

**AGENDA**  
**SPECIAL JOINT MEETING OF THE AMES CITY COUNCIL**  
**AND PARKS & RECREATION COMMISSION**  
**AND REGULAR MEETING OF THE AMES CITY COUNCIL**  
**COUNCIL CHAMBERS - CITY HALL**  
**SEPTEMBER 11, 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.

**JOINT MEETING OF THE AMES CITY COUNCIL**  
**AND PARKS & RECREATION COMMISSION**

**CALL TO ORDER:** 6:00 p.m.

1. Presentation of recommendation from Parks & Recreation Commission pertaining to bequest of Geitel Winakor

**COUNCIL COMMENTS:**

**ADJOURNMENT:**

**REGULAR MEETING OF THE AMES CITY COUNCIL\***

\*The Regular City Council Meeting will immediately follow the Joint Meeting of the Ames City Council and Parks & Recreation Commission.

**PROCLAMATION:**

1. Proclamation for 11 Days of Global Unity, September 11-21, 2012

**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.

2. Motion approving payment of claims
3. Motion approving Minutes of Regular Meeting of August 28, 2012, and Special Meeting of August 30, 2012
4. Motion approving Report of Contract Change Orders for August 16-31, 2012
5. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
  - a. Class B Liquor & Outdoor Service – Hilton Garden Inn Ames, 1325 Dickinson Avenue
  - b. Class C Liquor – Whiskey River, 132-134 Main Street
  - c. Class C Liquor & Outdoor Service – Wallaby's Grille, 3720 W. Lincoln Way
  - d. Class C Liquor & Outdoor Service – Brewer's, 2704 Stange Road
  - e. Class C Liquor – La Fuente Mexican Restaurant, 217 South Duff Avenue
6. Resolution authorizing issuance of \$12,660,000 General Obligation Corporate Purpose Bonds, Series 2012, and providing for the levying of taxes
7. Resolution approving Annual Street Finance Report

8. Resolution approving FAA grant for construction of 2010/11 Airport Improvements Program for West Apron Rehabilitation
9. Resolution approving preliminary plans and specifications for Flood Damage - Bank Erosion (Near 326 N. Riverside and Stuart Smith Park); setting October 3, 2012, as bid due date and October 9, 2012, as date of public hearing
10. Resolution approving preliminary plans and specifications for South Duff Avenue/Southeast 16<sup>th</sup> Street Frontage Road Rehabilitation; setting September 19, 2012, as the due date and September 25, 2012, as date of public hearing
11. Resolution approving preliminary plans and specifications for Motor Control Center No. 1 Replacement Project; setting October 16, 2012, as bid due date and October 23, 2012, as date of public hearing
12. Resolution authorizing additional funding for the Sustainable Living Solutions contract to continue performing energy audits
13. Resolution approving contract and bond for WPC Facility Ultraviolet Wastewater Disinfection Project
14. Resolution approving contract and bond for Squaw Creek Pedestrian Bridge Project
15. Resolution approving contract and bond for WPC Facility Diesel Tank Replacement Project
16. Resolution approving contract and bond for WPC Facility Raw Wastewater Pumping Station Pipe Supports and Check Valve Replacement
17. Resolution approving Change Order 3 for Grand Avenue Extension (S. 16<sup>th</sup> Street - Coldwater Golf Links)
18. Resolution accepting completion of Resource Recovery Plant Secondary Feed System Project
19. Resolution approving completion of Heat Pump Replacement Project in City Hall
20. Resolution approving Plat of Survey for 129 South Duff Avenue
21. Resolution approving Plat of Survey for 1505 and 1511 Curtiss Avenue

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

**PERMITS, PETITIONS, AND COMMUNICATIONS:**

22. Requests from The Octagon Center for the Arts for Art Festival on September 23, 2012:
  - a. Resolution approving closure of portions of Main Street, Burnett Avenue, Kellogg Avenue, and Douglas Avenue from 6:00 a.m. to 6:00 p.m.; waiver of fee for usage of electricity; and waiver of fee for Blanket Vending License
  - b. Motion approving Blanket Temporary Obstruction Permit for the Central Business District
  - c. Motion approving Blanket Vending License
23. Requests from Campustown Action Association for Friday Afternoon Celebration on October 26, 2012:
  - a. Resolution approving closure of Welch Lot T from 12:00 to 9:00 p.m., waiver of parking meter fees, and waiver of fee for Blanket Vending License
  - b. Motion approving Blanket Temporary Obstruction Permit and Blanket Vending License
  - c. Motion approving 5-day Class B Beer Permit with Outdoor Service
24. Motion approving new Class C Beer & B Wine Permit for AJ's Liquor III, 129 Welch Avenue, Suite 101
25. Motion approving 5-day licenses at the ISU Alumni Center, 420 Beach Avenue:
  - a. Gateway Hotel & Conference Center - Class C Liquor (September 14-18)
  - b. Olde Main Brewing Company - Special Class C Liquor (September 15-19)
  - c. Christiani's Events - Class C Liquor (September 20-24)
  - d. Gateway Hotel & Conference Center - Class C Liquor (September 25-29)

- e. Olde Main Brewing Company - Special Class C Liquor (September 28 - October 2)
- 26. Motion approving 5-day Class B Beer Permit for Whiskey River at 3M Building, 900 Dayton Avenue

### **HEARINGS:**

- 27. Hearing on proposal to issue Hospital Revenue Bonds in a principal amount not to exceed \$26,000,000 for purpose of financing and refinancing improvement projects for Mary Greeley Medical Center:
  - a. Resolution approving taking additional action to enter into Loan Agreement
- 28. Hearing on zoning text amendments to allow limited residential uses on the first floor in the Downtown Service Center (DSC) Zone:
  - a. First passage of ordinance
- 29. Hearing on zoning text amendments to repeal Section 29.401(5) and adopt new Section 29.401(5) for purposes of reinserting standards pertaining to multiple residential buildings on single lots:
  - a. First passage of ordinance (2<sup>nd</sup> and 3<sup>rd</sup> readings and adoption requested)
- 30. Hearing on zoning text amendments to repeal Table 29.406(9)-2 and adopt new Table 29.406(9)-2 for purposes of re-establishing dimensional standards for compact parking stalls:
  - a. First passage of ordinance (2<sup>nd</sup> and 3<sup>rd</sup> readings and adoption requested)
- 31. Hearing on WPC Facility Equalization Basin and Sludge Basin Repairs:
  - a. Resolution approving final plans and specifications and awarding contract to Ames Trenching & Excavating, Inc., of Ames, Iowa, in the amount of \$105,900.00

### **PLANNING & HOUSING:**

- 32. Request from Deery Brothers for Urban Revitalization Area Designation:
  - a. Motion approving application and directing staff to develop Urban Revitalization Plan and Ordinance
  - b. Resolution setting date of public hearing
  - c. Motion providing direction to staff pertaining to Developer's Agreement

### **ADMINISTRATION:**

- 33. Eastern Annexation (along Lincoln Way):
  - a. Industrial Land Needs Analysis:
    - i. Report by Ames Economic Development Commission (AEDC)
  - b. Pay-Back Analysis:
    - i. Report by City Staff
  - c. Discussion of next steps (City Staff/AEDC)

### **LIBRARY:**

- 34. Resolution proposing to lease space from Midwest Centers, L.P., at Lincoln Center, Ames, for temporary relocation of Ames Public Library and setting date of public hearing for September 25, 2012
- 35. Update on building renovation project
- 36. Resolution setting date of public hearing for September 25, 2012, on vacating alley west of the Ames Public Library
- 37. Resolution approving preliminary plans and specifications for Asbestos Abatement at Ames Public Library; setting October 11, 2012, as bid due date and October 23, 2012, as date of public hearing

### **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*.**

## Staff Report

**Ames City Council and Parks and Recreation Commission****September 11, 2012****BACKGROUND:**

Dr. Geitel Winakor was a long time resident of Ames and an accomplished professor in the Department of Textiles and Clothing at Iowa State University. She retired as Professor Emerita in 1992, and passed away on August 15, 2011.

In 2001, Dr. Winakor contacted staff inquiring if she could contribute approximately \$25,000 to \$35,000 to a project within the park system. To determine the specific project, staff toured the park system with Dr. Winakor. Her anonymous contributions continued for several years and the sum total of these gifts was approximately \$160,000. Projects she selected over the years allowed for shelter houses to be built and large play structures to be purchased for Moore Memorial and Inis Grove Parks. A \$40,000 gift was also directed toward the development of the Dog Park.

In 2011, the City of Ames was informed that her estate included an **unrestricted gift of approximately \$1.7 million to the Department of Parks and Recreation**. Therefore, the City has total discretion for how these funds are utilized.

It is the Parks and Recreation Commission's understanding that Dr. Winakor was a land preservationist and environmental enthusiast. She loved, valued, and respected the environment and wildlife. The motivation that drove her donations to the City was her desire to enhance the quality of life of Ames residents.

Based upon this understanding, the Commission established the following two **overriding criteria** for determining how best to utilize this most generous gift:

- 1) Enhance the quality of life for both current and future generations
- 2) Ensure an impressive, long-lasting investment in the community

Additionally, the Commission developed a **Decision-Making Matrix Criteria** (DMMC, Attachment A) to assist in the determination of a recommendation to Council. Public input was also encouraged and received by the Commission with multiple ideas being submitted. These suggestions are listed on the DMMC and were evaluated based on the established criteria.

As detailed in Attachment A, the following seven projects met the first criteria of **"being included in a current or previously adopted City plan"**:

- Construct an indoor warm water recreational pool and gymnasiums which were included in the Rec Plex bond issue and voted on in 2005.
- Develop the parking lot east of City Hall into a Civic Plaza which is included in the existing Capital Improvement Plan.
- Pursue land for four community parks with the goal of accommodating future residential growth (anticipated between the years of 2005 to 2015 and 2015 to 2030) as included in the Park Master Plan.

### **PARKS AND RECREATION COMMISSION RECOMMENDATION:**

Recently, land owners in west Ames informed staff that they would be willing to sell a tract of land of approximately 80-acres to the City for the sole purpose of developing it into a passive/natural park. The owners have emphasized that they have no interest in selling off pieces or parts of this total acreage. This acreage coincides with the Park Master Plan, which calls for a park to be developed in this part of the community between the years of 2005 and 2015.

The members of the Parks and Recreation Commission toured this parcel and were impressed with its natural beauty and park-like feel due to a creek that runs through the parcel, established prairie, and rolling pasture land.

In considering this opportunity, the Commission took the following factors into consideration in making their recommendation:

- Two overriding criteria and the Decision-Making Matrix Criteria
- The Park Master Plan includes a park in west Ames by 2015
- The existing residential base supports the need for a community park in west Ames
- Existing property owners have offered to sell an 80-acre tract of land to the City for the sole purpose of developing a passive / natural park

After considering the many suggestions received from the public, measuring those against these factors, and with appreciation for the generosity of Geitel Winakor's gift, **the Commission recommends that on October 9<sup>th</sup> the City Council approve a resolution to utilize the funds received from this bequest to proceed with the purchase and subsequent development of an approximate 80-acre parcel of park land in west Ames.**

At the October 9<sup>th</sup> meeting, City staff will outline the necessary steps to accomplish this purchase and will present a conceptual park master plan, which will include an estimated project budget.

### **SITE TOUR**

Prior to Council making a decision on this bequest on October 9th, Commissioners have offered to host a site tour for the Mayor and City Council members.

DECISION-MAKING MATRIX CRITERION SPREADSHEET

Projects	Criteria						Staff Comments
	1 ) Included in an existing or previously adopted City plan	2) Estimated One Time Capital Cost	3) Additional funding required?	4) Annual O&M cost estimate	5) Do we have a willing partner? Can we obtain the land?	6) Diversity of anticipated users (low/medium/high)	
Indoor Warm Water Rec Pool (Rec Plex)	For 8 years	\$4 million	Pass a Bond Issue (ACSD)	\$125,000	Yes (ACSD)	Medium (people who swim, exercise/play in water)	
Gymnasiums (Rec Plex)	For 8 years	TBD (ACSD)	TBD (ACSD)	\$25,000	Yes (ACSD)	Medium (people who play sports/participate in fitness)	5 Regulation size gyms between 2014 & 2018 - ACSD
Community Gathering Venue (CIP)	For 3 years	\$1 million	TBD	\$20,000	TBD	High (downtown attraction, water, pavilion, open space)	
Park in West Ames (Park Master Plan 2005-2015)	For 15 years	\$1.7m estimate (Master Plan needed)	TBD (Master Plan needed)	TBD \$20,000 (Master Plan needed)	Yes	High (passive, trails, prairie)	
Park in Northwest Ames (Park Master Plan 2015-2030)	For 15 years	TBD	TBD	TBD	No	High	
Park in Southwest Ames (Park Master Plan 2015-2030)	For 15 years	TBD	TBD	TBD	No	High	
Park in Southeast Ames (Park Master Plan 2015-2030)	For 15 years	TBD	TBD	TBD	City property (Between Animal Control and Dog Park)	High	
Construct an Indoor Sport Facility	No	TBD	TBD	TBD	TBD	Medium	
Paved path to Heart of Iowa Trail System	No	TBD	TBD	TBD	TBD	Medium	Refer to Public Works/Story County
Enhance Trail Connections throughout the community	No	TBD	TBD	TBD	City of Ames	Medium	Refer to Public Works
Network Trails in Ames	No	TBD	TBD	TBD	City of Ames	Medium	Refer to Public Works
Expand Trails (without crossing traffic/stopped by lights) from AHHP to Airport Road, etc	No	TBD	TBD	TBD	City of Ames	Medium	Refer to Public Works
Trail to Connect Intermodal Facility to ISU Arboretum	No	TBD	TBD	TBD	TBD	Medium	Refer to Public Works
Greener Ames: Increase Trails Overpass on Duff Avenue	No	TBD	TBD	TBD	TBD	High	Refer to Public Works

Horse Trails / Horse Barn	No	TBD	TBD	TBD	No	Low	
Water Features in Parks	No	TBD	TBD	TBD	Parks & Recreation	Medium	
Install Soft Surface	No	TBD	TBD	TBD	Parks & Recreation	Low	
Construct a Children's Museum	No	TBD	TBD	TBD	No	Medium	
Expand the Parking at Aquatic Center	No	\$150,000	No	Minimal	Parks & Recreation	Medium	
Roosevelt School Keep greenspace - playground	No	TBD	TBD	TBD	Yes - ACSD	Medium	Potential Gift of Open Space
Purchase and Develop Roosevelt and Adjacent Greenspace	No	TBD	TBD	TBD	Yes - ACSD	Medium	Potential Gift of Open Space "Clean and Green"
Portion of Funds Used to Cover P&R fees for Seniors	No	TBD	TBD	TBD	Parks & Recreation	Low	
Portion of Funds Used to Purchase Sound System & Create a Guarantee Fund	No	\$150,000 Sound System	No	\$100,000 Guarantee Fund	N/A	Low	
Park with Bocce Ball, lawn bowling, croquet course	No	Minimal	No	Minimal	Parks & Recreation	Medium	
Put into a trust - use interest to maintain parks/facilities	No	TBD	No	None	N/A	High (Maintain parks/facilities)	
Endowed Wellness Internship	No	\$200,000 to \$300,000	TBD	TBD	TBD	High (Community Health/Well-Being)	
Purchase Oaks Golf Course	No	N/A	N/A	N/A	No	N/A	
Plant Tulips / Iris in Parks	No	N/A	No	TBD	Parks & Recreation	N/A	

## **Attachment A**

### **Decision-Making Criteria**

#### **Criteria 1:**

##### **Included in an Existing or Previously Adopted City Plan**

For a capital improvement to be included in a City planning document (Capital Improvement Plan, the Park Master Plan, Land Use Policy Plan, etc) a comprehensive public input process is included and the Commission recommends / adopts and City Council takes action on the project. This process is utilized to assure that broad public support exists prior to funding being authorized or the proposal placed before residents in the form of a bond issue vote.

Examples of this process include:

- 1) Conducting over 20 public meetings and multiple focus groups prior to placing the Rec Plex bond issue on the ballot in 2005
- 2) The City retained a consultant to update to Land Use Policy Plan in the mid-1990's. This process included many public meetings. The Park Master Plan was then updated and adopted by the Commission to span the years of 1997 to 2030. Updates occur to the Park Master Plan as the City's Land Use Policy Plan is periodically revised by City Council.

#### **Criteria 2:**

##### **One Time Capital Cost**

It is important to understand the magnitude of the capital outlay that will be required to accomplish the project.

#### **Criteria 3:**

##### **Additional Funding Required?**

It must be determined if the bequest will fund the desired project in its entirety or if additional private / public funding, or a successful bond issue would be required.

#### **Criteria 4:**

##### **Annual Operational and Maintenance Costs**

All capital improvement projects require ongoing operational and maintenance funding. Within the Department of Parks and Recreation this source of funding is derived through property taxes.

#### **Criteria 5:**

##### **Do we have a Willing Partner?**

The City has a rich history of partnering with other governmental entities reaching back to Municipal Pool in the mid-1960 and continuing to this day. More recent examples include residents voicing appreciation and support of the City and ISU partnering in building and operating the Ames/ISU Ice Arena. In 2005 it was determined to package the construction of the Rec Plex with the recently constructed Middle School. Ultimately, residents did not support the proposal due to the magnitude of the capital outlay of \$24 million. However, they continued to voice support for the City to partner with other entities and to phase-in the construction of the components of the Rec Plex over time.

Therefore, it seems important to continue to seek-out additional partnership opportunities related to recreation facility development.

##### **Can we Obtain the Land?**

The City can not enact eminent domain on private property owners to obtain parkland or trails. Therefore, the development of the park system (as detailed in the Park Master Plan) is at the mercy of having a willing seller. As an example, for over 15 years the City pursued two land

owners between Munn Woods and Emma McCarthy Lee Park. As you know, recently both residents agreed to sell the City a portion of their land so this greenbelt connection could become a reality.

#### **Criteria 6:**

##### **Diversity of Users (age, range of activities) and Number of Users**

With limited capital improvement funding, staff believes it is important to consider how many different people will be positively affected by this investment. As an example, all ages will use a swimming pool or gymnasium but the diversity of the user is limited to those that swim or play a sport. Therefore, the project may be rated as “medium”. In assessing the usage / diversity of a downtown Community Gathering Venue or Community Park all ages would utilize either facility and partake in a wide range of activities. Therefore, it might rate as “high”.

### **PROJECT OVERVIEW SUMMARY**

Based on Criteria 1 the following projects have been included for the following reasons:

#### **REC PLEX BOND ISSUE**

Between 1995 and 2005 the City determined that recreation facilities were lacking in Ames. A comprehensive approach to deal with this issue was put before the residents in 2005 in the form of a \$24 million bond issue for a “Rec Plex”. The bond issue received 40% support versus the required 60%.

The major features of the Rec Plex included:

- Outdoor Aquatic Center (accommodate 1,400 users)
- Indoor Warm Water Recreational Pool (accommodate 250 users)
- Three regulation size gymnasiums with hardwood maple floors

Once the bond issue failed, it was determined to redirect efforts and phase these major facility improvements over several years. Emphasis was to be placed on partnering with other entities as deemed appropriate. The following is a summation of efforts to enhance major recreation facility development since the failed Rec Plex bond issue.

#### **Outdoor Aquatic Center: Accomplished**

##### **Indoor Warm Water Recreational Pool:**

The District shared with City staff they anticipate constructing an “Aquatic Facility at Ames High” sometime between the years of 2015 to 2018. It could be located at the corner of 16<sup>th</sup> and Ridgewood. The District will build a competitive / cold water basin to accommodate boys and girls athletic teams. In anticipation of the City’s needs for a warm water basin, the facility would allow for a second basin to be added on to the District’s pool. Locker room facilities would serve to divide the two basins and be shared.

In light of the recently passed Library and School District bond issues and a new City Water Plant being constructed (\$65 million that will impact utility rates) staff does not recommend pursuing a bond issue to enhance recreation facility development should until 2015 or beyond. Therefore, the City and District could enter into a 28E Agreement (comparable to the existing 28E Agreement that governs Municipal Pool). This would assure that the community could utilize the District’s cold water pool until the community supports the passage of a bond issue to build a warm water recreational facility.

##### **Gymnasiums:**

With the passage of the School District bond issue in April 2012 staff envisions working with the District since they plan on building “regulation size gyms” at each of their five elementary schools

(between 2014 and 2018). City funding may be required to assure each gymnasium includes competition level basketball goals and volleyball standards. A 28E Agreement would need to be approved detailing usage, cost sharing, etc.

### **CAPITAL IMPROVEMENT PLAN (CIP)**

#### **Community Gathering Venue:**

In 2009 and 2010, conversations were held between City staff and members of the Ames Foundation and Main Street Cultural District regarding the development of a “civic plaza” to be located in the parking lot east of City Hall.

It is proposed that the City would provide the land and that private funding would finance the development estimated at \$1 million. The conceptual plan for this space includes open space, a pavilion (where special events could be held) and a small water feature.

### **PARK MASTER PLAN**

#### **Community Parks in West, Southwest, Southeast, and Northwest Ames:**

To accommodate future residential growth it was determined in approximately 1997 that additional “community parks” (50 to 100+ acre tracts of land) would be needed between the years **2005 to 2015 and 2015 to 2030.**

Recently a land owner in west Ames informed staff they would be willing to sell an approximate 80 acre tract of land to the City. This acreage coincides with the Park Master Plan calling for a park in west Ames to be acquired / developed between the years of 2005 and 2015. Residential growth in west Ames supports this need in 2012.

Residential growth in southwest, southeast, and northwest Ames does not dictate community parks until the years **2015 to 2030.**

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

AMES, IOWA

AUGUST 28, 2012

The regular meeting of the Ames City Council was called to order by Mayor Ann Campbell at 7:00 p.m. on August 28, 2012, in the City Council Chambers in City Hall, 515 Clark Avenue. Present from the Ames City Council were Matthew Goodman, Jami Larson, Peter Orazem, Victoria Szopinski, and Tom Wacha. Council Member Jeremy Davis was absent. *Ex officio* Member Sawyer Baker was also present.

Mayor Campbell announced that the Council would be working from an Amended Agenda. The bid due date for Item #28, Rehabilitation of Methane Generator Number 2 at WPC, had changed to September 26, 2012.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting of August 14, 2012
3. Motion approving certification of civil service applicants
4. Motion approving Report of Contract Change Orders for August 1 - 15, 2012
5. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
  - a. Class E Liquor, C Beer, & B Wine – Hy-Vee Drugstore, 500 Main Street
  - b. Class C Liquor & Outdoor Service – Indian Delights, 127 Dotson Drive
  - c. Class C Liquor – Mandarin Restaurant of Ames, 415 Lincoln Way
  - d. Special Class C Liquor & Outdoor Service – Noodles & Company, 414 South Duff Avenue
  - e. Class E Liquor, C Beer, & B Wine – Cyclone Liquors, 626 Lincoln Way
  - f. Class C Liquor – Corner Pocket/DG's Taphouse, 125 Main Street
6. RESOLUTION NO. 12-448 approving revisions to Records Retention Schedule
7. RESOLUTION NO. 12-449 designating First National Bank of Ames, Iowa, as depository bank for City of Ames through September 30, 2015, with three-year renewal option
8. RESOLUTION NO. 12-450 approving preliminary plans and specifications for 2008/09 and 2009/10 Skunk River Trail Extension (Hunziker Youth Sports Complex to Southeast 16<sup>th</sup> Street); setting September 18, 2012, as bid due date and September 25, 2012, as date of public hearing
9. RESOLUTION NO. 12-451 Resolution awarding contract for CyRide Facility Boiler Replacement to Mechanical Comfort of Des Moines, Iowa, in the amount of \$89,345.00
10. RESOLUTION NO. 12-452 approving Change Order for Tree Trimming Contract with LawnPro, LLC, of Colo, Iowa, in an amount not to exceed \$12,000
11. RESOLUTION NO. 12-453 approving Change Order No. 55 for Intermodal Facility Fire Extinguisher Cabinets
12. RESOLUTION NO. 12-454 approving final completion of South 4<sup>th</sup> Street Water Main Repair Project
13. RESOLUTION NO. 12-455 approving Plat of Survey for 224 and 236 South Bell Avenue
14. RESOLUTION NO. 12-456 approving Minor Final Plat for Rasmussen Group Subdivision
15. RESOLUTION NO. 12-457 approving Minor Final Plat for Fountainview Subdivision, 2<sup>nd</sup> Addition
16. RESOLUTION NO. 12-458 approving Minor Final Plat for Fountainview Subdivision, 3<sup>rd</sup> Addition

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

**PUBLIC FORUM:** Kathy Svec, 603 Grand, Ames, spoke on behalf of the Ames Historical Society. She made the Council aware that Ames' Sesquicentennial was just over two years away (December 2014). She suggested that an ad hoc commission be appointed by the Mayor to plan the celebration of the Sesquicentennial. Ms. Svec also asked the Council to consider including funding in the next years' budgets for the event. Mayor Campbell recommended that Ms. Svec make these requests at Town Budget Meeting, which will be held on the first Tuesday of October.

Bill Malone, 229 Main Street, Ames, spoke as President of the Ames Main Street Cultural District. He introduced Carolyn Klaus, President of Ames Foundation, and Judy Gallagher, Chair of the Design Committee for the Main Street Cultural District. Ms. Klaus thanked the Ames City Council and City employees for watering the plants on Main Street over the past very dry and hot summer. On behalf of the Downtown business owners and the Ames Foundation, Mr. Malone presented a plaque to the City for "surviving the drought of 2012." Ms. Klaus distributed bookmarks to the Mayor and Council as a reminder of a fund-raiser of the Ames Foundation, to be held on November 2, with the proceeds being used to continue the beautification efforts.

Ed Tomka of Carroll County, Iowa, spoke representing ten members of the Carroll Area Wind Farm. Mr. Tomka gave an update as to the progress of their project. He requested that the City increase its procurement of local renewable wind energy. According to Mr. Tomka, a Council member had told him to request that an open-meeting energy workshop be scheduled to discuss how the City of Ames can increase its usage of local wind energy. He requested that the Mayor, City Council, and City Directors, including Don Kom, hold an open-meeting workshop with members of the Carroll Area Wind Farm.

**ENCROACHMENT PERMIT FOR 122 WELCH AVENUE:** Moved by Wacha, seconded by Goodman, to approve an Encroachment Permit for a sign for Portobello Road, 122 Welch Avenue.

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

**NEW CLASS C BEER PERMIT FOR TIENDA MEXICANA ROSITA:** Moved by Goodman, seconded by Larson, to approve a new Class C Beer Permit for Tienda Mexicana Rosita, 118 South Sherman Avenue, #102.

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

**5-DAY LIQUOR LICENSES FOR OLDE MAIN BREWING COMPANY:** Moved by Larson, seconded by Szopinski, to approve the following 5-day licenses for Olde Main Brewing Company at the ISU Alumni Center, 420 Beach Avenue:

- a. Special Class C Liquor for August 29 - September 3
- b. Class C Liquor for September 8 - 12

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

**CLUB ELEMENT/CHASERS/e:** Moved by Goodman, seconded by Orazem, to approve a new 12-month Class C Liquor License & Outdoor Service for Club Element/Chasers/e, 2401 Chamberlain Street.

Police Commander Geoff Huff presented the history of violations of the bar since it was denied a 12-month renewal in October 2011. After appeal, a settlement was reached, and a six-month

license with three conditions was issued in February 2012. According to Commander Huff, the three conditions had been met, as follows: (1) license would be suspended for seven consecutive days, (2) bar would maintain a level of compliance, and (3) bar owner, Scott Davis, would pay past parking tickets and keep current on those. Commander Huff noted the ongoing problem of the bar's owner not paying parking tickets until they are turned over to collections.

Council Member Orazem asked if payment of parking fines is normally tied to renewal of liquor licenses. Commander Huff explained that one of the criteria for the State's approval of a liquor license is that the applicant be in good financial standing. The applicant had owed past parking ticket fines totaling thousands of dollars.

Ryan Howell, General Manager of Chasers, which is the lower part of the bar (Element is the upstairs), advised that they have a plan in place to prevent violations and are executing it. The employees responsible for allowing minors to enter the premises have been fired.

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

**NEW 6-MONTH CLASS C LIQUOR LICENSE & OUTDOOR SERVICE FOR CY'S ROOST, 121 WELCH AVENUE:** Police Commander Huff reported that the Police Department is recommending a 6-Month Liquor License and Outdoor Service for Cy's Roost. He noted the main concern of the Police Department was the four incidents of over-occupancy.

Andrew White, 121 Welch Avenue, Ames, owner of Cy's Roost, introduced the new manager for Cy's Roost, John Weekly.

Council Member Orazem noted that one of the major issues was the on-premise fight. He believed that reflected badly, not only on Cy's Roost, but also on the entire area of Campustown. Mr. Orazem recalled that there was question last year as to whether the Liquor License should be renewed. He thought that the City Council had made it clear at that time to Mr. White how important it was for Cy's Roost to maintain good business practices. Mr. White explained the details of the fight.

Council Member Szopinski said she was very concerned about four over-occupancy violations. She asked if a plan to prevent over-occupancy had been turned in to the Police Department. Mr. White told the Council that he did not present a written plan; he had spoken with Commander Huff about a prevention plan. According to Mr. White, he was not personally aware of the first three violations. He received a letter in April about the fourth one, which he immediately addressed. Mr. White said that he now has a zero-tolerance for over-occupancy. The bar manager also now carries a counter, and every 20 to 30 minutes, takes a count and compares it with the front-door attendant.

Council Member Larson asked Mr. White if he preferred the Police Department to have a zero-tolerance approach to over-occupancy violations. Mr. White said he did and that it would make his life much easier. Mr. Larson noted that the four out of the last seven years, Cy's Roost had been on a 6-month license. He would support the idea of zero tolerance for Mr. White's establishments.

Mayor Campbell expressed her concern about Mr. White's relationship with his managers in that they are not notifying the owner of incidents in the establishment. She asked what Mr. White's

expectations were of the establishment's managers. Mr. White indicated that, going forward, he wants better communication from his managers. He said that he believed his managers have a good relationship with the Police Department. Council Member Goodman offered that, in his experience of being a businessman in Campustown, oftentimes police officers need and want to get a problem resolved quickly. The message gets delivered respectfully, and oftentimes, it gives the sense that the goal is to inform the business person how to make something better. The owner remedies it at that time and the officer moves on. That positive interaction with the police officer may make the manager feel that it is no big deal.

Council Member Larson relayed that he appreciates the community policing approach taken by the Police Department. However, when an owner states that he wants the Police Department to be more firm in order to help them carry out their own plan, zero tolerance should be used.

Council Member Wachua noted that Cy's Roost was 100 people over-occupied on multiple occasions. That is a big concern to him because it is a public safety issue. Mr. Wachua pointed out that Mr. White is the owner and is responsible for the premises; he can delegate authority, but not responsibility. He believes the pattern of the Council denying the 12-month and then approving a 6-month license is a recurring issue and troubling to him. Council Member Wachua asked if Mr. White had a different plan in place that will work better than in the past. Mr. White said that the over-occupancy problem has been corrected, as has the minors-on-premises problems. He acknowledged that he does have a plan in place. Mr. White pointed out that he had been a bar owner in Ames since 1998 and owns five establishments; he does not believe that he is a chronic violator.

Commander Huff noted that he had given suggestions to Mr. White in reference to the occupancy issues. It was confirmed by Commander Huff that there are many ways to get in and out of the bar, so it is more difficult to keep an accurate count of how many people are in the establishment. The Council was informed by Commander Huff that when over-occupancy is suspected, the Police Department stops service until the bar is in compliance. He emphasized that Mr. White needed to make it clear to his managers that they must notify him of the goings-on in the bar so that they don't continue.

Moved by Larson, seconded by Orazem, approving a 6-month Class C Liquor License & Outdoor Service for Cy's Roost, 121 Welch Avenue.

Council Member Larson cautioned that if the Police Department issues an e-mail notifying of a date that they should appear, they should consider it the same as if it were coming from someone at the highest level of City government. He indicated his frustration that Mr. White had missed the last meeting because he didn't read the email from Commander Huff. Mr. White stated that he had always been notified by the City Clerk's Office that the renewal of Cy's Roost would be on the July 24, 2012, Agenda. The renewal did not go on that date, and Mr. White assumed that he would be notified by the City Clerk's Office when it was on an Agenda. He was not focused on the e-mail from Commander Huff, which notified him to be present on August 14, because he expected the email to come from the City Clerk's Office.

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

**AMES HIGH HOMECOMING PARADE ON SEPTEMBER 10, 2012:** Kaylee Hahn and Gabby Brewer were present representing the Ames High Homecoming Parade Committee. They

informed the Council that the Parade will be held on September 10, 2012, commencing at 6:30 p.m.

Moved by Goodman, seconded by Orazem, to adopt RESOLUTION NO. 12-459 approving closure of Parking Lot MM and south half of Parking Lot M and portions of Main Street, Douglas Avenue, Fifth Street, Burnett Avenue, Kellogg Avenue, Clark Avenue, and Pearle Avenue from 5:30 p.m. to approximately 7:30 p.m.; waiver of parking meter fees in the Main Street Cultural District from 5:30 to 6:00 p.m.; waiver of parking meter fees for Parking Lot N from 5:00 to 6:00 p.m.; and waiver of fee for Fireworks Permit.

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

Moved by Goodman, seconded by Orazem, to approve a fireworks permit for display after football game (approximately 9:15 p.m.) on September 14, 2012.

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

**ASSET: Amendment to Policies and Procedures.** Management Analyst Brian Phillips explained that on July 1, 2012, the Story County Empowerment/Early Child Development Board merged with the Boone Empowerment/Early Childhood Development Board to form “BooSt Together for Children.” Since the ASSET Policies and Procedures outline the relationship between ASSET and Decat/Empowerment, the document must be amended to reflect the change. Addendum A, if approved, will state that “the Story County Decategorization Board and the BooSt Together for Children (Boone and Story Counties) Early Childhood Iowa (ECI) Area Board will provide ASSET with quarterly reports to update funders and community stakeholders.”

Moved by Goodman, seconded by Larson, to adopt RESOLUTION NO. 12-460 approving Addendum A to the ASSET Policies and Procedures.

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

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2012/13 Human Services Contract with Heartland Senior Services. Management Analyst Brian Phillips told the City Council that, during the 2012/13 ASSET allocation process, after a cost analysis of its programs, Heartland attempted to correct budget deficits by shifting funding. Due to the figures provided by Heartland for its 2012/13 ASSET budget not being consistent with the actual costs listed in its 2011/12 audit, the ASSET funders set aside funds for programs operated by Heartland until its true financial picture could be defined. Since then, ASSET staff has had several conversations with Heartland representatives about the future of its operations.

According to Mr. Phillips, Heartland has chosen to return its transportation program to Heart of Iowa Regional Transit Agency (HIRTA), which holds a 28E Intergovernmental Agreement with the Iowa Department of Transportation’s Region 11 to provide public transit services. This has allowed Heartland to focus on its core programs and reduced overhead costs to the Agency. Heartland then submitted new 2012/13 budget forms to ASSET. The Agency has indicated that the self-generated revenue goals will be achievable, and ASSET will be updated on the progress at a mid-year review (in January). It was reported by Mr. Phillips that the Agency has enrolled in the Iowa Food Bank, closed poorly attended congregate meal sites, and received newer donated equipment to prepare meals.

Mr. Phillips noted that the 2012/13 ASSET funding contract with Heartland has been written to allow Heartland to request reimbursement for expenses incurred since the beginning of the current fiscal year. ASSET volunteers and Heartland staff are in agreement that the funding amounts contained in the 2012/13 Contract should be sufficient to conduct the Agency's programs.

Moved by Wacha, seconded by Szopinski, to adopt RESOLUTION NO. 12-461 approving the 2012/13 Human Services Contract with Heartland Senior Services in an amount not to exceed \$138,948.

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

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Application from Heart of Iowa Regional Transit Agency (HIRTA). Management Analysis Phillips explained that HIRTA is a seven-county organization that provides regional transportation coordination and service. Regional transportation coordination is required under *Iowa Code* and is overseen by the Iowa Department of Transportation. In the past, HIRTA had contracted with Heartland Senior Services to provide regional transit services in Story County, which included transportation in unincorporated Story County and in the City of Ames. In the past, Heartland Senior Services had received ASSET funds to assist in covering costs; however, on July 1, 2012, Heartland and HIRTA had mutually agreed to return the service to HIRTA's control. HIRTA has now expressed a desire to be considered for ASSET funding. ASSET volunteers had met on August 6, 2012, and recommended that HIRTA be approved as an ASSET agency.

According to Mr. Phillips, ASSET Policies and Procedures require that a participating agencies be a 501(c)(3) non-profit organization. HIRTA is incorporated under a 28E Intergovernmental Agreement, which makes it ineligible for participation in ASSET. In order to allow HIRTA to participate in ASSET, a majority of the ASSET funders must approve an exception. It was noted that Homeward, which is operated by Mary Greeley Medical Center, had previously been granted an exception by the ASSET funders to participate in the process.

Mr. Phillips emphasized that by approving HIRTA's request to participate in the ASSET process did not guarantee that the Agency will receive funding from ASSET.

Council Member Wacha advised that had HIRTA not been willing to provide regional transit services, it would have fallen on CyRide and resulted at great cost. He noted that CyRide is not set up to provide Dial-a-Ride services, and efficiencies are gained by having a third party provide those services.

Moved by Goodman, seconded by Orazem, to adopt RESOLUTION NO. 12-462 approving the application from the Heart of Iowa Regional Transit Agency to participate in the ASSET process.

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

**BACK-BILLING ELECTRIC CHARGES:** Electric Services Director Donald Kom explained that during work related to its expansion project in late 2011, it was discovered that there was an unmetered electrical connection to the Green Hills Retirement Community medical facility. That situation had resulted in Green Hills receiving unmetered and unbilled electricity for a

portion of its facility for at least 15 years. Staff installed a temporary meter on the feeder in an attempt to determine how much electricity was unaccounted for on a monthly basis. Using that analysis, staff calculated an appropriate billing adjustment for five years service. Mr. Kom presented two options for dealing with the underbilling.

At the inquiry of Council Member Orazem, Mr. Kom reported that there are a lot of wires running through the cabinet in question. Until each was traced, it was not known that one did not go through a metering. The cabinet is only accessed by Ames Electric or a contractor, and work had not been done in that area for approximately 15 years.

Matt Gibb, Manager of the Green Hills Retirement Community, told the Council that as soon as he was notified of the issue, he wanted to figure out a way to correct it. Green Hills has always been in good standing in the community, and they want that to remain.

Moved by Larson, seconded by Goodman, to adopt RESOLUTION NO. 12-463 approving an adjustment to the Green Hills Retirement Community bill by \$55,695.48 and directing staff to work with the customer on an acceptable payment plan not to exceed 12 months.

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

**GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2012:** Finance Director Duane Pitcher recalled that the 2012/13 Budget includes a number of capital improvement projects that are funded through General Obligation Bonds. The Plan was adjusted in July for extension of utilities to the east and north and part of the referendum issue for the Library.

Mr. Pitcher introduced City Treasurer Roger Wisecup, who managed the bid process. Jon Burmeister of the City's financial advisor, Public Financial Management, was introduced.

Mr. Burmeister explained that bids were solicited from underwriting firms for the purchase of the City's General Obligation Bonds. He brought the Council's attention to the Tabulation of Bids. A total of six bids were received, which represented 21 different underwriters. He recommended that the City award the bid to Robert W. Baird at a true interest rate of 2.219. Mr. Burmeister stated that, subsequent to the receipt of bids, which bid at premium, the aggregate par amount of the bonds was decreased to \$12,660,000.

Discussion ensued on how much this favorable interest rate would save the City. Finance Director Duane Pitcher stated that he had not run the numbers yet as the bids were just opened today. He noted that there are a lot of maturities coming up in the next couple years, so the extent that savings can be realized by this issuance and in the near future will help; this issuance was very positive for the City.

It was pointed out by Mr. Burmeister that Moody's Investors Service had confirmed the Aaa bond rating for the City of Ames. Mr. Pitcher relayed to the Council how important it was for the City to maintain the Aaa bond rating and the benefits received therefrom.

It was clarified Mr. Burmeister that because it was a premium, the size of the bonds was decreased to compensate for the additional proceeds; that amount should be used in the motion.

Moved by Wacha, seconded by Szopinski, to adopt RESOLUTION NO. 12-464 approving the sale of General Obligation Corporate Purpose Bonds, Series 2012, in a principal amount not to exceed \$12,660,000.

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

**UNANTICIPATED REPAIRS AT WATER POLLUTION CONTROL FACILITY (WPC):**

Water & Pollution Control Director John Dunn explained that the Sewer Fund increased more than anticipated because of the dry summer and the fact that sewer bills are based on water consumption. Due to the additional revenue, staff is recommending that unanticipated repairs be made to the maintenance of the Facility. The high-priority repairs can be made without negatively impacting the Fund Balance in the Sewer Fund. There is one additional project that is a high priority that was not able to be covered. Staff is looking at possibly shifting priorities so that it also can be done.

Moved by Goodman, seconded by Orazem, to adopt RESOLUTION NO. 12-465 authorizing funding for unanticipated repairs, as follows:

Raw Water Pumps	\$ 78,000
Methane Engine Generator No. 2	75,551
Pipe Supports and Check Valves	67,800
Diesel Fuel Storage Tank	85,000
Design of Blower Replacements	<u>65,000</u>
Total	\$371,351

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

**WPC DIESEL FUEL TANK REPLACEMENT:** Council Member Orazem noted that only one bid had been received, and it was approximately \$43,000 higher than the engineer's estimate. Director Dunn informed the Council that there was a second bidder; however, the person delivering the bid didn't fully read the instructions and waited in the bid room instead of filing the bid in the City Clerk's Office. Following that, staff met with the engineer who designed the improvements and with the one bidder. Nothing unusual was detected in the bid that contributed beyond what was expected; therefore, there was nothing that could be specifically altered in the specifications if it were to be rebid.

Moved by Szopinski, seconded by Wacha, to adopt RESOLUTION NO. 12-466 awarding a contract for WPC Diesel Fuel Tank Replacement to Acterra Group, Inc., of Marion, Iowa, in the amount of \$188,000.00.

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

**REHABILITATION OF METHANE GENERATOR NO. 2 AT WPC:** Mr. Dunn explained the reason for delaying the bid opening by one day. *Iowa Code* requires that bids be reported at the next Council meeting. If bids were received on September 25, staff would have had to analyze them and had a recommendation ready for Council that same day.

Moved by Goodman, seconded by Wacha, to adopt RESOLUTION NO. 12-467 approving the preliminary plans and specifications for Rehabilitation of Methane Generator Number 2 at WPC; setting September 25, 2012, as bid due date and October 9, 2012, as 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.

**ENGINEERING SERVICES AGREEMENT FOR FINAL DESIGN, BIDDING SERVICES, AND CONSTRUCTION SERVICES FOR NEW WATER TREATMENT PLANT:**

John Dunn reported that the Council Workshop on this topic was initially held in September 2008; it had taken four years to get to this point. Mr. Dunn recalled that at the project outset, a competitive selection process was conducted to identify a consultant with whom to partner. Staff's preference is that the City stay with the same design team to the conclusion of the project (final design, bidding phase, construction administration, and post-construction phase), which is a collaboration of three firms: Fox Engineering of Ames, HDR of Omaha, and Barr Engineering of the Twin Cities. To date, the City has had an outstanding relationship with and received outstanding quality from that collaboration.

Mr. Dunn pointed out to the Council that this phase did not go through the same process again; that competitive process had occurred four and one-half years ago. He explained how staff did due diligence to ensure that the dollar amount was reasonable. Mr. Dunn reviewed the negotiations staff has had with FOX Engineering since last February. The project will be bid in three separate contracts: (1) Treatment Plant, (2) Improvements to the Lime Ponds, and (3) Interconnecting Pipe that will run from the old plant site to the new plant site.

Dale Watson, FOX Engineering, 1601 Golden Aspen Drive, Ames, expressed appreciation on behalf of the three firms comprising the consulting team.

Council Member Orazem asked when the Plant would be completed. Mr. Dunn stated that the design phase would take 18 - 24 months and construction would take approximately two and one-half years. Completion is estimated to occur in late 2016 or early 2017.

Moved by Orazem, seconded by Larson, to adopt RESOLUTION NO. 12-468 approving the Engineering Services Agreement with FOX Engineering for final design, bidding services, and construction services for new Water Treatment Plant in lump sum amount of \$7,044,500.00, plus services billed on an hourly basis, plus expenses in an estimated amount not to exceed \$1,195,500.00.

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

**HEARING ON STATE REVOLVING FUND (SRF) SEWER REVENUE LOAN AND DISBURSEMENT AGREEMENT:**

Water and Pollution Control Director Dunn shared that execution of the Agreement would be delayed until after October 1, 2012, because the state is lowering its interest rates. Originally, the interest rate was planned to be 3%; however, it is being reduced to 1.75%. According to Mr. Dunn, for this project, it will result in debt service savings of \$24,000/year. Over the 20-year life of the loan, approximately \$500,000 savings to the Sewer Fund will result.

Mayor Campbell opened the public hearing. No one asked to speak, and the hearing was closed.

Moved by Szopinski, seconded by Orazem, to adopt RESOLUTION NO. 12-469 approving entering into SRF Sewer Revenue Loan and Disbursement Agreement.

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

**HEARING ON 2011/12 ASPHALT PAVEMENT IMPROVEMENTS PROGRAM AND 2011/12 LOW-POINT DRAINAGE IMPROVEMENTS (SOUTH OAK AVENUE FROM SOUTH 4<sup>TH</sup> STREET TO LINCOLN WAY):** The public hearing was opened by the Mayor. She closed same after no one came forward to speak.

Moved by Goodman, seconded by Larson, to adopt RESOLUTION NO. 12-470 approving final plans and specifications and awarding a contract to Con-Struct, Inc., of Ames, Iowa, in the amount of \$511,021.70.

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

**HEARING ON 2012/13 CDBG PUBLIC FACILITIES NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS PROGRAM (BEEDLE DRIVE AND APLIN ROAD):** The Mayor opened the public hearing. No one requested to speak, and the hearing was closed.

Moved by Wacha, seconded by Larson, to adopt RESOLUTION NO. 12-471 approving final plans and specifications and awarding a contract to Manatt's, Inc., of Ames, Iowa, in the amount of \$338,818.93.

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

**HEARING ON 2011/12 DOWNTOWN PAVEMENT IMPROVEMENTS (DOUGLAS AVENUE):** The hearing was opened by Mayor Campbell. It was closed after there was no one who wished to speak.

Moved by Goodman, seconded by Wacha, to adopt RESOLUTION NO. 12-472 approving final plans and specifications and awarding a contract to Con-Struct, Inc., of Ames, Iowa, in the amount of \$1,215,016.00.

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

**HEARING FOR SQUAW CREEK PEDESTRIAN BRIDGE PROJECT:** The Mayor opened the public hearing. No one came forward to speak, and the hearing was closed.

Moved by Goodman, seconded by Szopinski, to adopt RESOLUTION NO. 12-473 approving final plans and specifications and awarding a contract to Iowa Bridge & Culvert, LC, of Washington, Iowa, in the amount of \$279,335.60.

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

**HEARING ON WATER POLLUTION CONTROL FACILITY RAW WASTEWATER PUMPING STATION PIPE SUPPORTS AND CHECK VALVE REPLACEMENT PROJECT:** The hearing was opened by Mayor Campbell and closed after no one wished to speak.

Moved by Larson, seconded by Goodman, to adopt RESOLUTION NO. 12-474 approving final plans and specifications and awarding a contract to Story Construction Company of Ames, Iowa, in the amount of \$135,300.

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

**ORDINANCE PERTAINING TO REQUIREMENTS FOR MASTER PLANS:** Moved by Goodman, seconded by Szopinski, to pass on third reading and adopt ORDINANCE NO. 4121 pertaining to requirements for Master Plans.

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

**COUNCIL COMMENTS:** Council Member Szopinski reported that the City Council will be meeting in joint session with the Ames Community School Board on September 17, 2012, at 7:00 p.m. in the Multi-Purpose Room at the Ames High School.

Moved by Szopinski, seconded by Larson, directing that the agenda items include a discussion of proposals/plans for school properties that will be sold and that staff provide the zoning history on the former Roosevelt School and former Middle School properties prior to September 17.

City Manager Schainker advised that the properties have always been zoned as Government; however, the City Council does have on record a Government Lands Policy pertaining to what would happen if the properties were sold.

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

Moved by Orazem, seconded by Wacha, to request a report back from staff on the proposal of the Carroll Area Wind Farm, (e.g. would it fit with the City's current wind portfolio).

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

Council Member Goodman referenced the serious injuries sustained by an individual who fell from the fifth-floor balcony of Legacy Apartments. He questioned whether the urban revitalization area criteria recently adopted for that area increased the safety standards. Assistant City Manager Bob Kindred reported that the urban revitalization area criteria for that area did not specifically address safety criteria; however, as the site planning issues have been worked through with owners of Campustown properties, they have agreed to install screens over all the balconies on the south side of 119 Stanton. City Manager Schainker advised that, because the City approved tax abatement for that building, it allowed the City to negotiate higher standards; however, generically, there is no policy referring to construction of balconies.

**ADJOURNMENT:** Moved by Wacha to adjourn the meeting at 8:28 p.m.

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Diane R. Voss, City Clerk

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Ann H. Campbell, Mayor

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

AMES, IOWA

AUGUST 30, 2012

The Ames City Council met in special session at 4:31 p.m. on the 30<sup>th</sup> day of August, 2012, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Campbell presiding. Since it was impractical for the Council members to attend in person, Council Members Goodman, Orazem, Szopinski, and Wacha were brought in telephonically. Council Members Davis and Larson and *Ex officio* Member Baker were absent.

**TRANSFER OF LIQUOR LICENSE FOR CYCLONE EXPERIENCE NETWORK:** Moved by Goodman, seconded by Szopinski, to approve the temporary transfer for September 1, 2012, of the Class C Liquor License for Cyclone Experience Network from Hilton Coliseum to the ISU Jacobson Athletic Building, 1800 South 4<sup>th</sup> Street.

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

**ADJOURNMENT:** Moved by Orazem to adjourn the meeting at 4:32 p.m.

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Diane R. Voss, City Clerk

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Ann H. Campbell, Mayor



# REPORT OF CONTRACT CHANGE ORDERS

Period:	<input type="checkbox"/>	1 <sup>st</sup> – 15 <sup>th</sup>
	<input checked="" type="checkbox"/>	16 <sup>th</sup> – end of month
Month and year:	August 2012	
For City Council date:	September 11, 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	Purchasing Contact Person/Buyer
Transit	Ames Intermodal Facility	51	\$7,115,000.00	The Weitz Company, LLC	\$561,547.32	\$11,928.37  Correction from previous report	M. Mundt	MA
Transit	Ames Intermodal Facility	52	\$7,115,000.00	The Weitz Company, LLC	\$573,475.69	\$1,285.00	M. Mundt	MA
Transit	Ames Intermodal Facility	53	\$7,115,000.00	The Weitz Company, LLC	\$574,760.69	\$-(120.00)	M. Mundt	MA
Transit	Ames Intermodal Facility	54	\$7,115,000.00	The Weitz Company, LLC	\$574,640.69	\$3,189.00	M. Mundt	MA
Water & Pollution Control	NCAH Pump Station and Wastewater Metering Improvements Construction	2	\$860,000.00	C. L. Carroll Company, Inc.	\$575.00	\$15,696.00	J. Dunn	MA
Public Works	S. 4 <sup>th</sup> Street Water Main Repair	1	\$126,255.00	Synergy Contracting, LLC	\$0.00	\$7,666.00	J. Joiner	MA

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	Purchasing Contact Person/Buyer
Transit	Architectural / Engineering Services	1	\$462,509.00	URS Corporation	\$0.00	\$16,720.00	S. Kyras	MA



# Memo

Police Department

5 a-e

**TO:** Mayor Ann Campbell and Ames City Council Members

**FROM:** Commander Geoff Huff – Ames Police Department

**DATE:** September 4, 2012

**SUBJECT:** Beer Permits & Liquor License Renewal Reference City Council Agenda  
September 11, 2012

The Council agenda for September 11, 2012, includes beer permits and liquor license renewals for:

- Class B Liquor & Outdoor Service – Hilton Garden Inn Ames, 1325 Dickinson Avenue
- Class C Liquor – Whiskey River, 132-134 Main Street
- Class C Liquor & Outdoor Service – Wallaby's Grille, 3720 W. Lincoln Way
- Class C Liquor & Outdoor Service – Brewer's, 2704 Stange Road
- Class C Liquor – La Fuente Mexican Restaurant, 217 South Duff Avenue

A routine check of police records found no violations Hilton Garden Inn Ames, Whiskey River, Wallaby's Grille, Brewer's or La Fuente Mexican Restaurant.

The police department would recommend renewal of all five licenses.

**COUNCIL ACTION FORM**

**SUBJECT: SALE AND ISSUANCE OF ESSENTIAL CORPORATE PURPOSE  
GENERAL OBLIGATION BONDS SERIES 2012 ISSUE IN AN AMOUNT  
NOT TO EXCEED \$13,215,000**

**BACKGROUND:**

The 2012/13 budget included a number of General Obligation Bond funded capital improvement projects. In preparation to issue these bonds, all projects were reviewed and issuance amounts adjusted based on the timing of projects and current price estimates.

Projects to be funded by this issue include the following:

**2012/2013 CIP G.O. Bond Issue:**

<i>Woodview Drive Water &amp; Sewer Project (Assessment Project*)</i>	\$ 357,000
Extension of Utilities North ( <b>Abated by Water and Sewer</b> )	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
	<hr/>
<i>Subtotal Debt Issue</i>	\$ 8,565,500
Library Expansion/Renovation ( <b>Approved by Referendum</b> )	4,500,000
	<hr/>
<i>Subtotal</i>	\$ 13,065,500
Issuance Cost/Allowance for Sale at Premium	149,500
	<hr/>
<b>Total Debt Issue</b>	<b>\$ 13,215,000</b>

On the morning of August 28, 2012, the City will accept bids for the bonds per the terms of our offering statement. The bids will be evaluated by our financial advisor, Public Financial Management, by the City's bond counsel, and by City staff to recommend award to the bidder with the lowest cost. A report of bids will be provided to Council at the August 28<sup>th</sup> meeting. Council may then adopt a resolution accepting bids and authorizing that the sale of bonds be awarded to the chosen bidder.

## **ALTERNATIVES:**

1. The City Council can adopt a resolution accepting bids and authorizing the sale and issuance of Essential Corporate Purpose General Obligation Bonds in an amount not to exceed \$13,215,000.
2. The Council can reject the bond sale resolution and delay the capital projects.

## **MANAGER'S RECOMMENDED ACTION:**

Issuance of these bonds is necessary in order to accomplish the City's approved capital improvements during this fiscal year.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative No. 1, thereby adopting a resolution accepting bids and authorizing the sale and issuance of Essential Corporate Purpose General Obligation Bonds in an amount not to exceed \$13,215,000.

**The City Council will remember that the proposed bond issue includes \$357,000 to fund the Woodview Subdivision infrastructure projects that are planned to be paid back from special assessment payments from benefitted property owners. Unfortunately, as of this date the Public Works staff is still in the process of securing signatures from Woodview Drive residents for the assessment agreement to install water and sewer. Out of the 11 property owners, six have signed the assessment agreement.**

**Staff is hopeful that all the signatures will be collected soon, since the property owners are eager to get the project underway. However, a single mortgage lender that has an interest in several properties did not want to be second in line if the property owner defaulted on their mortgage. The City Attorney's Office has been working with the lenders to assure them that this is a value add to the property.**

**However, given this situation there is some risk to the City if for some reason the remaining residents do not enter into the assessment agreement; since even though the project will not proceed, the City will have already sold bonds to fund the project. This will mean that the City will be obligated to pay for the portion of debt service related to the Woodview Drive project, even though property taxes were not assessed to those properties for this project. The anticipated cost to the City during FY 2012/13 would be \$34,800 paid from the debt service fund balance. Should that happen, this \$357,000 in bond proceeds could be used for other purposes specified on the bond prospectus (e.g., street projects). The City would then be able to reduce the planned FY 2013/14 bond sale to offset the debt that was issued for the Woodview Drive project but was not used for that purpose.**

**COUNCIL ACTION FORM**

**SUBJECT:** ANNUAL STREET FINANCE REPORT

**BACKGROUND:**

The State of Iowa requires each city receiving allotments of Road Use Tax funds to annually submit to the Iowa Department of Transportation by September 30 a street finance report of expenditures and receipts for the fiscal year then ended. Those cities not complying with this requirement will have Road Use Tax funds withheld until the city complies.

The attached report is for the fiscal year ending June 30, 2012.

**ALTERNATIVES:**

1. Approve the City's annual 2012 Street Finance Report.
2. Do not approve the 2012 Street Finance Report.

**MANAGER'S RECOMMENDED ACTION:**

In order for the City to continue receiving Road Use Tax funds, it is necessary to submit this report to the Iowa Department of Transportation.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the 2012 Street Finance Report.



## City Street Financial Report

City Name	City Number	City Population	Fiscal Year
AMES	155	58,965	2012

## Cover Sheet

Now therefore let it be resolved that the city council of AMES, Iowa  
(city name)

on \_\_\_\_\_ did hereby approve and adopt the annual  
(month/day/year)

City Street Financial Report from July 1, 2011 to June 30, 2012.  
(year) (year)

## Contact Information

Name	E-mail Address	Street Address	City	ZIP Code
Diane R Voss	dvoss@city.ames.ia.us	515 Clark Avenue	Ames, IA	50010-0000
Hours	Phone	Extension	Alternate Phone	
8-5	(515) 239-5262		(515) 239-5262	

## Preparer Information

Name	E-mail Address	Phone	Extension
Tina Stanley	tstanley@city.ames.ia.us	(515) 239-5116	

## Mayor Information

Name	E-mail Address	Street Address	City	ZIP Code
Ann Campbell	acampbell@city.ames.ia.us	515 Clark Ave	Ames, IA	50010-0000
Phone	Extension			
(515) 239-5105				

Resolution Number \_\_\_\_\_

\_\_\_\_\_  
Ann Campbell  
Signature Mayor

\_\_\_\_\_  
Diane R Voss  
Signature City Clerk



## City Street Financial Report

City Name	City Number	City Population	Fiscal Year
AMES	155	58,965	2012

## Summary Statement Sheet

Column 1    Column 2    Column 3    Column 4  
Road Use    Other Street    Street Debt    Totals  
Tax Fund    Monies

Round Figures to Nearest Dollar

A. BEGINNING BALANCE				
1. July 1 Balance	2,758,222	0	0	2,758,222
2. Adjustments (Note on Explanation Sheet)			8,127,397	8,127,397
3. Adjusted Balance	2,758,222	0	8,127,397	10,885,619
B. REVENUES				
1. Road Use Tax	5,592,895			5,592,895
2. Transfer of Jurisdictions Fund				
3. Property Taxes		1,312,928	6,998,867	8,311,795
4. Special Assessments		230,721		230,721
5. Miscellaneous		3,221,451		3,221,451
6. Proceeds from Bonds, Notes, and Loans			6,608,250	6,608,250
7. Interest Earned		14,629	52,446	67,075
<b>8. Total Revenues (Lines B1 thru B7)</b>	5,592,895	4,779,729	13,659,563	24,032,187
C. Total Funds Available (Line A3 + Line B8)				
	8,351,117	4,779,729	21,786,960	34,917,806

Column 1    Column 2    Column 3    Column 4  
Road Use    Other Street    Street Debt    Totals  
Tax Fund    Monies

Round Figures to Nearest Dollar

EXPENSES				
D. Maintenance				
1. Roadway Maintenance	3,958,658	702,731	69,886	4,731,275
2. Snow and Ice Removal	557,529			557,529
E. Construction, Reconstruction and Improvements				
1. Engineering	211,542	1,164,661	121,840	1,498,043
2. Right of Way Purchased				
3. Street/Bridge Construction	178,794	2,040,633	5,954,495	8,173,922
4. Traffic Services				
<b>F. Administration</b>	165,052	16,194		181,246
<b>G. Equipment (Purchased or Leased)</b>				
<b>H. Miscellaneous</b>		521,114		521,114
J. Street Debt				
1. Bonds, Notes, and Loans - Principal Paid			6,001,256	6,001,256
2. Bonds, Notes and Loans - Interest Paid			997,611	997,611
TOTALS				
<b>K. Total Expenses (Lines D thru J)</b>	5,071,575	4,445,333	13,145,088	22,661,996
<b>L. Ending Balance (Line C-K)</b>	3,279,542	334,396	8,641,872	12,255,810
<b>M. Total Funds Accounted For (K + L = C)</b>	8,351,117	4,779,729	21,786,960	34,917,806



## City Street Financial Report

City Name	City Number	City Population	Fiscal Year
AMES	155	58,965	2012

## Miscellaneous Revenues and Expenses Sheet

Code Number and Itemization of Miscellaneous Revenues (Line B5 on the Summary Statement Sheet) (See Instructions)	Column 2 Other Street Monies	Column 3 Street Debt	
110 Parking Revenues	231,206		
112 Utility Revenue	1,045,849		
115 Other Governments (misc.)	20,564		
123 Various State Grants	133,190		
124 Iowa DOT	105,931		
140 Federal Government (misc.)	374,980		
144 FHWA Participation (Fed. Hwy. Admin.)	694,081		
121 State Reimbursement	30,377		
170 Reimbursements (misc.)	1,382		
172 Labor & Services	216,139		
180 Receipts From Sales	48,863		
190 Other Miscellaneous	19,850		
191 Licenses and Permits	12,750		
193 Fines & Fees	286,289		
Line B5 Totals	3,221,451		

Code Number and Itemization of Miscellaneous Expenses (Line H on the Summary Statement Sheet) "On street" parking expenses, street maintenance, buildings, insurance, administrative costs for printing, legal fees, bond fees etc. (See instructions)	Column 2 Other Street Monies	Column 3 Street Debt	
230 On Street Parking Only	521,114		
Line H Totals	521,114		



## City Street Financial Report

City Name	City Number	City Population	Fiscal Year
AMES	155	58,965	2012

## Bonds, Notes and Loans Sheet

New Bond ?	Debt Type	Debt Purpose	DOT Use Only	Issue Date	Issue Amount	% Related to Street	Year Due	Principal Balance as of 7/1 or after	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance as of 6/30
<input type="checkbox"/>	General Obligation	Paving & Construction	301	09/13/2005	5,375,209	100%	2017	2,034,656	308,133	71,949	308,133	71,949	1,726,523
<input type="checkbox"/>	General Obligation	Paving & Construction	302	10/01/2006	5,285,000	100%	2018	3,450,000	430,000	138,000	430,000	138,000	3,020,000
<input type="checkbox"/>	General Obligation	Paving & Construction	303	11/01/2007	5,920,000	100%	2019	4,393,894	476,428	164,772	476,428	164,772	3,917,466
<input type="checkbox"/>	General Obligation	Paving & Construction	304	10/15/2008	485,000	100%	2020	395,000	40,000	15,498	40,000	15,498	355,000
<input type="checkbox"/>	General Obligation	Paving & Construction	305	04/27/2009	6,012,902	100%	2013	2,217,768	1,375,360	66,533	1,375,360	66,533	842,408
<input type="checkbox"/>	General Obligation	Paving & Construction	316	10/15/2004	5,591,000	100%	2014	1,849,758	595,200	60,118	595,200	60,118	1,254,558
<input type="checkbox"/>	General Obligation	Paving & Construction	317	10/29/2009	11,165,000	100%	2021	9,805,000	870,000	264,350	870,000	264,350	8,935,000
<input type="checkbox"/>	General Obligation	Paving & Construction	318	05/17/2011	3,099,988	100%	2015	3,099,988	873,870	36,409	873,870	36,409	2,226,118
<input type="checkbox"/>	General Obligation	Paving & Construction	319	09/30/2010	6,079,000	100%	2022	5,733,711	467,965	122,602	467,965	122,602	5,265,746
<input checked="" type="checkbox"/>	General Obligation	Paving & Construction		10/25/2011	6,675,000	99%	2023	6,675,000	570,000	57,960	564,300	57,380	6,105,000
			New Bond Totals		6,675,000	6,608,250	Totals	39,654,775	6,006,956	998,191	6,001,256	997,611	33,647,819



## City Street Financial Report

City Name	City Number	City Population	Fiscal Year
AMES	155	58,965	2012

## Project Final Costs Sheet

For construction, reconstruction, and improvement projects with costs equal to or greater than 90% of the bid threshold in effect as the beginning of the fiscal year.

## Section A

Check here if there are no entries for this year ☐

Line No.	1. Project Number	2. Estimated Cost	3. Project Type	4. Public Letting?	5. Location/Project Description (limits, length, size of structure)	
1	0697	279,913	Roadway Construction	Yes	Public facilities neighborhood infrastructure improvements (N. Hazel Ave.)	
2	7764	1,384,500	Roadway Construction	Yes	Concrete pavement improvements (various locations)	
3	8114	889,701	Roadway Construction	Yes	Asphalt pavement improvements (Northwood Dr., River Oak Dr., Grove Ave., Joy Ave.)	
4	8131	428,737	Roadway Construction	Yes	Collector street pavement improvements (Hayes Ave.)	
5	8133	835,111	Roadway Construction	Yes	Collector street pavement improvements (Storm St.)	
6	8137	113,000	Surfaces	Yes	E. 13th Street pavement rehab. (I-35 to 570th St.)	
7	8140	526,983	Surfaces	Yes	Duff Ave. (7th St. to 13th St.)	
8	8141	406,681	Roadway Construction	Yes	Arterial street pavement improvements (6th St. - Northwestern to Grand)	
9	8142	48,076	Surfaces	No	Arterial street pavement improvements (Dayton Ave. - E. 13th to Plymouth)	
10	8160	1,034,728	Roadway Construction	Yes	Arterial street pavement improvements (13th St. - UPRR underpass to Stange Rd)	
11	8180	693,163	Roadway Construction	Yes	CyRide route pavement improvements (Ontario St.)	

## Section B

		Contract Work			City Labor				
Line No.	1. Project Number	6. Contractor Name	7. Contract Price	8. Additions/Deductions	9. Labor	10. Equipment	11. Materials	12. Overhead	13. Total
1	0697	Manatt's Inc.	287,993	126,094					414,087
2	7764	Con-Struct Inc.	1,283,000	-19,843					1,263,157
3	8114	Manatt's Inc.	840,070	3,937					844,007
4	8131	Manatt's Inc.	427,102	-132					426,970
5	8133	Concrete Technologies Inc.	758,380	16,528					774,908
6	8137	Manatt's Inc.	111,896	14,060					125,956
7	8140	Manatt's Inc.	504,231	-7,193					497,038
8	8141	Con-Struct Inc.	396,315	12,684					408,999



## City Street Financial Report

Office of Local Systems  
Ames, IA 50010

City Name	City Number	City Population	Fiscal Year
AMES	155	58,965	2012

		Contract Work			City Labor				
9	8142	Manatt's Inc.	48,575	10,561					59,136
10	8160	Wick's Construction Inc.	1,016,591	14,576					1,031,167
11	8180	Manatt's Inc.	690,589	-18,110					672,479



## City Street Financial Report

City Name	City Number	City Population	Fiscal Year
AMES	155	58,965	2012

## Road/Street Equipment Inventory Sheet

Check here if there are no reportable equipment ☐

1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	/Unit	6. Rental Cost	/Unit	7. Used on Project this FY?	8. Status	
151	2010	Pickup, Ford F150	20,288					Yes	No Change	
156	2010	Asphalt Recycler, Falcon	22,950					Yes	No Change	
162	2010	Motorgrader, JD		1,700	/Month			Yes	Sold	
179	2010	Planner, Bobcat	10,180					Yes	No Change	
64	2011	Pickup, Ford F350	27,181					Yes	No Change	
73	2011	Truck, International, dump	116,067					Yes	No Change	
72	2011	Truck, International, dump	116,067					Yes	No Change	
71	2011	Truck, International, dump	116,067					Yes	No Change	
70	2011	Truck, International, dump	116,067					Yes	No Change	
69	2011	Truck, International, dump	116,067					Yes	No Change	
932	2009	Truck, Dump, single axle, Freightliner	105,224					Yes	No Change	
931	2009	Truck, Dump, single axle, Freightliner	105,224					Yes	No Change	
11	2009	Wheelloader, Deere 544K	105,000					Yes	No Change	
851	2008	Message Board, Wanco	5,724					Yes	No Change	
850	2007	Message Board, Wanco	5,724					Yes	No Change	
720	2006	Message Board, Wanco	5,724					Yes	No Change	
866	2006	Roller, Dynapac	28,200					Yes	No Change	
878	2007	Loader/Backhoe, JD 310SG	70,000					Yes	Traded	
844	2005	Truck, Sweeper, Elgin	154,545					Yes	No Change	
749	2005	Truck, Tandem, Intl	90,643					Yes	No Change	
755	2005	Pickup, Ford F250	17,572					Yes	No Change	
754	2005	Pickup, Ford F250	19,549					Yes	No Change	
729	2003	Auto, Chevrolet Malibu	11,800					Yes	No Change	



## City Street Financial Report

City Name	City Number	City Population	Fiscal Year
AMES	155	58,965	2012

1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	/Unit	6. Rental Cost	/Unit	7. Used on Project this FY?	8. Status	
663	2003	Pickup, Ford F350 4x4	23,000					Yes	No Change	
87	1996	Truck, Ford F450 Fltbd	29,013					Yes	No Change	
537	2002	Truck, Tandem, Intl	84,000					Yes	No Change	
288	1998	Roller, Mauldin	10,980					Yes	No Change	
697	1987	Trailer, Fltbd, Homemade	Unknown					Yes	No Change	
698	1987	Trailer, Fltbd, Homemade	Unknown					Yes	No Change	
3086	1991	Trailer, Fltbd, Homemade	Unknown					Yes	No Change	
475	2000	Trailer, Tltbd, Cronkhite	3,889					Yes	No Change	
374	1998	Vac, Leaf, ODB	14,100					Yes	No Change	
375	1998	Vac, Leaf, ODB	14,100					Yes	No Change	
376	1998	Box, 10' Leaf, ODB	2,000					Yes	No Change	
377	1998	Box, 14' Leaf, ODB	2,240					Yes	No Change	
378	1998	Box, 14' Leaf, ODB	2,240					Yes	No Change	
611	2002	Compressor, Ingersol	11,496					Yes	No Change	
167	1998	Breaker, Stanley	12,375					Yes	No Change	
670	2002	Saw, Wheel, Bobcat	9,926					Yes	No Change	
3132	1992	Compactor, Stone	999					Yes	No Change	
441	2002	Saw, Target Concrete	8,930					Yes	No Change	
805	2005	Trailer, MacLander	6,057					Yes	No Change	
827	2005	Generator, Briggs	900					Yes	No Change	
869	2006	Loader Backhoe, John Deere 710G	145,000					Yes	Traded	
871	2006	Dirt Box, Road Boss	2,757					Yes	No Change	
904	2008	Skidsteer Loader, Bobcat	25,050					Yes	No Change	
3078	1991	Pallet Forks, Case	700					Yes	No Change	
21	2009	Melting Pot, Crafc	26,500					Yes	No Change	
46	2009	Copier, Sharp	4,160					No	No Change	



## City Street Financial Report

City Name	City Number	City Population	Fiscal Year
AMES	155	58,965	2012

1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	/Unit	6. Rental Cost	/Unit	7. Used on Project this FY?	8. Status	
140	2011	Motorgrader, Caterpillar (winter)		3,900	/Month			Yes	New	
57	1993	Asphalt Paver, Layton	25,322					Yes	New	
264		Chain Saw, Stihl						No	New	
267		Chain Saw, Stihl						No	New	
178	1997	Trailer, Keifen	3,500					Yes	New	
327	2012	Tractor, Loader, Backhoe, JD 310	77,000					Yes	New	
328	2011	Tractor, Loader, Backhoe, JD 710	167,200					Yes	New	
84	1975	Boat, Browning	99					Yes	New	



## City Street Financial Report

City Name	City Number	City Population	Fiscal Year
AMES	155	58,965	2012

### Explanation Sheet

Comments
<p>The person who has completed this report in the past thought that the ending balances of columns 2 &amp; 3 have to be zero each year. In order to adjust the balances to where they should be, I entered an amount on the Adjustments line. For Street Debt, this amount is \$8,127,397, which is the amount of bond proceeds that will be used for streets remaining as of July 1, 2011.</p>



## City Street Financial Report

City Name	City Number	City Population	Fiscal Year
AMES	155	58,965	2012

### Monthly Payment Sheet

Month	Road Use Tax Payments	Transfer of Jurisdictions Payments
JULY	\$458,212.74	
AUGUST	\$589,838.48	
SEPTEMBER	\$549,232.42	
OCTOBER	\$432,466.85	
NOVEMBER	\$483,883.70	
DECEMBER	\$432,807.74	
JANUARY	\$438,857.53	
FEBRUARY	\$521,095.73	
MARCH	\$530,294.83	
APRIL	\$457,667.41	
MAY	\$435,688.82	
JUNE	\$262,848.96	
<b>Totals</b>	\$5,592,895.21	

**COUNCIL ACTION FORM**

**SUBJECT: 2010/11 AIRPORT IMPROVEMENTS PROGRAM (FEDERAL AVIATION ADMINISTRATION GRANT AND MATCHING FUNDS APPROVAL)**

**BACKGROUND:**

The Airport Master Plan for the Municipal Airport examines all the needs of the airport and recommends improvements to keep the infrastructure in safe condition. Each year the City submits a copy of the identified improvements requesting Federal Aviation Administration (FAA) funding to the Iowa Department of Transportation (DOT). These requests are then forwarded to the FAA for consideration.

The 2010/11 Capital Improvements Plan includes a project to rehabilitate the West Apron area. This project will include removing and replacing all paved areas of the West Apron along with minor electrical improvements. On September 5, 2012, the City was notified that FAA grant funding for this project is available. The official and public notification that the FAA has allocated funds for this project will be by congressional release.

The total estimated cost for the project is \$1,302,281. The FAA portion of this project is \$1,172,053 (90%) and the City's share is \$130,228 (10%). The local share will come from the Airport Construction Fund, which will have an estimated balance of \$150,480 at the beginning of this project.

**ALTERNATIVES:**

1. Proceed with the project to rehabilitate the West Apron area by accepting the FAA Grant and approving matching funds in the amount of \$130,228 from the Airport Construction Fund.
2. Reject the approval of the project.

**MANAGER'S RECOMMENDED ACTION:**

One of the primary goals of the Ames Municipal Airport is the safety of its users. By authorizing this project, the City Council will ensure the continued high safety standard currently seen at our airport facility.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby proceeding with the project to rehabilitate the West Apron area by accepting the FAA Grant and approving matching funds in the amount of \$130,228 from the Airport Construction Fund.

**COUNCIL ACTION FORM**

**SUBJECT: FLOOD DAMAGE – SQUAW CREEK BANK EROSION PROJECTS**

**BACKGROUND:**

During the floods of 2010, bank erosion damage occurred in several locations. Two such locations are in close proximity on the banks of Squaw Creek north of Lincoln Way. The first location was bank erosion over a 16-inch water main on the east side of the creek near North Riverside Drive, and the second location eroded part of the park system path on the west side of the creek along the eastern edge of Stuart Smith Park (see attached aerial map).

This project will install sheet pile to protect the 16-inch water main on the east side of the creek, and will install rip rap along the western bank and relocate the trail in Stuart Smith Park farther to the west. The project has been submitted to Federal Emergency Management Agency (FEMA) as an improved (revised) project. **FEMA has approved funding for the water main protection portion of the project and staff is still awaiting determination on the submittal for the shared use path relocation. Because of this, plans and specifications have been completed by Snyder & Associates that have the water main protection portion as the base bid and the park portion as an add alternate.**

**Bank Erosion Project near 326 N. Riverside Drive**

The estimated cost for the water main protection work near North Riverside Drive is \$387,000 and engineering design was \$24,600. Inspection and administration is estimated to cost \$5,000, bringing total project costs to \$416,600. This project is expected to receive 85% reimbursement from FEMA for construction and engineering. The local share of \$62,640 needed for this project can be funded from the 2012/13 Flood Response and Mitigation Program, as shown in the Capital Improvements Plan (below).

Flood Response and Mitigation CIP Program Summary:

<b>Projects Currently Proposed</b>	<b>City Cost</b>
Utah Drive Landslide	\$250,000
Trail Ridge Landslide	\$250,000
Water Main Protection at S. Smith Park	\$120,000 (Local Match)
Northridge Subdivision localized flooding	\$ 50,000 (Local Match)
<b>N. Riverside Water Main (this base bid)</b>	<b>\$ 62,490</b> (Local Match)
<b>TOTAL</b>	<b>\$732,640</b>

The CIP's Flood Response and Mitigation Program has total funding in 2012/13 of \$1,145,000, comprised of \$850,000 in G.O. Bonds and \$325,000 from the Storm Sewer Utility Fund. If all projects are approved as shown above, this would leave a balance of \$412,360 for additional flood mitigation projects.

### **Bank Erosion Project north of Stuart Smith Park**

Upon initial site visit from FEMA, the City was directed to design a project using sheet piling for bank protection and identified an estimated cost of \$133,210. The FEMA participation cap would be 85% of that amount. An initial project was designed using the FEMA directed sheet piling method. However, the estimated costs were found to be in excess of \$250,000. The engineering was increased by a change order approved by City Council on May 8, 2012, due to needed revisions to the project approach because of these excessive costs for the original project concept of using sheet piling.

The project design was then revised to utilize rip rap and was submitted as an improved (revised) project to FEMA, meaning that the City would only be eligible to receive 85% of the \$133,210 originally identified by **FEMA, which is \$113,228**. Project construction is now estimated at \$108,500, engineering design was \$39,800, and inspection and administration is estimated at \$2,500, bringing **total estimated costs to \$150,800**. **Therefore, local funds are needed in the amount of \$37,572 to cover the matching requirement and the costs over the maximum FEMA reimbursement.**

A construction contract for the Squaw Creek Pedestrian Bridge was recently awarded by City Council with total estimated costs of \$334,400. General Obligation Bond funding of \$400,000 was issued for this bridge project. Staff was recently informed that FEMA has approved federal funding of \$54,700 for this project, which means **there will be approximately \$120,000 of GO Bonds available from the bridge project to fund the \$37,572** needed for the local share of the trail relocation and bank stabilization portion of this project.

Because of the yet uncertain direction from FEMA, this portion of the project is being bid as an "add alternate." This means that if FEMA approval has not been received at the time bids are reported, the Council can choose not to award this part of the project. In that case, the path would be relocated by City forces and the bank would not be stabilized. Council could also choose to perform this work entirely with City funds, should a positive response not be received from FEMA.

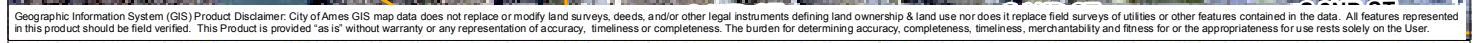
### **ALTERNATIVES:**

1. Approve the Flood Damage – Bank Erosion (Near 326 N. Riverside and Stuart Smith Park) plans and specifications, and establish October 3, 2012 as the date of letting and October 9, 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 these flood repairs and have them completed by spring. The water main protection work under this project is the base bid and has received approval from FEMA. The park path portion of the project is included as an add alternate. If FEMA approval has not been received at the time of reporting bids or the improved project is rejected, Council could either choose not to award that part of the project or could choose to perform the work entirely with City funds.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the Flood Damage – Bank Erosion (Near North Riverside Drive and Stuart Smith Park) plans and specifications, and establishing October 3, 2012 as the date of letting and October 9, 2012 as the date for report of bids.



## Flood Damage Repair Bank Erosion Project Areas



Scale: 1 in = 232 ft

Date: 5/3/2012

**COUNCIL ACTION FORM**

**SUBJECT:**    **SOUTH DUFF AVENUE/S.E. 16<sup>TH</sup> STREET FRONTAGE ROAD**

**BACKGROUND:**

In the past, staff has received several complaints about the pavement condition on the frontage road south of S.E. 16<sup>th</sup> Street just east of South Duff Avenue. The existing asphalt roadway is a City street that provides access management from U.S. Highway 69 to area businesses. The pavement management data shows this section of roadway as being in the category of “worst condition” with a pavement condition index of 20 or lower.

The South Duff Avenue/S.E. 16<sup>th</sup> Street Frontage Road Project will rehabilitate the existing HMA Pavement through milling, full depth hot mixed asphalt (HMA) patches and placement of a new HMA surface.

This project includes anticipated expenses as follows:

Construction (Estimated)	\$ 70,000
Engineering/Administration (Estimated)	<u>\$ 10,500</u>
Total	\$ 80,500

On July 26, 2011, City Council approved redirecting \$165,000 in General Obligation Bonds from the Grand Avenue Extension project to the South Duff Avenue/S.E. 16<sup>th</sup> Street Frontage Road. The Grand Avenue Extension project funds had previously been programmed as a match for anticipated Congressionally directed funds, or earmarks. The anticipated earmarks were not received, so City Council redirected the G.O. Bonds to fund other work in accordance with priorities recommended by the City's Pavement Management System.

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

**ALTERNATIVES:**

1. Approve the South Duff Avenue/S.E. 16th Street Frontage Road by establishing September 19, 2012, as the date of letting and September 25, 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 will be possible to move forward with rehabilitation of this street during the 2012 calendar year. Local impacted businesses have requested fall 2012 construction if possible. Delay of approval would delay the project until next construction season.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the South Duff Avenue/S.E. 16<sup>th</sup> Street Frontage Road by establishing September 19, 2012, as the date of letting and September 25, 2012, as the date for report of bids.

**COUNCIL ACTION FORM**

**SUBJECT: WATER POLLUTION CONTROL FACILITY MOTOR CONTROL  
CENTER NO. 1 REPLACEMENT PROJECT**

**BACKGROUND:**

The City's Water Pollution Control (WPC) Facility has an electrical panel that distributes power and provides overload protection to all of the equipment in the Raw Water Pump Station. Over the years, various corrosive gases present in the building have contributed to a deterioration of the electrical connections. In order to ensure continued power and proper protection for the motors, this unit must be replaced. This is part of the normal cycle of infrastructure replacement within a wastewater treatment plant.

In order for a contractor to perform this project safely, the entire control panel must be isolated with all power locked out. Since the WPC Facility must remain in continuous operation, however, a portable generator must be used to maintain treatment. This project will involve rental of a portable generator, temporary connections of the generator to supply power to the facility, removal of the existing control panel and installation of the new panel, and restoration of normal operation. The project will necessitate extensive coordination from the general contractor, possible subcontractors, and City staff to schedule the project during a time of low flow to minimize the number of portable generators necessary and to maximize the time frame to accomplish the project.

The need for the replacement of this panel was discovered last fall during an inspection of the switchgear in the pump station. The project had not been programmed in the Capital Improvements Plan (CIP); but because of its condition, this is a high-priority need. Staff is recommending that capital project funds available in the current year intended to replace the main plant transformer (\$88,741) and to replace a waste activated sludge pump (\$48,000) be redirected to this project. The transformer replacement will be delayed one year and will be inserted into the FY 2013/14 CIP. The sludge pump replacement will be delayed for at least two years.

**Project Estimate**

Engineering	\$ 12,500
Construction	100,000
Contingency (10%)	10,000
Total	\$ 122,500

**Project Budget**

Transformer (FY 12/13)	\$ 88,740
WAS Pump (FY 12/13)	48,000
Total	\$ 136,740

**ALTERNATIVES:**

1. Authorize the reallocation of CIP project funds, approve the preliminary plans and specifications, and issue a Notice to Bidders, setting October 16, 2012, as the bid due date and October 23, 2012, as the date for public hearing and award.
2. Do not approve plans and specifications at this time.

**MANAGER'S RECOMMENDED ACTION:**

Motor Control Center No. 1 supplies power to many integral and vital components of the treatment process at the Water Pollution Control Facility. It is in the City's best interest to replace this equipment in order to ensure uninterrupted service. Because this is a high-priority need, it is appropriate to defer replacement of the transformer and sludge pump and to divert those funds to the replacement of this motor control center.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the reallocation of CIP project funds outlined above, approving the preliminary plans and specifications, and issuing a Notice to Bidders setting October 16, 2012, as the bid due date and October 23, 2012, as the date for public hearing and award.

**COUNCIL ACTION FORM**

**SUBJECT:** RESIDENTIAL ENERGY AUDITS FUNDING INCREASE

**BACKGROUND:**

Electric Services' "Smart Energy" programs are designed to reduce summer demand for electricity resulting in a lower cost to the utility by delaying investment in future generation. Additional benefits are a reduction in customer bills, a lower electric rate over time, contribution to a more robust electric distribution system, and a cleaner environment. One popular Smart Energy program is the Residential Energy Audit. These audits are performed by Sustainable Living Solutions under a contract through December 31, 2012.

More people are participating in the Smart Energy Residential Energy Audit than estimated over this contract period. As a result, the contract amount must be increased so that Sustainable Living Solutions can continue to perform requested audits. The original amount of the contract is \$45,000. It is estimated that adding another \$20,000 will be enough to get through the end of the current contract period.

Council has approved \$1,000,000 in FY 2012/13 for Smart Energy programs. The \$20,000 would be moved from the Power Factor Correction and the Business Audit Programs, which have not experienced the same level of usage.

**ALTERNATIVES:**

1. Authorize the addition of \$20,000 to the Sustainable Living Solutions contract to continue performing requested audits for the balance of this calendar year.
2. Deny the increase in the contract amount, thus delaying further audits until a new contract starts on January 1, 2013.

**MANAGER'S RECOMMENDED ACTION:**

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

Residential energy audits provide customers a baseline understanding of their home's energy efficiency and provide recommendations on what can be done to improve efficiency and conserve energy. For this reason, it is the recommendation of the City Manager that the Council approve Alternative #1, thereby authorizing the addition of \$20,000 to the Sustainable Living Solutions contract for the continuation of Smart Energy residential energy audits.



# Memo

City Clerk's Office

**TO:** Mayor and Members of the City Council

**FROM:** City Clerk's Office

**DATE:** September 7, 2012

**SUBJECT:** Contract and Bond Approval

There are no Council Action Forms for Item Nos. 13 through 16. Council approval of the contract and bond for these projects is simply fulfilling a *State Code* requirement.

/jlr

**COUNCIL ACTION FORM**

**SUBJECT:** GRAND AVENUE EXTENSION CONCLUDING CHANGE ORDER  
(S. 16<sup>TH</sup> STREET NORTH 400 FT.)

**BACKGROUND:**

The Ames Area Metropolitan Planning Organization's Long Range Transportation Plan identifies the need to extend Grand Avenue from Lincoln Way to South 16<sup>th</sup> Street. The first two phases of this extension were previously completed from Lincoln Way to Squaw Creek Drive. **This phase involved construction of South Grand Avenue north of South 16<sup>th</sup> Street to provide access to The Grove apartments and Coldwater Golf Links.**

On July 26, 2011, City Council awarded a contract for this work to Con-Struct, Inc. of Ames, Iowa, in the amount of \$466,290.49. Two change orders were subsequently approved administratively by staff.

Change Order No. 1 in the amount of \$36,870.17 included temporary granular surfacing, sidewalk, and barrier rail to comply with ADA work zone requirements.

Change Order No. 2 in the amount of \$12,920.00 included the addition of a segmental block retaining wall on the west side of Grand Avenue near South 16<sup>th</sup> Street to address site grade differences.

This action will be for the City Council to approve Change Order No. 3, the final change order for this project, which is in the amount of \$1,074.75. This includes payment for the pavement thickness incentive per Iowa Department of Transportation (DOT) specifications and balancing of actual field constructed quantities.

**ALTERNATIVES:**

1. Approve Change Order No. 3 in the amount of \$1,074.75 for the Grand Avenue Extension Project.
2. Direct staff to pursue modifications to the project.

**MANAGER'S RECOMMENDED ACTION:**

Construction is now complete and confirming these change orders will allow for the project to move forward through audit by the Iowa DOT before coming back to Council for final acceptance. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

**COUNCIL ACTION FORM**

**SUBJECT: RESOURCE RECOVERY PLANT SECONDARY FEED SYSTEM**

**BACKGROUND:**

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

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

On March 27, 2012 Council awarded a contract for this work to A-Lert Construction Services of Fredonia, Kansas, in the amount of \$62,040.00. Construction was completed in that same amount.

This project is funded by a Solid Waste Alternative Program (SWAP) Grant of \$24,950 from the Iowa Department of Natural Resources as a forgivable loan. Because the terms of the contract have been met, those funds will not need to be repaid. City Council approved local funding of \$37,090 from Resource Recovery System Fund, bringing total available funding to \$62,040.

**ALTERNATIVES:**

1. Accept the Secondary Feed System for Pre-processed Boiler Fuel as completed by A-Lert Construction Services of Fredonia, Kansas, in the amount of \$62,040.
2. Direct staff to pursue modifications to the project.

**MANAGER'S RECOMMENDED ACTION:**

The installation of this secondary feed system has allowed Resource Recovery to reclaim more refuse derived fuel (RDF) and to reduce the amount of waste sent to the landfill. This project has now been completed in accordance with the approved plans and specifications.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the Secondary Feed System for Pre-processed Boiler Fuel as completed by A-Lert Construction Services of Fredonia, Kansas, in the amount of \$62,040.

**COUNCIL ACTION FORM**

**SUBJECT:** CITY HALL HEAT PUMP REPLACEMENT PROJECT

**BACKGROUND:**

On December 14, 2010, Council approved plans and specifications for the replacement of the heat pumps in City Hall. The project included the purchase of 166 new heat pumps; with 137 units being installed now and 29 units being put into storage for future use during planned remodeling of the Police Department and basement. The surplus units were purchased now to ensure that all units in the building are from the same manufacturer and to gain from the economy of scale. The original heat pumps were installed in 1989 during renovation of the building from a school to City Hall. The life expectancy of the original units, as with the new units, is 12 to 15 years; with the existing ones now being 21 years old.

The approved Capital Improvements Plan for fiscal years 2010/11 and 2011/12 included an estimated cost of \$880,000 for this project. Funding includes \$500,000 from an EECBG federal stimulus grant and \$380,000 from G. O. Bonds.

The project design engineer proposed that the new heat pumps be a minimum of 14 SEER rating to retain energy efficiency. The new heat pumps operate on the chilled water system currently in place. They were also designed to operate on a geo-thermal loop water system, should that option become economically feasible in the future.

After installation, the new heat pumps presented several challenges for the contractor and the architect to resolve and overcome. Numerous modifications were made to the units' controls by the manufacturer and to the duct work by the contractor to obtain the desired performance requirements. The contractor has been patient during the research by the equipment manufacturer, but ultimately has resolved the issues to be compliant with the City's performance requirements.

The central control system for the thermostats provided by Johnson Controls, which is not part of this project, continues to create challenges in programming and controlling the system as we desire. Fortunately, Johnson Controls continues to actively work on solving those challenges.

A Certificate of Substantial Completion for the Drees project was issued by the project engineer on April 4, 2012, with final completion done on August 27, 2012. The final cost of the project is as follows:

Engineering – Shive-Hattery, Inc.	\$ 46,254.86
Construction – Drees Co.	<u>\$737,695.00</u>
<b>Total Cost</b>	<b>\$783,949.86</b>

**ALTERNATIVES:**

1. Accept completion of the City hall Heat Pump Replacement Project project carried out by Drees Co. of Carroll, Iowa.
2. Delay acceptance of this project.

**MANAGER'S RECOMMENDED ACTION:**

Drees Co. has now satisfied their contract obligations for this project and the heat pump portion of City Hall's HVAC system is functioning properly.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting completion of the contract with Drees for the City Hall Heat Pump Replacement Project.

**COUNCIL ACTION FORM**

**SUBJECT:** PLAT OF SURVEY – 129 SOUTH DUFF AVENUE

**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)

The subject site is located at:

Street Address: 129 South Duff Avenue

Assessor's Parcel #: 09-11-127-065, 09-11-127-085, 09-11-127-075

Legal Description: Lots 9 & 10 Block 1 Blacks  
2<sup>nd</sup> Addition, S 120 feet of Vacated Alley Blacks 2<sup>nd</sup>  
Addition & Lots 11, 12 & 13 Block 1 Isaac Blocks'  
Addition

Owner: MacDonald's Real Estate Company

A copy of the proposed plat of survey is attached for Council consideration. **This plat combines contiguous parcels to allow minor expansion of the MacDonald's Restaurant and the addition of a second drive-through service lane.**

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. It will further allow the prepared plat of survey to be reviewed and signed by the Planning & Housing Director and 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.

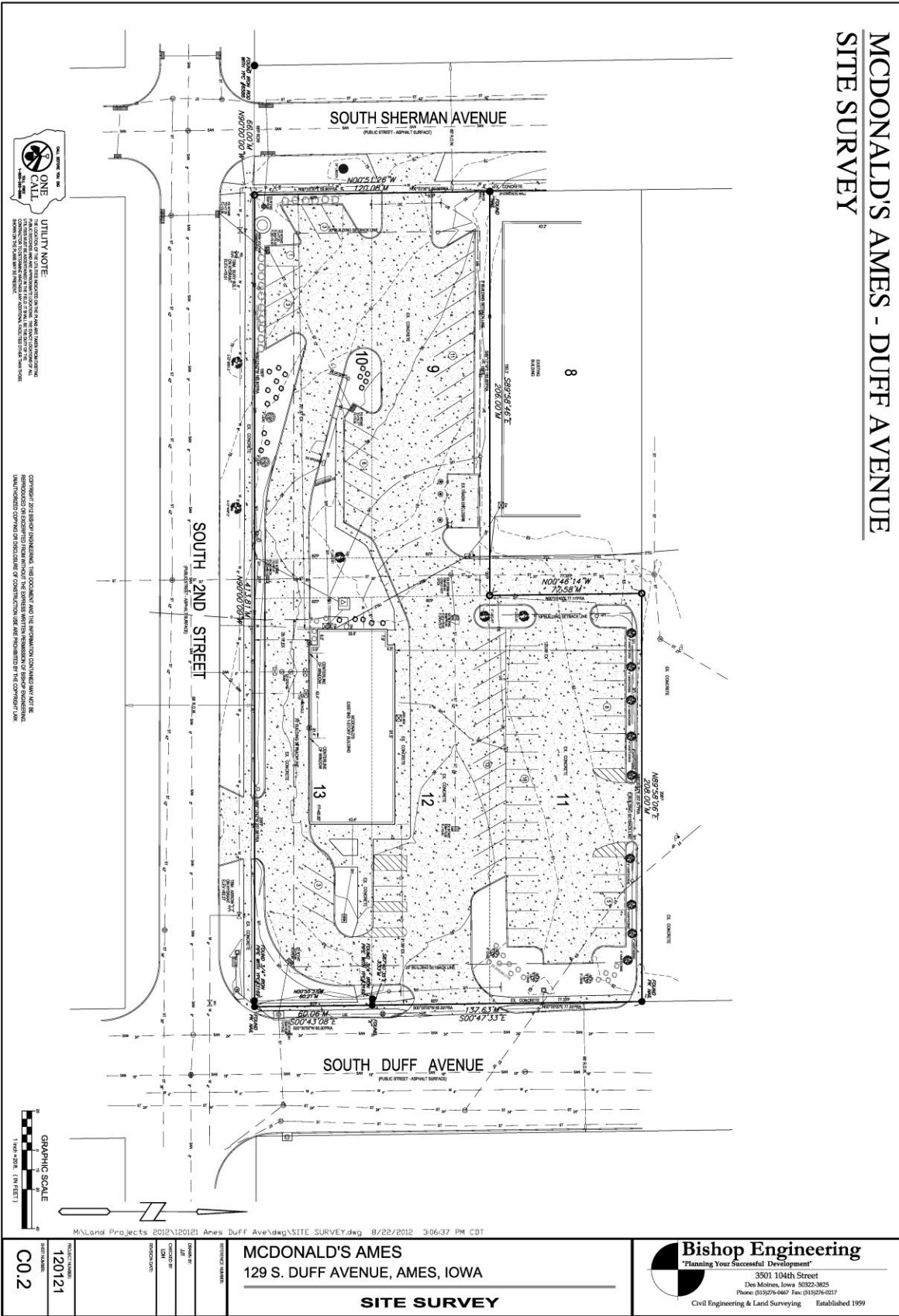
# Attachment A



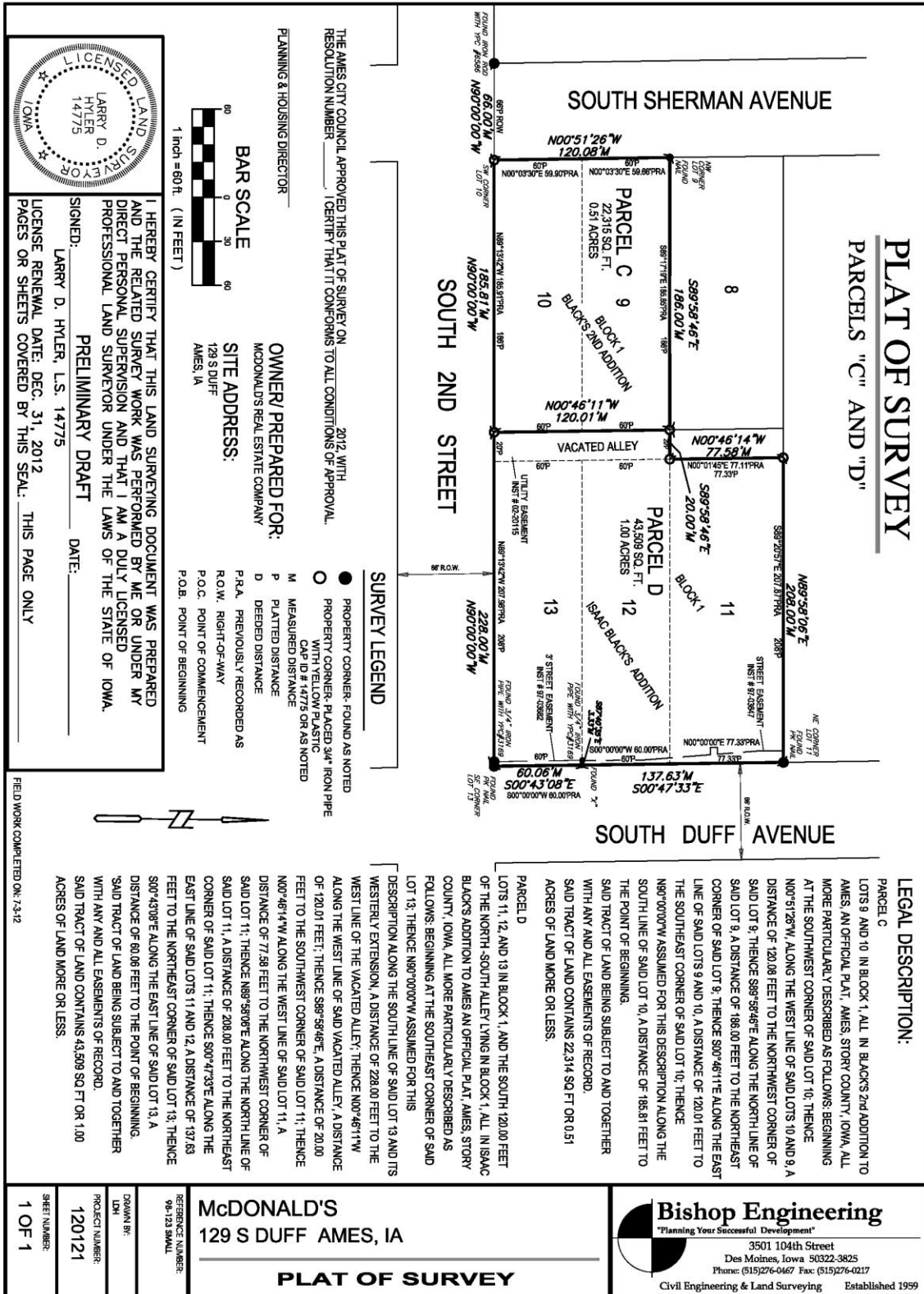
**Location Map**  
**129 S. Duff Avenue**



# MCDONALD'S AMES - DUFF AVENUE SITE SURVEY



**Bishop Engineering**  
"Planning Your Successful Development"  
3501 104th Street  
Des Moines, Iowa 50322-3825  
Phone: (515) 279-9467 Fax: (515) 279-6121  
Civil Engineering & Land Surveying Established 1959



**COUNCIL ACTION FORM**

**SUBJECT:** PLAT OF SURVEY – 1505 & 1511 CURTISS AVENUE

**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)

The subject site is located at:

Street Address:

- 1505 and 1511 Curtiss Avenue

Assessor's Parcel #:

- 0534475050
- 0534475060

Legal Description:

- Lot 27 and the south 3 feet of Lot 28, Friedrich's 16<sup>th</sup> Addition
- Lot 28, except the south 3 feet, Friedrich's 16<sup>th</sup> Addition

Owners:

- Helen J. Bradshaw (Parcel # 0534475050)
- Jeffrey D. Benson (Parcel # 0534475060)

A copy of the proposed plat of survey is attached for Council consideration. The plat establishes the boundary lines for Parcels A and B.

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, subject to the following conditions:

1. None

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 23.308 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:**

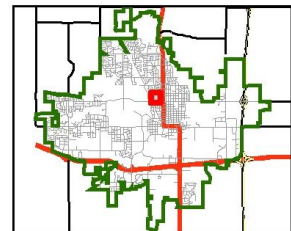
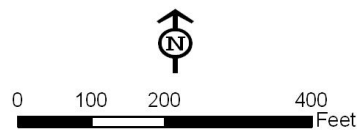
The Planning & Housing Director has determined that the proposed plat of survey satisfies all code requirements, and has accordingly rendered a preliminary decision to approve the proposed plat of survey.

**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 all conditions of 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.

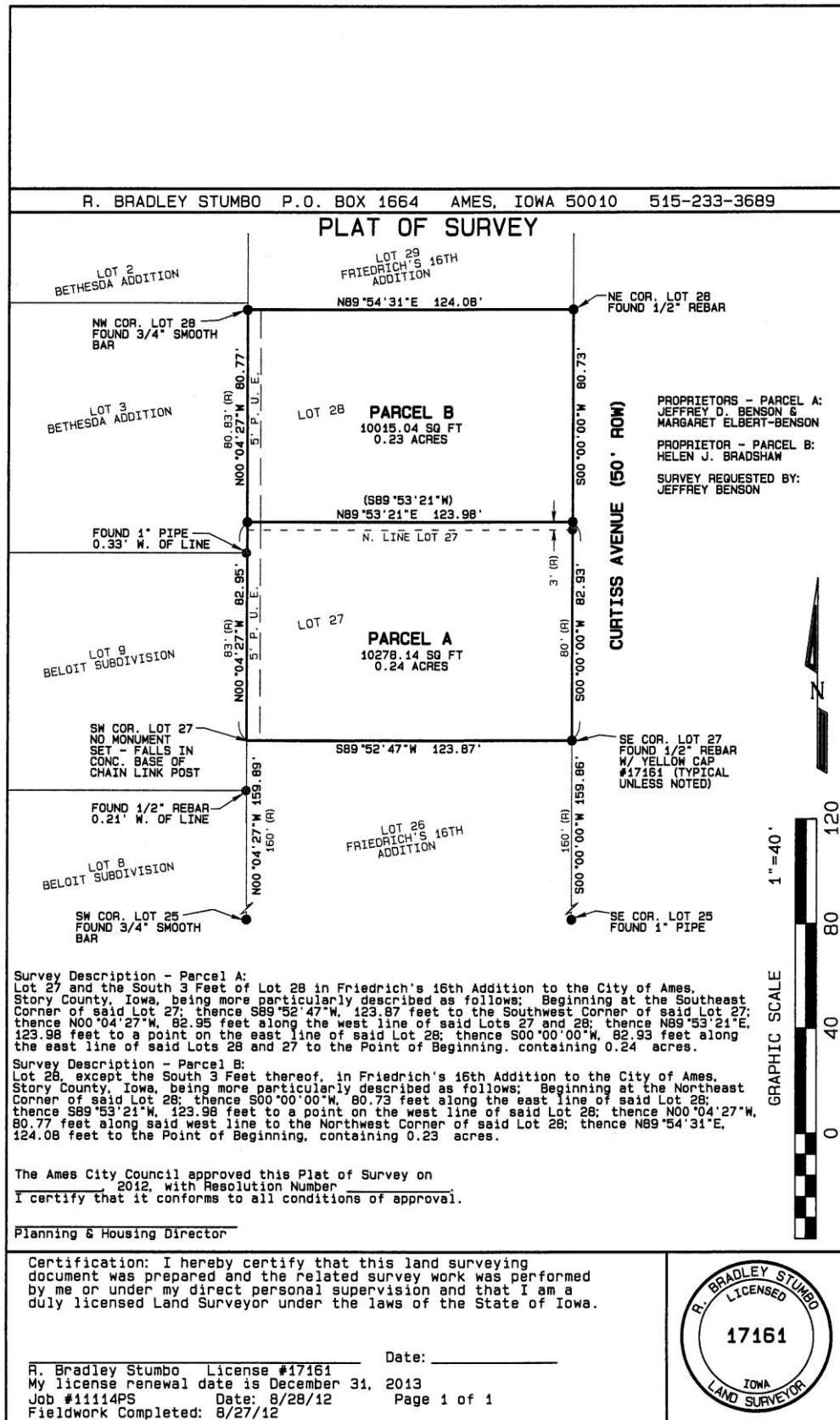
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**Location Map**  
**1505-1511 Curtiss**



# PROPOSED PLAT OF SURVEY



# SKETCH OF LOTS 27 AND 28, FRIEDRICH'S 16<sup>TH</sup> ADDITION

