

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

JULY 24, 2012

The regular meeting of the Ames City Council was called to order by Mayor Campbell at 7:00 p.m. on July 24, 2012, in the City Council Chambers in City Hall, 515 Clark Avenue. Present from the Ames City Council were Davis, Larson, Orazem, and Wacha. *Ex officio* Member Baker was also present. Council Members Goodman and Szopinski were absent.

PRESENTATION OF LIFE-SAVING AWARDS TO POLICE OFFICERS: Police Chief Chuck Cychosz introduced Police Officers Jamie Miller and Ed Morton, along with Lieutenant Jeff Brinkley, Commanders Geoff Huff and Jim Robinson, and Support Supervisor Doug Houghton. Chief Cychosz stated that the Police Department had received a call for a welfare check at a Beach Avenue residence. The caller had reported a smoke alarm going off in the house and the smell of smoke coming from this location. Officer Miller arrived at the scene and saw a man down in the kitchen. Officer Morton arrived about this time, and Officer Miller, disregarding his own safety, forced the door open and both officers entered the house and pulled the man outside. He had no pulse, and they quickly initiated CPR on the man and continued until EMS arrived. Chief Cychosz said that the officers' quick response and willingness to enter a house filled with smoke at a great personal hazard resulted in the man getting the immediate care he needed; this man is expected to make a full recovery.

Chief Cychosz acknowledged Officers Miller and Morton for their outstanding actions and presented them with Lifesaving Awards.

UPDATE ON COMMUNITY VISIONING PROJECT: Susan Gwiasda, Public Relations Officer, and Julie Weeks, Director of the Ames Convention & Visitors Bureau, gave an overview of the Community Visioning Project. Ms. Weeks reviewed the background of the project to date. She stated that the *Promise/Vision* that was created and accepted by the Council about a year ago has been revised from "*Ames, Iowa, is the heartland's leading edge,*" to "*Ames, Iowa, is a forward-thinking community.*"

Susan Gwiasda reported on what has transpired with that vision. The recommended tagline, which is a creative expression of the *Promise*, is "*Ames, Iowa, is the Smart Choice!*" She stated that Ames' identity is fragmented by the use of different logos by entities representing the city, and it has become best-practice for cities to unify under one logo. The communities' new logo has been created, and it should be used collectively to create a unified external identity for Ames. Ms. Gwiasda noted that the Ames Community School District has become a new player in the Community Visioning Project, but it needs the City's approval to do so.

Ms. Weeks stated that Ames received notice that the new Ames Logo had won a *From the Roots* Award of Excellence for identity mark through the ADAI Design Exhibition. She presented the plaque to the City.

Ms. Gwiasda reported that the new logo had a "soft opening" and had been introduced by using it on T-shirts and posters, and we are now gearing up to begin using it on mail correspondence, business cards, etc. She stressed the importance of message consistency to ensure that the vision idea and language is infused into city communications.

Sue Ravenscroft, 455 Westwood, Ames, said she is aware that many complex organizations have gone to the idea of using the same logo with multiple colors to represent different sub-units within the organization. She understands that concept, however, she does not understand why the City of Ames, a governmental unit, feels it is appropriate to share a logo with private organizations that are not part of a government. Ms. Ravenscroft referenced Dr. Milton Freedman's quotes that government and business should be separate. It is her belief that this should be maintained diligently, and, therefore, does not think the Ames Chamber of Commerce should be sharing the same logo as the City of Ames. She felt that the Chamber is a highly partisan group.

Council Member Orazem indicated that the City does sub-contract with the Ames Chamber, the Ames Economic Development Commission (AEDC), and the Ames Convention and Visitors Bureau, and felt, in that sense, they are an extension of our local government. He stated that he would encourage private organizations to join in on the usage of our logo, as long as they follow appropriate policies and guidelines.

Council Member Larson said that the sub-contracting we do with the AEDC is to provide a face for our own economic development, and part of that implied relationship is not to show partisanship. He indicated that the Ames Chamber and AEDC have not taken a partisan viewpoint on any local issue.

Moved by Davis, seconded by Wacha, to approve the revised Vision Statement of, *"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;"* and, to further approve the revised tagline of *"Ames, Iowa, is the Smart Choice!"*

Vote on Motion: 4-0. Motion declared carried unanimously.

Moved by Davis, seconded by Wacha, to approve the Ames Community School District's usage of the new Ames logo.

Vote on Motion: 4-0. Motion declared carried unanimously.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting of July 10, 2012, and Special Meeting of July 13, 2012
3. Motion approving Report of Contract Change Orders for July 1-15, 2012
4. 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
5. RESOLUTION NO. 12-388 approving Investment Report for Fiscal Year Ending June 30, 2012
6. RESOLUTION NO. 12-389 authorizing Finance Director, Assistant City Manager, and City

- Treasurer to conduct any and all banking business for the City of Ames
7. RESOLUTION NO. 12-390 approving Ames Intermodal Facility License Agreement for Incidental Use of Premises by Ames Police Department
 8. RESOLUTION NO. 12-391 approving Sanitary Sewer Agreement for property at 1215 Orchard Drive
 9. RESOLUTION NO. 12-392 approving contract with EMC Risk Services for Workers Compensation Administrative Services
 10. RESOLUTION NO. 12-393 approving waiver of formal bidding procedures and authorizing purchase of Shared Public Safety Software Maintenance from Sungard Public Sector
 11. RESOLUTION NO. 12-394 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
 12. RESOLUTION NO. 12-395 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
 13. RESOLUTION NO. 12-396 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
 14. RESOLUTION NO. 12-397 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
 15. RESOLUTION NO. 12-398 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
 16. RESOLUTION NO. 12-399 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
 17. RESOLUTION NO. 12-400 approving contract and bond for Unit No. 7 Stack Repair
 18. RESOLUTION NO. 12-401 approving Plat of Survey for 4314 Cochrane Parkway
- Roll Call Vote: 4-0. Resolutions declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

PUBLIC FORUM: No one spoke during Public Forum.

ENCROACHMENT PERMIT FOR 2428-2430 LINCOLN WAY: Moved by Davis, seconded by Wacha, to approve an Encroachment Permit for a new sign at Charlie Yoke's, 2428-2430 Lincoln Way.

Vote on Motion: 4-0. Motion declared carried unanimously.

NEW CLASS C LIQUOR LICENSE/OUTDOOR SERVICE FOR BAR, 823 WHEELER STREET, SUITE 4: Moved by Davis, seconded by Larson, to approve a new Class C Liquor License/Outdoor Service for Bar, 823 Wheeler Street, Suite 4.

Vote on Motion: 4-0. Motion declared carried unanimously.

NEW CLASS B NATIVE WINE PERMIT FOR ARTISAN PEACH STORES, 136 MAIN STREET: Moved by Davis, seconded by Larson, to approve a new Class B Native Wine Permit for Artisan Peace Stores, 136 Main Street.

Vote on Motion: 4-0. Motion declared carried unanimously.

5-DAY CLASS C LIQUOR LICENSES FOR CHRISTIANI'S: Moved by Davis, seconded by Larson, to approve two 5-day Class C Liquor Licenses (July 30-August 3 and August 11-15) for Christiani's Event Center at ISU Alumni Center, 420 Beach Avenue.

Vote on Motion: 4-0. Motion declared carried unanimously.

REQUESTS FROM MAIN STREET CULTURAL DISTRICT FOR OKTOBERFEST: Tom Drenthe, Director of the Main Street Cultural District, 312 Main Street, Suite 201, Ames, stated that this is the first annual event for Oktoberfest. He said that it is partnering with Olde Main to host the beer garden. The beer garden will extend from the pub door to Olde Main, and fencing will allow access to the sidewalk along the north side of Main Street, but will obstruct the sidewalk along the south. He reported that there will be a minimum of two entrances and three exits from the beer garden. Mr. Drenthe noted that volunteers will be checking IDs, and they will be trained through the police identification course. He further noted that stores will be closing, so the event will not be impacting any businesses in that immediate area.

Moved by Davis, seconded by Orazem, to adopt RESOLUTION NO. 12-402 approving closure of Main Street from Burnett Avenue to Kellogg Avenue from 4:00 p.m. to 1:00 a.m.; approving closure of 16 parking spaces from Noon to 1:00 a.m. and an additional 26 spaces from 4:00 p.m. until 1:00 a.m.; and, waiving fees for a Blanket Vending License, meter costs for parking space closures, and costs for use of electricity in the 300 block of Main Street, subject to the Main Street Cultural District hiring back at least one police officer for the duration of the event.

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

Moved by Davis, seconded by Orazem, to approve a Blanket Temporary Obstruction Permit and Blanket Vending License for the Oktoberfest event.

Vote on Motion: 4-0. Motion declared carried unanimously.

Moved by Davis, seconded by Orazem, to approve an Outdoor Service area for Olde Main Brewing Company, 316 Main Street, for the Oktoberfest event on October 6 - 7, 2012.

Vote on Motion: 4-0. Motion declared carried unanimously.

LAND USE POLICY PLAN/URBAN FRINGE AMENDMENT FOR OAKS GOLF COURSE:

City Planner Charlie Kuester stated that the City received a request from Chuck Winkleblack to develop the Oaks Public Golf Course. It is located at 630 West 190th Street, which is outside the city limits. Mr. Kuester described the site location, which is located just north of Ada Hayden Heritage Park. The bulk of it lies within the Urban Fringe Plan, and is identified as Parks and Recreation Area and a portion of it at the south end is designated as Natural Area. There is also a General Flood Plain Area at the northeast corner of the site. The developer is requesting that the entire Oaks site be designated as Rural Residential to allow residential uses on this site. Mr. Kuester explained that the Natural Area is not intended to be developed for residential purposes. The proposed change to Rural Residential would allow for residential development at one-acre minimum lot sizes, however, the applicant seeks to develop only four new lots. It is the intent to allow the existing clubhouse/apartment to remain on its own lot. He explained that portions of the site are also covered by the Gateway Protection and the Watershed Protection Area overlay designations, however, no changes to these overlays are sought.

Planner Kuester said that the original request was to change the entire area to Rural Residential, including the Natural Area. However, the Planning and Zoning Commission recommended that the land use designation be changed 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.

Staff has reviewed the application in accordance with the City's goals. Mr. Kuester said that, for the most part, it is in conformance. He reported that although the Planning and Zoning Commission's recommendation was different than what the applicant sought, Mr. Winkleblack is in agreement with that decision.

Mr. Kuester stated that there is a 28E Implementation Agreement with Story County and Gilbert that allows for Story County to retain full subdivision review authority. The agreement also allows for notification and participation by Ames in any development action proposed in the Urban Fringe. This Agreement also requires that all three bodies have to approve a proposed amendment in order for it to become effective. He reported that the City of Gilbert has already approved the Oaks application, with the stipulation that it complies with all conditions placed upon it by the City of Ames and Story County. The Story County Board of Supervisors will be taking action on this item on July 31.

Upon being questioned by Council Member Larson, Planner Kuester reported that the policy of the Natural Area designation is that no new residential development could occur. The club house/apartment are pre-existing. The Natural Area designation would have no practical impact.

Chuck Winkleblack, 105 South 16th Street, Ames, stated that the Planning and Zoning Commission's recommendation is a change from his original request, although he hadn't taken into consideration the Gateway Overlay designation. Since there is no Gateway Overlay District, it didn't hamper any development that he was attempting to do. Mr. Winkleblack stated that with regard to the Ada Hayden watershed, the developer's goal is to ensure the water quality for the future. He felt that the watershed quality will be enhanced by this development.

Council Member Wacha stated that the Natural Area at the southern tip is in close proximity to Ada Hayden Heritage Park. He asked what the visual impact would be as far as placement of the four new residential homes. He said it would make a difference to him if the developers were planning to put a house right next to Ada Hayden's property.

Mr. Winkleblack responded that there are already homes located 50 to 60 feet away on the southern edge of Ada Hayden. He displayed an aerial view of the Oaks Golf Course and described where the four homes would be built. The southern most residence would be located almost 800 feet away from the Natural Area. Mr. Winkleblack stated that access to the homes would be off of West 190th Street.

Fred Bradner, 1111 Stafford Avenue, Ames, came forward to ask why it is important to save the Natural Area and Flood Plain located in the northern portion of the proposed development, and do away with the Natural Area site in the southern part.

City Planner Kuester explained that the Natural Area designation has some very broad policies. The one policy issue in this area is that there is no prohibition against clear-cutting it or paving it over; the prohibition is about carving it off for residential development.

Council Member Wacha stated that the important point is that the Natural Area is an artificial designation, and there is nothing special about that area by Ada Hayden. However, the area to the north, because it's flood-prone, may be more special and more in need of a Natural Area designation.

Moved by Wacha, seconded by Davis, to adopt RESOLUTION NO. 12-403 approving the amendment to the land use designation of the Oaks Public Golf Course from Parks and Recreation Area to Rural Residential and the designation of the Flood Plain in the northeast as Natural Area, subject to the limitation on subdividing this area into no more than five lots.

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

UPDATE ON DEER TASK FORCE: Police Chief Chuck Cychosz stated that since the inception of the Special Urban Deer Task Force, an annual survey of the deer population has been done. An aerial count in January proved to be difficult this year due to the lack of snow coverage. There was a 37% decline from the previous survey, which was due, in large part, to the mild weather. Deer densities exceeded 30 deer per square mile in 5 of the 9 areas surveyed.

Chief Cychosz reported that, in 2011, there were 23 hunters registered with the program and 8 deer were harvested. The Task Force convened to consider this year's deer count, and discussions illustrated a broad range of public attitudes toward deer and deer hunting. Some supported bow hunting of deer, while others felt that deer hunting is unnecessary and fails to control the population of deer causing problems within the City. He stated that the Task Force met on uneasy middle ground; it is recommending that the City maintain the status quo for the coming year, and allow hunting within the park system, City property, and on private property or other non-City, public property.

Council Member Wacha asked if those in opposition to bow hunting had heard of any actual incidents or complaints. Chief Cychosz said that nothing had been reported in this past year, mostly because the hunting is pretty closely monitored on City property or in the parks. If hunting is done on private property, the property owners are encouraged to have neighborhood dialogue for local awareness.

Moved by Davis, seconded by Larson, to approve bow hunting of deer within the parks system, City property, and other eligible property as detailed in the Urban Deer Management ordinance and rules.

Vote on Motion: 4-0. Motion declared carried unanimously.

UPDATE ON 2012 BOND ISSUE: City Manager Steve Schinker indicated that on March 6, the Council met and authorized the issuance of bonds for the purpose of paying for improvements to streets, water and sanitary sewer lines, flood mitigation projects, etc. He stated that while staff has held off preparing the bond offering statement due to the uncertainty of some projects, it is time to ascertain a new debt issue amount.

City Manager Schainker explained that staff is now recommending the total debt issue be reduced to \$13,065,500, which still includes the Library referendum. This amount excludes the proposed \$4,300,000 investment in water and sewer extensions to 590th Street along Lincoln Way. Mr. Schainker further explained that Dan Culhane of the Ames Economic Development Commission (AEDC) wants to develop a report that explains the need for more developed industrial land, and this is slated for discussion at the August 28 Council meeting. He reported that the \$4,300,000 can be issued separately at a later date.

City Manager Schainker emphasized that the utilities extension north along Grant Avenue up to the Quarry Estate Subdivision in the amount of \$1,401,000 will accomplish the sewer and water lines, and is included in this bond issue. However, the sticking point is that development agreements still need to be negotiated regarding the cost-sharing for the pavement of Grant Avenue.

Mr. Schainker said that although FEMA has rejected all but two Flood Mitigation projects, the Council has indicated that it wishes to go head with the funding of \$820,000 to pay for a limited number of prioritized projects.

Duane Pitcher, Finance Director, stated that it is staff's intent to bring the official offering statement to Council at its August 14 meeting, and to set the date of sale of the bonds for August 28.

Moved by Orazem, seconded by Davis, to authorize issuance of bonds for certain streets, water and sewer lines, flood mitigation, bridge project, and the Library expansion/renovation referendum in the total amount of \$13,065,500.

Vote on Motion: 4-0. Motion declared carried unanimously.

2011 CARBON FOOTPRINT UPDATE: Management Analyst Brian Phillips presented the statistics for the City's Carbon Footprint for 2011. The Council's goal is to reduce the carbon footprint by 15% by 2014, and the City made that goal in calendar year 2011. Mr. Phillips stated that the report was focused on City operations, and the City utilities were excluded.

He reviewed the statistical results for the three energy sectors (building, fleet, and street light) involved in this initiative.

UPDATE ON "COOL CITIES" INITIATIVES: Management Analyst Brian Phillips briefed the Council on the CIP projects related to energy efficiency. He stated that energy audits have been performed on the City's facilities, except for the Library, Animal Shelter, and utilities plants. He informed the Council that there are 14 projects that have been completed, 7 are in progress, and 13 have not yet begun. Mr. Phillips reviewed each of the projects and their status.

Mr. Phillips explained that some funds have been spent to develop an energy development plan, which will focus on optimizing the use of the equipment in place by instilling energy-conscious habits, practices, and awareness among users. Implementation will begin next year.

STAFF REPORT ON ALTERNATIVES TO PAYDAY LENDING: Management Analyst Brian Phillips reported that last April, the City Council adopted an ordinance amendment that restricts the ability of new payday lenders to locate in Ames. At that time, Council asked for a report on

what agencies the City could partner with on an outreach program to help borrowers learn about lending alternatives.

Mr. Phillips stated that educational programs might be enhanced through the ASSET priorities. Mid-Iowa Community Action (MICA) provides financial information assistance to low-income individuals. He indicated that there are a few programs available through local financial institutions that provide short-term loans, and these are primarily locally-owned banks. Some local credit unions offer a low- or no-minimum balance account, in addition to educational programs on lending and credit.

Council Member Orazem asked if there was a sense that local banks might partner with the City in offering any type of outreach program. Mr. Phillips said that partnering might be more successful through MICA, but he wasn't sure it would have the resources to ramp up its program. He had not approached any of the local banks about the possibility of partnering.

Council Member Larson asked if the magnitude of payday lending was known, in terms of dollars, to which Mr. Phillips responded that he had no information on this.

CONTRACT FOR GASIFICATION SYSTEM FINANCIAL MODELING STUDY: John Joiner, Public Works Director, said that in December 2011, the URS Corporation completed a feasibility analysis of waste-to-energy conversion alternatives to the Refuse-Derived Fuel (RDF) that the City currently produces. The study was a higher-level study that looked at these different technologies. It showed that gasification is the most promising of the alternative technologies.

Public Works Director Joiner stated that, under Council direction, staff gathered more information concerning gasification technology, which is what the Gasification System Financial Modeling Study will do. It will look at the feasibility in financial modeling utilized in several different technologies, along with using mass-burn technology as a base line. Mr. Joiner explained that the study will also look at environmental impacts and regulations concerning various scenarios, such as gas clean-up, emission control technology, and more.

Mr. Joiner said that proposals were solicited from many waste-to-energy design and consulting construction firms. Three firms were asked to provide proposals and to interview. HDR Engineering of Omaha, Nebraska, is the firm that staff is recommending. The firm is very familiar with the Plant and process, as it did the original Plant design, as well as other project designs throughout the years. He further said that HDR is currently designing a mass-burn facility in Hawaii, as well as a gasification project in International Falls. HDR is providing the most cost-effective proposal of the three firms interviewed.

Moved by Davis, seconded by Wacha, to adopt RESOLUTION NO. 12-404 awarding a contract to HDR Engineering, Inc., of Omaha, Nebraska, in an amount not to exceed \$93,705.00 for professional services for the Financial Modeling Study for a Gasification System for the Resource Recovery Plant, and amending the FY 2012/13 budget to reflect the balance of funding coming from the Resource Recovery Fund balance.

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

HEARING ON LEASE WITH YOUTH & SHELTER SERVICES FOR PARKING LOT P:

Mayor Campbell opened the hearing. There being no one wishing to speak, the hearing was closed.

Moved by Davis, seconded by Orazem, to adopt RESOLUTION NO. 12-405 approving 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, and maintaining all other provisions of the current Agreement.

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

HEARING ON ZONING ORDINANCE TEXT AMENDMENT REGARDING REQUIREMENTS FOR MASTER PLANS (CONTINUED FROM JUNE 26, 2012, AND JULY 10, 2012): Mayor Campbell opened the public hearing.

City Planner Jeff Benson reported that after reviewing a report on the practicality of requiring that the Planning and Zoning Commission and the City Council review a Master Plan prior to submittal of a Preliminary Plat, the Council had directed staff to develop alternative zoning text amendments.

Mr. Benson stated that, 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-MD) zoning district. However, if the Council has 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 be needed to make a zoning decision. In situations where there are specific conditions where this type of planning could be helpful, then the Council would have the opportunity to request a Master Plan to go along with the rezoning request. He explained that the proposed text amendment requires the contents of a Master Plan to be less detailed than the Code currently requires. The proposed revisions would adopt a more generalized approach to a Master Plan.

Mr. Benson pointed out that this process will require a request for rezoning (for the FS-RL or FS-RM) to first come to City Council before it is considered as a rezoning; the Council will then determine if it wants a Master Plan. The request would go back to staff, then on to the Planning and Zoning Commission, and finally back to the City Council for a rezoning hearing. This will add a step in the rezoning process. He stated that many times, a Master Plan will not be required, and the rest of the rezoning process will be much simpler for both the developer and the Council.

City Planner Benson said that staff is recommending the zoning text amendment as written. He further said that for all other rezonings, it gives the Council authority to require a Master Plan before going any further into the development process.

Council Member Larson questioned whether this process would add a step to the Planning and Zoning Commission process as well, to which Mr. Benson responded that the additional step would be strictly between the developer and the City Council.

No one came forward to speak, and the Mayor closed the hearing.

Moved by Larson, seconded by Davis, to pass on first reading an ordinance modifying the requirements for Master Plans.

Roll Call Vote: 4-0. Motion declared carried unanimously.

HEARING ON MEC INTERCONNECTION 161-KV LINE CONSTRUCTION: The public hearing was opened by the Mayor.

Donald Kom, Electric Services Director, explained that on July 11, 2012, five bids were received. Staff reviewed the bids and determined that it needs additional time to evaluate each bid and to 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 of bids and delaying award, staff affords the IUB more time to issue the necessary franchise prior to making the award of this contract. Mr. Kom indicated that all easements for the transmission line have been acquired, with the exception of two pieces of property in Polk County. The City's legal counsel is confident that an agreement will be reached, and that the franchise will be granted. Currently, the IUB is allowing additional briefs to be submitted for its consideration through August 10, 2012.

Upon questioning by Council Member Orazem, Mr. Kom responded that the current bids are good for 60 days. He stated that the lowest bid is slightly over the engineer's estimated amount for the project. While the bids are still being evaluated, it is possible that staff will consider going out for bids once more. This would delay the project again.

Mayor Campbell closed the hearing.

Moved by Wacha, seconded by Davis, to accept the report of bids and delay award of contract for the MEC Interconnection 161-kV Line Construction.

Vote on Motion: 4-0. Motion declared carried unanimously.

HEARING ON CITY MAINTENANCE FACILITY HVAC IMPROVEMENTS 2012: The Mayor opened the public hearing and closed same after no one came forward to speak.

Moved by Davis, seconded by Larson, to accept the report of no bids and direct staff to rebid the City Maintenance Facility HVAC Improvements 2012 Project.

Vote on Motion: 4-0. Motion declared carried unanimously.

HEARING ON WATER TREATMENT PLANT FIVE-YEAR WELL REHABILITATION PROJECT: The public hearing was opened by Mayor Campbell. No one asked to speak, and the hearing was closed.

Moved by Davis, seconded by Wacha, to adopt RESOLUTION NO. 12-406 approving final plans and specifications and awarding contract for the Water Treatment Plant Five-Year Well Rehabilitation Project to The Northway Corporation of Waukee, Iowa, in the annual amount of \$72,500.00.

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

HEARING ON 2011/12 COLLECTOR STREET PAVING IMPROVEMENTS (RIDGEWOOD AVENUE): Mayor Campbell opened the public hearing. Since no one wished to speak, she closed the hearing.

Moved by Larson, seconded by Davis, to adopt RESOLUTION NO. 12-407 approving final plans and specifications and awarding contract for the 2011/12 Collector Street Paving Improvements (Ridgewood Avenue) to Con-Struct, Inc., of Ames, Iowa, in the amount of \$495,400.00.

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

HEARING ON 2011/12 STORM SEWER SYSTEM IMPROVEMENTS (COUNTRY CLUB BOULEVARD): The public hearing was opened by the Mayor. There was no one wishing to speak, and the hearing was closed.

Moved by Davis, seconded by Wacha, to adopt RESOLUTION NO. 12-408 approving final plans and specifications and awarding contract for the 2011/12 Storm Sewer system Improvements (Country Club Boulevard) to Keller Excavating, Inc., of Boone, Iowa, in the amount of \$45,924.50.

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

HEARING ON 2012/13 COLLECTOR STREET PAVING IMPROVEMENTS (MEADOWLANE AVENUE): The Mayor opened the public hearing and closed same after no one came forward to speak.

Moved by Davis, seconded by Wacha, to adopt RESOLUTION NO. 12-409 approving final plans and specifications and awarding contract for the 2012/13 Collector Street Paving Improvements (Meadowlane Avenue) to Con-Struct, Inc., of Ames, Iowa, in the amount of \$698,559.80.

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

ORDINANCE ADOPTING NEW PARKING REQUIREMENT FOR ALL RETAIL SALES:

Moved by Davis, seconded by Larson, to pass on third reading and adopt ORDINANCE NO. 4120 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: 4-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

COUNCIL COMMENTS: Director of Water and Pollution Control John Dunn briefed the Council on the condition of the City's water supply. He indicated that the aquifers are very dry, and are down about 7½ inches. Signs of stress are being seen throughout the City, and the rivers are going dry. He reported that ground levels are dropping about 6 inches to one foot a week. He further reported that the City is pumping out about nine million gallons of water a day. Mr. Dunn indicated that staff has set the pump at Ada Hayden Heritage Park so that the City is

ready to maintain the pool of water above the low head dam in the South Skunk River. He further indicated that while we have not started to pump water into the river as yet, it will most likely occur within the next week. This will be the first time that the City has ever pumped water from the quarry.

Mr. Dunn reported that, at this time, there are no mandatory water restrictions in place. However, the City is asking for voluntary cut-backs in water usage. Mr. Dunn said that he will be providing a written status update to the Council.

Moved by Wacha, seconded by Orazem, to refer to staff the letter from Bill Talbot requesting a zoning text amendment.

Vote on Motion: 4-0. Motion declared carried unanimously.

Moved by Davis, seconded by Larson, requesting that staff provide a written response to Council regarding the letter from Dan Levi, on behalf of the Deery Brothers, regarding the City's current ordinance for exterior parking lot lighting requirements.

Vote on Motion: 4-0. Motion declared carried unanimously.

Ex officio Sawyer Baker reported on enrollment predictions at Iowa State University.

ADJOURNMENT: Moved by Davis to adjourn the meeting at 9:13 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

Jill L. Ripperger, Recording Secretary

MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

JULY 30, 2012

The Ames City Council met in special session at 12:00 Noon on the 30th day of July, 2013, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Campbell presiding. Council Members Larson and Szopinski were present. Since it was impractical for all Council members to attend in person, Council Members Davis, Orazem, and Wacha were brought in telephonically. Council Member Goodman and *Ex officio* Member Baker were absent.

2012 CITY HALL RENOVATION PROJECT REDESIGN: Assistant City Manager Bob Kindred told the Council that bids for this project were rejected on July 10, 2012, because they were significantly over the available funding. He noted that the project is to be funded in part by a Homeland Security grant, which needs to be expended by May 31, 2013. The plans and specifications were then revised, but continued to include renovation of the Police Department and basement. Alternate bidding packages were specified for the basement, Police Administration, and Police locker room improvements.

According to Mr. Kindred, after the pre-bid meeting on July 26, 2012, where the project architect and three general contractors were in attendance, there was consensus that the entire project could not be bid within the available funding. The contractors also stated that the “alternate deduct” manner in which the project was to be re-bid would likely reduce the number of subcontractors who would bid the work. It became apparent that the City’s interests would be best served by modifying the project plans and specifications. It was recommended that the plans and specifications be modified to: drop the basement component completely, have the Police Department’s first floor renovations be the “base bid” for the project, combine the Police locker room alternate into the base bid, retain the alternate deduct package for the Police Administration offices, and specify that the May 31, 2013, completion date would only apply to the Emergency Operations Center (EOC) segment and the completion date for the remainder of the work would be August 31, 2013.

At the inquiry of Council Member Larson, Mr. Kindred advised that any savings realized could go towards the basement component. He also pointed out that replacing an air mechanical unit was not in the original architectural design, but needs to be done; that adds \$150,000 to the project cost.

Moved by Davis, seconded by Larson, to adopt RESOLUTION NO. 12-410 approving revised plans and specifications for 2012 City Hall Renovation Project Redesign.

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

CONTRACT AND BOND FOR VET MED SUBSTATION CAPACITOR BANK FOUNDATION INSTALLATION PROJECT:

Moved by Larson, seconded by Szopinski, to adopt RESOLUTION NO. 12-411 approving contract and bond for Vet Med Substation Capacitor Bank Foundation Installation Project.

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

AMES INTERMODAL FACILITY STAIR MODIFICATION: Sheri Kyras, Transit Director, explained that, while walking through the punch list, Neumann Monson noticed cracks at the center span of the bottom of the elevated cast in place for the concrete stairs. Neumann Monson

then proceeded to have Terracon conduct a scan of the stairs with ground penetrating radar in order to determine if the concrete reinforcing was installed correctly. It was ultimately determined that the reinforcing sizing was correct; however, the bottom mat of steel had moved up vertically, particularly at the middle of the span. It had been inspected by Team Services prior and during the pour. After notification by Neumann Monson, Weitz engineered a temporary shoring detail for the stairs and conducted destructive testing. At that time Neumann Monson instructed Weitz to propose possible solutions, and five proposals were reviewed. The best solution arrived at was the use of fiber reinforced carbon at the bottom of the stairs. The fiber reinforcement is laminated with an epoxy coating to adhere it to the bottom of the stairs. This reinforcing is designed to provide the same structural design capacity as the bottom mat of reinforcing that moved up vertically in the concrete.

Ms. Kyras pointed out that the stairs on this project are a key design feature of the building and aesthetics are very important. Weitz is proposing that the repair work be covered by a mechanically attached furring, Dense Glass, and an EIFS system that would produce a sand type finish matching the exterior bulkhead adjacent to the Terminal Building.

It was noted that Weitz had notified Ms. Kyras on this date that the proposed fiber reinforcement is expected to be a permanent repair and will last for the life of the facility or a minimum of 40 years. Mark Stephenson, Iowa State University, clarified that the warranty is actually for 15 years; however, Weitz believes that it will last for the expected life of the facility, which is 40 years.

Upon being asked, Ms. Kyras advised that the structural portion of the work would be completed by August 17, 2012. Weitz would then have a maximum of two weeks of installation for the EIFS detail.

Moved by Davis, seconded by Szopinski, to adopt RESOLUTION NO. 12-412 approving the Ames Intermodal Facility Stair Modification.

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 12:22 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

AUGUST 7, 2012

The Ames City Council met in special session at 5:00 p.m. on the 7th day of August, 2012, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Campbell presiding. Council Members Larson, Szopinski, and Wacha were present. Since it was impractical for all Council members to attend in person, Council Members Davis and Orazem were brought in telephonically. Council Member Goodman and *Ex officio* Member Baker were absent.

2012 CITY HALL RENOVATION PROJECT REDESIGN: Assistant City Manager Bob Kindred explained that this was the second time the City Hall Renovation Project had been bid. On July 10, 2012, the bids that had been received were significantly over available funding and were subsequently rejected. Staff was then directed to work with the architect to rebid the project as quickly as possible. Revised plans and specifications were approved by Council, and a bid due date of August 2, 2012, was established. The bids received again far exceeded identified funding. The lowest and only responsive bid received was for slightly less than \$1.65 million, which was far beyond the available funding. Fewer bids were received on the revised plans and specifications. The first time, six contractors bid the project; however, the second time, only two contractors bid the project, and one did not provide the required submittals with their bid and it was declared nonconforming.

Council Member Larson asked if some of the costs were due to the requirement to provide Davis-Bacon wages. Mr. Kindred confirmed that that was one of the factors. Mr. Larson also asked if some of the grant funding could be used to pay for expenses already incurred for design costs. Mr. Kindred advised that paying design costs from the federal grant proceeds would have been possible if the project, as applied for, were completed. The Council was told that staff will request an extension of the grant deadline from FEMA in the hopes of preserving the grant for a future re-bid of the Emergency Operations Center (EOC) project. If the grant time can be extended, the architect has recommended that bids not be taken again until the more competitive December-to-January time frame. If the grant cannot be extended, staff will then seek to determine if the equipment portion of the grant (\$49,000) may be preserved even though the EOC would not be constructed.

Council Member Davis inquired as to why the engineer's estimate was so much lower than the bids that were received. Mr. Kindred said that the engineering firm only offered that there were variations in bidding over time and they could not predict how the bids would come in.

Mayor Campbell opened the public hearing. She closed same after no one came forward to speak.

Moved by Davis, seconded by Wacha, to reject bids.

Vote on Motion: 5-0. Motion declared carried unanimously.

ADJOURNMENT: Moved by Davis to adjourn the meeting at 5:10 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor