultural Conservation Area. The agreement also allows for notification and participation by Ames in any development action proposed in the Fringe. This participation allows the City to provide input on any specific mitigation measures that may be necessary for the County to apply and are supported by the Urban Fringe Plan designations.

There is an area in the northeast corner of the site that is in a designated General Flood Plain. The Plan states that, in general, flood plains should be designated as Natural Area. For instance, the flood plain downstream (on the east side of US 69) is designated as Natural Area. The Story County Planning and Zoning and the Ames Planning and Zoning Commission both recommended that the flood plain on the golf course property be designated as Natural Area.

CONSIDERATION OF GOALS AND POLICIES:

As noted in the Applicable Law, above, the Goals and Policies of the Land Use Policy Plan are to be considered in evaluating any proposed amendment to the LUPP. The Goals and Policies are included in Appendix C of this report. Below are staff comments related to each Goal.

Goal 1: Regarding planning and managing growth for sustainability, predictability and quality of life:

The LUPP has identified this area as not suitable for annexation to accommodate the City's growth. The Ames Urban Fringe Plan allows for development to certain standards in those areas of the fringe that are not identified for annexation. Rural Residential (the proposed designation) is consistent with the intent of the Ames Urban Fringe Plan.

Goal 2: Regarding assuring provision of land and compatibility with natural resources.

This area is not identified as being needed to accommodate the target population and employment growth needs of Ames. A portion of the area abutting Ada Hayden Park is designated as a Natural Area, which by current policy is not to be further subdivided for residential development. This proposed change will allow a residential development of as many as 40 homes, based on Urban Fringe Plan policies (maximum densities of one dwelling unit per acre). However, the developer is proposing five lots.

Goal 3: Regarding Ames as an "environmentally-friendly" environmentally sustainable community.

Certain Urban Fringe Plan designations are founded on the desire to be “environmentally-friendly.” These designations include Natural Area, Watershed Protection Area, and Gateway Protection. The City Council may consider whether the proposed amendment and anticipated development will result in an appropriate “Gateway” to the City’s north entrance.

Goal 4: Regarding a sense of place and a healthy, safe, and attractive community.

It is not apparent whether the proposal will create a greater sense of place or assure a more healthy, safe, and attractive environment.

Goal 5: Regarding a cost-effective growth pattern and the timing of infrastructure and services.

This area lies outside the Allowable Growth Area of the City. There are no City costs to allow this development, nor are City services to be extended to serve the area.

Goal 6: Regarding supply and choice of housing.

The proposed development will add four housing sites to the community.

Goal 7: Regarding mobility and modes of transportation.

The proposed development is served by 190th Street and will likely contain an internal road to access the proposed lots. There are no shared use path linkages adjacent to the site. Neither is the area proposed to be served by CyRide.

Goal 8: Regarding downtown as a community focal point.

The proposal would have no bearing on retaining downtown as a community focal point.

Goal 9: Regarding expansion and diversification of the economy.

It is not apparent whether the proposal will expand and diversify the economy.

Goal 10: Regarding Ames’ cultural heritage.

The City Council may consider whether Ada Hayden Park is a cultural asset as envisioned by this Goal of the LUPP and, if so, what the impacts of this development may have. Impacts can include the viewshed from the lake, looking northward towards the proposed residential development as well as impacts of on-site sanitary systems in the watershed.

Regarding other broader goals of the Urban Fringe Plan and LUPP

The proposed change to a Rural Residential designation is consistent with the Ames Urban Fringe Plan’s determination that this area is not anticipated for

annexation and urban development.

The proposal is also consistent with the Allowable Growth Policies of the Land Use Policy Plan which has determined that the area is not needed to accommodate the future housing and population needs of the City.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission, at their regular meeting of July 5, 2012, recommended that the City Council approve the proposed amendment to the Ames Urban Fringe Plan Land Use Framework Map to change the land use designation of all three subject properties of the Oaks Public Golf Course from Parks and Recreation Area to Rural Residential. The recommendation included retaining no existing Natural Area on the southern two parcels but to protect the environmentally sensitive area in the northeast corner of the site. The recommendation also included a condition that the development of the site would allow no more than five dwellings. The recommendation retained the existing Watershed Protection Area and Gateway Protection overlay designations.

ALTERNATIVES:

Consistency with the Goals and Objectives of the LUPP is the most important factor in making land use policy. When the City Council determined that the proposed change was a “minor amendment,” the Council found that there were nothing in the request that was inconsistent with the broad Goals and Policies of the City. **However, the proposed development raises a number of site-specific issues as noted in the report. These issues include, among others, protection of the Ada Hayden Lake watershed; the impacts of the gateway into the City from US 69; the impact of development on the viewshed from the lake property; how many lots should be considered for this site; and whether the Natural Area should be retained for protection of Ada Hayden Lake.**

Considering to what extent the proposed amendment to the Future Land Use Map is consistent with the Goals and Objectives of the LUPP can lead to four possible decision alternatives:

1. The City Council can approve the proposed amendment to the Ames Urban Fringe Plan Land Use Framework Map to **change the land use designation of the Oaks Public Golf Course from Parks and Recreation Area to Rural Residential and designate the flood plain in the northeast as Natural Area. The alternative also includes a limitation on subdividing this area into no more than five lots. As part of this alternative, this lot limitation would be documented in the resolution approving the change and would also be placed as a notation on the Urban Fringe Plan map.**

This option would retain the existing Watershed Protection Area, and Gateway Protection designations. This option would **not** retain the Natural Area on the southern two parcels. This option would be consistent with the Ames Planning and Zoning Commission. The Story County Planning and Zoning Commission

approved a similar recommendation; however it did not include the condition to allow no more than five lots. The Gilbert City Council has decided to accept the decisions of Ames and Story County on this Plan change.

City staff has discussed this alternative with Mr. Winkleblack, representing the applicant. He has indicated that he supports this alternative.

2. The City Council can approve the proposed amendment to the Ames Urban Fringe Plan Land Use Framework Map to **change the land use designation of the entire Oaks Public Golf Course from Parks and Recreation Area to Rural Residential.**

This option would retain **no** existing Natural Area. The floodplain in the northeast would not be designated as Natural Area nor would there be a limitation on the number of potential lots to be developed. The Watershed Protection Area and Gateway Protection designations would be retained.

This alternative is consistent with the original request of Mr. Winkleblack.

3. The City Council can consider other alternatives that could include different land use designations or other limitations that may need to be followed. This option would allow the City Council to address any specific issues that the Council feels would require the County to address during subdivision approval, rezoning, or site plan review.

Possible mitigating factors for the City Council to consider could be to retain the Natural Area on the southern two lots, require the creation or maintenance of landscaping to buffer or screen the housing from the lake, or limitations on the placement of homes on the development to minimize impacts on the viewshed or watershed.

4. The City Council can deny the proposed amendment to the Ames Urban Fringe Plan Future Land Use Framework Map to change the land use designation of the Oaks from Parks and Recreation Area to Rural Residential.

This option would retain the status quo. Few land use options would be available under the Urban Fringe Plan designation of Parks and Recreation Area, although the existing county designation of A-1 allows a very limited uses (agriculture, schools, housing with a minimum of 35 acres, cemeteries, kennels, stables).

5. The City Council can refer this request back to staff or the applicant for more information or to develop other alternatives. This alternative could also accommodate, if the City Council desires, the creation and implementation of City or County standards for watershed management or gateway protection.

MANAGER'S RECOMMENDATION:

The proposed repurposing of the Oaks Public Golf Course is consistent with other trends in Iowa and the Midwest—golf courses are being reduced in number and alternate uses created. In this instance, the immediate reaction that staff has heard is that a residential housing development certainly would have less of an environmental impact than a golf course with its associated chemical usage. While the applicant states that he has reduced phosphorus on the course in order to protect the watershed, other chemical usage occurs. Staff has also heard comments about what the visual impact of this development on the lake would be.

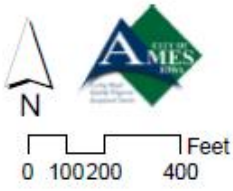
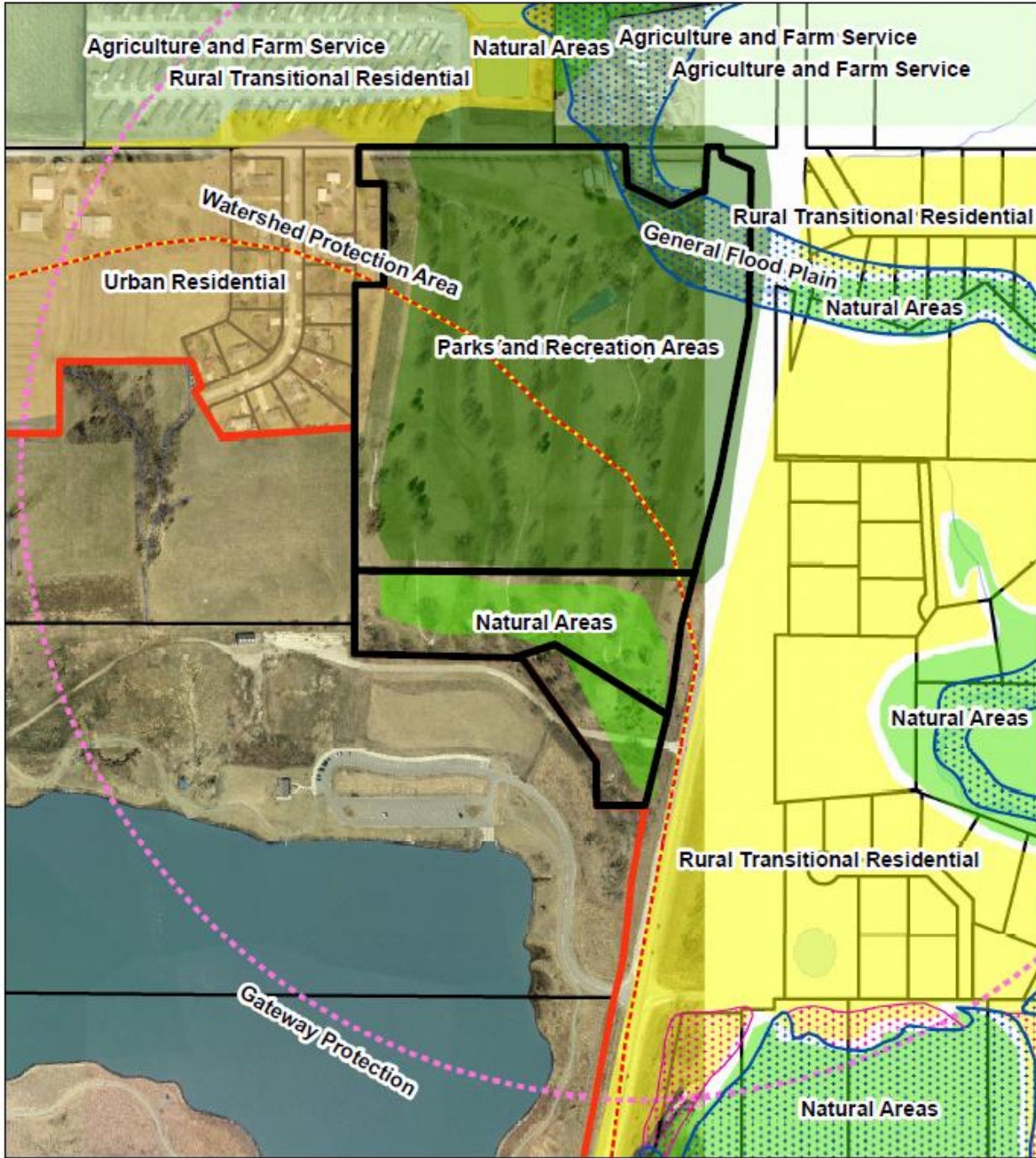
If the golf course is not economically viable and another use is sought, there are limited options within the existing Parks and Recreation Area designation and the current County A-1 zoning. The current zoning would allow agricultural uses which would have its own challenges on the quality of the lake.

The Planning and Zoning Commission conducted a public hearing and discussed this proposal thoroughly. The recommendation they developed strikes a balance that allows for the repurposing of the Oaks Public Golf Course while retaining protections for the flood plain in the northeast corner of the site.

The limitation of no more than five lots for residential development is consistent with the developer's request but also limits impacts on the watershed and viewshed on Ada Hayden Lake. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, which is to change the land use designation of the Oaks Public Golf Course from Parks and Recreation Area to Rural Residential and designate the flood plain in the northeast as Natural Area. The alternative also includes a limitation on subdividing this area into no more than five lots and documentation in the form of a resolution approving the change and would also be placed as a notation on the Urban Fringe Plan map.

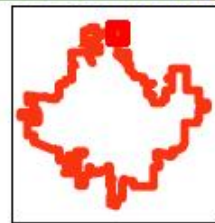
The 28E Implementation Agreement with Story County and Gilbert requires that all three bodies have to approve a proposed amendment in order for an amendment to be effective. As noted above, Alternative 1 is similar to that of the Story County Planning and Zoning Commission and that Gilbert will accept the final decisions of Ames. City staff will provide the decision of the City Council to Story County staff for presentation to the Board of Supervisors at their meeting on July 31, 2012.

Attachment A: Location Map



Legend

- Oaks_Parcels
- Ames City Boundary



Attachment B: Letter from Applicant

Narrative for LUPP change for the Oaks Golf Course

April 25, 2012

This LUPP change will allow the area to be stabilized for the foreseeable future insuring protection for ADA Hayden Park. The site can not be developed under the current land use designation because it is currently rural service and agricultural conservation area as well as park and recreational and natural areas. Single family homes can not be built in that LUPP designation.

The owner is not requesting that this land be annexed into the city. There are not however lots within the city that would allow the proposed type of development.

There should not be any adverse affects on the city and more likely there will be long term benefits to the city. To my knowledge there are no other lots or land that will be negatively impacted by this request.

The new designation will allow for a very few large lots. Over half of the area is not in the Ada Hayden watershed. However by establishing a buffer zone and minimizing the grading and development on the property it will be secure the future of the land adjacent to the park.

Current this property is used for a commercial use (golf course). By allowing only 4 building structures it will create far less traffic then is currently coming off of the site and the traffic will be farther away from the intersection with HWY 69.

The property will be using septic systems so there will be no impact on the City of Ames sanitary sewer system.

The property is currently served by the rural water system and that is the plan after the development takes place so this development will have no impact on the city water system.

Storm sewer will be handled and detained on site and will not add to the city's storm sewer infrastructure. The my sense is that there will be less groomed grass after development then there currently is on site so it will likely have less run off then currently exists. The owners are aware that this is a key issue and will take great care in ensuring that these issues are correctly dealt with.

Currently there is one apartment on site and it is planned that four residences will be built on the 42 acre parcel. There will not be ongoing employment on the property.

Attachment C: Goals For a New Vision (Excerpt from Land Use Policy Plan, Chapter 1)

Goal No. 1. Recognizing that additional population and economic growth is likely, it is the goal of Ames to plan for and manage growth within the context of the community's capacity and preferences. It is the further goal of the community to manage its growth so that it is more sustainable, predictable and assures quality of life.

Goal No. 2. In preparing for the target population and employment growth, it is the goal of Ames to assure the adequate provision and availability of developable land. It is the further goal of the community to guide the character, location, and compatibility of growth with the area's natural resources and rural areas.

Goal No. 3. It is the goal of Ames to assure that it is an "environmentally-friendly" community and that all goals and objectives are integrated with this common goal. In continuing to serve as a concentrated area for human habitat and economic activity, Ames seeks to be compatible with its ecological systems in creating an environmentally sustainable community.

Goal No. 4. It is the goal of Ames to create a greater sense of place and connectivity, physically and psychologically, in building a neighborhood and overall community identity and spirit. It is the further goal of the community to assure a more healthy, safe, and attractive environment.

Goal No. 5. It is the goal of Ames to establish a cost-effective and efficient growth pattern for development in new areas and in a limited number of existing areas for intensification. It is a further goal of the community to link the timing of development with the installation of public infrastructure including utilities, multi-modal transportation system, parks and open space.

Goal No. 6. It is the goal of Ames to increase the supply of housing and to provide a wider range of housing choices.

Goal No. 7. It is the goal of Ames to provide greater mobility through more efficient use of personal automobiles and enhanced availability of an integrated system including alternative modes of transportation.

Goal No. 8. It is the goal of Ames to enhance the role of Downtown as a community focal point.

Goal No. 9. It is the goal of Ames to promote expansion and diversification of the economy in creating a base that is more self-sufficient and that is more sustainable with regard to the environment.

Goal No. 10. It is the goal of Ames to maintain and enhance its cultural heritage.

Attachment D: Land Use Policies (Excerpts from Ames Urban Fringe Plan)

RURAL RESIDENTIAL (RR)

Residential land uses within Rural Residential designated areas are developed at a rural density and in areas where urban infrastructure may not be in place for a time period beyond the Ames Urban Fringe Plan. The Rural Residential designation recognizes a residential market segment seeking large lots in a rural setting, benefiting from agricultural activities on a small scale

RR Policy 1: This land use designation includes all single-family residential land uses/developments that involve maximum average net densities of one unit per acre.

RR Policy 2: Full urban infrastructure standards are not required. (Relates to RSACA Goal 2.6)

RR Policy 3: Decentralized wastewater treatment facilities and wells shall meet IDNR, county, and city standards. (Relates to RSACA Goal 2.6)

RR Policy 4: Encourage clustering of residential sites within these land areas to limit the short-term and long-term costs associated with infrastructure improvements and the distribution of public services. (Relates to RSACA Goal 2.6)

RR Policy 5: Make provisions to protect environmental resources, environmentally sensitive areas and adjacent Natural Areas. (Relates to RSACA Goal 2.3, 2.4)

RR Policy 6: Mitigate and manage stormwater run-off, soil erosion, and wastewater discharge from Rural Residential land uses according to IDNR and county standards. . (Relates to RSACA Goal 2.3)

RR Policy 7: Protect the rural character of the Rural Service and Agricultural Conservation Area through residential density requirements, buffering requirements between conflicting land uses and other appropriate transitions from urban to rural areas. (Relates to RSACA Goal 2.1)

RR Policy 8: Limit rural residential development on prime agricultural land. Assure that the development on prime agricultural land is farm-related and has adequate access to road systems and potable water. Development should not interfere with agricultural-related activities. . (Relates to RSACA Goal 2.1, 2.2, 2.5, 2.6).

RR Policy 9: Minimize the impact of non-agriculture development in rural areas on existing agricultural operations. . (Relates to RSACA Goal 2.1, 2.5)

PARKS AND RECREATIONAL AREAS (PRA)

This designation involves private areas for recreation that do not fall within areas designated as Natural Areas, such as golf course facilities.

PRA Policy 1: Include in this designation recreation, conservation and closely related uses.

PRA Policy 2: Uses in this designation are highly intensive and limited in duration.

PRA Policy 3: Locate these areas to utilize as much as possible existing adequate access, road capacity and other public facilities. (Relates to RSACA Goal 2.2, 2.5, 2.6)

PRA Policy 4. Full urban infrastructure standards are not required. Decentralized wastewater

treatment facilities and wells shall meet IDNR, county, and city standards. (Relates to RSACA Goal 2.6)

PRA Policy 5: Make provisions to protect environmental resources, environmentally sensitive areas and adjacent Natural Areas. (Relates to RSACA Goal 2.3)

PRA Policy 6: Development of parks and recreational areas should not interfere with agricultural-related activities. Minimize the impact of non-agriculture development in rural areas on existing agricultural operations. (Relates to RSACA Goal 2.1, 2.5)

NATURAL AREAS (NA)

Natural Areas are vital to the region. They provide habitat for wildlife, minimize storm water run-off, stabilize soils, modify climactic effects, provide for visual attractiveness, and serve some recreational purposes. This designation seeks to conserve such natural resources. This designation is intended to prevent development encroachment and encourage greater mitigation standards. A buffer or other mitigation device may be necessary to fully protect Natural Areas.

NA Policy 1: Natural Areas are composed of the following features and locales that intermingle with each other.

Environmentally Sensitive Areas – flood-prone areas, wetlands, water bodies, areas of steep slopes and sensitive soil conditions, and other designated areas that should be protected from detrimental impacts from other land uses.

Significant Natural Habitat -- areas surveyed and evaluated based on vegetation type and condition in the “Norris Study.” These Significant Natural Habitat Areas may also occur outside of the designated Natural Areas. In such locations, the underlying land use designation applies.

Parks and Open Spaces – facilities, land, and/or structured programs for a variety of public recreational opportunities. The term "Open Space" refers to primarily undeveloped areas; such areas are typically maintained and managed as natural areas for passive recreational uses.

Future Parks -- general areas where future parks are anticipated.

Greenways -- stream ways, parks, improved and unimproved trail systems, and open spaces that provide linkages that in effect create a continuous "greenway" or recreational system. Greenways provide recreational and open space linkages in both rural and urban areas.

Particular features and locales in the Natural Areas often are appropriately described by more than one of the above labels. This is a reflection of the multiple benefits of, and the diversity of landscapes represented in the areas designated Natural Areas. Regardless of type, Natural Areas are protected from negative land use impacts.

NA Policy 2: Prevent subdivisions for new non-farm residential development. However, Natural Areas may include farm and non-farm residences existing at the time of this Plan or remaining scattered building sites where farmstead homes once existed or homes on very large parcels of ground typical of the agricultural setting.

NA Policy 3: Mitigate negative impacts to Natural Areas, including, but not limited to: agricultural chemical application, animal confinement and feeding, agricultural irrigation, miscellaneous agricultural activities like manure and fuel storage, outdated and non-functioning

on-site wastewater systems, underground storage tanks, and nutrient-loaded urban stormwater run-off.

GATEWAY PROTECTION (GP)

The Gateway Protection land use designation provides the opportunity to enhance the perception of significant entrances into the urban areas and to link major areas or activity centers.

GP Policy 12: Gateway Protection designation applies to entrances into the City of Ames from major transportation corridors (Highway 30 and Interstate 35).

GP Policy 3: Require distinctive design characteristics and other standards more specific than in other land use designations, including, but not limited to, more restrictive signage regulation, higher landscape standards, building placement standards, limited ingress and egress, limited parking in front of uses, and compatibility standards that promote the continuation and preservation of distinctive design elements associated with the entrance area. (Relates to RUTA Goal 3.2)

WATERSHED PROTECTION AREA (WPA)

The existing natural/man-made resources of the Skunk River, underground alluvial aquifers, and quarried lakes provide vital water resources to the area and surrounding region. Stormwater run-off from increased urban and agricultural development can have negative impacts that jeopardize water quality. The Watershed Protection Area designation includes watersheds for existing wetlands and other vegetation that protect and/or improve water quality. Within a Watershed Protection Area, buffers and other mitigation measures filter out and prevent pollutants from entering the region's water resources.

WPA Policy 1: This designation applies to watershed areas of Ada Hayden Lake and other important water resources particularly sensitive to negative impacts of stormwater run-off.

WPA Policy 2: Construct mitigation facilities at nodal locations where they can protect effectively the water resources within the watershed. Develop mitigation facilities or Best Management Practices according to city standards.

WPA Policy 3: Accommodate or provide Best Management Practices within all development within Watershed Protection Areas.

WPA Policy 4: Name Watershed Protection Areas named according to the waterway, water body, or aquifer they are designated to protect.

COUNCIL ACTION FORM

SUBJECT: URBAN DEER MANAGEMENT PROGRAM – BOW HUNTING

BACKGROUND:

Like many other urban areas, Ames has experienced damage due to high concentrations of whitetail deer within the City. In an attempt to reduce the City's deer population, a Special Urban Deer Task Force (SUDTF) was convened in 2006. Since that time, Task Force recommendations to the City Council have included an annual survey of the deer population, a ban on deer feeding, public education efforts, and limited urban bow hunting of deer. Urban deer hunting has been conducted in a limited number of locations under special rules administered by the Police Department. All participants must purchase a special tag and register. City regulations also require participants to pass a safety course and a proficiency test, to hunt only from tree stands situated at least 85 feet from trails, and to limit shots to 75 feet or less.

During 2011, there were 23 hunters registered with the program and eight deer were harvested. An aerial count in January identified 274 deer in the survey area as compared with 417 deer in the same areas last year. This was a 35% decline from the previous survey and may have been affected by the mild winter weather. Deer densities exceeded 30 deer/square mile in five of the nine areas surveyed. Densities exceeding 30 deer/square mile are generally thought to be the most likely to have human-deer conflict at a level where intervention is warranted.

During this past year, hunting was allowed on private property if there were three or more acres available and hunting was supported by the adjacent property owners. Because of the broad array of opinions in the community, staff proposed to the Special Urban Deer Task Force that two classes of private property hunts be created. In the first category, hunts on wooded or agricultural tracts would be reviewed by the Police Department and, if the property met the program criteria, it could be approved for hunting after meeting the criteria. In the second category, locations that are primarily residential would be reviewed by the Police Department and then publicized in a manner that would seek additional input from other residents in the neighborhood. While there were a couple of private wooded/agricultural tracts approved for hunting, there were no residential properties approved for hunting in the last year.

The Urban Deer Task Force met to consider this year's deer count, as well as other data collected about whitetail deer within the City. Discussion from Task Force members and visitors illustrated the broad range of public attitudes toward deer and deer hunting. One perspective supported bowhunting of deer as a safe intervention that allows property owners in specific neighborhoods or locations to address a problem with deer concentration. Others felt that deer hunting is unnecessary and fails to control the

population of deer causing problems within the City. Five items were circulated to the 2012 Special Urban Deer Task Force members for votes. These recommendations and votes of the task force members are as follows:

1. Continue City bowhunting locations.
Favor (5) Oppose (1)
2. Continue City hunt rules. Favor (5) Oppose (1)
3. Continue current private property process distinguishing wooded/agricultural locations from residential locations. Favor (5) Oppose (1)
4. Continue DNR buck incentive. Favor (5) Oppose (1)
5. Continue annual helicopter survey.
Favor (6) Oppose (0)

A majority of the Task Force members support the continuation of hunting in designated City parks (South River Valley and Gateway Parks and Homewood Golf Course) and non-park/public locations (landfill in east Ames off Edison Street and the City property south of the Hunziker Youth Sports Complex). Dates for these locations were recommended by the Parks and Recreation staff. It should be noted that the voting regarding these actions included thoughtful commentary, both pro and con, regarding the benefit of urban bowhunting. Even after lengthy discussions on this topic, the task force was not unanimous in its view.

The Iowa Department of Natural Resources (DNR) establishes legal hunting hours (one-half hour before sunrise that continue to one-half hour after sunset) and the dates (September 15 to January 31) for the City of Ames. However, the City can modify these hours and dates as long as they fall within the overall DNR timeline noted above.

Subject to City Council action and taking the DNR established hours and dates into consideration, staff recommends the following locations, dates, and times for deer hunting this coming year:

NON-PARK / PUBLIC AREA

Wooded City property south of the Hunziker Youth Sports Complex:

Weekdays: One-half hour before sunrise and ending at 11:00 AM, from September 15 to November 5

Weekends: No hunting until November 5

Daily beginning November 5, DNR legal hunting hours (following conclusion of the youth sport seasons)

City property north of the landfill in east Ames off Edison Street:

DNR legal hunting hours beginning September 10

PARKLAND AREAS

South River Valley Park:

Weekdays: One-half hour before sunrise ending by 4 PM, from September 15 to October 29 (hours not used by sport leagues)

Weekends: One-half hour before sunrise ending by 8 AM, from September 15 to October 29 (hours not used by sport leagues)

Daily beginning October 29, DNR legal hunting hours (following conclusion of the sport leagues)

Gateway Park: Restricted to the west timber

Daily beginning September 15, DNR legal hunting hours

Homewood Golf Course:

Daily beginning November 5 (following course closure for the season)

Inis Grove Park

Daily Beginning after the close of Homewood Golf Course, in limited locations designated by Parks and Recreation staff

All dates are subject to adjustment by the Ames Police Department for safety related issues. Hunting may be temporarily suspended by the Ames Police Department in any location for safety-related reasons.

In addition, the Urban Deer Task Force recommends continuation of the process allowing private property or other non-City, public property to be enrolled as urban deer hunting locations. The process of establishing eligibility requires the owner or lawful agent in control of the property to submit a written request for participation to the Police Department. Requests must include owner/agent permission for at least three contiguous acres, a map of the property, and a listing of any additional rules or restrictions being proposed. This may include limitations on who may hunt on the property. The City Hunt Manager (Police Department) will evaluate the property and treat it as one of two types:

1. **Wooded/agriculture property** will be reviewed to ensure the suitability of the proposed location, proximity to adjacent properties, and any special hazards or concerns.
2. **Residential locations** will receive a similar initial review by the City Hunt Manager, followed by notification of adjacent property owners. This will be done by the property owner or hunter(s) using City forms. For residential locations to be approved, neighbors within 200 yards of the stand must approve of the hunting. This will involve the signature of one owner or resident of the affected

property. Neighbors within 400 yards of the stand must be notified of the proposed hunt.

One or more signs will be posted at these locations and all other rules will apply.

ALTERNATIVES:

1. Approve bow hunting within the park system, City property, and other eligible property as detailed in the Urban Deer Management ordinance and rules and as listed above.
2. Approve bow hunting only in the City locations specified in this proposal from the Urban Deer Task Force, and do not allow additional properties to be considered.
3. Do not approve bow hunting as proposed in the Urban Deer Management ordinance and rules listed above.

MANAGER'S RECOMMENDED ACTION:

The Iowa DNR, Special Urban Deer Task Force, and Parks and Recreation Commission, as well as staff members within Parks and Recreation, Police and Animal Control, all support the continuation of the Urban Deer Management ordinance and rules outlined above.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, thereby approving bow hunting in designated locations including the park system and City property as detailed in the Urban Deer Management ordinance and rules.

Continuing a process for designating additional hunting locations on private property will provide a tool for private landowners and other public entities to participate in efforts to control the deer population. Additional notice requirements will ensure that neighboring property owners are formally notified of a property being considered for hunting.



Memo

City Manager's Office

28

TO: Mayor and Ames City Council Members

FROM: Steven L. Schainker, City Manager

DATE: July 20, 2012

SUBJECT: Update Regarding 2012-13 Bond Issue

On March 6 (budget wrap-up night), the City Council held the public hearing and authorized issuance of bonds for the projects listed in Table I. Bonds for the Library renovation project were not included because this bonding authority was approved by public referendum. The Council also approved the pre-levy resolution for repayment of the debt from the FY 12/13 property tax levy.

TABLE I

| 2012/2013 CIP G. O. Bond Issue | |
|--------------------------------------------------------------------|----------------------|
| Woodview Drive Water & Sewer Project (Assessment Project) | \$ 357,000 |
| Extension of Utilities East (Abated by Water and Sewer) | 4,300,000 |
| Extension of Utilities North (Abated by Water and Sewer) | 1,401,000 |
| 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 Bridge | 400,000 |
| <i>Subtotal Debt Issue</i> | \$ 12,865,500 |
| Library Expansion/Renovation (Referendum) | 4,500,000 |
| Total Debt Issue | \$ 17,365,500 |

The Finance staff is currently preparing the bond offering statement that includes the total cost of the bond issue. On August 14, 2012 we plan to have the City Council approve the Official Statement and to set the date of sale of the bonds for August 28th.

The staff is now recommending the total debt issue as reflected in Table II be reduced to \$13,065,500, including the Library. The bond issue will be sized slightly higher to cover issuance costs and allowance for bids over par value.

TABLE II

| | |
|--------------------------------------------------------------------|----------------------|
| Woodview Drive Water & Sewer Project (Assessment Project) | \$ 357,000 |
| Extension of Utilities North (Abated by Water and Sewer) | 1,401,000 |
| 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 Bridge | 400,000 |
| <i>Subtotal Debt Issue</i> | \$ 8,565,500 |
| Library Expansion/Renovation (Referendum) | 4,500,000 |
| Total Debt Issue | \$ 13,065,500 |

There are three important policy decisions related to this new total.

- **Extension of Utilities East**

The staff has been working on a financial analysis of the proposed \$4,300,000 investment in water and sewer extensions to 590th Street along Lincoln Way. While this report is ready for Council distribution, the Ames Economic Development Commission has requested more time to develop a report that explains the need for more developed industrial land. In addition, the issue regarding who will provide water service to the area remains unresolved as discussions continue with the Central Iowa Rural Water Association.

For these reasons, the next scheduled time for the Council to discuss whether or not to proceed with the design and construction of these utilities is at the August 28, 2012 meeting. Therefore, the \$4,300,000 has been removed from this bond issue and can be issued separately at a later date. We cannot further delay the bond issue for the remaining projects.

- **Extension of Utilities North**

Assuming the construction of water and sewer lines along Grant Road up to the Quarry Estates subdivision is less controversial, the \$1,401,000 to accomplish these utility extensions is included in the proposed bond issue.

However, this action assumes the Council supports the go-ahead with this project even though developer agreements (with Hunziker and Friedrich/Johansen) regarding the cost sharing for the paving of Grant Road have not been finalized.

- **Flood Mitigation Funding**

Based on previous Council feedback, the proposed bond issue includes the \$820,000 that was originally earmarked as local match for a number of neighborhood storm water projects. As you will remember, FEMA has rejected our funding request for nine of the eleven flood mitigation projects. However, at the time we notified the Council of this bad news, the City Council indicated a preference to generate the \$820,000 in bond proceeds to pay 100% for a limited number of prioritized projects.

If the City Council agrees with the reduced total reflected in Table II, the staff would appreciate a motion in support of this new debt issue amount.

Cool Cities 2012 Progress Report



Carbon Footprint 2011 Background

- Cool Cities Committee formed in 2007
 - Focus on City Operations Only
 - Carbon Footprint Baseline (2001-06)
- Goal to reduce carbon footprint (excluding utilities) 15% by 2014

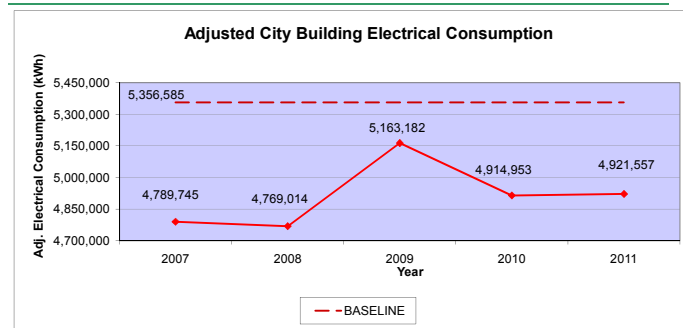


Energy Sectors

- Building Sector
- Fleet Sector
- Street Light Sector



Building Sector Electrical Consumption

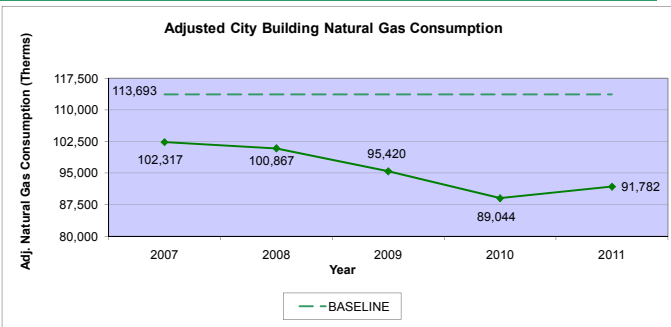


Building Sector Electrical Consumption

| Electricity Used - kWh, Adjusted for Degree Days and Bldg. Size | | | | |
|-----------------------------------------------------------------|------------------|------------------|------------------|------------------|
| Building or Department | BASELINE | 2009 | 2010 | 2011 |
| Airport | 24,675 | 15,794 | 12,055 | 14,177 |
| Animal Shelter | 33,917 | 25,973 | 26,424 | 24,654 |
| Cemetery | 11,116 | 11,776 | 12,706 | 11,410 |
| City Hall | 2,110,237 | 2,049,903 | 1,914,982 | 1,834,057 |
| Cy-Ride | 367,352 | 430,803 | 459,434 | 458,197 |
| Electric Administration | 66,226 | 72,038 | 69,529 | 66,615 |
| Electric Distribution | 342,743 | 330,585 | 330,245 | 386,941 |
| Fire Station 1 | 182,448 | 116,919 | 109,302 | 105,197 |
| Fire Station 2 | 57,932 | 51,788 | 52,388 | 46,075 |
| Fire Station 3 | 86,149 | 84,080 | 83,152 | 79,431 |
| Golf Course | 21,516 | 21,010 | 20,888 | 22,580 |
| Ice Arena | 1,116,920 | 1,062,293 | 949,514 | 1,033,111 |
| Information Services | 29,670 | 23,946 | 19,143 | 18,977 |
| Library | 653,878 | 612,066 | 623,833 | 609,936 |
| Maintenance Facility | 177,556 | 190,787 | 175,299 | 153,000 |
| Parks Maintenance | 14,972 | 20,019 | 17,785 | 21,591 |
| Parks Office | 59,279 | 43,402 | 38,274 | 35,607 |
| TOTAL BLDG. SECTOR | 5,356,585 | 5,163,182 | 4,914,953 | 4,921,557 |



Building Sector Natural Gas Consumption

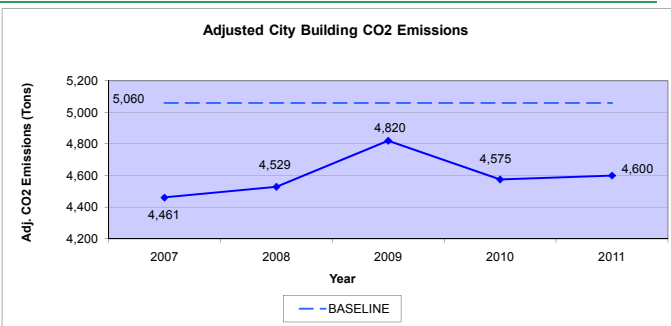


Building Sector Natural Gas Consumption

| Natural Gas Used - Therms, Adjusted for Degree Days and Bldg. Size | | | | |
|--------------------------------------------------------------------|----------------|---------------|---------------|---------------|
| Building or Department | BASELINE | 2009 | 2010 | 2011 |
| Airport | | | | |
| Animal Shelter | 3,737 | 2,812 | 2,715 | 2,502 |
| Cemetery | 1,810 | 1,615 | 1,417 | 1,639 |
| City Hall | 2,708 | 1,843 | 1,694 | 1,704 |
| Cy-Ride | 28,617 | 19,548 | 17,268 | 19,459 |
| Electric Administration | | | | |
| Electric Distribution | | | | |
| Fire Station 1 | 7,783 | 6,239 | 5,746 | 5,346 |
| Fire Station 2 | 2,688 | 2,552 | 2,318 | 2,188 |
| Fire Station 3 | 6,496 | 6,367 | 6,518 | 5,437 |
| Golf Course | 1,375 | 1,741 | 1,352 | 1,465 |
| Ice Arena | 25,749 | 25,912 | 23,021 | 24,232 |
| Information Services | 674 | 198 | 674 | 579 |
| Library | 8,594 | 7,826 | 7,942 | 8,674 |
| Maintenance Facility | 19,017 | 14,064 | 13,748 | 13,789 |
| Parks Maintenance | 1,577 | 1,762 | 1,726 | 1,729 |
| Parks Office | 2,868 | 2,940 | 2,905 | 3,039 |
| TOTAL BLDG. SECTOR | 113,693 | 95,420 | 89,044 | 91,782 |



Building Sector CO2 Emissions



Building Sector CO2 Emissions

CO2 Emissions - Tons, Adjusted for Degree Days and Bldg. Size

| Building or Department | BASELINE | 2009 | 2010 | 2011 |
|---------------------------|--------------|--------------|--------------|--------------|
| Airport | 20 | 13 | 10 | 12 |
| Animal Shelter | 51 | 39 | 38 | 36 |
| Cemetery | 20 | 20 | 19 | 19 |
| City Hall | 1,745 | 1,691 | 1,579 | 1,513 |
| Cy-Ride | 466 | 474 | 483 | 496 |
| Electric Administration | 54 | 59 | 57 | 55 |
| Electric Distribution | 281 | 271 | 271 | 317 |
| Fire Station 1 | 198 | 134 | 125 | 119 |
| Fire Station 2 | 64 | 58 | 57 | 51 |
| Fire Station 3 | 111 | 108 | 108 | 99 |
| Golf Course | 26 | 28 | 25 | 28 |
| Ice Arena | 1,072 | 1,030 | 920 | 996 |
| Information Services | 24 | 21 | 20 | 19 |
| Library | 589 | 550 | 560 | 553 |
| Maintenance Facility | 251 | 243 | 229 | 211 |
| Parks Maintenance | 22 | 27 | 25 | 28 |
| Parks Office | 66 | 54 | 49 | 48 |
| TOTAL BLDG. SECTOR | 5,060 | 4,820 | 4,575 | 4,600 |

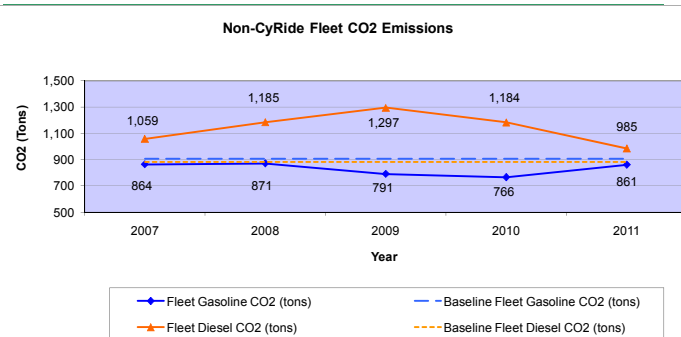


Building Sector Carbon Footprint Reduction Summary

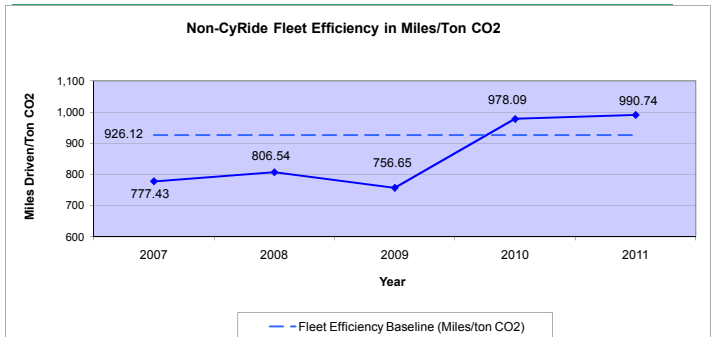
| Building Sector Change Summary | 2007 | 2008 | 2009 | 2010 | 2011 | Total |
|-----------------------------------------|----------|----------|----------|----------|----------|------------|
| Electric Consumption Change (kWh) | -566,840 | -587,571 | -193,403 | -441,632 | -435,028 | -2,224,474 |
| % Electric Consumption Change | -10.6% | -11.0% | -3.6% | -8.2% | -8.1% | |
| Natural Gas Consumption Change (Therms) | -11,376 | -12,826 | -18,273 | -24,649 | -21,911 | -89,035 |
| % Natural Gas Consumption Change | -10.0% | -11.3% | -16.1% | -21.7% | -19.3% | |
| CO2 Change (Tons) | -599 | -531 | -240 | -485 | -460 | -2,315 |
| % CO2 Change | -10.0% | -10.3% | -4.5% | -9.6% | -9.1% | |



Non-CyRide Fleet Sector Carbon Emissions



Non-CyRide Fleet Sector Carbon Efficiency



Non-CyRide Fleet Sector Fuel Consumption

CO2 Decrease

- Drop in diesel use
 - Mild winter
- However, also a drop in ethanol use

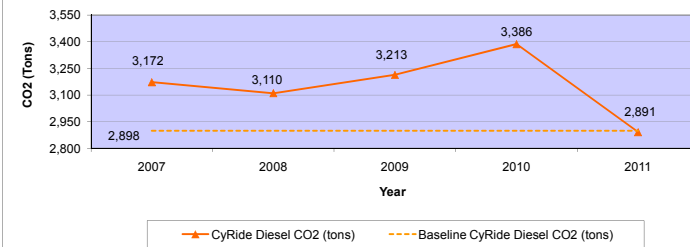
Increase in Efficiency

- 2011: 10% increase in miles, only 3% increase in CO2
- Overall, Fleet is 7% more efficient than baseline years



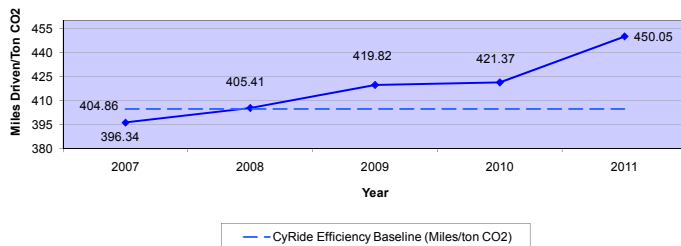
CyRide Fleet Sector Carbon Emissions

CyRide Diesel CO2 Emissions



CyRide Fleet Sector Carbon Efficiency

CyRide Efficiency in Miles/Ton CO2



CyRide Fleet Sector Fuel Consumption

Big Drop in CO2

- Combined MPG rose to 4.73
- Gas usage still increasing with minibuses

Increase in Efficiency

- 2011: 19% increase in miles, only 7% increase in CO2
- Overall, CyRide is 11% more efficient than baseline years

Increase in Ridership

- 1.4 million more riders in 2011 than in baseline years (34% increase)

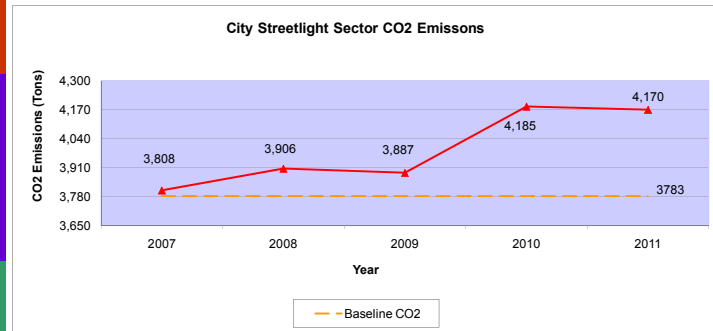


Fleet Sector Carbon Footprint Reduction Summary

| Fleet Sector Efficiency Change Summary | | | | | | |
|----------------------------------------------------------------------|--------|--------|--------|------|-------|-------|
| | 2007 | 2008 | 2009 | 2010 | 2011 | Total |
| Non-CyRide Fleet CO2 Change From Baseline (Tons) | 136 | 265 | 295 | 152 | 54 | 902 |
| % Non-CyRide Fleet Efficiency (Miles/Ton CO2) Change From Baseline | -16.4% | -13.2% | -18.5% | 5.8% | 7.0% | |
| CyRide CO2 Change From Baseline (Tons) | 275 | 213 | 317 | 609 | 212 | 1,626 |
| % CyRide Efficiency (Miles/Ton CO2) Change From Baseline | -2.1% | -0.2% | 3.7% | 4.6% | 11.2% | |
| Total Fleet Sector CO2 Change from Baseline (Tons) | 411 | 478 | 612 | 761 | 266 | 2,528 |
| % Total Fleet Sector Efficiency (Miles/Ton CO2) Change From Baseline | -10.6% | -6.5% | -8.5% | 3.0% | 7.9% | |



Streetlight Sector Carbon Footprint



Streetlight Sector Carbon Footprint Reduction Summary

| Street Light Sector | | | | | | |
|--------------------------|----------|-------|-------|-------|-------|-------|
| Qty. of Units in Service | BASELINE | 2007 | 2008 | 2009 | 2010 | 2011 |
| Sirens | 17 | 15 | 15 | 15 | 15 | 15 |
| Bookmobile Sites | 5 | 5 | 5 | 5 | 5 | 5 |
| Parks | 30 | 31 | 31 | 32 | 32 | 32 |
| Traffic Signals | 60 | 59 | 63 | 64 | 65 | 65 |
| Streetlights | 5,899 | 6,148 | 6,150 | 6,176 | 6,211 | 6,222 |
| Pools | 1 | 1 | 1 | 1 | 1 | 1 |

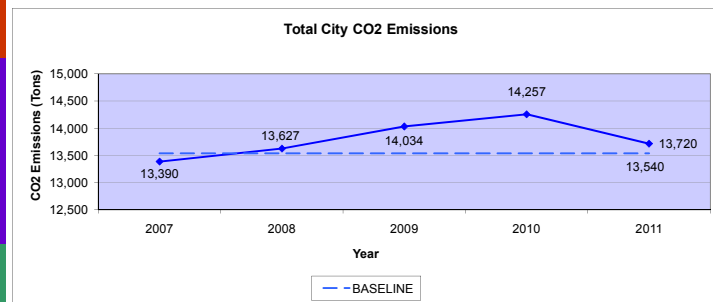
| Street Light Sector | | | | | | |
|---------------------|----------|-------|-------|-------|-------|-------|
| CO2 (Tons) | BASELINE | 2007 | 2008 | 2009 | 2010 | 2011 |
| Sirens | 0 | 0 | 0 | 0 | 0 | 0 |
| Bookmobile Sites | 1 | 1 | 1 | 1 | 1 | 1 |
| Parks | 128 | 165 | 169 | 159 | 164 | 137 |
| Traffic Signals | 379 | 225 | 202 | 184 | 173 | 200 |
| Streetlights | 3,225 | 3,365 | 3,482 | 3,492 | 3,501 | 3,491 |
| Pools | 50 | 52 | 52 | 51 | 346 | 341 |
| Totals | 3,783 | 3,808 | 3,906 | 3,887 | 4,185 | 4,170 |

387 Tons CO2 Increase (2011)

10.2% CO2 Increase (2011)



City of Ames - Operations Total Carbon Footprint



City of Ames - Operations Total Carbon Footprint

- ▣ **Decrease in Building Sector CO2**
 - 9.1% reduction in 2011
- ▣ **Increase in Fleet Sector Efficiency**
 - 7% increase in non-CyRide vehicle efficiency
 - 11.2% increase in CyRide vehicle efficiency
- ▣ **Streetlight Sector CO2 stays flat**
 - 9.4% increase due to City growth, Aquatic Center
 - This sector continues to be a challenge to make more efficient.



Cool City CIP Projects

- ▣ \$400,000 in CIP for energy efficiency projects
- ▣ \$23,950 spent on energy audits of all facilities (except Library, Animal Shelter, and Plants)

- ▣ 14 projects completed
- ▣ 7 projects in progress
- ▣ 13 projects not yet started



Cool City CIP Projects

- ▣ **Animal Shelter**
 - Originally to be funded by grant, donations
 - **Projects:**
 - ▣ HVAC
 - ▣ Thermostats
 - ▣ Sealing ductwork
 - ▣ T8 light fixtures
 - ▣ Attic insulation
 - ▣ Heat recovery ventilator

 - **Status: In Progress**



Cool City CIP Projects

- ▣ **Fire Station 1**
 - **Projects:**
 - ▣ HVAC controls
 - ▣ On-demand water heater (to replace failing standard water heater)
 - ▣ Motion-activated lights

 - **Status: In Progress**



Cool City CIP Projects

- Fire Station 2
 - Projects:
 - T8 light fixtures
 - Motion-activated lights
 - Status: Complete



Cool City CIP Projects

- Fire Station 3
 - Projects:
 - HVAC controls
 - Motion-activated lights
 - Status: In progress



Cool City CIP Projects

- Golf Course Clubhouse
 - Projects:
 - T8 light fixtures
 - HVAC controls
 - Status: In progress



Cool City CIP Projects

- Parks Maintenance Building
 - Projects:
 - T8 light fixtures
 - LED exit signs
 - Status: In progress
 - T8 light fixtures were funded 50% by state grant funds



Cool City CIP Projects

- Electric Administration
 - Projects:
 - Motion-activated lights
 - Status: Not yet started



Cool City CIP Projects

- Electric Distribution
 - Projects:
 - Motion-activated lights
 - Loading dock apron seal
 - Status: In progress



Cool City CIP Projects

- Parks and Recreation Office
 - Projects:
 - T8 light fixtures
 - Motion-activated lights
 - Retro-commission HVAC
 - Status: In progress
 - T8 light fixtures were funded 50% by state grant funds



Cool City CIP Projects

- Maintenance Facility
 - Projects:
 - T8 light fixtures
 - Motion-activated lights
 - Retro-commission rooftop unit
 - Infrared heating
 - De-stratification fans
 - Status: In progress



Cool City CIP Projects

- City Hall
 - Projects:
 - T8 light fixtures
 - LED exit signs
 - Motion-activated light switches
 - VFD on loop pumps
 - VFD on fluid cooler fans
 - Replace server room cooling units
 - Status: In progress



Cool City CIP Projects

- Other projects:
 - Electric Distribution heat pump replacement – funds from state grant
 - Water well pump and motor downsizing – CIP and some state grant funds
 - Ice Arena – projects to be completed through a separate CIP



Cool City CIP Projects

- Energy Management Plan
 - Focus on optimizing the use of the equipment in place by instilling energy-conscious habits, practices, and awareness among users
 - In development now
 - Implementation starting next year



Questions ?

THANK YOU



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Staff Report

EDUCATIONAL PROGRAMS ON ALTERNATIVES TO PAYDAY LENDING

July 24, 2012

In April, Council adopted a zoning text amendment that severely restricts the ability of new payday lenders to locate in the City. At that time, Council asked for a report on what agencies the City could partner with on an outreach program to help at-risk borrowers learn about lending alternatives.

Local Agencies

Mid-Iowa Community Action (MICA) is a non-profit organization funded by the City through the ASSET process to provide financial information assistance to low-income individuals. Certified counselors provide information on budgeting, debt reduction, use of financial institutions, credit, home ownership preparation, and other topics. MICA also assists low-income families in setting up Individual Development Accounts (IDAs), which can provide low income individuals or families with a \$1-\$2 match on every dollar saved up to \$4,000 per family. Those accounts can then be used for certain purchases such as buying a vehicle or home, or starting a micro-enterprise.

In 2010/11, MICA provided 6,442 hours of family development programming to 257 individuals (62 families) in Story County. The City will support this program with \$6,932 for 2012/13. This program is not currently available due to staffing changes, but MICA intends to be able to provide services in this area during this fiscal year.

Consumer Credit Counseling of Northeastern Iowa has an office in Ames. This agency provides financial counseling, debt management and other services at free or reduced costs to low-income individuals. This agency has partnered with a variety of local governments and non-profits in Iowa to develop programs that assist those in need.

A variety of other credit counseling services exist in the area, although the extent of the educational component of the counseling varies. Most of these other agencies are focused on mediating new payment terms between borrowers and lending companies.

Local Financial Institutions

There are few programs available in local banks to provide short-term loans. The recent financial downturn has caused many banks to tighten conditions on loans, making high-risk individuals less likely to qualify for credit or to open accounts. However, some area banks provide at least one low- or no-minimum balance account option. These are primarily available in locally-owned banks.

Some local credit unions offer second-chance accounts for individuals who may have been turned down for checking or savings accounts before. Several local credit unions offer a low- or no-minimum balance account, in addition to educational programs on lending and credit.

Programs Outside Iowa

In an effort to reduce low income individuals' reliance on payday lenders, in 2010 the City of San Francisco created the "Bank on San Francisco" initiative, which partners with local banks to reduce barriers to opening bank accounts and accessing credit. Participating banks agree to provide at least one account plan in which there is no minimum balance and the first set of overdraft fees are waived. The program also includes educational and outreach components. An auxiliary program, "Pay Day PlusSF," is a partnership between local credit unions to provide loans of up to \$500 for up to six months at 18% APR or less. These rates are significantly more favorable to the consumer than a typical payday loan.

The Bank On program has been replicated in 65 cities or states in the U.S. in partnership with the National League of Cities. Bank On's website, using data from the *2009 FDIC National Survey of Unbanked and Underbanked Households*, provides estimates on the proportion of unbanked households (no checking or savings accounts) and underbanked households (has a bank account, but relies on payday loans, pawn shops, or other short-term loan services) in cities across the nation. According to this web site, an estimated 6.9% of households in Ames are unbanked and 15.8% are underbanked. The U.S. Treasury is in the process of developing a "Bank on USA" program to provide resources to expand the Bank On program to other communities.

COUNCIL ACTION FORM

SUBJECT: PROFESSIONAL SERVICES CONTRACT FOR GASIFICATION SYSTEM FINANCIAL MODELING STUDY

BACKGROUND:

In 2010, the City began investigating alternatives to the current method of directly injecting Refuse-Derived Fuel (RDF) into the Electric Plant's coal-fired boilers. The current method of processing has several drawbacks: approximately 30% of the Municipal Solid Waste (MSW) received cannot be processed into fuel; bottlenecks in the processing flow reduces MSW throughput and storage; burning RDF requires costly special boiler equipment and additional ash disposal costs; and the cost of keeping boilers running to dispose of RDF is sometimes higher when it would be more economical to turn off the boilers and purchase energy from the outside market. Most importantly, evolving federal regulations may actually force the City to move away from a coal-fired power plant. Having that assured "market" for our RDF is the key factor that has made our Resource Recovery System economically successful since the day it opened.

In December 2011, the URS Corporation completed a feasibility analysis of waste-to-energy conversion alternatives for the City at a cost of \$89,600. URS made a series of recommendations to improve the existing process, several of which were implemented. URS also provided a basic analysis of different technologies available to convert waste into a "syngas" or liquid fuel. However, the cost estimates provided by URS were not specific to the City's particular situation. After receiving the URS report, Council directed staff to continue gathering more information about gasification.

In response, staff initiated a **Financial Modeling Study to determine the costs and technical viability of different gasification alternatives as they would be integrated into Ames' specific MSW and electricity portfolio.** Electric Services is currently engaged in a parallel study to consider alternatives to provide electricity to the City. This second study will determine the costs to integrate gasification into several different combustion options, including options that could operate independent of the Electric Plant. The City has also asked that the financial model consider the costs of building a new Mass Burn-to-Energy facility, which would take either raw MSW or processed MSW and burn it in a new boiler without converting it to syngas first. Under all scenarios, virtually all recoverable metals would still be removed and recycled.

This financial modeling will require that the firm consider the costs of overcoming technical challenges associated with the new processes, including interfacing with generation equipment, gas cleanup, emissions controls, emergency trip contingencies, and permitting.

On April 20, 2012, the Request for Proposal (RFP) was issued to twenty-seven firms. The document was also advertised on the Current Bid Opportunities section of the Purchasing webpage. On May 18, 2012, responses were received from seven firms. These proposals

were then sent to an evaluation team consisting of the Assistant City Manager, the Public Works Director, the Resource Recovery Plant Superintendent, the Electric Services Director and the Management Analyst.

The evaluation team members independently evaluated and scored all seven proposals. Each proposal was evaluated based on a combination of the cost, experience and qualifications of key personnel, the firm’s financial modeling experience, the proposed timeline of deliverables, how well the proposed methodology demonstrates an ability to meet the needed scope of services, soundness and feasibility of the approach, prior experience and demonstrated technical capability. The score for each of these criteria was based on a scale of 1 to 10 and then assigned a corresponding weight factor. The maximum possible score, combining all five evaluators, was 5000. The knowledge and experience related scores represented 85% of the overall score, and proposed fees accounted for 15%. The proposal rankings and fees listed below include the not to exceed costs for options 1, 2 and 3.

| Firm | Total Score | Rank | Fee Proposal |
|----------------------------------------------------|--------------------|-------------|---------------------|
| HDR Engineering, Omaha, NE | 3745 | 1 | \$93,705 |
| Burns & McDonnell Engineering Co., Kansas City, MO | 3525 | 2 | \$138,000 |
| Black & Veatch Corporation, Overland Park, KS | 3511 | 3 | \$300,300 |
| D & B Engineers, South Plainfield, NJ | 3264 | 4 | \$110,750 |
| Zachery Engineering, Minneapolis, MN | 3262 | 5 | \$272,000 |
| Gershman Brickner & Bratton, Inc., Fairfax, VA | 3191 | 6 | \$400,500 |
| URS Corp, Los Angeles, CA | 2941 | 7 | \$148,700 |

The evaluation team invited the top three firms for interviews. All three were asked to provide a brief presentation introducing their team members and their roles, and demonstrating their understanding of the scope of services. Interviews were evaluated based on a combination of each firm’s knowledge and experience, communication style, methods and process, completeness of addressing questions and issues, and interest in the project. As with the proposal scoring, each criteria was weighted and given a score based on a scale of 1 to 10. The interview scores, with a maximum possible of 5000 were as follows:

| Firm | Total Score | Fee Proposal |
|----------------------------------|--------------------|---------------------|
| Burns & McDonnell Engineering Co | 4010 | \$138,000 |
| HDR Engineering | 3845 | \$93,705 |
| Black & Veatch Corporation | 3245 | \$300,300 |

After combining the results of these two evaluations, and based on a unanimous decision by the evaluation team following the interviews and responses to follow up questions, final rankings were determined as follows:

| Firm | Rank |
|----------------------------------|-------------|
| HDR Engineering | 1 |
| Burns & McDonnell Engineering Co | 2 |
| Black & Veatch Corporation | 3 |

While Burns and McDonnell Engineering Co. had the highest score from the interviews, a series of follow-up questions led staff to believe that HDR Engineering would be the most successful firm in completing the project. There were very specific reasons why HDR Engineering stood out as the strongest firm. These include the following:

1. The evaluation team determined that HDR Engineering, Inc. will offer **the best value** in terms of the cost of the deliverables for the Financial Modeling Study.
2. Since gasification technology is on the leading edge, few firms can provide **practical experience in an industrial application**. HDR Engineering, Inc. demonstrated their expertise in actively working on a number of gasification projects in California and Minnesota as well as currently implementing a mass-burn system in Hawaii. It is the only firm that submitted a proposal that has implemented a gasification system in an industrial setting.
3. HDR Engineering, Inc. demonstrated a clear understanding of the project parameters and goals through numerous discussions with staff. Staff believes that HDR Engineering, Inc. will provide the **best-developed cost analysis**, with the greatest precision in cost estimates.

In the FY 2012/13 Resource Recovery CIP and budget, \$50,000 is earmarked for a Financial Modeling Study. An additional \$43,705 will be required to fund this study. Given the importance of this study, it is recommended that this additional funding come from the Resource Recovery Fund balance.

ALTERNATIVES:

1. Award a contract to HDR Engineering, Inc., Omaha, Nebraska, in an amount not to exceed \$93,705 for professional services for the Financial Modeling Study for a Gasification System for Resource Recovery Plant, and amend the FY 2012/13 budget to reflect the balance of funding coming from the Resource Recovery Fund balance.
2. Direct staff to enter into negotiations with one of the other consulting firms that submitted proposals for the Financial Modeling Study for a Gasification System for the Resource Recovery Plant.
3. Reject all proposals and do not contract for professional services for a Financial Modeling Study for a Gasification System for Resource Recovery Plant at this time.

MANAGER'S RECOMMENDED ACTION:

The proposed Financial Modeling Study will determine costs and viability of different gasification alternatives as they would be integrated into Ames' specific MSW and electricity portfolio. This step is critical in determining whether newer technologies are compatible with the City's Resource Recovery System and Electric utility. **The Council should note that this is not a conceptual design study, nor will the end result of this study be a "project"**. Should one or more of the technology options be determined to be

financially and technically feasible, the City Council would then determine whether or not to secure services to design a project.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the professional services contract with HDR Engineering, Inc., of Omaha, Nebraska, in an amount not to exceed \$93,705 for a Financial Modeling Study for a Gasification System for the Resource Recovery Plant, with the added funding to come from the Resource Recovery Fund balance.

Staff Report

**PARKING AGREEMENT WITH YOUTH AND SHELTER SERVICES
FOR MUNICIPAL LOT P**

June 12, 2012

BACKGROUND:

On May 22, 2012, City Council discussed the request from Youth and Shelter Services (YSS) regarding their desire to renew the parking agreement for Municipal Lot P at 308 5th Street. Municipal Lot P was leased to YSS as part of the Development Agreement for renovation of the old City Hall at 420 Kellogg Avenue beginning in 1995. During that meeting, Council directed staff to determine a cost estimate for the City to take over the maintenance of Municipal Lot P. YSS currently pays an estimated \$15/space/month for maintenance, which is reflected by the current lease rate of \$20/space/month. (The City typically charges \$35/month to rent spaces) Staff analyzed the last three fiscal year's typical maintenance expenses to restripe, clean, and remove snow on the remainder of the City's parking lots, and found the approximate cost to be \$9/space/month.

YSS is also proposing that, with renewal at the current lease rate, they would also be willing to split the cost of a pavement repair project on the lot estimated to cost \$4,500. The cost to the City for this major repair would then be approximately \$2,250. After further discussions between maintenance staff from the City and YSS, it has been determined that the scope of the project is more accurately a resurfacing of the center drive aisle of the lot. Under the current terms of the agreement, this work is the responsibility of the City. However, because the current agreement states that this project would happen at a time chosen by the City, YSS is offering to pay half as an incentive to initiate the project.

In its recent letter to City Council, YSS proposed to keep with current lease rate of \$20/space/month, reiterating that the reduced rate is related to the annual maintenance costs that have held constant over time. The proposed term of the new lease would expire on June 30, 2017. All other provisions related to the maintenance, use, and proof of current liability coverage for the lot would remain the same.

OPTIONS:

Option 1

Direct the City Attorney to create a new lease agreement with Youth and Shelter Services for exclusive use of Municipal Lot P expiring June 30, 2017, at a rate of \$20/space/month, maintain all other provisions of the current agreement, and set the date for public hearing for July 24, 2012.

Option 2

Direct the City Attorney to create a new lease agreement with Youth and Shelter Services for exclusive use of Municipal Lot P expiring June 30, 2017, at a rate \$35/space/month, have the City assume responsibility for all maintenance and repairs, and set the date for public hearing for July 24, 2012.

Option 3

Do not enter into a new lease agreement with Youth and Shelter Services (YSS), making spaces in Municipal Lot P available for general public lease at the City's standard rate of \$35/space/month.

STAFF COMMENTS:

City staff remains appreciative of YSS for locating their offices in the Downtown Business District and renovating the historic city hall building for that purpose. In order to assist with the continued viability of their efforts, staff supports the continued leasing of the 16 parking spaces in Municipal Lot P for an additional five year period to YSS. Additionally, staff is supportive of the terms of the existing agreement pertaining to parking. These terms provide for liability protection, assign maintenance responsibilities to the lessee, and allow the City to cancel the agreement after a 90 day notice if the parking on the site is needed for a development project in the Downtown Business District.

The two issues that remain for Council consideration are establishment of the monthly rental fee, and determination of who should be responsible for routine maintenance of the lot. Based on the City's current maintenance cost of \$9/space/month, it would appear to be in the City's interest to take over routine maintenance of the lot and to charge YSS \$35/space/month as reflected in Option 2. Based upon the maintenance cost information provided by YSS, this change should not result in any net additional cost to YSS.

In a conversation with YSS Director Belitsos, he stated that they prefer Option 1. He believed that maintenance costs borne by YSS actually approach \$35/space/month; which would bring the net YSS monthly costs under Option 1 to \$55/space. Nevertheless, he feels there is great intrinsic value with being able to manage the timing and quality of the routine maintenance for which they would be responsible under this option. Examples cited include such tasks as trimming, stall painting, and snow removal and hauling. **Staff concurs that that if the City assumes responsibility for the maintenance activities as proposed in Option 2, the work will not match the timing or frequency desired by YSS.**

If either Option 1 or Option 2 is selected, a new agreement is will be required to lease the parking spaces to YSS for another five year period. Under either of these options, the City Council should confirm the terms of the new contract at this meeting and set a date of public hearing for the new lease as the July 24, 2012, which allows for at least 30 days of notice.

No matter which option is selected, it has now been determined that a partial resurfacing of this lot is now needed and is the responsibility of the City. The only decision regarding this resurfacing issue is to determine when this unbudgeted improvement will be made. If Option 1 is supported by the Council, YSS is willing to split this cost as an incentive to accelerate the completion of this improvement during the summer of 2012. Therefore, a condition for approval of Option 1 should be that YSS pay for half of the cost for this resurfacing.

COUNCIL ACTION FORM

SUBJECT: ZONING ORDINANCE TEXT AMENDMENT PERTAINING TO MASTER PLAN IN DEVELOPMENT PROCESS

BACKGROUND:

After reviewing a report on the practicality of requiring that the Planning and Zoning Commission and City Council review a Master Plan prior to submittal of a Preliminary Plat, the City Council directed staff to develop alternative zoning text amendments and to seek input from the development community, the public, and the Planning and Zoning Commission. In April, staff sent to developers and consultants a summary of the report Council reviewed and invited them to a meeting to discuss changes in the development process. Two consultants attended this meeting and their input has been incorporated into the proposed amendments to the zoning ordinance to change how a Master Plan requirement is incorporated into the development process.

Currently, a Master Plan is required to be submitted with a Preliminary Plat when rezoning is requested to establish either a Suburban Residential Low Density (FS-RL) or Suburban Residential Medium Density (FS-RM) zoning district. However, if the Commission and Council have confidence that adopted standards and codes are adequate to address the impacts and design of development, a Master Plan for a particular project would not typically be needed to make a zoning decision.

Under the proposed revisions to Section 29.1507 the City Council would determine if a Master Plan is required when the Council considers a rezoning application. If an area is to be rezoned to either of the two Suburban Residential zoning districts (FS-RL or FS-RM), the City Council will make that determination before a rezoning application is submitted. If an area is rezoned to any other zoning district, the City Council may determine it requires the Master Plan when it first considers a rezoning application. The proposed zoning text amendment states that the City Council can require a Master Plan when specific conditions exist on or around a proposed development or rezone site, or when a situation exists that requires more careful consideration of how the layout and design of a site affects general health, safety, and welfare concerns. If so, the applicant would be required to prepare a Master Plan for review along with the rezoning request. (See proposed Section 29.1507(3))

The proposed text amendment requires the contents of a Master Plan to be less detailed than the code currently requires. Under existing standards, the Master Plan must show the proposed arrangement and size of all proposed lots in almost the same detail as the information required on a Preliminary Plat. The proposed revisions would adopt a more generalized approach to a Master Plan. The plan would show (a) existing site information, (b) areas in need of protection, (c) areas appropriate for development, (d) areas and quantities of different unit types, (e) general pattern and connections required for an efficient transportation

network, and other information. An example of such a plan is attached (see Attachment A). Under this approach, the higher level of detail currently required for Master Plans would be deferred to review of the Preliminary Plat or Major Site Development Plan, which could occur at a later date.

In cases where the Council has determined that a Master Plan is needed, the review process would give the public, Planning and Zoning Commission, City Council and staff the opportunity to determine whether the proposed zone is consistent with the Land Use Policy Plan and that the general direction or style of the project is consistent with City policies. If not, the City could require changes to improve this consistency. Furthermore, undesirable impacts on the community could be identified so that the developer and the City can work together to determine how to mitigate any negative impacts.

The benefit of this amendment to developers is that it would reduce risk by securing approval of basic development parameters, such as the total number and type of residential units and/or the square footage of non-residential uses, before proceeding with expensive detailed engineering plans that are otherwise required during the subdivision or site plan process. This could mean significant cost savings to developers. This more generalized approach to the Master Plan could also result in cost savings if the approved Preliminary Plat later requires amendments.

It should be noted that a Master Plan would dictate a layout that might not otherwise be required by the Zoning Code. Therefore, to ensure that the development is built according to the Master Plan, a contract rezone would be appropriate so that the Master Plan is binding on future development. (See proposed Section 29.1507(5))

Under the proposed text amendments, the City Council would determine on a case-by-case basis whether or not to require a Master Plan. Therefore, an additional step in the rezoning process may be required in some cases. Two options to avoid this additional step are as follows:

- **require the less detailed Master Plan for all rezoning requests, so that a City Council decision is not needed on this requirement; or**
- **require a Master Plan whenever the conditions exist that proposed Section 29.1507(3)(b) describes, which would be determined by City staff rather than City Council.**

If the Council desires to consider these options, Alternative #3 should be pursued.

PLANNING AND ZONING COMMISSION:

At its meeting of June 6, 2012, by a vote of 7-0, the Commission recommended approval of these zoning ordinance text amendments modifying the required process for amending the zoning map.

The Commission discussed the benefits of simplifying the Master Plan and discussed how it would minimize the amount of time and money developers put into the process. They also discussed how this would make it easier for the general public to understand the impact on surrounding neighborhoods.

ALTERNATIVES:

1. The City Council can approve the attached ordinance that modifies the required process for amending the zoning map.
2. The City Council can deny approval of the attached ordinance.
3. The City Council can direct staff to make changes to the attached ordinance and schedule another public hearing.

MANAGER’S RECOMMENDED ACTION:

As the City expands, land is annexed and then requires rezoning. The current process for rezoning land for residential development is for both a Master Plan and a Preliminary Plat to be prepared and submitted along with the rezoning request. These two plans are very similar, and both must be revised if any major amendments are made later.

In many cases, this requirement is duplicative and does not add value to the planning process or to the resulting developments. In some cases, this requirement wastes time and resources of both developers and City staff. On the other hand, in some cases where a proposal is made to rezone land for non-residential use, more information about the proposed use and development would add value to the planning process and development and yet, a Master Plan is not currently required.

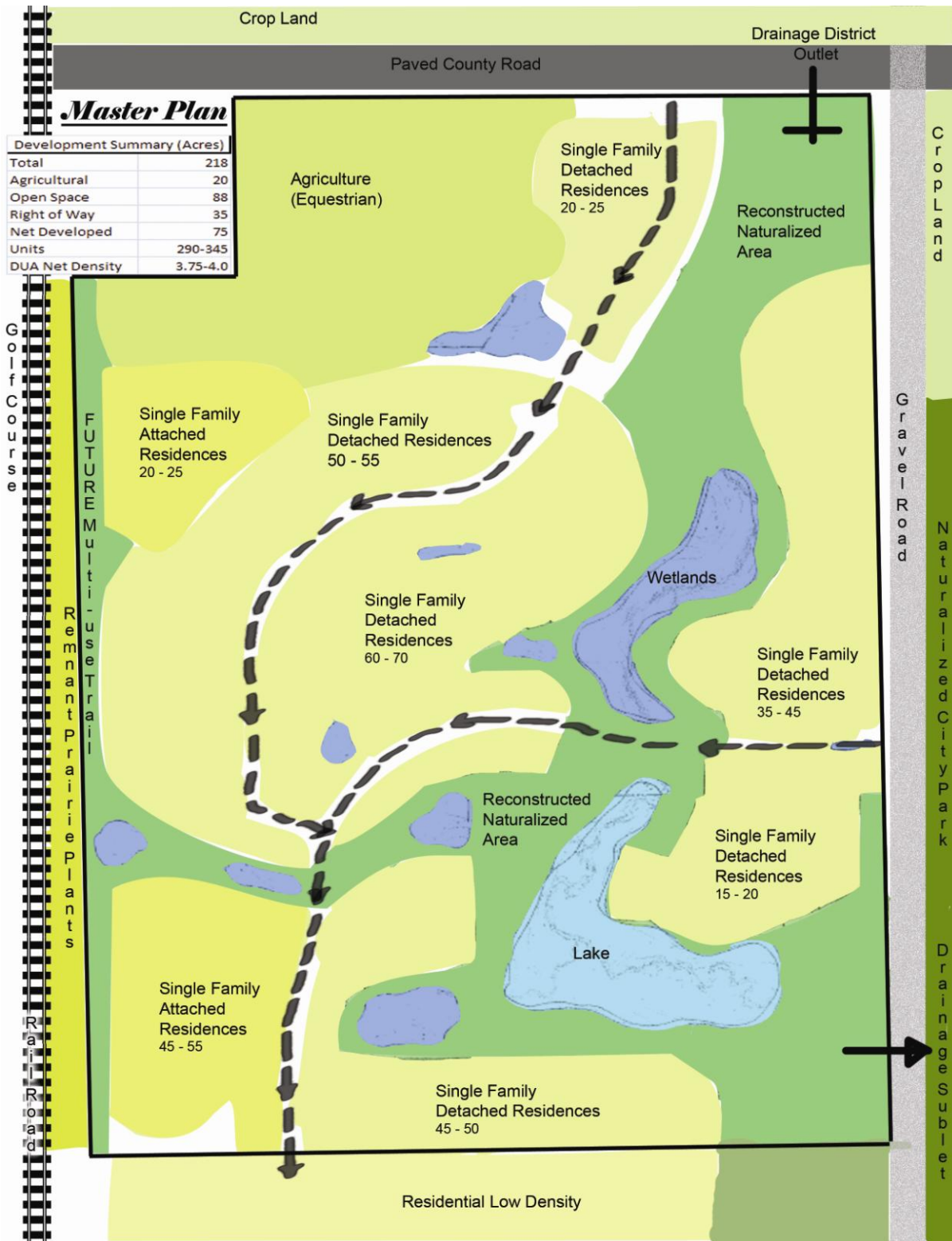
The proposed zoning text amendments would improve this rezoning process by:

- allowing the City Council to determine at the beginning of the process whether to require a Master Plan
- requiring this determination for rezoning to certain residential and non-residential zoning classifications
- simplifying the content of the Master Plan when required
- simplifying future amendments to the development

Because it is believed that the proposed text amendment will benefit both the developers and the City, it is the recommendation of the City Manager to adopt Alternative No. 1, thereby approving the attached ordinance that modifies the required process for amending the zoning map.

Attachment A

EXAMPLE OF A MASTER PLAN UNDER PROPOSED REQUIREMENTS



ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, REPEALING SECTION 29.1200 AND ADOPTING A NEW SECTION 29.1200 TO MODIFY THE PROCESS FOR REQUIRING A MASTER PLAN AND A PRELIMINARY PLAT WHEN ESTABLISHING FLOATING ZONES ON THE ZONING MAP; AND REPEALING SECTION 29.1502(5), AND SECTION 29.1502(6) AND ADOPTING NEW SECTION 29.1502(5) TO REMOVE THE REFERENCE TO MASTER PLANS IN THAT SUBSECTION; AND REPEALING SECTION 29.1507 AND ADOPTING A NEW SECTION 29.1507 TO MODIFY THE REQUIREMENT FOR, AND CONTENT OF, A MASTER PLAN; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, current requirements for content of a Master Plan are similar to requirements for a Preliminary Plat; and

WHEREAS, in most cases reviewing a Master Plan that is similar to a Preliminary Plat does not add substantially to the development review process; and

WHEREAS, preparing a Master Plan under the current requirement adds unnecessary expense to the development review process; and

WHEREAS, reviewing a Master Plan that is more general in nature early in the development process could result in development that is more consistent with the City's adopted policies and allow greater flexibility in how the Master Plan will be executed; and

WHEREAS, a situation, or specific conditions on or around a proposed development or rezone site, may exist that require more careful consideration of how the layout and design of a site affects general health, safety, and welfare concerns; and

WHEREAS, in those cases, reviewing a Master Plan would provide the staff, the public, Planning and Zoning Commission, and City Council the opportunity to determine whether the proposed zone is consistent with the land use plan and that the general direction or style of the project is consistent with City policies; and

WHEREAS, reviewing a Master Plan could identify impacts on the community so that the developer and the City can work together to determine how to mitigate any negative impacts; and

WHEREAS, to ensure that the development is built according to the Master Plan and that the Master Plan is binding on future development and property owners, a contract rezone would be appropriate.

NOW THEREFORE, BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing Section 29.1200, and adopting new Section 29.1200, to read as follows:

Sec. 29.1200. FLOATING ZONES

(1) **Purpose.** The "floating" zone concept provides flexibility in determining the style and layout of residential development in newly-annexed areas of the city that the Land Use Policy Plan designates as Village/Suburban Residential or that the Ames Urban Fringe Plan designates as Urban Residential. The Floating Zoning Districts established by this ordinance are:

- (a) Village Residential (F-VR)
- (b) Suburban Residential Low Density (F-S RL)
- (c) Suburban Residential Medium Density (F-S RM)
- (d) Planned Residence (F-PRD)

(2) **Pre-application Conference.** Prior to submittal of an application to rezone property to a Floating Zone, a pre-application conference shall be held with the developer, Department of Planning and Housing staff, Public Works Department staff, and other staff as necessary to review the information listed below. Neither the developer nor the City shall be bound by any comments, determinations or decisions of City staff offered or made during the Pre-application Conference. The following information shall be submitted to the City prior to the Pre-application Conference.

- (a) Name of the applicant and the name of the owner of record.
- (b) Legal description of the property.
- (c) North arrow, graphic scale, and date.
- (d) Existing conditions within the proposed zoning boundary and within 200 feet of the proposed zoning boundary: Project boundary; all internal property boundaries; public rights-of-way on and adjacent to the site, utilities; easements; existing structures; topography (contours at two-foot intervals); areas of different vegetation types; designated wetlands; flood plain and floodway boundaries; areas designated by the Ames Land Use Policy Plan as Greenways and Environmentally Sensitive Areas
- (e) Proposed zoning boundary lines.
- (f) Outline and size in acres of areas to be protected from impacts of development
- (g) For proposed residential development provide a summary table describing all uses of the total site area, including the number of units per net acre for each unit type and each zoning area.

(3) **Establishment of areas zoned F-S.** Areas zoned F-S shall be established through the process described in Section 29.1507.

(4) **Establishment of areas zoned F-VR and F-PRD.** Areas zoned F-VR and F-PRD shall be established through concurrent review and approval of both a Major Site Development Plan by the City Council as required in Section 29.1502(4) and of a zoning map amendment through the process described in Section 29.1507. The requirements of the Major Site Development Plan become mapped zoning district requirements and all subsequent development shall adhere to the requirements of the approved Major Site Development Plan.

(5) **Use Regulations.** Use regulations for all areas zoned F-VR, F-S and F-PRD are set forth in the following Use Tables: Village Residential, 29.1201(5); Suburban Residential Low Density, 29.1202(4)-1; Suburban Residential Medium Density, 29.1202(4)-2; Planned Residence District, 29.1203(4).

(Ord. No. 3591, 10-10-00)

(6) **Floating Zone Supplemental Development Standards.** Zone supplemental development standards for all areas zoned F-VR, F-S, F-PRD are set forth in the following Zone Supplemental Development Standards Tables: F-VR Supplemental Development Standards, 29.1201(6); Suburban Residential Low Density, 29.1202(5)-1; Suburban Residential Medium Density, 29.1202(5)-2; Planned Residence District, 29.1203(5).

(Ord. No. 3591, 10-10-00)

(7) **Village Residential Floating Zone Urban Regulations.** Urban Regulations are applicable only to land uses that are permitted in the Village Residential F-VR zone. These regulations are found in the following Tables: Country House, 29.1201(7)-1; Village House, 29.1201(7)-2; Village Cottage, 29.1201(7)-3; Single Family Attached/Side-Yard House, 29.1201(7)-4; Single Family Attached/Row-House, 29.1201(7)-5; Village Apartments, 29.1201(7)-6; Mixed Use/Shop House, 29.1201(7)-7; Commercial/Shop Front, 29.1201(7)-8.

(8) **Village Residential Floating Zone Street Design Standards.** Street design standards that are applicable to streets that are developed in a Village Residential project are found in the following tables: Street Right-of-Way Standards 29.1201(11)-1; Street Width Standards 29.1201(11)-2.

(9) **Suburban Residential Floating Zone Suburban Regulations.** Suburban regulations are applicable only to land uses that are permitted in areas zoned Suburban Residential (F-S) and are found in table 29.1202(6).

(Ord. No. 3591, 10-10-00)

Section Two. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing Section 29.1502(5), and Section 29.1502(6) and adopting new Section 29.1502(5), to read as follows:

(5) **Lapse of Approval.** All major and minor site plan approvals shall lapse within a period of 24 months after the date of approval unless a building permit is issued and actual building construction, including the pouring of footings, has commenced. The applicant may, in the case of minor site plans, petition the planning staff or, in the case of major site plans, petition the City Council, to grant a 12-month extension of the approval. Extension of approval shall only be granted if the staff or Council finds that (1) codes pertinent to the site plan have not changed since the site plan approval date, and (2) conditions in the surrounding area have not changed in a manner that would affect the analysis of the project and associated required mitigation.

(Ord. No. 4103, 01-10-12)

Section Three. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing Section 29.1507 and adopting new Section 29.1507, to read as follows:

Sec. 29.1507. ZONING TEXT AND MAP AMENDMENTS

(1) **Authorization.** The City Council may, from time to time, on its own initiative, on petition, or on recommendation of the Planning and Zoning Commission, after public notice and hearings, and after a report by the Planning and Zoning Commission, or after 30 days written notice to said Commission, amend, supplement or change the regulations, districts, or Official Zoning Map herein or subsequently established.

(2) **Petition for Amendment.** Whenever the owners of 50% or more of the area of the lots in any district or part thereof desire amendment, supplement or change in any of the provisions of this Ordinance applicable to such area, they may file an application in the Department of Planning and Housing requesting City Council to make such amendment, supplement or change. Such application shall be accompanied by a map or diagram showing the area affected by the proposed amendment, supplement, or change, together with the boundaries of said area, and the names and addresses of all the owners of record in the Office of the County Recorder and Auditor of Story County, Iowa, of lots therein and within a distance of 200 feet from the boundaries of said area. Such application shall be transmitted immediately to the Planning and Zoning Commission for an investigation and report. The Planning and Zoning Commission shall file its recommendations approving, disapproving or modifying the proposed amendment, supplement or change with City Council within 90 days thereafter.

(3) **Master Plan Determination.** Before an application is made for amending the zoning map to designate any property as F-S RL or F-S RM the applicant shall request that the City Council determine whether a Master Plan will be required. When City Council first considers an application for amending the zoning map to any other zoning district, the City Council may require a Master Plan be submitted prior to taking action on the rezoning request. The procedural requirements for this determination shall be as follows:

(a) Information as required by Section 29.1200(2) for a Pre-Application Conference shall be forwarded to City Council.

(b) The City Council may require a Master Plan to be submitted with a rezoning application if it determines that any one of the following conditions is met:

(i) The area to be rezoned will contain more than one type of residential dwelling unit and will be developed in multiple phases.

(ii) The area to be rezoned contains designated wetlands; flood plain and floodway boundaries; areas designated by the Ames Land Use Policy Plan as Greenways and Environmentally Sensitive Areas; conservation easements or other documented sensitive environmental conditions or valuable natural resources.

(iii) Development of the area with the most intensive uses permitted by the proposed zoning designation may require new, enlarged or upgraded off-site public improvements.

(iv) The City Council determines that due to specific conditions that exist on or around the area proposed to be rezoned, or due to situations that require more careful consideration of how the layout and design of a site affects general health, safety, and welfare, a Master Plan is necessary for consideration of the proposed zoning map amendment.

(c) If the City Council determines that a Master Plan is required it shall be prepared in compliance with the requirements of Section 29.1507(4) and shall be reviewed concurrently with the application for a zoning text amendment.

(4) **Master Plan.** When a Master Plan is required, it shall be submitted in compliance with the following:

(a) Submittal Requirements. The Master Plan shall contain the following information:

(i) Name of the applicant and the name of the owner of record.

(ii) Legal description of the property.

(iii) North arrow, graphic scale, and date.

(iv) Existing conditions within the proposed zoning boundary and within 200 feet of the proposed zoning boundary: Project boundary; all internal property boundaries; public rights-of-way on and adjacent to the site, utilities; easements; existing structures; topography (contours at two-foot intervals); areas of different vegetation types; designated wetlands; flood plain and floodway boundaries; areas designated by the Ames Land Use Policy Plan as Greenways and Environmentally Sensitive Areas

(v) Proposed zoning boundary lines.

(vi) Outline and size in acres of areas to be protected from impacts of development

(vii) Outline and size in acres of areas proposed of each separate land use and for each residential unit type

(viii) Pattern of arterial streets and trails and off-site transportation connections

(ix) For proposed residential development provide the number of unit type for each area, expressed in a range of the minimum to maximum number to be developed in each area

(x) For proposed residential development provide a summary table describing all uses of the total site area, including the number of units per net acre for each unit type and each zoning area.

(xi) For proposed commercial development: placement, size in square feet and approximate dimensions for all buildings, locations and approximate dimensions of all parking areas; areas of landscape, screening, buffer, plaza and open space; circulation pattern for all modes of transportation on the site.

(b) Number of copies. Submit seven (7) copies of the Master Plan on a sheet not to exceed 30" x 40", and one (1) reduced copy of the Master Plan no larger than 11" x 17".

(5) **Compliance with Master Plan.** When a Master Plan is required and the proposed zoning map amendment is approved, a zoning agreement shall be approved by the City and agreed to by the owners of the property in the area of the proposed zoning map amendment that requires all development to be in compliance with the Master Plan. No Preliminary Plat, Final Plat, Major Site Development Plan, Minor Site Development Plan or Special Use Permit shall be approved that does not comply with the approved Master Plan. The process for amending the Master Plan shall be the process specified in this section for a zoning map amendment.

(6) **Conditions.** Council may impose reasonable conditions on map amendments in accordance with Section 414.5 of the Iowa Code.

(7) **Notice.**

(a) Map. Notice of a map change shall be made by mail, publication and posting, in accordance with Sections 29.1500(2)(d)(i), (ii) and (iii) above, except that at least 7 days notice must be given. In no case shall the public hearing be held earlier than the next regularly-scheduled City Council meeting following the notice.

(b) Text. Notice of a text change shall be made by publication in accordance with Section 29.1500(2)(d)(ii) above, except that at least 7 days notice must be given. In no case shall the public hearing be held earlier than the next regularly-scheduled City Council meeting following the notice.

(8) **Vote Required When Amendment Protested.** If a written protest against any proposed amendment, supplement or change has been filed with the City Clerk, signed by the owners of 20% or more of the area of the lots included in the proposed amendment, supplement or change or by the owners of 20% or more of the property that is located within 200 feet of the exterior boundaries of the property for which the amendment, supplement or change is proposed, such amendment, supplement or change shall not become effective except by favorable vote of at least ¾ of all members of the City Council.

(9) **Renewal of Petition After Denial.** Whenever a petition requesting an amendment, supplement, or change of any regulation prescribed by this Ordinance has been denied by the City Council, such petition cannot be renewed for one year thereafter unless it is signed by the owners of at least 50% of the property owners who previously objected to the change. This provision, however, shall not prevent City Council from acting on its own initiative in any case or at any time as provided in this Section.

(10) **Processing Time.**

(a) Rezoning proposals referred by the City Council to the Planning and Zoning Commission shall be acted upon and returned to the Council not more than 90 days thereafter unless time extensions are specifically requested by the applicant.

(b) Failure of the Planning and Zoning Commission to render a decision within the time specified will be deemed approval of the application as submitted.

(Ord. No. 3815, 12-21-04)

Section Four. Violation of the provisions of this ordinance shall constitute a municipal infraction punishable as set out by law.

Section Five. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Six. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, _____.

ATTEST:

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

COUNCIL ACTION FORM

**SUBJECT: MID-AMERICAN ENERGY COMPANY INTERCONNECTION 161KV
LINE CONSTRUCTION**

BACKGROUND:

On March 27, 2012, City Council approved preliminary plans and specifications for MEC Interconnection 161 kV Line Construction. This project is to construct a 161kV line from Ames' Plant Substation to Mid-American Energy Company's (MEC) 161kV switching station northeast of Ankeny. This project is the final phase of a 5 phase project to increase electric delivery into the City and provide reliable electric service to the customers of Ames under many different outage scenarios. This will complete a multi-year project started in FY 2003/04.

Bid documents were issued to thirty-nine potential bidders. The bid was advertised on the Current Bid Opportunities section of the Purchasing webpage and a Legal Notice was published in the Ames Tribune. The bid was also sent to two plan rooms.

On July 11, 2012, five bids were received as shown below:

| BIDDER | BID PRICE |
|-----------------------------------------------------|------------------|
| Hooper Corporation Madison, WI | \$9,054,395.90 |
| Probst Electric Heber, UT | \$9,252,866.30 |
| PAR Electrical Contractors, Inc. Kansas City, MO | \$9,535,387.08 |
| Michels Power Neenah, WI | \$10,968,925.55 |
| Timberline Construction, Inc. Rapid City, SD | \$10,982,851.18 |
| Engineer's Estimate | \$8,300,000.00 |
| Project Budget | \$9,010,000.00 |

Electric Services staff reviewed the bids and determined that they need additional time to evaluate each bid and recommend an award that best meets the needs of the City of Ames.

Meanwhile, a final decision by the Iowa Utilities Board (IUB) is still pending. By reporting bids and delaying award, staff affords the Iowa Utilities Board more time to issue the necessary franchise prior to making the award of this contract. Currently the IUB is allowing additional briefs to be submitted for its consideration through August 10, 2012.

ALTERNATIVES:

1. Accept the report of bids and delay award for the MEC Interconnection 161 kV Line Construction.
2. Award a contract to the apparent low bid.
3. Reject all bids and direct staff to rebid.

MANAGER'S RECOMMENDED ACTION:

This project is the last and most important piece of a 5 phase project to add redundancy to our electric delivery system. It will help improve the reliability of electric service to our customers under a wide range of system contingencies. By choosing alternative No. 1, staff will have enough time to evaluate each bid and recommend an award that best meets the needs of the City of Ames. In addition, staff is hopeful that the IUB will have issued the necessary franchise prior to this award. **Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.**

COUNCIL ACTION FORM

SUBJECT: MAINTENANCE FACILITY ENERGY EFFICIENCY PROJECTS

BACKGROUND:

This project is for energy efficiency projects at the Maintenance Facility on Edison Street. It consists of replacing the rooftop heating and cooling unit (RTU) for Fleet Services' offices, and installing an HVAC system that replaces seven window air conditioners and numerous baseboard or portable electric heaters in Public Works offices. These improvements are identified under the Cool City Program in the Capital Improvements Plan. The new equipment will include three energy efficient natural gas fired furnaces and three energy star SEER rated cooling units that qualify for energy rebates from Alliant Energy and the City's Electric Services.

To take advantage of economies of scale, these projects were combined into one project for better pricing. The project also combines the systems to gain better energy efficiency for the Maintenance Facility.

After receiving feedback during the design process, it was determined to also include an alternate to upgrade the exhaust system in the Public Works vehicle bay area to improve the discharge of exhaust fumes created by vehicles and equipment stored in that area.

On July 12, 2012, no bids for this project were received.

The consultant for the project contacted ten of the potential bidders about why they did not bid on this project. From the feedback received, it appears most were too busy at the time but have a strong interest in the project and would be willing to bid if the project is rebid in the future.

The current budget for these projects includes \$75,800 for the replacement of the rooftop unit (RTU) for Fleet Services and \$60,000 for the installation of the new HVAC system in the Public Works offices, for a total budget of \$135,800. The plans and specifications for this project were completed by LMV Engineering, L.C. in the amount of \$4,900. The work for the fleet office area is estimated at \$49,800 and the work for the Public Works offices is estimated at \$60,400. The alternate for the exhaust units is estimated at \$56,200, but the alternative for the exhaust units would only be accepted if the other projects come in substantially lower than estimated.

ALTERNATIVES:

1. Reject the project and direct staff to rebid the project.
2. Reject the project.

MANAGER'S RECOMMENDED ACTION:

These projects will provide more economical and efficient systems to heat, cool, and condition the air in these offices, which will improve the air quality and allow for a healthier environment for staff. Potential bidders have indicated strong interest in bidding if the project released for another bid.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby rejecting the project and directing staff to rebid the project at a later date.

COUNCIL ACTION FORM

SUBJECT: AWARD OF CONTRACT FOR FIVE-YEAR WATER TREATMENT PLANT WELL REHABILITATION PROJECT

BACKGROUND:

On June 12, 2012, City Council approved plans and specifications for the Water Treatment Plant Five-Year Well Rehabilitation Project. This project continues the practice of rehabilitating the drinking water wells in a preventive maintenance cycle instead of waiting until the wells are unable to produce adequate water volumes.

The project plans and specifications detail the rehabilitation process and timeline to be used for the five-year rehabilitation cycle. The specifications call for a one-year contract with the possibility of four, one-year renewal options. The initial contract will be effective through June 30, 2013. A Consumer Price Index will be used to adjust the contract price for each subsequent contract renewal. Future year renewals will be based on satisfactory performance during the prior year and on the City Council appropriating funds.

A total of three bids were received for this contract on July 11, 2012. A copy of the bid tabulation is attached. The apparent low bidder is Northway Well and Pump Company of Marion, Iowa with a total five-year bid price of \$319,000. The first year of the contract, which includes work to be completed by June 30, 2013, totals \$72,500. Staff also anticipates that well repairs will be required in conjunction with the rehabilitation work. The extent of the repair work will not be known until the wells are taken out of service for the rehabilitation. Well repair costs will be addressed through change orders at the completion of work on each well. The Water Treatment Plant operating budget for well rehabilitation includes a total of \$75,000 to cover the first year of the contract (FY 2012-13), with an additional \$35,000 for repair work.

ALTERNATIVES:

1. Award the first-year contract to Northway Well and Pump Company of Marion, Iowa in the amount of \$72,500.
2. Do not award the contract at this time.

MANAGER'S RECOMMENDED ACTION:

Regular maintenance of the city's potable water wells is required to ensure adequate water volume to meet the city's current and future drinking water needs. It is in the

city's best interest to maintain the wells by continuing to rehabilitate the wells in a five-year cycle. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving a \$72,500 contract to Northway Well and Pump Company to implement the first year of the five-year well rehabilitation cycle.

| | | | |
|----------------------------------------------------------------------------|----------------------------------|-----------------------------------|--------------------------------------------------------|
| CITY OF AMES, IOWA | Total Mobilization Costs: | Total Well Cleaning Costs: | Total Amount for Mobilization and Cleaning: |
| Ph: 515-239-5125 * Fax: 515-239-5325 Mike Adair, Procurement Specialist | | | |
| Bid No. 2012-227 | | | |
| Water Treatment Plant | | | |
| Five-Year Well Rehabilitation Project | | | |
| B I D D E R S | | | |
| The Northway Corporation | N/A | N/A | \$319,000.00 |
| Cahoy Pump Service, Inc. | \$26,925.00 | \$497,050.00 | \$523,975.00 |
| Layne Christensen Co. | \$60,150.00 | \$541,200.00 | \$601,350.00 |
| | | | |

COUNCIL ACTION FORM

SUBJECT: 2011/12 COLLECTOR STREET PAVEMENT IMPROVEMENTS – RIDGEWOOD AVENUE (13TH STREET TO 16TH STREET)

BACKGROUND:

This annual program is for reconstruction or rehabilitation of collector streets. Locations are chosen in accordance with the most current street condition inventory. The 2011/12 program locations were Ash Avenue (Mortensen Parkway to Knapp Street), Ridgewood Avenue (13th Street to 16th Street), and Hayes Avenue (20th Street to 24th Street).

This project is for Ridgewood Avenue from 13th Street to 16th Street. Staff held a public meeting for the project and met with Ames Community School District staff to obtain input regarding project timing and staging. The signed detour for the project will utilize 13th Street, Northwestern Avenue, and 16th Street.

Additionally, City Council previously referred to staff a traffic calming analysis for this neighborhood. The Traffic Engineer is completing analysis and drafting a Staff Report to be brought to Council in the near future. Initial indications are that this neighborhood may benefit from traffic calming measures that would be installed separately from this roadway project.

This project was bid with a base bid plus an alternate for an asphalt pavement section or a concrete pavement section.

On July 18, 2012, bids on this project were received as follows:

| | Base Bid | Alternate A (asphalt) | Alternate B (concrete) | Total (Base Bid plus Alt A or B) |
|-----------------------------|-----------------|----------------------------------|-----------------------------------|-------------------------------------------------|
| Engineer's Estimate | \$304,273.50 | \$420,749.00 | \$416,692.00 | |
| Con-Struct, Inc. | \$205,369.50 | Not bid | \$290,030.50 | \$495,400.00 |
| Manatt's, Inc. | \$189,791.55 | \$319,104.05 | Not bid | \$508,895.60 |
| Concrete Technologies, Inc. | \$248,929.16 | Not bid | \$309,332.60 | \$558,261.76 |

The project is being recommended for awarded based on the lowest cost of the base bid plus the Alternate B (concrete), which totals \$495,400.

Funding for this project and program was identified in the 2011/12 Capital Improvements Plan (CIP) in the amount of \$1,898,500 from General Obligation Bonds, \$1,060,000 from MPO/STP funds, and \$80,000 in Sanitary Sewer funds, for total program funding of \$3,038,500. All funding for the Ridgewood Avenue and Hayes

Avenue segments are from General Obligation Bonds. The estimated breakdown of costs and funding between the different locations is shown below:

| Street | Projected Costs | Revenue by Source | | | |
|----------------------------------------|------------------|-------------------|----------------|-------------|------------------|
| | | G.O. Bonds | Sanitary Sewer | MPO-STP | Total |
| Hayes Avenue (Actual) | \$491,015 | \$491,015 | 0 | 0 | \$491,015 |
| Ridgewood Avenue (This Project) | \$495,400 | \$757,485 | | 0 | \$757,485 |
| Ash Avenue (Under Contract) | \$1,161,811 | \$200,000 | \$80,000 | \$1,060,000 | \$1,340,000 |
| Engineering/Admin | \$450,000 | \$450,000 | | | \$450,000 |
| Total | \$2,598,226 | \$1,898,500 | \$80,000 | \$1,060,000 | \$3,038,500 |

ALTERNATIVES:

- 1a. Accept the report of bids for the 2011/12 Collector Street Pavement Improvements - Ridgewood Avenue (13th Street to 16th Street).
- b. Approve the final plans and specifications for the 2011/12 Collector Street Pavement Improvements - Ridgewood Avenue (13th Street to 16th Street).
- c. Award the 2011/12 Collector Street Pavement Improvements - Ridgewood Avenue (13th Street to 16th Street) to Con-Struct, Inc. of Ames, Iowa, in the amount of \$495,400.
2. If the City Council believes asphalt is a superior product for this situation, then award the contract to Manatts., Inc.
3. Reject all bids and rebid the project at a later date.

MANAGER'S RECOMMENDED ACTION:

By approving final plans and specifications and awarding the contract, it will be possible to move forward with the rehabilitation of Ridgewood Avenue during the 2012/13 construction season. Delay of approval could delay the reconstruction for another year.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the report of bids, approving final plans and specifications, and awarding the 2011/12 Collector Street Pavement Improvements - Ridgewood Avenue (13th Street to 16th Street) to Con-Struct, Inc. of Ames, Iowa, in the amount of \$495,400.

COUNCIL ACTION FORM

SUBJECT: 2011/12 STORM SEWER IMPROVEMENT PROGRAM – COUNTRY CLUB BOULEVARD (KILDEE STREET & PEARSON AVENUE)

BACKGROUND:

This annual program is to repair or replace deteriorated storm sewer pipes and intakes. Areas of concentration for storm sewer repairs typically are those locations programmed for street improvements and those areas where structural deficiencies were identified.

This project location is Country Club Boulevard at the intersection of Kildee Street and Pearson Avenue. During heavy rain events, this area tends to experience insufficient drainage due to deteriorated storm sewer at the intersection which causes storm water to come up and out of the intakes and manholes. This project includes replacement of storm sewer pipe, intakes, and manholes.

Due to the location of the existing storm sewer, one street tree in the boulevard will need to be removed to accommodate construction. The City of Ames Grounds crew will post the tree for removal, remove the tree, and replace it once the project is complete.

On July 18, 2012, bids on this project were received as follows:

| | |
|-------------------------|-------------|
| Engineer's Estimate | \$55,700.00 |
| Keller Excavating, Inc. | \$45,924.50 |
| Manatt's, Inc. | \$52,956.70 |

Costs for engineering and construction administration are estimated to be \$8,500 bringing the total cost for this project to \$54,424.50. Funding for this project was identified in the 2011/12 Storm Sewer Improvement Program in the amount of \$250,000 from the Storm Sewer Utility Fund. This funding has also been used for engineering and administration on previous applications for Hazard Mitigation Grant Program (HMGP) flood mitigation projects in the amount of \$37,300.

ALTERNATIVES:

- 1a. Accept the report of bids for the 2011/12 Storm Sewer Improvement Program – Country Club Boulevard (Kildee Street & Pearson Avenue).
- b. Approve the final plans and specifications for the 2011/12 Storm Sewer Improvement Program – Country Club Boulevard (Kildee Street & Pearson Avenue).
- c. Award the 2011/12 Storm Sewer Improvement Program – Country Club Boulevard (Kildee Street & Pearson Avenue) to Keller Excavating, Inc. of Boone, Iowa, in the amount of \$45,924.50.

2. Reject the project.

MANAGER'S RECOMMENDED ACTION:

By approving final plans and specifications and awarding the contract, it will be possible to move forward with the replacement of the storm sewer during the 2012 construction season. Delay of approval could delay the reconstruction by at least one year. Construction will be coordinated around Iowa State home football games.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby report of bids, approving the final plans and specifications and awarding the 2011/12 Storm Sewer Improvement Program – Country Club Boulevard (Kildee Street & Pearson Avenue) to Keller Excavating, Inc. of Boone, Iowa, in the amount of \$45,924.50.

COUNCIL ACTION FORM

SUBJECT: 2012/13 COLLECTOR STREET PAVEMENT IMPROVEMENTS – MEADOWLANE AVENUE (13TH STREET TO CARR DRIVE) AND 2012/13 PARKS AND RECREATION FACILITY IMPROVEMENTS (CARR POOL & POOL DECK DEMOLITION)

BACKGROUND:

This annual program is for reconstruction or rehabilitation of collector streets. Locations are chosen in accordance with the most current street condition inventory. The 2012/13 program location is Meadowlane Avenue (13th Street to Carr Drive).

This project includes the replacement of the existing street with concrete pavement, driveway approaches, and upgraded pedestrian facilities to meet the current federal regulations. Staff held a public meeting to obtain input on staging, construction timing, and special access needs. The project also includes the 2012/13 Parks and Recreation Facility Improvements for the Carr Pool deck and pool basin demolition, with estimated costs of \$71,880. Plans for this work were coordinated with Parks and Recreation staff

On July 18, 2012, bids on this project were received as follows:

| | |
|-----------------------------|----------------|
| Engineer's Estimate | \$1,049,894.00 |
| Con-Struct, Inc. | \$ 698,559.80 |
| Concrete Technologies, Inc. | \$ 835,372.28 |

A third bid proposal was received, but due to the omission of price on several bid items, it has been determined non-responsive.

Costs for engineering and construction administration are estimated to be \$160,000, bringing the total cost for this project to \$858,559.80. Funding for this project was identified in the 2012/13 Collector Street Improvements Program in the amount of \$1,250,000 from General Obligation Bonds along with \$80,000 from Local Option Sales Tax revenues designated for the Carr Pool work in the CIP for the 2012/13 Parks and Recreation Facility Improvements Program.

ALTERNATIVES:

- 1a. Accept the report of bids for the 2012/13 Collector Street Pavement Improvements - Meadowlane Avenue (13th Street to Carr Drive) and the 2012/13 Parks and Recreation Facility Improvements (Carr Pool deck and pool demolition).
- b. Approve the final plans and specifications for the 2012/13 Collector Street Pavement Improvements - Meadowlane Avenue (13th Street to Carr Drive) and

the 2012/13 Parks and Recreation Facility Improvements (Carr Pool deck and pool demolition).

- c. Award the 2012/13 Collector Street Pavement Improvements - Meadowlane Avenue (13th Street to Carr Drive) and the 2012/13 Parks and Recreation Facility Improvements (Carr Pool deck and pool demolition) to Con-Struct, Inc. of Ames, Iowa, in the amount of \$698,559.80.
2. Reject the project.

MANAGER'S RECOMMENDED ACTION:

By approving final plans and specifications and awarding the contract, it will be possible to move forward with the reconstruction of Meadowlane Avenue and the demolition of Carr Pool during the 2012/13 construction season. Delay of approval could delay the reconstruction by at least one year.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the report of bids, approving final plans and specification, and awarding 2011/12 Collector Street Pavement Improvements - Meadowlane Avenue (13th Street to Carr Drive) and the 2012/13 Parks and Recreation Facility Improvements (Carr Pool deck and pool demolition) to Con-Struct, Inc. of Ames, Iowa, in the amount of \$698,559.80.