

**AGENDA**  
**REGULAR MEETING OF THE AMES CITY COUNCIL**  
**COUNCIL CHAMBERS - CITY HALL**  
**NOVEMBER 27, 2012**

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

**CALL TO ORDER:** 7:00 p.m.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting of November 13, 2012
3. Motion approving certification of civil service applicants
4. Motion approving Report of Change Orders for November 1 - 15, 2012
5. Motion setting January 22 and February 26, 2013, at 6:30 p.m. as Conference Board meeting dates
6. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
  - a. Class B Native Wine – Chocolaterie Stam, 230 Main Street
  - b. Class C Beer – Swift Stop #8, 705 24<sup>th</sup> Street
7. Resolution approving Annual Urban Renewal Report
8. Resolution approving preliminary plans and specifications for CyRide Bus Facility Expansion and Flood Mitigation Project; setting January 31, 2012, as bid due date and February 12, 2013, as date of public hearing
9. 2012/13 Water System Improvements (Water Service Transfer #1):
  - a. Resolution approving Change Order No. 1
  - b. Resolution accepting completion
10. Resolution accepting completion of Vet Med Substation Capacitor Banks
11. Resolution accepting completion of public improvements and releasing security for Southern Hills West, Plat 2

**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:**

12. Motion approving Special 5-day Class C Liquor License (BW)(Beer/Wine) for Olde Main Brewing at the ISU Alumni Center (December 12-17)
13. Staff report regarding City use of available School District property
14. Staff report regarding request from Kelley for water service

**ELECTRIC:**

15. Resolution approving amendments to Purchase Power Agreement with Garden Wind (NextEra)
16. Unit No. 8 Battery Replacement for Power Plant:
  - a. Resolution instituting emergency proceedings
  - b. Resolution authorizing staff to solicit informal bids and enter into contract for replacement of the Unit No. 8 batteries within 7 - 10 days

**PLANNING & HOUSING:**

17. Resolution approving waiver of subdivision standards for 125 Hyland Avenue and 118 & 122 Campus Avenue

**PUBLIC WORKS:**

18. Resolution awarding Yard Waste Contract to American Professional Services Group, Inc., of Ames, Iowa, in the amount of \$24,600.00

**WATER & POLLUTION CONTROL:**

19. Basin Liner Replacement and WPC Facility Biosolids Disposal Operations Change Orders:
  - a. Resolution approving Contract Change Orders with Ames Trenching, Nutri-Ject, and FOX Engineering and authorizing the redirection of funds
20. Motion rejecting bids for Water Pollution Control Facility Methane Engine Generator No. 2 Rehabilitation Project and directing staff to proceed with alternative project plans

**ADMINISTRATION:**

21. Resolution approving Change Order to Professional Services Agreement with Shive-Hattery for City Hall Renovation

**LIBRARY:**

22. Library Renovation and Expansion Abatement Work (Asbestos and Lead Paint Removal):
  - a. Resolution awarding contract to Abatement Specialties, LLC, of Cedar Rapids, Iowa, in the amount of \$49,659.00
  - b. Resolution approving contract and bond

**HEARINGS:**

23. Hearing on Ames Public Library Renovation and Expansion Project:
  - a. Update on financial status of project
  - b. Resolution approving final plans and specifications and awarding contract to A & P/ Samuels, a Joint Venture, of Wausau, Wisconsin, in the amount of \$12,543,350.00
24. Hearing on revision to Major Site Development Plan for Somerset Subdivision:
  - a. Resolution approving revision that combines two buildings into one for property addressed as 2321 Bristol Drive
  - b. Resolution approving Preliminary Plat

**ORDINANCES:**

25. First passage of ordinance setting speed limit on Grand Avenue
26. Second passage of ordinance rezoning property located at 1519 Top-O-Hollow Road from Agricultural (A) to Residential Low-Density (RL)
27. Third passage and adoption of Electric Rate ORDINANCE NO. 4130
28. Third passage and adoption of ORDINANCE NO. 4131 establishing Southeast 16<sup>th</sup> Street First Urban Revitalization Area

29. Third passage and adoption of ORDINANCE NO. 4132 removing misdemeanor from *Municipal Code* Section 11.4, "Public Urination," so offense may be charged as misdemeanor or municipal infraction

**FINANCE:**

30. City Council budget guidelines

**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*.**

# MINUTES OF THE AMES CIVIL SERVICE COMMISSION

AMES, IOWA

NOVEMBER 15, 2012

The Ames Civil Service Commission met in regular session at 8:15 a.m. on November 15, 2012, in the Council Chambers of City Hall, 515 Clark Avenue, with Commission Members Adams and Crum present. Commission Member Shaffer was absent. Also in attendance was Director of Human Resources Julie Huisman.

**APPROVAL OF MINUTES:** Moved by Crum, seconded by Adams, to approve the minutes of the October 25, 2012, Civil Service Commission meeting as written.

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

**CERTIFICATION OF ENTRY-LEVEL APPLICANTS:** Moved by Crum, seconded by Adams, to certify the following individuals to the Ames City Council as entry-level applicants:

Police Officer:	Michael Pruismann	90
	Andrew Buck	86
	Nick Praska	84
	Lane Thayer	83
	Jordan Wall	82
	Anthony Danti	79
	Bryan Stanley	78
	Loren Nicholls	78
	Dustin Demarest	77
	Shea McNamara	77
	Anthony Brooks	76
	Andrej Klaric	76
	Allyson Scott	75
	Benjamin Pahl	75
	Joshua Bower	75
	James Nichols	74
	Gabriel Wilson	73
	Nathan Goedken	73
	Nicholas Schroeder	72
	David Bouge	72
	Jacob Harden	72
	Shane Thorsten	72
	Matthew Bartos	71
	Christopher Brockert	71
	Adam Peterson	71

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

**CERTIFICATION OF PROMOTIONAL-LEVEL APPLICANTS:** Moved by Crum, seconded by Adams, to certify the following individuals to the Ames City Council as promotional-level applicants:

Deputy Fire Chief:	Rich Higgins	89
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Vote on Motion: 2-0. Motion declared carried unanimously.

**COMMENTS:** The next regularly scheduled Civil Service Commission meeting was set for December 20, 2012, at 8:15 a.m.

**ADJOURNMENT:** The meeting adjourned at 8:16 a.m.

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Terry Adams, Chair

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Jill Ripperger, Recording Secretary



# REPORT OF CONTRACT CHANGE ORDERS

Period:	<input checked="" type="checkbox"/>	1 <sup>st</sup> – 15 <sup>th</sup>
	<input type="checkbox"/>	16 <sup>th</sup> – end of month
Month and year:	November 1-15, 2012	
For City Council date:	November 27, 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
Water & Pollution Control	WPC Diesel Tank Replacement	1	\$188,000.00	Acterra Group, Inc.	\$0.00	\$-(3,067.40)	J. Dunn	MA
Electric Services	Legal Counsel	8	\$50,000.00	Brown Winick Attorneys at Law	\$316,000.00	\$10,000.00	B. Kindred	KS
Planning & Housing	Morningside House - Garage & Basement	4	\$4,047.00	IA Home Consulting, LLC	\$753.00	\$315.00	V. Baker-Latimer	KS
Public Works	2011/12 Asphalt Pavement Improvements (Abraham Dr & Todd Circle)	1	\$210,231.93	Manatt's Inc.	\$0.00	\$4,761.47	T. Warner	MA
Water & Pollution Control	WPC Long Range Facility Plan	1	\$379,200.00	HDR Engineering Inc.	\$0.00	\$22,789.00	K. Evans	MA
Electric Services	Unit 8 Boiler Superheater & Boiler Tube Replacement Project	1	\$1,804,300.00	AZCO INC	\$0.00	\$22,831.00	D. Kom	CB



*Caring People ♦ Quality Programs ♦ Exceptional Service*

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Quality Programs  
Exceptional Service*

# MEMO

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

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

**DATE:** November 1, 2012

**SUBJECT:** Beer Permits & Liquor License Renewal Reference City Council Agenda  
November 27, 2012

The Council agenda for November 27, 2012, includes beer permits and liquor license renewals for:

- Chocolaterie Stam, 230 Main Street - Class B Native Wine
- Swift Stop #8, 705 24th Street - Class C Beer

A routine check of police records found no violations for either establishment. Chocolaterie Stam also has permission to conduct wine tasting. There have been no issues with the wine tastings that have occurred. The police department would recommend renewal of both licenses.

**COUNCIL ACTION FORM**

**SUBJECT:** RESOLUTION APPROVING ANNUAL URBAN RENEWAL REPORT

**BACKGROUND:**

During the last legislative session the State of Iowa passed an Iowa Urban Renewal and Tax Increment Financing Reform bill. Provisions of the bill included new reporting requirements. One of the required reports is the Annual Urban Renewal Report which must be approved by the governing board and provided to the Iowa Department of Management to be made available to the public on an internet site.

This report includes uploading documents related to the urban renewal districts such as the plan document and City Council action establishing the district, as well as financial information on TIF funds related to urban renewal districts. The due date for the report to be filed is December 1<sup>st</sup> of each year. The penalty for non-compliance is withholding certification of tax levies. The certification penalty is waived for 2012, but the report is still required.

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

**ALTERNATIVES:**

1. Approve the City's annual 2012 Urban Renewal Report.
2. Do not approve the 2012 Urban Renewal Report, and refer back to staff.

**MANAGER'S RECOMMENDED ACTION:**

In order for the City to comply with mandated reporting requirements, it is necessary to submit this report to the Iowa Department of Management by December 1<sup>st</sup> of this year.

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



**Annual Urban Renewal Report, Fiscal Year 2011 - 2012**

**Levy Authority Summary**

Local Government Name: AMES  
 Local Government Number: 85G811

<b>Active Urban Renewal Areas</b>	<b>U.R. #</b>	<b># of Tif Taxing Districts</b>
AMES COMMUNITY DEVELOPMENT PARK URBAN RENEWAL	85012	1
AMES SOUTH BELL AVENUE URBAN RENEWAL	85021	2

**TIF Debt Outstanding: 1,184,218**

**TIF Sp. Rev. Fund Cash Balance:  
as of 07-01-2011 164,492**

TIF Revenue:	191
TIF Sp. Revenue Fund Interest:	1,311
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,502</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	117,065
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>117,065</b>

**TIF Sp. Rev. Fund Cash Balance  
as of 06-30-2012: 48,929**

**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 1,018,224**

**Urban Renewal Area Data Collection**

Local Government Name: AMES (85G811)  
 Urban Renewal Area: AMES COMMUNITY DEVELOPMENT PARK URBAN RENEWAL  
 UR Area Number: 85012

UR Area Creation Date: 11/1997

UR Area Purpose: Enhance the availability of sites to accommodate the construction of new industrial and commercial buildings and encourage and support development that will expand the tax base.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.
AMES CITY/AMES SCH/AMES COMMUNITY DEVELOPMENT PARK URBAN RENEWAL TIF INCREM	85526	85126

**Urban Renewal Area Value by Class - 1/1/2010 for FY 2012**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

**Notes For AMES COMMUNITY DEVELOPMENT PARK URBAN RENEWAL**

All debt has been retired for this Urban Renewal District and property has been released to general taxation.

**TIF Taxing District Data Collection**

Local Government Name: AMES (85G811)  
 Urban Renewal Area: AMES COMMUNITY DEVELOPMENT PARK URBAN RENEWAL (85012)  
 TIF Area Name: AMES CITY/AMES SCH/AMES COMMUNITY DEVELOPMENT PARK URBAN  
 RENEWAL TIF INCREM  
 TIF Area Number: 00000

TIF Taxing District Base Year:1997

FY TIF Revenue First Received:

Is this TIF Taxing District Subject to a  
 Statutory end date? No

	<b>UR Designation</b>	<b>Designation Date</b>
Slum	No	
Blighted	No	
Economic Development	No	

**TIF Taxing District Value by Class - 1/1/2010 for FY 2012**

	<b>Agricultural</b>	<b>Residential</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Other</b>	<b>Military</b>	<b>Total</b>	<b>Gas/Electric Utility</b>	<b>Total</b>
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	<b>Frozen Base Value</b>	<b>Max Increment Value</b>	<b>Increment Used</b>	<b>Increment Not Used</b>	<b>Increment Revenue Not Used</b>
Fiscal Year 2012	43,167	0	0	0	0

FY 2012 TIF Revenue Received: 0

**Urban Renewal Area Data Collection**

Local Government Name: AMES (85G811)  
 Urban Renewal Area: AMES SOUTH BELL AVENUE URBAN RENEWAL (85021)  
 TIF Area Name: AMES CITY/AMES SCH/AMES COMMUNITY DEVELOPMENT PARK URBAN RENEWAL TIF INCREM  
 TIF Area Number: 00000  
 UR Area Creation Date: 01/2009  
 UR Area Purpose: To expand the available inventory of fully serviced industrial land within Ames.

**Tax Districts within this Urban Renewal Area**

	<b>Base No.</b>	<b>Increment No.</b>
AMES CITY/AMES SCH/SOUTH BELL AVENUE URBAN RENEWL TIF INCREM	85586	85186
AMES CITY AG/AMES SCH/SOUTH BELL AVENUE URBAN RENEWAL TIF INCREM	85587	85187

**Urban Renewal Area Value by Class - 1/1/2010 for FY 2012**

	<b>Agricultural</b>	<b>Residential</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Other</b>	<b>Military</b>	<b>Total</b>	<b>Gas/Electric Utility</b>	<b>Total</b>
Assessed	0	0	21,900	0	0	0	21,900	0	21,900
Taxable	0	0	21,900	0	0	0	21,900	0	21,900
Homestead Credits									0

## Projects For AMES SOUTH BELL AVENUE URBAN RENEWAL

### Ames Comm. Dev. Park 4th Addition (S. Bell)

Description:	Public infrastructure for including roads and utilities.
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Debts For AMES SOUTH BELL AVENUE URBAN RENEWAL

### 2009B GO Bonds

Debt Type:	Gen. Obligation Bonds/Notes
Principal:	1,011,876
Interest:	172,342
Total:	1,184,218
Annual Appropriation Debt:	No
Date Debt Incurred:	10/29/2009
FY of Last Debt Payment:	2020

## **Project/Debt Link For AMES SOUTH BELL AVENUE URBAN RENEWAL**

### **Projects For 2009B GO Bonds**

Ames Comm. Dev. Park 4th Addition (S. Bell)



**TIF Taxing District Data Collection**

Local Government Name: AMES (85G811)  
 Urban Renewal Area: AMES SOUTH BELL AVENUE URBAN RENEWAL (85021)  
 TIF Area Name: AMES CITY/AMES SCH/SOUTH BELL AVENUE URBAN RENEWL TIF INCREM  
 TIF Area Number: 00000

TIF Taxing District Base Year:2008

FY TIF Revenue First Received:2010

Is this TIF Taxing District Subject to a Statutory end date? No

	UR Designation	Designation Date
Slum	No	
Blighted	No	
Economic Development	Yes	01/2009

**TIF Taxing District Value by Class - 1/1/2010 for FY 2012**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	21,900	0	0	0	21,900	0	21,900
Taxable	0	0	21,900	0	0	0	21,900	0	21,900
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2012	14,530	7,370	7,370	0	0

FY 2012 TIF Revenue Received: 191

**TIF Taxing District Data Collection**

Local Government Name: AMES (85G811)  
 Urban Renewal Area: AMES SOUTH BELL AVENUE URBAN RENEWAL (85021)  
 TIF Area Name: AMES CITY AG/AMES SCH/SOUTH BELL AVENUE URBAN RENEWAL TIF INCREM  
 TIF Area Number: 00000

TIF Taxing District Base Year:2008

FY TIF Revenue First Received:

Is this TIF Taxing District Subject to a Statutory end date? No

	UR Designation	Designation Date
Slum	No	
Blighted	No	
Economic Development	No	

**TIF Taxing District Value by Class - 1/1/2010 for FY 2012**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2012	0	0	0	0	0

FY 2012 TIF Revenue Received: 0

**COUNCIL ACTION FORM**

**SUBJECT: CYRIDE FACILITY EXPANSION AND FLOOD MITIGATION PROJECT**

**BACKGROUND:**

CyRide has secured funding from Federal and State sources to expand and remodel the existing bus maintenance facility as well as complete flood mitigation measures. Specifically, the following construction would be completed:

**Bus Storage Expansion** – Currently nine CyRide buses are parked outside each night, since the current storage area is filled. The expansion would construct an eleven bus storage addition that would include an articulated bus maintenance bay to repair the longer buses.

**Raising HVAC Ductwork** – CyRide’s original bus storage area was constructed during the energy crisis with lower ceiling heights to minimize energy consumption. The hybrid buses are taller than the ductwork. Therefore, the ductwork will be raised to allow these buses throughout the facility.

**Flood Protection** – During the 2010 Ames flood event, CyRide received approximately one foot of water in its facility. To address this risk, a flood wall will be constructed around the east, north and west portions of the building along with flood gates at the east and west entrances to the building. The south wall of CyRide’s current building was designed to act as a flood wall when it was constructed in 2005. This will allow CyRide to be protected when flooding occurs in the future.

**Repairs to the Wash Bay Area** – Due to the “wet” nature of the bus wash section of the building, it has deteriorated over the years. As part of this project, the fuel area will be moved and minor repairs made to areas experiencing corrosion.

To accomplish this work, CyRide has accumulated local, State and Federal dollars as follows:

<b>Funds Available</b>	<b>Dollars</b>
Federal Funds (#IA-04-0111)	\$3,024,636
Federal Funds (administered through the IDOT)	\$358,800
State Funds (PTIG Expansion)	\$800,000
State Funds (PTIG Ceiling)	\$600,000
Local	\$1,126,395
<b>Total Available</b>	<b>\$5,909,831</b>

An independent cost estimate was completed by the architectural firm hired to design the building modifications. The above budget will allow for construction, a construction contingency of 8%, and payment of architectural fees.

The attached architectural drawings illustrate the site plan and exterior elevation that has been developed for the project. The expansion area is designed to be environmentally friendly with a goal to achieve a LEED certified rating. Two major components of this rating will rely upon enlarging the existing connection to the neighboring ISU cooling tower's thermal source to heat the addition, and flood mitigation measures that include a landscaped flood wall constructed to an elevation of 903.20 feet above sea level or approximately 3.4 feet above the 100 year flood level. This exceeds the City's current flood protection standards.

This project has been included in the 2012/17 Capital Improvements Plan, and \$1,126,395 for this project has been accumulated in CyRide's Capital budget over the past five years. The project is scheduled to be released on January 2, 2013 with bids due and opened on January 31, 2013. Upon approval, the public hearing, final approval of plans and specifications, and contract award will be scheduled for February 12, 2013.

**ALTERNATIVES:**

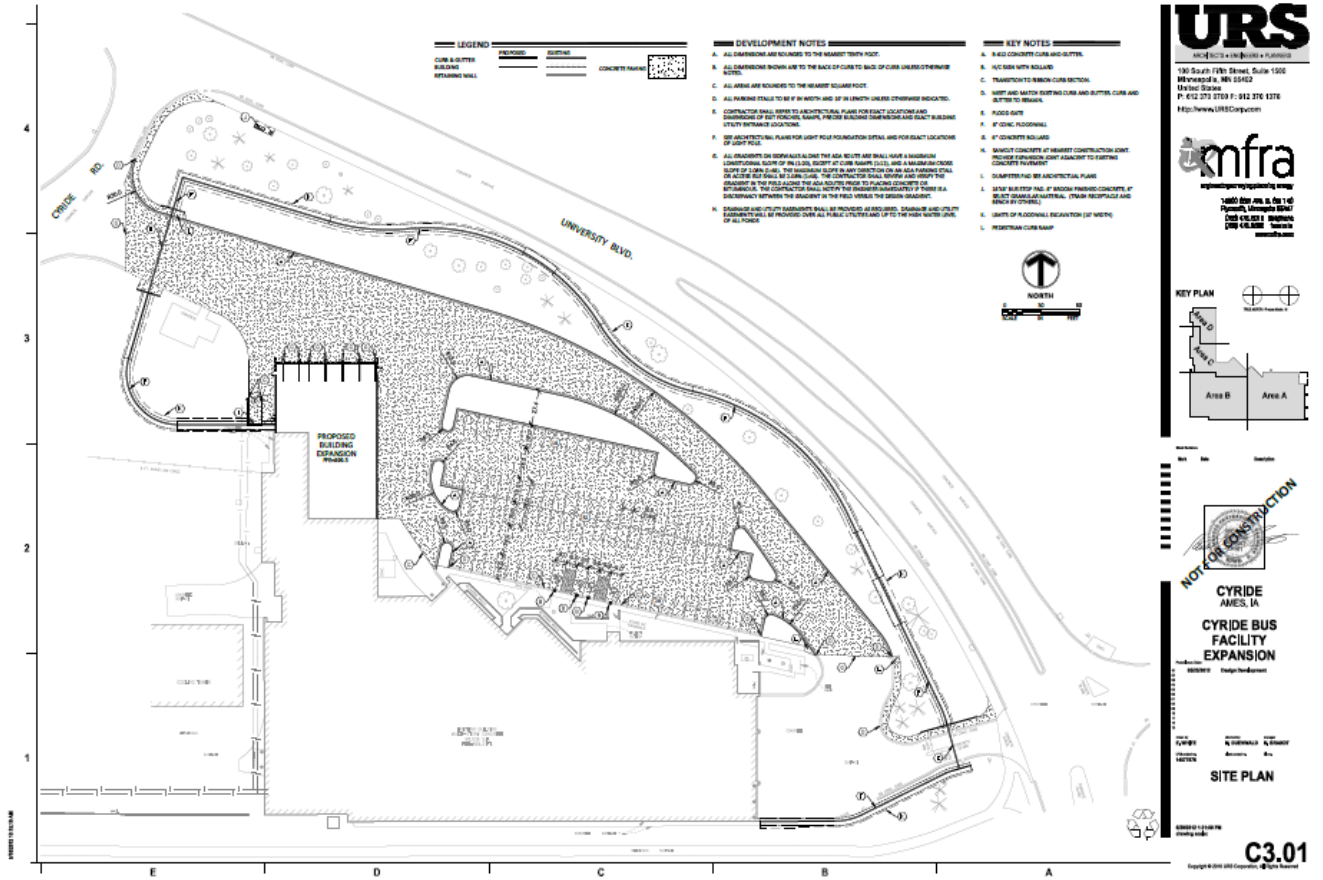
1. Approve preliminary plans and specifications for the CyRide Facility Expansion and Flood Mitigation Project, and establish January 31, 2013, as the bid due date and February 12, 2013 as the date of public hearing and award of contract.
2. Direct staff to continue to work with the architect to refine the project plans.

**MANAGER'S RECOMMENDED ACTION:**

Improvement of CyRide's facility is vital to its ability to serve the residents and students of Ames. With ISU enrollment and CyRide ridership increasing year after year, significant pressures have been placed on the facility's infrastructure that require modifications to continue providing service at a high level to CyRide's customers.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving preliminary plans and specifications for construction of the CyRide Facility Expansion and Flood Mitigation Project, and establishing January 31, 2013 as the bid due date and February 12, 2013 as the date of public hearing and award of contract.

# CyRide Site Plan



## CyRide Facility Expansion - Exterior Elevation



**COUNCIL ACTION FORM**

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

**BACKGROUND:**

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

This specific project along Lincoln Way from Riverside Avenue to Hazel Avenue included transferring water services to the existing eight-inch water main and abandonment of the old four-inch water main. On March 27, 2012, Council awarded the project to MPS Engineers of Des Moines, IA in the amount of \$74,945.60.

Change Order No. 1 (the only and final change order) is in the amount of \$15,767.37. Items in this change order include the transfer of additional water services that were still attached to the older main to be abandoned, additional pipe cost to extend water main across Lincoln Way at Hazel Avenue, and balancing the field installed quantities. Including this final change order, construction is now completed in the amount of \$90,712.97.

Project funding is shown in the 2012/13 Capital Improvements Plan in the amount of \$900,000 from the Water Utility Fund. The overall 2012/13 Water System Improvements Program includes expenses as follows:

East Lincoln Way Water Main Replacement (as bid)	\$154,686.00
South Wilmoth - Tripp Water Main Replacement (Estimated)	\$378,308.00
<b>Lincoln Way Water Service Transfers (Actual)</b>	<b>\$ 90,712.97</b>
Engineering and Contract Administration (Estimated)	<u>\$135,000.00</u>
<b>Total Program Expenses (Estimated)</b>	<b>\$758,706.97</b>

**ALTERNATIVES:**

- 1a. Approve Change Order No. 1 for the 2012/13 Water System Improvements Program (Water Service Transfer Contract #1) in the amount of \$15,767.37.
  - b. Accept the 2012/13 Water System Improvements (Water Service Transfer Contract #1) as completed by MPS Engineers of Des Moines, Iowa, in the amount of \$90,712.97.
2. Direct staff to pursue modifications to the project.

**MANAGER'S RECOMMENDED ACTION:**

This project has 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 approving Change Order No. 1 in the amount of \$15,767.37 and accepting the 2012/13 Water System Improvements (Water Service Transfer Contract #1) as completed by MPS Engineers of Des Moines, Iowa, in the amount of \$90,712.97.

**COUNCIL ACTION FORM**

**SUBJECT: COMPLETION OF VET MED SUBSTATION CAPACITOR BANKS**

**BACKGROUND**

On December 20, 2011, City Council approved preliminary plans and specifications for the Vet Med Substation Capacitor Banks equipment bid. This portion of the project is for the purchase of two capacitor banks for the Vet Med Substation. A budget of \$350,000 was included in the 2010/11 Capital Improvements Plan (CIP) for the Vet Med Substation Voltage support project. The Engineer's estimated cost for the total purchase price of the capacitor banks was \$250,000.

Bids were received on January 11, 2012, and it was determined that the low bid submitted by Controllix Corporation was acceptable. The contract awarded by Council on January 24, 2012, was in the amount of \$218,379.00, plus applicable sales taxes to be paid directly by the City to the State of Iowa.

Controllix Corporation has now delivered the capacitor banks and the Project Engineer has provided a certificate of completion. The total contract amount is \$232,782.06. This amount is inclusive of the applicable sales tax in the amount of \$14,403.06 paid directly by the City to the State.

Installation of the capacitors will be completed by City of Ames employees. Work has begun and is expected to be completed by the end of the year.

**ALTERNATIVES:**

- 1) Accept completion of the contract for the Vet Med Substation Capacitor Banks with Controllix Corporation, at a total cost of \$232,782.06, and authorize final payment to the contractor.
- 2) Delay acceptance of this portion of the project.

**MANAGER'S RECOMMENDED ACTION:**

The contractor for the capacitor banks has delivered all of the materials specified under this contract. The Project Engineer has issued a certificate of completion on the work, and the City is legally required to make final payment.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.





ITEM NO. 11

November 21, 2012

Honorable Mayor and Council Members  
City of Ames  
Ames, Iowa 50010

RE: Release of Financial Security for Parking Lot and Landscaping Modifications in  
Southern Hills West Plat 2

Ladies and Gentlemen:

I hereby certify that the parking lot modifications and landscaping modifications, which were part of the conditional approval for Southern Hills West Plat 2, have been completed in an acceptable manner. The above mentioned improvements have been inspected by the Planning and Housing Department and found to meet City specifications and standards.

As a result of this certification, it is recommended that the financial security for the parking lot and landscaping modifications on file with the City for this subdivision be reduced to \$0 dollars and released.

Ray D. Anderson  
Planner

License Application ( )

Item No 12  
Nov 27, 2012

**Applicant**

Name of Applicant:	<u>LJPS, Inc</u>		
Name of Business (DBA):	<u>Olde Main Brewing Co</u>		
Address of Premises:	<u>ISU Alumni Center, 420 Beach Ave. Second Floor</u>		
City: <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010</u>	
Business Phone:	<u>(515) 232-0553</u>		
Mailing Address:	<u>316 Main St</u>		
City: <u>Ames</u>	State: <u>IA</u>	Zip: <u>50010</u>	

**Contact Person**

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

Classification: Special Class C Liquor License (BW) (Beer/Wine)

Term: 5 days

Effective Date: 12/12/2012

Expiration Date:

Privileges:

Special Class C Liquor License (BW) (Beer/Wine)

**Status of Business**

BusinessType:	<u>Privately Held Corporation</u>		
Corporate ID Number:	<u>286196</u>	Federal Employer ID #	<u>770613629</u>

**Ownership**

**Len Griffen**

First Name: Len

Last Name: Griffen

City: Potomac

State: Maryland

Zip: 24854

Position Vice President

% of Ownership 25.00 %

U.S. Citizen

**Scott Griffen**

First Name: Scott

Last Name: Griffen

City: Ames

State: Iowa

Zip: 50010

Position President

% of Ownership 50.00 %

U.S. Citizen

**Sue Griffen**

First Name: Sue

Last Name: Griffen

City: Potomac

State: Maryland

Zip: 24854

Position Treasure

% of Ownership 25.00 %

U.S. Citizen

***Insurance Company Information***

Insurance Company: <u>Founders Insurance Company</u>	
Policy Effective Date:	Policy Expiration Date:
Bond Effective Continuously:	Dram Cancel Date:
Outdoor Service Effective Date:	Outdoor Service Expiration Date:
Temp Transfer Effective Date:	Temp Transfer Expiration Date:

Staff Report

**CITY USE OF AMES COMMUNITY SCHOOL DISTRICT PROPERTIES**

November 27, 2012

On October 9, 2012, the City Council directed staff to provide information regarding whether or not there are any opportunities for the City to utilize any of the properties that are being offered for sale by the Ames Community School District.

As a result of this request, the staff considered the buildings (old middle school, Edwards, Roosevelt, and Wilson-Beardshear) and determined there was no interest in pursuing these facilities for City operations because 1) their current internal configurations were not conducive to our work needs, 2) locations in single-family neighborhoods make them inappropriate for City uses, and 3) significant expenditures needed to convert to usable space makes it cost prohibitive to transform to our needs.

Rather than utilizing these existing buildings, staff would like to express support to transform portions of two properties (Roosevelt and Edwards sites) to neighborhood parks. We are not recommending that we utilize the Wilson-Beardshear site in the same way, since it is located within a few blocks of Bandshell Park which adequately serves this neighborhood with open space and play equipment. We, however, are willing to meet with the neighborhood association adjacent to the Wilson-Beardshear school site to discuss this issue further.

Because of the challenging financial times we find ourselves in, City staff traditionally has been hesitant to add smaller neighborhood parks which are more costly to maintain within our parks system. However, with the recent decision by the Ames Community School Board to dispose of a number of elementary schools, staff believes this is important opportunity for the City step up to support the impacted residents as these important amenities are removed from their neighborhoods. This staff recommendation seems appropriate since elementary schools historically have doubled as neighborhood parks during non-school hours.

The City staff has already expressed this position to representatives of the Ames Community School District. It was emphasized, however, that this support was subject to the School District satisfying the following three conditions: 1) that the property for the park be donated free to the City, 2) that the property for the park be cleared of any structures, including foundations, and 3) that the property for the park be returned to a grassed condition before it is given to the City. In other words, the property should be "clean and green."

Contrary to what you might have heard, in our discussions with School District officials the City staff did not place any size restriction on the amount of land that we would accept from the School District. We had previously understood it was their desire to develop these sites for single-family housing in an effort to attract more students with the associated State revenues to the District. Therefore, staff emphasized that it should be left up to school officials to decide how much land to donate to the City for park purposes.

Furthermore, it was made very clear that ultimately it would be the City Council's decision whether or not to develop these sites for City parks. To date, there has been no formal request by either party to pursue this option, although this approach has been mentioned publicly by the School Board during previous public discussions about the future of these sites.

## CITY COUNCIL REFERRAL REPORT

**Request From the City of Kelley for Water Service**

October 26, 2012

On September 25, 2012, Council referred a letter to staff from the City of Kelley, requesting that the City of Ames consider a possible connection to and supply of water from the City of Ames to the City of Kelley. Council requested a brief report on the history of previous wholesale water and sewer agreements, along with a recommended response to the City of Kelley.

Currently, the City of Ames has two wholesale agreements for drinking water and four for wastewater. A summary of the quantities and revenues for these accounts over the past fiscal year is shown below.

	Average Day Demand, gallons per day	Peak Month Demand, gallons per day	Annual Gross Revenues <sup>1</sup> , \$
<b>Water Contracts</b>			
ISU Central Campus	951,600	1,336,783	\$ 803,326
Xenia Rural Water	2,360	6,100	\$ 3,240
<b>Wastewater Contracts</b>			
ISU Central Campus	871,425	1,016,667	\$ 604,333
USDA – NADC	178,356	314,333	\$ 268,733
USDA – NVSL	11,095	19,333	\$ 13,181
City of Kelley	22,584	30,084	\$ 25,466

1 – Excludes any high strength surcharges for wastewater more concentrated than typical domestic wastewater.

**ISU Wastewater**

The very first agreement was signed on June 3, 1947 when the City of Ames and Iowa State University entered into an agreement whereby the City would accept and treat wastewater from the University. Prior to this agreement, ISU owned and operated its own wastewater treatment facility. The original agreement was developed during the planning for the City of Ames' then-new treatment facility. The State of Iowa made an up-front payment of 30% of the estimated construction costs, and the final expenses were reconciled based on the University's proportional load to the facility during the first 12 months of operation. This agreement has been modified twice, first in 1972 when discussions first occurred about constructing the next wastewater treatment facility, and a substantial rewrite in 1985 as construction for the next treatment facility was beginning.

**ISU Drinking Water**

In 1962, the City first signed an agreement with Iowa State University for drinking water when the Applied Science Center was constructed on Scholl Road north of Ontario Street. At that

time, the Applied Science Center complex was outside the city limits. According to the agreement documents, the City constructed the pipeline to connect the new facility, and the University reimbursed the City for the construction cost upon completion. The cost to maintain the line was the responsibility of the City, and the unit rate charged to the University was the same rate established by ordinance that applied to customers within the city limits. The Applied Science Center was covered by this agreement until 1990.

In 1976, the City entered into a second agreement with Iowa State University. Up until that time, ISU had owned and operated a separate drinking water treatment plant to serve the central campus. In 1976, ISU decommissioned its facility and entered into an agreement with the City of Ames to purchase water. Under the terms of the agreement, ISU pays for the water on a pro-rated basis, where they reimburse the City a percentage of the total operating cost of the water utility based on ISU's demand as a percentage of the total system demand. ISU also made a payment of \$600,000 over a period of 10 years that was described as compensation for "...taking up presently available utility capacity what has been previously financed by the City."

The agreement describes those specific ISU facilities that are covered by the agreement. Any outlying facilities not specifically identified in the agreement are considered to be "non-contract" accounts and are billed at the City's normal ordinance rate. That agreement was updated in 1978 and again in 1990. As a part of the 1990 revision, the previous agreement for the Applied Science Center was voided; and that facility was incorporated into the central campus contract.

### **National Animal Disease Center (NADC)**

An agreement was executed between the City of Ames and the United States Department of Agriculture on July 2, 1975 by which the City agreed to provide drinking water service to the National Animal Disease Center at the same rate established for all other water customers within the City of Ames.

The agreement also provided for the City to provide and charge the USDA for sewage treatment service, including treatment plant capital costs at an equitable rate based on its actual sewer use proportional to the total flow in the system. There was no provision for any one-time capacity reimbursement. The agreement was last updated in 1985.

### **National Veterinary Services Laboratory (NVSL)**

Similar to the agreement with the USDA to serve the National Animal Disease Center, an agreement was signed in 1976 that addressed water and sewer service for the National Veterinary Services Laboratory. The description of the water service arrangements simply documented that the NVSL had paid the customary water connection fees and water meter installation fees and that the NVSL would be billed for water at the published rate schedule that applied to all water customers. The charge for sanitary sewer service is very similar to the

NADC agreement. There was no provision for any one-time capacity reimbursement. The agreement was last updated on May 2, 1990.

### **Xenia Rural Water District**

On October 22, 1996, the City entered into an agreement with Xenia Rural Water District to provide water on a wholesale basis for Xenia to redistribute to its customers. The agreement includes a provision whereby the City agreed to provide up to 250,000 gallons per day to Xenia at a unit rate that was established at the time of the agreement. That rate has increased over time in tandem with increases in the City's ordinance rate for other customers. The agreement included a one-time payment of \$280,550 for reimbursement to the City of existing capacity and associated expenses previously incurred. The agreement was last modified on June 24, 1997.

### **City of Kelley Wastewater**

Financing for the City of Ames' current Water Pollution Control Facility was provided in large part by the federal Construction Grants Program. That program required that the grant applicant (Ames) evaluate the cost-effectiveness of regionalization, or having smaller communities connect to a larger facility that can operate more efficiently. Ames completed the feasibility evaluation for a number of surrounding communities and determined that regionalization was not cost-effective. The exception was the City of Kelley. Kelley was also applying for construction grant funds, and Kelley's consultant had performed an independent feasibility analysis and determined that connecting to Ames was the most cost-effective means of providing wastewater treatment for its community. With that determination already in place, providing Kelley with a sanitary sewer connection became a "string" attached to receipt of the grant funds for Ames.

The original agreement, dated September 24, 1975, included a limitation of 144,000 gallons per day. Kelley was responsible for the cost and construction of the pump station, force main, and their portion of the gravity outfall sewer. Kelley was to pay its proportionate share of the total operating and capital costs incurred by the City of Ames. There was no up-front capacity reimbursement provision. Because federal construction grant funds were being used to finance Kelley's connection, the U.S. EPA had to review and approve the agreement. That review was completed in 1977, and some small revisions were made on September 20, 1977 to resolve some U.S. EPA concerns. The agreement was again amended in 1985 as the City of Ames began its grant-funded construction to address new U.S. EPA requirements.

The original agreement was replaced with a new agreement in July 2005, after damage to a City of Ames sanitary sewer line was caused by the discharge from Kelley and it was determined that the existing language did not allow Ames to recover repair costs from Kelley. The new agreement included language stating that "...any costs directly attributed to Kelley's sanitary sewer discharge...shall be paid for by Kelley..." The current agreement includes billing provisions whereby Kelley pays a monthly minimum bill fee that is twice the established

ordinance minimum bill for other customers and that the unit rate paid by Kelley will be 115 percent of the established ordinance rate. Should the strength of wastewater being discharged by Kelley exceed the established surcharge rates, Kelley will be billed 125 percent of the established surcharge rate. (This last provision has not been needed to date.)

### **Current Request from the City of Kelley**

During the summer of 2009, the Ames City Council gave its approval to a plan to design and construct a new 15-million-gallon per day water treatment plant. As a part of the discussion related to the size of the facility, staff suggested to Council that if there was any interest in exploring regionalization of the water utility, this would be the most opportune time to do so. With Council's approval, letters were sent to the City of Gilbert and to the City of Kelley inquiring if either community had an interest in considering a purchased water agreement. At that time, Kelley responded with an invitation for Ames staff to attend a Kelley City Council meeting. Ames Water and Pollution Control Department Director John Dunn attended a meeting on September 8, 2009 and discussed how such an arrangement might be developed. No additional discussions took place at that time. No response was received from Gilbert.

In the intervening period, Kelley has been notified by the Iowa Department of Natural Resources (IDNR) that they need to take a series of actions to improve the viability of their drinking water system. These modifications, estimated by Kelley's consultant to cost approximately \$1,000,000, are exceedingly expensive for a community of 309 people and fewer than 150 customer accounts over which to spread the costs. Because of the large price tag associated with the improvements, Kelley is interested in resuming discussions with the City of Ames. Ames staff members have talked with Kelley's consultant and met once with the Kelley City Council, but felt a request from Kelley's Council to the Ames City Council would be appropriate before investing additional staff time to further explore the possibilities. It should be noted that Kelley has received funding commitments that have a limited window of opportunity, and receiving an answer from Ames in a timely manner is of importance to them.

**Based on water demand characteristics provided by Kelley's consultant to Ames staff, the City of Kelley has an annual average demand of approximately 15,500 gallons per day and a peak day demand of approximately 40,000 gallons per day. For comparison purposes, this would put the demand for the connection to Kelley roughly comparable to the average demand of Hickory Park restaurant. An estimate of the revenue generated from taking on Kelley as a customer would be in the neighborhood of \$24,000 per year, using the provisions of the Kelley wastewater agreement as a model.**

If the City Council decides to provide water to the City of Kelley the following issues should be addressed in any contract for water service.

- Seasonal Rates. The rate structure for residential customers in Ames is a seasonally inclined block structure, with a flat rate in the winter and an inclining block rate in the summer. Some consideration should be included to a rate provision with Kelley that



accomplishes the same water conservation goals. In particular, any agreement should somehow ensure that a residence in the City of Kelley is not able to excessively water its lawn at a cheaper rate than a residence within Ames.

- Water Rationing. The City of Ames has adopted an ordinance that allows mandatory water use restrictions to be implemented in stages based on the need for conservation. Any contract with Kelley should somehow ensure that the same levels of restrictions are imposed and/or the same level of use reduction achieved, in the City of Kelley as is targeted in Ames.
- Delineation between Systems. There are a number of different ways that an agreement could demark the separation point between systems. The simplest for Ames would be to follow the model that has been used with all other wholesale agreements; namely, Ames provides water, at whatever point in its existing system is closest or most convenient, through a single master water meter. The water would then be the responsibility of the City of Kelley from the outlet of the meter, and Kelley would continue to operate as a separate Public Water Supply and would be responsible for operating and maintaining the distribution system, metering, and billing its customers. That would be the form of agreement that Ames staff would recommend.

**Staff Comments:**

The challenges being faced by the City of Kelley are not unique and are not necessarily reflective of a lack of care by that community. In staff's professional opinion, the requirements being imposed on Kelley by the Iowa Department of Natural Resources are reasonable and prudent. It is also staff's opinion that the improvements proposed by Kelley's consultant to comply with the IDNR requirements are not exorbitant or "overkill." Kelley is simply being caught by the math of having to divide a large dollar amount by a small number of customers. Where the typical residential customer in Ames pays a water bill of between \$20 and \$25 each month, it was reported by a Kelley Councilmember that their average bill is between \$60 and \$80 each month already; and that does not include the \$35 each month spent buying bottled water because the tap water is not palatable.

Ames has a history of providing water and wastewater services on a wholesale basis to other governmental entities dating back over 65 years. It has proved to be the most cost-effective means for entities such as Iowa State University and the USDA research facilities. More specifically, Ames has provided sewer service to the City of Kelley since 1975. During that period, there has been only one major issue, when septic wastewater from Kelley significantly damaged a sewer line in Ames. Unfortunately that one incident cost the City of Ames \$325,000 which was not ever reimbursed by the City of Kelley. Because of this problem, our agreement with Kelley was modified to hold them financially responsible for any similar future occurrence.

The City Council should understand that while great care is taken by the staff to develop contractual language that protects each party's interests, any contractual agreement runs the

risk, to either party, of an unforeseen condition arising that was not anticipated or fully addressed by the agreement.

#### **Advantages of serving Kelley with Ames water**

- There appears to be a small financial advantage of providing this service to the City of Kelley. Based on the annual average water demand data provided by Kelley's consultant, the annual revenue from an agreement is estimated to be approximately \$24,000.
- It could be argued that there is positive aspect of being a "good neighbor" by helping an adjacent community.

#### **Disadvantages of serving Kelley with Ames water**

- While not significant, there will be a small amount of staff that will be necessary to negotiate the agreement and oversee the connection.
- There is always the risk of an unanticipated liability similar to the issue with the original Kelley wastewater agreement.
- As far as the net impact of the increased demand on the available water supply for the City of Ames, the likely demand from this proposed agreement would be similar to adding another restaurant the size of Hickory Park. Therefore, staff has concluded that the increased demand would have a negligible impact on the utility's capacity.

#### **Next Steps**

**If the City Council would like to pursue this matter with the City of Kelley regarding their request to purchase water from the City of Ames, Council should direct staff to initiate discussions with the City of Kelley regarding a possible agreement for water service.**

**COUNCIL ACTION FORM**

**SUBJECT:**     **CONTRACT AMENDMENT TO CITY OF AMES/GARDEN WIND  
POWER PURCHASE AGREEMENT**

**BACKGROUND:**

On September 8, 2009 the City of Ames entered in to a 20 year Power Purchase Agreement with Nextera-Garden Wind LLC. Under this agreement, the City agreed to purchase the output from 36 MW of a 150 MW windfarm near Zearing, IA. The remaining 114 MW output from the farm has since been contracted to a third party.

The output of the windfarm has been measured at a single point of connection to the electric grid from a common meter. Billing between the two off-takers is split on a 76%/24% basis. Presently, operating goals between the City of Ames and the other third party off-taker have been similar in nature. For instance, when one off-taker requests that their portion of the farm be shut down for market pricing considerations, it has generally been in the best interest of the other off-taker to have their portion shut down, too.

Beginning March 2013, the Midwest Independent System Operator (MISO) is changing how intermittent generation resources – such as wind and hydro power – will be scheduled onto the electric grid. After discussing these operational changes with Nextera-Garden Wind, staff has determined that the current billing and operational practices will not work under the new MISO construct. After considering a new complex billing algorithm and operating parameters for the farm, staff has suggested that the farm be “split” and 24 wind turbines (each having a nameplate rating of 1.5 MW) be assigned representing the City’s 36 MW of capacity. These turbines would then be separately metered, billed and operated. Nextera has agreed to pay for all costs associated with this change.

Nextera has proposed an amendment to the existing agreement creating the separation of the windfarm into proportionate shares for the two off-takers. The City’s legal staff has reviewed and approved the amendment.

**ALTERNATIVES:**

1.     Approved the attached amendment to the City of Ames/Nextera-Garden Wind agreement.
  
2.     Do not accept the amendment and remain under the terms of the existing agreement.

**MANAGER'S RECOMMENDED ACTION:**

The wind agreement entered into in 2009 was structured to work well under MISO's operating parameters in place at the time. MISO has since changed how variable generation resources will be scheduled. Staff's recommendation to separately meter a subset of the wind farm protects the City's interests while meeting new MISO obligations.

**The suggested changes are to the City's benefit because we will no longer be subject to the actions taken by the other off-taker.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

November 21, 2012

Garden Wind, LLC  
700 Universe Boulevard  
Juno Beach, FL 33408  
Attn: Story County II Business Manager  
Telephone: (561) 304-6013  
Facsimile: (561) 304-5161

**Re: Wind Project Separation and Amendment of the PPA**

Ladies and Gentlemen:

This letter (the "*Letter Agreement*") will confirm our agreement that, in connection with that certain Power Purchase Agreement, dated as of September 8, 2009 (the "*PPA*"), between The City of Ames ("*Purchaser*") and Garden Wind, LLC ("*Seller*"), Purchaser and Seller desire to confirm certain mutual understandings and responsibilities in the event of the physical separation, and separate metering, of a portion of the Wind Project comprised of only those Turbines specified on "*Exhibit A*" attached hereto (which Turbines have an aggregate nameplate capacity equal to the Purchaser's Proportion of Total Capacity, as of the date hereof) (the "*Specified Turbines*"), such that thereafter the definition of "*Wind Project*" in the PPA shall only include only the Specified Turbines (collectively, the "*Project Separation*"). Purchaser and Seller may each be referred to herein as a "*Party*" and, collectively, as the "*Parties*", and other capitalized terms not defined herein shall have the meanings attributed to them in the PPA.

**Separation and Separate Metering of Certain Turbines**

The Parties acknowledge and agree that certain amendments to the PPA would be required in order to implement the Project Separation. Accordingly, the Parties hereby agree as follows:

- (a) As of the date of effectiveness of the Project Separation (the "*Project Separation Date*"), the following amendments to the PPA shall become effective:
  - (i) "**Exhibit B – Description of the Wind Project**" shall be amended as follows:
    - A. The phrase "150 MW" in the first paragraph shall be deleted and the phrase "36 MW" shall be inserted in lieu thereof.
    - B. The first sentence of the first bullet in the second paragraph shall be deleted in its entirety and the following shall be inserted in lieu thereof:

"24 GE wind turbine generators identified as "Specified Turbines" on the map attached to and incorporated into this **Exhibit "B"** ("Turbines") on tubular steel towers.

**COUNCIL ACTION FORM**

**SUBJECT: POWER PLANT UNIT 8 EMERGENCY BATTERY REPLACEMENT**

**BACKGROUND:**

A cell in the Power Plant's Unit 8 Station Battery recently failed. The battery leaked about four gallons of acid which was cleaned up and caused no other damage. The broken cell was bypassed and the battery set is now operating with 59 cells instead of 60. A thorough inspection of all battery cells was made looking for signs of other imminent failures. Three other cells were found with cracked tops.

The station battery is used to run emergency and control equipment during a power disruption. This includes the 20 horsepower direct current emergency lube oil pump that must run for over one hour after a turbine shutdown to prevent turbine bearing and steam path parts damage. Repairs would require at least a two week outage and would cost approximately \$200,000 to open the turbine and generator to assess the damage and determine a course of action. These batteries are nearly 15 years old. There is now no confidence or assurance that these batteries are capable of providing the emergency backup power needed to prevent serious damage to the plant facility.

Brown Engineering was called in by plant staff to inspect the batteries and assess their condition. They recommend immediate replacement to prevent a potential loss of critical plant equipment as stated in the attached letter.

**The estimated cost of the replacement is in the range of \$80,000 to \$100,000. Funding is available from the Unit 8 Fixed Equipment Repair account in the Electric Production operating budget.**

Under the *Iowa Code*, Chapter 384.103(2) states that "when an emergency repair of a public improvement is necessary and the delay of advertising and a public letting might cause serious loss or injury to the city, the governing body shall, by resolution, make a finding of necessity to institute emergency proceedings under this section". Further, "the governing body shall procure a certificate from a competent licensed professional engineer or registered architect, not in the regular employ of the city, certifying that emergency repairs are necessary." It further states that the "governing body may contract for emergency repairs without holding a public hearing and advertising for bids, and the provisions of chapter 26 do not apply."

In accordance with this requirement, Brown Engineering Company has certified that emergency proceedings are necessary to avoid the risk of serious loss to the City.

**ALTERNATIVES:**

1. Institute emergency proceedings and authorize staff to obtain informal bids and enter into a contract for replacement of the Unit 8 batteries. It is anticipated that this would result in contract award within 7-10 days.
2. Do not institute emergency proceedings, and direct staff to follow the City's established process for soliciting bids, which is in accordance with Chapter 26. It is estimated that this process would result in a contract award in February 2013.

**MANAGER'S RECOMMENDED ACTION:**

There is significant damage to the Unit 8 Station Batteries at the Power Plant. It is critical to get these batteries replaced as soon as possible to avoid the risks of damaging the turbine/generator. Any such damage could result in an extensive outage that could significantly affect service to all electric utility customers.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

**Engineering Company**

5525 Meredith Drive, Suite D  
Des Moines, IA 50310  
Telephone (515) 331-1325  
FAX (515) 331-1375  
www.browngineeringcompany.com

November 16, 2012

Ron Unser  
Ames Municipal Power Plant  
200 E. 5th St  
Ames, Iowa 50010

Subject: Unit 8 Station Battery

Dear Mr. Unser:

We have inspected your station battery at the power plant and one cell was broken and had leaked all of its liquid contents and three others had cracked tops. The battery is an Exide lead acid of lead calcium construction with over 1600 Amp-hour capacity. The fifteen year-old battery is showing its age. While the expected life of such a battery can be 20 years, this expected life is dependent upon several factors:

1. Quality of the charger (i.e. does the charger supply relatively harmonic free DC)
2. Ambient temperature (i.e. is the immediate surrounding avoid excursions of over 100 degrees)
3. Charging routine (i.e. is the float charge setting sufficient to minimize equalize charges and does the charging voltage not exceed the equalize setting – approx 2.33 v/cell or 140 v)
4. Maintenance routine.

The above mentioned put stress upon the individual cells in a cumulative manner that can lessen expected life. This stress can be such that plates are compromised, physical force can be exerted upon the cell case or parasitic current inhibits retaining of charge.

We believe the existing state of individual cell condition is such that the condition of the battery is compromised and requires immediate replacement to maintain reliable and safe operation of the power plant operation in the event of a blackout or other loss of normal voltage scenario.

In addition with the battery replacement, it is recommended that the cooling and ventilation in the battery room be improved.



Robert H. Sieh, PE  
Brown Engineering Company  
5525 Meredith Drive, Suite D  
Des Moines, IA 50310  
515-331-1325 (tele)  
515-331-1375 (fax)



**COUNCIL ACTION FORM**

**SUBJECT: WAIVER OF SUBDIVISION STANDARDS FOR 125 HYLAND, 118 & 122 CAMPUS**

**BACKGROUND:**

The City Council recently directed staff to prepare a report regarding the attached letter from Doug Pyle. This letter requested a waiver of development standards in order to develop property at 125 Hyland Avenue and 118 & 122 Campus Avenue. (For location of these three properties, see Attachment A) The waiver requested is specifically for the subdivision lot design standard that prohibits creating a lot with double frontages or reverse frontages in a residential zoning district.

Zoning standards for the district in which this property is located require any new building to be located at a build-to line that coincides with most of the other apartment buildings on Hyland Avenue. It also requires a primary pedestrian entrance on the front of the building with architectural features that bring attention to it. The standards require a certain minimum area of windows on the front façade and that brick comprise more of the exterior material than any other material.

In his letter requesting this waiver, Mr. Pyle described the properties, one fronting on Hyland and two fronting on Campus, and his proposal to consolidate the three lots into one parcel that would therefore have frontages on both Hyland and Campus. The letter describes the proposed development of a new, 13-unit apartment building facing Hyland that would extend 80 feet across the entire frontage on Hyland between the side-yard setbacks. The only street access would be from Campus Avenue, and the building would screen all of the parking from views along Hyland Avenue. The parking required for this building would fill most of the remainder of the property. Since parking to serve residential uses must be on the property where the use is located, the entire project would be on one lot. (See Attachments B and C)

Without the waiver, the subdivision standards require at least two lots – one fronting on Hyland Avenue, and one fronting on Campus Avenue. One apartment building would be located on each lot and each would have its own access, one from Campus and one from Hyland. (See representation in Attachment G). An architectural elevation drawing has been provided illustrating how the proposed single building would have greater street presence on Hyland and more aesthetic appeal than two buildings with two accesses. (See Attachment D)

To assist Council in considering this request, staff would point out that the size and location of lots is a key determinant of the image and character of an urban area, along with setbacks and allowable lot coverage or density. The lot design standards in the

subdivision ordinance are intended to foster a consistent, regular, orderly development pattern. The subject properties on Hyland and Campus Avenue are within an area of many existing apartment buildings, which tend to have a consistent location at the front setback line, creating a uniform street wall, especially along Hyland Avenue. Since 1970, North Hyland Avenue has undergone an almost complete turnover from smaller wood frame rooming houses and apartments to larger apartment buildings. Campus Avenue is now undergoing a similar transition. The pattern of current building footprints is illustrated on Attachment A.

Double frontage lots, also called “through lots,” tend to favor the appearance from one street and create a “rear yard” image on the other street. This can also leave gaps, or “void spaces,” between the other buildings fronting off the rear street. In order to address this situation, Mr. Pyle proposes a smaller residential building at the set back line on Campus Avenue to alleviate this shortcoming of a through lot. (See Building B on Attachments C & E and the resulting pattern of proposed building footprints on Attachment F.)

**As described in the *Municipal Code* Section 23.103(1), the City Council can waive a subdivision requirement if compliance would result in “extraordinary hardship to the Applicant or would prove inconsistent with the purpose of the Regulations, because of unusual topography or other conditions . . . .” The City Council can waive standards “so that substantial justice may be done and the public interest secured.”**

The City Council must determine if the conditions in this case meet these criteria for a waiver of a subdivision requirement. In doing so, Council could consider if the waiver would improve the appearance of Hyland Avenue and weigh this and any other benefits expected from the waiver against the potential impacts on the appearance of Campus Avenue from this project or from other similarly situated properties for which a similar waiver may also be requested in the future.

### **ALTERNATIVES:**

1. The City Council can deny the requested waiver of the subdivision lot design standard and continue to prohibit creating a lot with double frontages or reverse frontages in a residential zoning district for the property currently addressed as 125 Hyland Avenue and 118 & 1212 Campus Avenue.
2. The City Council can waive the subdivision lot design standard that prohibits creating a lot with double frontages or reverse frontages in a residential zoning district for the property currently addressed as 125 Hyland Avenue and 118 & 1212 Campus Avenue.
3. The City Council can return this request to the staff for further information.

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

The zoning standards for this district require any new building to be located at a build-to line that coincides with most of the other apartment buildings on Hyland Avenue, as well as other architectural features that bring attention to it. These include having a primary pedestrian entrance on the front of the building, a certain minimum area of windows on the front façade, and that brick comprise more of the exterior material than any other material. With that background, staff agrees with the applicant's assertion that, without the need for access from Hyland, the building will have more presence and may be more attractive than were a smaller building constructed.

On the other hand, the criteria for approving a waiver from the standards that other projects and property owners must follow are not based on appearance or better design, but that certain conditions exist that will result in an extraordinary hardship if the standards are followed, or would prove inconsistent with the purpose of the regulations. It is debatable whether such conditions exist in this case.

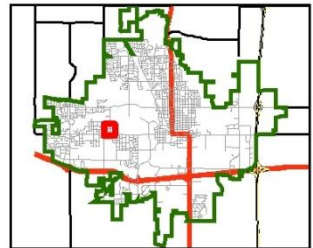
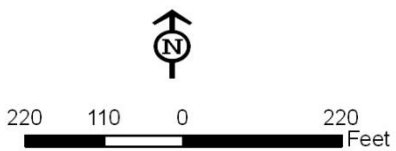
**Council itself must make the final determination whether the evidence in this situation warrants the requested waiver. If Council believes that it does not rise to that level, then Alternative No. 1 should be accepted, thereby denying the requested waiver.**

**If Council believes that this particular situation does warrant the requested waiver, however, then Alternative No. 2 should be adopted. That action would waive the subdivision lot design standard that prohibits creating a lot with double frontages or reverse frontages in a residential zoning district for the property currently addressed as 125 Hyland Avenue and 118 & 1212 Campus Avenue.**

Attachment A



**125 HYLAND, 118 & 122 CAMPUS  
Building Footprints in Area**





Attachment B

**125 HYLAND AVE, L.C.**  
P.O. BOX 763  
AMES, IOWA 50010

October 5, 2012

To the City Council of Ames, IA

Dear Members,

On August 31, 2012, I acquired the properties at 125 Hyland Avenue, 118 Campus Avenue and 122 Campus Avenue. The property at 125 Hyland Avenue was previously the home of the Triangle Fraternity. During the week beginning September 22, 2012, the building that was formerly the fraternity was removed. The property at 118 Campus Avenue had no structures on it when I acquired it. It had been used for parking for the fraternity. The property at 122 Campus Avenue includes a single family type building and a portion of this lot was also used for parking for the fraternity.

My goal is to redevelop the entire property as a single parcel. Section 23.401(3)(b) of the Design and Improvement Standards does not allow for there to be a single lot in residential zones that has a double frontage. Since the properties I acquired fronts Hyland Avenue on the east and Campus Avenue on the west, I would be prohibited from developing these properties as a single lot under this standard. Section 23.103(1) of the Design and Improvement Standards provides for a waiver or modification of the standard. The authority to waive or modify this standard is the authority of the City Council. I respectfully request that the City Council grant me a waiver from the standard provided in section 23.401(3)(b) and allow me to develop the property at 125 Hyland Avenue, 118 Campus Avenue and 122 Campus Avenue as a single lot.

My desire is to build a 13 unit apartment building across the Hyland Avenue side of the property. The building's north/south dimension along Hyland Avenue would be approximately 80 feet. The entire lot is 100 feet north to south. The construction of the building in this manner would result in there not being a drive off of Hyland Avenue. Although my desire is for this to be the only structure on the property, I am willing to construct a smaller building on the Campus Avenue set back line. That structure would be a two story structure with the upper level being a single apartment and the lower level being a three car garage. The access to the parking for the development would be only from Campus Avenue.

My reasons for wanting to develop the property in this manner are as follows:

1. Developing the property as described would allow me to construct a building that would address the street. That is, the building would have a north/south orientation with a front door that would address Hyland Avenue. I believe a building constructed in this manner would be architecturally pleasing.

## Attachment B

125 Hyland Avenue, L.C.

October 5, 2012

Page 2

2. Eliminating the drive on Hyland Avenue would benefit my development and I believe would have a positive benefit for the City. Since Hyland Avenue is a minor arterial road and the current drive for this property is in close proximity to the Lincoln Way intersection, eliminating the drive on Hyland would promote the flow of traffic at this location.

If required, the construction of the smaller building along Campus Avenue would address what I believe was the concern that resulted in the prohibition of a lot with double frontage. If a property with double frontage is developed along only one street, the other street, in this case Campus Avenue, would be absent of a structure. The structure I am willing to construct along Campus Avenue addresses this concern. That building would be constructed to be architecturally consistent with the building to be constructed on Hyland. I believe it would be a significant improvement over the building that is currently located on 122 Campus Avenue.

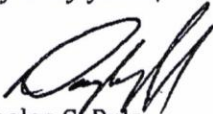
I believe that if I am allowed to develop the property as requested there will be no substantial change from the previous use of the property. The Triangle Fraternity building was constructed on the Hyland Avenue lot, used the Campus Avenue lots for parking and had a smaller structure on Campus Avenue. The Triangle Fraternity building addressed a street, Hyland Avenue. How the property was previously used is exactly how I intend to redevelop the property.

If a waiver is not granted, my only other alternative would be to build separate structures, one on the property at 125 Hyland and one on the combined properties at 118 and 122 Campus Avenue. Separately, these two lots are small and to meet the parking requirements of the area, the buildings would not have street orientation. I'd like to refer to this as constructing the building sideways on the lot. I believe a building constructed in this manner detracts from the appeal of the structure.

I have attached to this request a map prepared by the DOT that identifies Hyland Avenue as a minor arterial road. I have also attached a conceptual drawing prepared by Benjamin Design that projects our vision for the property.

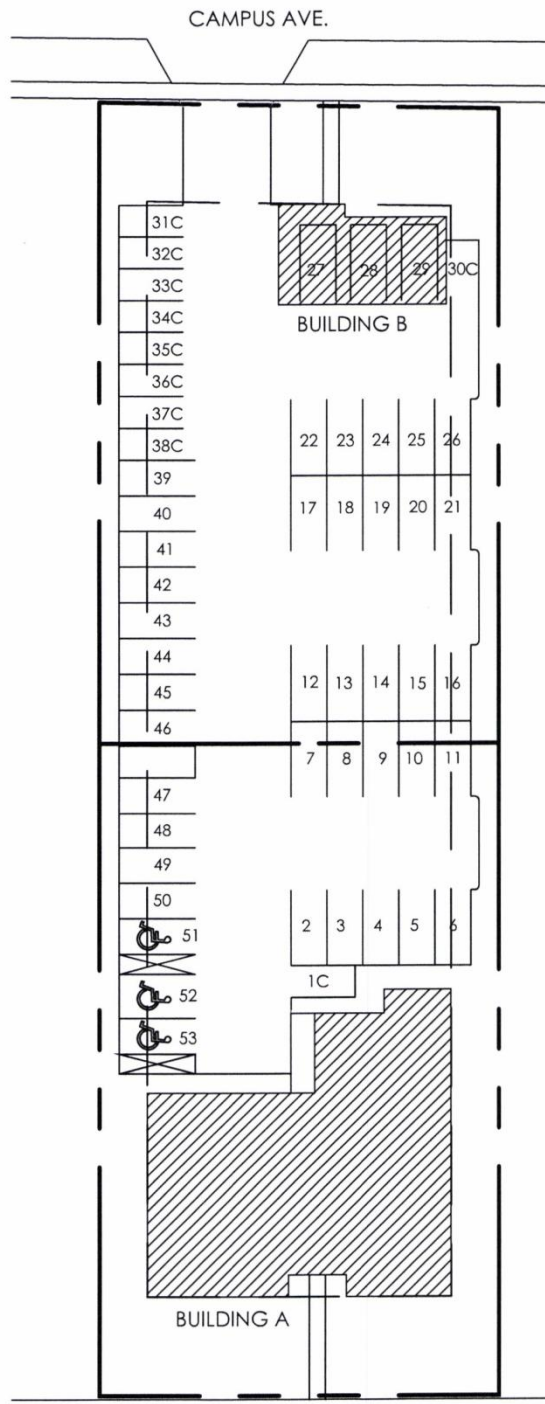
I hope the Council will approve the waiver herein requested. I think the result will be a win win for the City, the neighborhood and for myself.

Very truly yours,



Douglas G. Pyle

Attachment C



125 HYLAND  
CONCEPT SITE PLAN

10-5-12 SHEET 1

NOT TO SCALE

HYLAND



Benjamin Design  
Collaborative, P.C.  
www.benjamin-design.com



Attachment D



BUILDING A - EAST ELEVATION

NOT TO SCALE



BUILDING A - WEST ELEVATION

NOT TO SCALE

125 HYLAND  
CONCEPT ELEVATIONS

10-5-12 SHEET 2



Benjamin Design  
Collaborative, P.C.  
[www.benjamin-design.com](http://www.benjamin-design.com)



Attachment E



**BUILDING B - EAST ELEVATION**

NOT TO SCALE



**BUILDING B - WEST ELEVATION**

NOT TO SCALE

**125 HYLAND  
CONCEPT ELEVATIONS**

10-5-12 SHEET 3

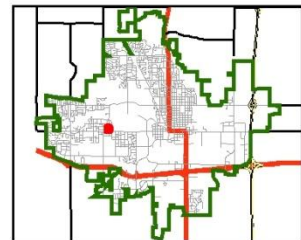
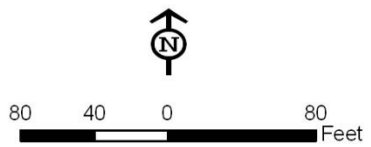


Benjamin Design  
Collaborative, P.C.  
[www.benjamin-design.com](http://www.benjamin-design.com)

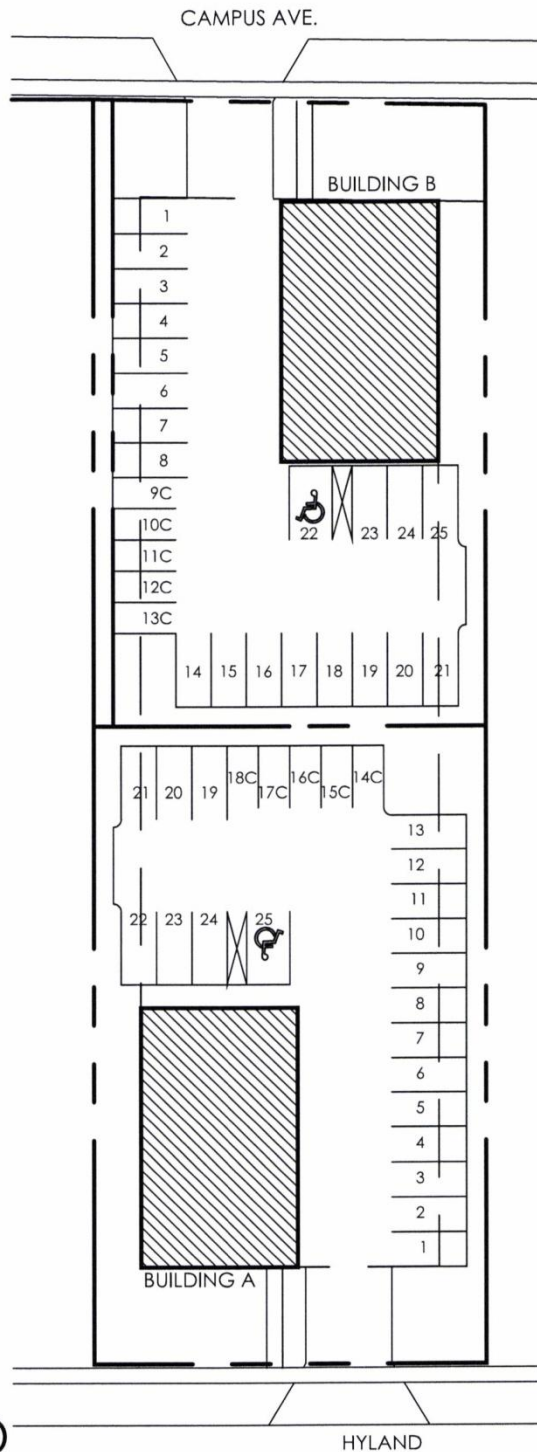
Attachment F



125 HYLAND, 118 & 125 CAMPUS  
Proposed Development Footprints



Attachment G



125 HYLAND  
CONCEPT SITE PLAN

10-5-12 SHEET 4

NOT TO SCALE



Benjamin Design  
Collaborative, P.C.  
www.benjamin-design.com

**COUNCIL ACTION FORM**

**SUBJECT: YARD WASTE DISPOSAL SITE SERVICES FOR 2013-2015**

**BACKGROUND:**

For several years the City has contracted with private parties for yard waste disposal site services. This provides the community with disposal services for trees, branches, garden waste, leaves, grass clippings, and other yard waste debris; and helps ensure that a disposal alternative keeps yard waste out of the Resource Recovery Plant and Boone County Landfill. The City's standard service contract includes the requirement to hold five Yard Waste Free Days, one in the spring and four in the fall, with two of the days allowing brush disposal.

The current contract, which has been with American Professional Services Group, Inc., (APSG, Inc.) in the amount of \$21,010, expires December 2012. A Request for Proposals for a three-year contract with two one-year extensions was issued for yard waste operations, incorporating the issues identified by City Council on August 14, 2012. Bids were received on October 3, 2012, as follows:

<u>Bidder</u>	<u>2013-2015/year</u>	<u>2016</u>	<u>2017</u>	<u>Total (5 year)</u>
APSG, Inc.	\$ 24,600	\$ 43,500	\$ 43,500	\$160,800
Chamness Tech., Inc.	\$ 31,800	\$ 32,350	\$ 32,950	\$160,700
Steenhoek Environ., LLC	\$ 57,955	\$ 66,648	\$ 76,645	\$317,159
JC's Tree Service	\$184,800	\$194,040	\$203,742	\$952,182

The accepted bids are good until December 2, 2012. Spreadsheets showing the complete responses from all of the bidders are attached and a summary comparison of the two low bidders follows.

**Company Profiles For Two Lowest Bidders:**

**APSG, Inc.:** Currently holds Yard Waste Services contract and has been the successful bidder of the previous two bids with extensions for a total of ten years at its location on Freel Drive. Although this site has been in use for a ten-year period, it has been cited for out of compliance violations to its Special Use Permit in September 2006, November 2007, February 2008, September 2010, and October 2012. Most of these concerns related to exceeding the maximum height of material storage, although maintaining the site in accordance with the approved site plan has also been an issue. Upon being notified about non-compliance, the operator has ultimately addressed each issue and implemented corrective measures. During portions of the existing agreement, ASPG also failed on multiple occasions to properly advertise the City's free yard waste days. A cash deduction to ASPG's payments was eventually imposed. Under the new Request

for Proposals, the advertising responsibility will be performed by the City itself in the future. The owner of ASPG is an Ames resident.

**Chamness Technologies:** Founded in 1986, operates compost facilities in Eddyville, Iowa, and Dodge City, Kansas, along with multiple wood and yard waste drop-off sites in the Des Moines area. It is the parent company of GreenRU, a food waste collection and recycling company that is currently focusing on commercial, industrial and academia accounts removing additional waste from landfills throughout Iowa. Chamness has expressed interest in expanding into other business ventures of similar use on this site and into the Ames market area. It would use material generated from this site to enhance the quality of compost produced at other sites. The proposed operator of this site currently lives in Kelly.

**Proposed Yard Waste Site Location:**

**APSG, Inc.:** 407 Freel Drive. Mr. Reis has indicated a desire to expand or possibly relocate to better facilitate operations.

**Chamness Technologies:** 26107 530<sup>th</sup> Ave (Black Seed Farm Property, south of the Wessex Apartments). Representatives have expressed they would explore and secure another site if Council was not in favor of this location, but were awarded the contract.

**Although both of these properties are accessed by gravel roads, the APSG site is a much shorter distance of travel on the gravel.**

**Storm Damage Tree Cleanup Option:**

**APSG, Inc.:** \$1,100 per day each day open for free drop-off.

**Chamness Technologies:** \$5,000 per day each day open for free drop-off.

This was a new item added to the current Request for Proposals. It is not part of the base contract, and the City would have the discretion to exercise this provision if deemed beneficial to the citizens of Ames. If this option is not selected, storm damage clean-up could still be dropped off at the Parks & Recreation site on East 13<sup>th</sup> Street and be serviced by Public Works staff.

**Regular Customer Rates:**

**APSG, Inc.:** no single bag rate, Cars \$5.00-\$10.00, Pick-ups \$15.00-\$30.00, vehicles with trailers \$15.00-\$75.00.

**Chamness Technologies:** per bag rate \$1.00 biodegradable, other bags \$2.00 each up to 33 gal. Cars \$5.00-\$10.00, Pick-ups \$15.00-\$35.00, vehicles with trailers \$15.00-\$35.00.



## **ALTERNATIVES:**

1. Award the 2013-2015 Yard Waste Disposal Site Services contract to APSG, Inc. in the amount of \$24,600 per year.
2. Award the 2013-2015 Yard Waste Disposal Site Services contract to Chamness Technology in the amount of \$31,800 per year.
3. Reject all bids and direct staff to attempt to re-bid the Yard Waste Disposal Site Services Contract on a one-year basis.

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

This is a very difficult decision. The incumbent provider has the lowest base bid but has had continuing zoning violations. The next low bidder's five-year price is equally competitive, but does not yet have a firm site identified for their operation.

The proposed contract has been structured with a base bid for the first three years and an option for two, one year extensions. During the first three years, there is a \$21,600 difference between the two lowest bids. However, over the five-year potential term of the contract, there is only a \$100 difference between the two lowest bids.

As was noted above, the current service provider submitted the low bid for the base three year contract. ASPG also carried out this fall's four free yard waste days while remaining in compliance with its zoning obligations. However, this firm has had at least five zoning violations over the past seven years for non-compliance with its Special Use Permit as a yard waste site. While each of those issues has eventually been addressed, a large amount of staff time has been needed to accomplish that. During the current contract term, this provider also failed on a number of occasions to properly perform its contractual duty to advertise and notify the public of the City's free yard waste days.

The other low bid is from Chamness Technologies, a new service provider. Chamness is proposing to provide this service on a site that has been submitted to Story County for site approval and is still under review. Chamness attended a conceptual review meeting with Story County Planning & Zoning, and reported general consensus on its plan from Story County staff. The Story County Planning & Zoning Commission will not act on Chamness Technologies' request until January, 2013. While Chamness has received initial positive feedback from Story County Planning staff, its site has not yet received approval, and it does not have a history of operation at the site. Further, if the Black Seed Farm site were to be approved, it would require Ames residents to drive a longer distance over gravel roads to drop off their yard waste.

**On balance, staff believes that the most appropriate action is to award this three year contract to APSG, Inc. The proposed contract includes language specifying that the agreement may be terminated if the operator fails to maintain the site in compliance with applicable zoning regulations. Should APSG again fail to do so,**

**staff will recommend that their contract either be cancelled or not be extended beyond the initial three year term.**

**Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby awarding the three-year 2013-2015 Yard Waste Disposal Site Services contract to APSG, Inc., in the amount of \$24,600.**

**COUNCIL ACTION FORM**

**SUBJECT: BASIN LINER REPLACEMENT AND WPC FACILITY BIOSOLIDS DISPOSAL OPERATIONS CHANGE ORDERS**

**BACKGROUND:**

On September 11, 2012, City Council awarded a contract to Ames Trenching and Excavating of Ames, Iowa in the amount of \$109,500 to repair the synthetic liners on two equalization (EQ) basins and one biosolids holding basin. The identified repairs were above the water line around the perimeter of the basins.

Once the cleaning of the basins was under way (necessary to facilitate the repairs), it was discovered that there were major liner failures located in the bottom of the basins. **The basins are rendered unusable until the integrity of the liner can be restored; and the City's consulting engineer on this project has recommended complete replacement of the liners on an emergency basis.** A copy of that recommendation is attached.

These replacements need to be initiated immediately for several reasons. One function of the EQ basins is to be able to isolate untreatable flows such as high pH or color, both of which have been experienced in recent history. Without the ability to do this, these conditions could substantially degrade the biological process on which the plant depends for proper treatment for several weeks. Regarding the biosolids basin, land application can only occur during small windows in the spring and fall seasons. During the rest of the year the basin is needed to store the solids. We are entering the winter season and need the biosolids basin back in service to store solids until springtime.

The liner replacement is temperature-dependent. Welding the seams of the liner cannot occur below temperatures of 25° F. There is also concern regarding frozen ground and being able to perform the necessary grading to support the synthetic liners.

In order to perform the necessary repairs, the basins require complete removal of all liquid and any remaining solids. These solids are handled as biosolids and must be disposed of in the same manner as the routine biosolids by land application. On June 12, 2012, City Council awarded a contract to Nutri-Ject Systems, Inc. of Hudson, Iowa in the amount of \$48,974.66 to complete the third year of a three-year biosolids disposal operation at the Water Pollution Control Facility. Staff has determined that Nutri-Ject Systems can cost-effectively perform this emergency work in conjunction with the regular biosolids disposal operations that are occurring concurrent to the liner repair activity.



A change in contract scope is necessary for both Ames Trenching and Nutri-Ject to complete the necessary work. Staff is still working with both contractors to obtain firm pricing. Staff intends to provide these details prior to Tuesday night's Council meeting.

Current cost estimates for this work are shown below, followed by funding sources identified for these unanticipated expenses.

**Estimate for Liner Replacement**

	\$98,818		
EQ Basin Replacement	each	\$197,636	Est
Sludge Basin Replacement		\$109,054	Est
Additional Engineering		\$7,000	Firm
Dewatering			
	Nutri-Ject Activities	\$46,000	Est
	Ames Trenching Activities	\$1,800	Est
		<hr/>	
		\$361,490	
Contingency 20%		\$72,298	
		<hr/>	
Total Estimated Expenses		\$433,788	

**Funding Sources**

Current Ames Trenching Contract Net	\$108,672
Savings on WPC Raw Water Pump Station Painting Project	\$68,000
Savings on Motor Control Center #1 Project	\$25,000
Biosolids Application Funding Available in Operating Budget	\$51,000
Savings from previous years' sewer rehabilitation CIP*	\$181,116
	<hr/>
Total Available Funding	\$433,788

\*Approximately \$450,000 in previous years' sanitary sewer rehabilitation CIP funding has been carried forward to cover the costs of emergency sewer repair and replacement. Although \$250,000 of that amount was recently earmarked for replacement of the Douglas Avenue sewer, the balance is available to help cover the cost of these emergency liner replacements.

**ALTERNATIVES:**

1. Approve the following contract change orders and budget amendments.
  - a. Authorize staff to negotiate a change order with Ames Trenching at an estimated amount of \$370,188 total contract price.
  - b. Authorize staff to negotiate a change order add with Nutri-Ject at an estimated amount of \$55,200.
  - c. Authorize staff to execute a change order add with FOX Engineering of \$7,000 for additional design and inspection services.
  - d. Authorize budget amendments as described in the table above.

2. Do not authorize the contract changes or budget adjustments specified above. The basins with damaged liners would thus not be returned to service.

**MANAGER'S RECOMMENDED ACTION:**

The emergency situation with the equalization basins is the result of unforeseen conditions that could not be discovered earlier in the process due to the residuals deposited on the bottom of the basins that needed to be removed to expose these areas. **Replacement of the liners is paramount to successful operation of the plant, as well as preventing a discharge to the receiving stream that would be in violation of our NPDES permit. Funding has been identified to support moving forward on an emergency basis with the changed project scope.**

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative No. 1, thereby approving contract change orders with Ames Trenching, Nutri-Ject, and FOX Engineering and authorizing the redirection of funds as described above.

November 19, 2012

Steven Duvall, Assistant Director  
Ames Water & Pollution Control Department  
300 E. 5<sup>th</sup> St., Building 1  
Ames, Iowa 50010

**Re: Flow EQ Liner Repair  
Ames WPCP**


Dear Mr. Duvall:

We are writing today to recommend that the City pursue emergency replacement of the liners for the two Flow Equalization basins and one sludge storage lagoon at the Ames Water Pollution Control Plant. These basin liners were investigated about 1-1/2 years ago to look at repairing the damages and extend the life of the membranes. However, since that time extensive additional damage has occurred to the liners and they are currently not serviceable. The City also recently had all three basins cleaned to determine the liner condition in the bottom of the lagoons. During this process over the last several weeks it was found that several tears in the liner are present in the bottom of the sludge storage lagoon and the west Flow EQ basin. Because of the condition of these liners, it would not be acceptable to IDNR to place waste material back in these leaking basins.

In our meeting today with you, Jim McElvogue and other city staff it was apparent that the city must be able to have serviceable sludge storage and Flow EQ facilities. Staff indicated that the Flow EQ facilities are most critical as they may be needed to protect against industrial flow components that could be detrimental to the plant as well as maintain peak flow volumes. One basin can be used on a temporary basis while the liners are replaced. It was also reported that the city does not have other existing sludge storage facilities and any biosolids production will need to be land applied on a continual basis without the storage lagoon facility. This will be difficult given the impending winter conditions and land application will be near impossible later this winter. Therefore the sludge storage liner also needs replacement to provide storage through the winter and meet IDNR's sludge storage requirements of six months.

We recommend that the City initiate emergency procedures to replace the liners in all three basins rather than proceed with our current project of repairing these liners. These liners are original with the plant construction and are past their usable life. In order to operate the plant consistent with IDNR regulations these facilities will need to be available for operations. We are providing recommendations on material types and installation procedures under separate cover. Please contact us with any other questions.

Respectfully submitted,  
FOX Engineering Associates, Inc.

A handwritten signature in blue ink that reads "Keith L. Hobson".

Keith L. Hobson, P.E., BCEE  
Principal

cc: Jim McElvogue

**COUNCIL ACTION FORM**

**SUBJECT: WPC FACILITY METHANE ENGINE-GENERATOR NO. 2  
REHABILITATION PROJECT – REJECTION OF BIDS**

**BACKGROUND:**

On September 11, 2012, the City Council granted approval to issue a Notice to Bidders for the Water Pollution Control (WPC) Facility Methane Engine-Generator No. 2 (MG-2) Rehabilitation Project.

On September 25, 2012, the City received bids to provide all labor, equipment, materials, and other components necessary to complete the above-mentioned project according to City of Ames specifications. A single bid was received from Ziegler Power Systems of Altoona, Iowa in the amount of \$172,500, which is \$43,500 more than the approved funding allocation for this project. Discrepancies between the bid price and budget were addressed in the report of bids on October 9, 2012.

Based on further bid evaluation and review of potential alternatives, staff recommends rejection of the bid from Ziegler Power Systems. The specifications will be modified and the work will be rebid in FY 2013/14 as part of a more comprehensive long-term strategy for utilizing the methane generated by the treatment process.

**ALTERNATIVES:**

1. Reject the bid from Ziegler Power Systems of Altoona, Iowa in the amount of \$172,500 for the Water Pollution Control Facility Methane Engine-Generator No. 2 Rehabilitation Project, and direct staff to develop alternative project plans.
2. Accept the single lump-sum bid of \$172,500 from Ziegler Power Systems of Altoona, Iowa to provide all labor, equipment, materials, and other components necessary to complete the WPC Facility Methane Engine-Generator No. 2 Rehabilitation Project. Costs in excess of the already allocated budget would come from the Sanitary Sewer Fund balance.

**MANAGER'S RECOMMENDED ACTION:**

The methane engine-generator is an integral and vital component of the Water Pollution Control Facility, using bio-gas from the process to produce electricity and reduce electrical costs. Overhaul costs have risen significantly due to low availability of parts for the aging engine.

Staff has developed a long-term strategy for utilizing the methane gas generated by the treatment process that will be presented to Council as part of the FY 2013/14 Capital

Improvements Plan. That plan will include a modified scope of work for rehabilitating Methane Engine-Generator No. 2.

Therefore, it is the City Manager's recommendation that Council accept Alternative No. 1, thereby rejecting the bid from Ziegler Power Systems of Altoona, Iowa in the amount of \$172,500 for the Water Pollution Control Facility Methane Engine-Generator No. 2 Rehabilitation Project, and directing staff to develop alternative project plans.

**COUNCIL ACTION FORM**

**SUBJECT: ARCHITECTURAL AND ENGINEERING SERVICES AGREEMENT FOR CITY HALL RENOVATION – CHANGE ORDER #2 FOR EMERGENCY OPERATIONS CENTER**

**BACKGROUND:**

This report recounts challenges involved with two previous efforts to bid out City Hall renovations, reports on a time extension granted by FEMA for a \$600,000 grant to expand the City's Emergency Operations Center (EOC), and recommends one final effort to work with the previous architectural firm, scale back the renovation project, and seek construction bids that meet the new FEMA time frame and the available budget.

On April 12, 2011, Council approved an Architectural and Engineering Services Agreement with Shive-Hattery Architecture & Engineering, West Des Moines, Iowa, for the design, bidding, and construction administration of a space re-use reconstruction project in City Hall. The original contract was for \$112,000, and was later increased to \$115,000 to include relocating the print shop within the basement to create more room for relocation of the Information Technology (IT) Division.

The original project included all of the first floor Police Department areas, including the public hallway by the Police Department, as well as all of the basement areas that are currently occupied. The project was intended to recapture the unused jail spaces and the public hallway along the Police Department, to construct an updated and enlarged EOC, to improve overall space use efficiencies within the Police Department, and to renovate and remodel the basement to accommodate moving IT from rented space outside of City Hall into the basement.

The budget for this project was \$1,400,000, with \$600,000 coming from a Homeland Security FEMA Grant to help renovate the EOC, and \$800,000 from the City's general fund to provide a match for the grant funding and to cover the remaining costs to renovate the basement and improve the Police Department.

Two successive bidding processes both ended with construction bids that far exceeded the scheduled budget. At that point, enough time had elapsed that it was no longer feasible to reduce the scope of the project a third time, rebid it, and complete the project prior to expiration of the FEMA grant.

In one final effort to salvage the FEMA grant, however, staff consulted with the Iowa Department of Homeland Security, reviewed the project scope one last time, and reduced the scope to a project focused only on renovating the EOC and associated spaces in the Police Department. Staff then applied to FEMA for a grant extension, requesting adequate time line for the architect to redo the plans and specifications, to

obtain acceptable bids, and to complete the reconstruction. On November 9, 2012, six weeks after submitting the grant extension request, FEMA responded with a three month time frame extension to December 31, 2013.

After reviewing the reduced project and time frame extension, staff has determined that a project can be designed and done in the time frame now allowed by FEMA. However, that can only be done if Shive-Hattery is retained to revise existing plans and specs. Shive-Hattery has the original construction plans and specifications, and would need the least amount of time to redraw them for a reduced project scope. Should another architect be preferred, staff believes the cumulative time needed to select the architect, familiarize them with the project, and redraw the plans and specifications would prevent completion of this project before the FEMA grant expires.

Under the existing agreement, Shive-Hattery has been paid \$86,226 for services and expenses completed to date. The unspent balance of \$28,774 was for construction phase oversight, which was not needed since a construction award was never made.

At staff's request, Shive-Hattery has prepared a revision to their service fee to redraw the plans for a scaled back EOC project, to rebid the project, to oversee the construction phase, and to complete this project on time. Their revised fee proposal is for \$42,500. By deducting the \$28,774 for services not rendered and adding \$42,500 for the revised service fees to complete this smaller project, the net change to Shive-Hattery's contract would add \$13,726, for a total contract cost of \$128,726.

The available budget and updated expenses for this project are as follows:

<u>Funding Sources</u>	<u>Amount</u>
FEMA Grant	\$ 600,000
General Fund	<u>\$ 800,000</u>
Total Budget	\$1,400,000
 <u>Project Costs</u>	 <u>Amount</u>
Architectural Fees (Shive Hattery)	\$128,726 (firm cost)
Construction Advisory Fees (ISU)	\$ 30,000 (not to exceed amount)
Construction	<u>\$1,241,274</u> (estimate)
Total Project Cost	\$1,400,000

**ALTERNATIVES:**

1. Approve a change order to the existing contract with Shive-Hattery to deduct \$28,774 for services not rendered, and to add \$42,500 for the proposed fees to complete this reduced project.
2. Do not approve the change order on the existing contract with Shive-Hattery, and direct staff to identify an alternate architect to complete the project.

3. Do not approve the proposed change order, and direct staff not to pursue completion of this project at this time.

**MANAGER’S RECOMMENDED ACTION:**

During both of the previous attempts to complete this project, Shive-Hattery struggled capturing some of the design elements and significantly missed the estimated construction costs on both bid events. In an effort to secure acceptable bids the second time, the basement renovation was eliminated from the project, and several add alternates were included in the bid package. With the project now being downsized even further, the plans and specifications will be for one smaller, discrete project, rather than a complex project with bid alternates. Those complexities are believed to be one of the reasons for the high bids previously received. Further, only a limited amount of re-design will be needed for this project, since the architect can use much of the design work already completed for the EOC and associated areas that remain the project. This means less architectural work is needed in less time, enabling Shive-Hattery to complete the design work on time.

Although previous experience on this project might have led staff and the Council to prefer a different architect, the updated expiration date on the FEMA grant does not provide adequate time to select a different architect to familiarize themselves with the project, redo the plans and specifications, obtain bids, and get the project completed on time.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving a change order to the existing contract with Shive-Hattery to deduct \$28,774 for services not rendered and to add \$42,500 for the proposed fees to complete the EOC project.

It should be remembered that it is still our desire to complete the Police Department renovation and to renovate the City Hall basement to accommodate the needs of Public Works and Finance (Information Technology) Department employees. Unfortunately, because of unfavorable bids, we have had to eliminate those elements of the renovation from this project. Hopefully, the City Council will support funding for these other two portions of the project in the future.



**COUNCIL ACTION FORM**

**SUBJECT: AMES PUBLIC LIBRARY RENOVATION AND EXPANSION – ASBESTOS ABATEMENT WORK**

**BACKGROUND:**

Asbestos-containing materials and lead-based paints were identified in the existing library building as a result of an environmental site survey conducted by Terracon Consultants, Inc. in June and July 2012. On August 16, 2012, the Library Board of Trustees approved a contract with Terracon to design an abatement plan that would be competitively bid, as well as to conduct monitoring and clearance testing on behalf of the Library throughout the abatement process. On September 11, 2012, the City Council approved plans and specifications for the Ames Public Library Abatement Work.

On October 11, 2012, seven bids for the abatement work were opened. The following report of bids was accepted by the Library Board of Trustees on October 18, 2012:

Bidder	Base Bid Amount
Abatement Specialties LLC, Cedar Rapids, IA	\$49,659.00
ECCO Midwest, Inc., Cedar Rapids, IA	\$53,450.00
ESA, Inc., Omaha, NE	\$59,900.00
Seneca Companies, Inc., Denver, CO	\$89,913.00
Midwest Service Group, St. Peters, MO	\$98,450.00
Robinson Brothers Environmental, Inc., Waunakee, WI	\$102,455.00
Environmental Assurance Co., Inc., Indianapolis, IN	\$117,361.00

On October 23, the City Council accepted the report of bids and delayed the contract award until November 27, contingent upon receipt of a responsive general construction bid from a responsible bidder not greater than the amount budgeted for the Library's Renovation and Expansion Project budget.

On November 15, 2012, eight responsive bids within the amount budgeted by the library for the construction portion of the Renovation and Expansion Project were received from responsible bidders. The Library Board then adopted a resolution receiving the report of bids and referring it to City Council for appropriate action. **Now that the major construction project appears to be moving forward within budget and on the timeline originally established, the Library Board requests that the contract for Ames Public Library Renovation and Expansion – Abatement Work be awarded to Abatement Specialties LLC, of Cedar Rapids, Iowa, in the amount of \$49,659.00.**

Abatement Specialties LLC has provided the City Clerk with the required executed contract, insurance and performance bond, and have been accepted by the Legal

Department and the City's Risk Manager. Therefore, the Library Board is requesting City Council approval of Abatement Specialties' contract and bond.

**ALTERNATIVES:**

1. Award the contract for Ames Public Library Renovation and Expansion - Abatement Work to Abatement Specialties LLC, of Cedar Rapids, Iowa, in the amount of \$49,659.00 and approve the contract and bond.
2. Do not proceed with the abatement project at this time.

**MANAGER'S RECOMMENDED ACTION:**

The Ames Public Library abatement work is necessary prior to the renovation and expansion project. Responsive bids within the project budget have now been received from responsible bidders for the major renovation and expansion project, and the Library is poised to move forward within the available budget and according to plan.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby awarding the contract for the Ames Public Library Renovation and Expansion - Abatement Work to Abatement Specialties LLC, of Cedar Rapids, Iowa, in the amount of \$49,659.00 and approving the contract and bond.

# Project Cost Summary

**INTEGRITY**  
CONSTRUCTION  
623 East Lincoln Way  
Ames, Iowa 50010  
11/15/2012

**Project:** Ames Public Library  
Ames, Iowa  
**Architect:** MS&R Architects

No.	Scope of Work/Description	Amount	Remarks
<b>1</b>	<b>Construction Costs</b>		
1.01	Base Bid, Single Prime General Contractor Apparent Low Bidder 11/15/12	\$ 12,328,500	A&P / Samuals, a Joint Venture Wausau, Wisconsin
<b>2</b>	<b>Construction Alternates</b>		
2.01	Alternates No. 1 through No. 8	214,850	Based on all alternates being accepted
	<b>Subtotal</b>	<b>\$ 12,543,350</b>	
<b>3</b>	<b>Change Order Allowance</b>		
3.01	Estimated Amount for Potential Change Orders	8.0% <u>1,000,000</u>	
	<b>Total Construction Costs</b>	<b>\$ 13,543,350</b>	
<b>4</b>	<b>Professional Services</b>	1,789,414	
4.01	Professional Design Services - Main Project	\$1,260,755	MS&R Architects
4.02	Professional Services for Furnishings	205,570	MS&R Architects
4.03	Reimbursable Expenses	40,000	
4.04	Printing of Bid Documents	15,000	Action Reprographics
4.05	Phase 1 Environmental Study	19,200	Terracon Consultants
4.06	Code Related Testing During Construction	90,000	
4.07	Geotechnical Soil Investigation	5,760	Allender Butzke Engineers
4.08	Topographical Survey	6,250	CGA
4.09	LEED Building Commissioning Services	49,879	Cornerstone Commissioning
4.10	LEED Application Fees	12,000	
4.11	Construction Advisor	85,000	Integrity Construction
	<b>Subtotal</b>	<b>\$ 15,332,764</b>	
<b>5</b>	<b>Owner Costs</b>	2,605,980	
5.01	Furnishings, Including Installation	\$1,800,000	MS&R Budget dated 8/15/12
5.02	Book Security System	50,000	
5.03	Book Depository Equipment	27,000	
5.04	Library Signage	116,800	
5.05a	Asbestos Abatement Design & Testing	41,221	Terracon Consultants
5.05b	Asbestos Abatement Contractor Costs	49,659	Abatement Specialties
5.06a	Moving Costs From Existing Library	10,000	
5.06b	Moving Costs To New Library	10,000	
5.07a	Temporary Location - Lincoln Center	414,300	Rent for 21 months
5.07b	Temporary Location - 809 E. Lincoln Way	47,000	Rent for 24 months
5.07c	Temporary Location Misc. Expense	40,000	
	<b>Subtotal</b>	<b>\$ 17,938,744</b>	
<b>6</b>	<b>Project Contingency</b>	9.2% <u>1,646,256</u>	
	<b>Current Project Budget</b>	<b>\$ 19,585,000</b>	Based on Cash on Hand <u>10/11/12</u>
<b>7</b>	<b>Outstanding Pledges &amp; Fundraising</b>	500,000	
	<b>Total Project Budget</b>	<b>\$ 20,085,000</b>	

Footnote: Additional items to be added to project scope based on fundraising efforts and construction bid results include A/V equipment for meeting rooms, book conveying system, computers, network equipment, video surveillance, and new shelving.

Preliminary Cost Estimate:  
\$500,000 to  
\$750,000

**COUNCIL ACTION FORM**

**SUBJECT:** LIBRARY EXPANSION AND RENOVATION PROJECT

**BACKGROUND:**

On October 9, 2012, the Council approved plans and specifications for the Renovation and Expansion of the Ames Public Library. The Invitation to Bid requested base bids for the essential elements of the project, as well as several alternates. The items bid as alternates were all considered necessary elements of a comprehensive design for the updated library. They were separated out for the purpose of bidding to ensure that the base bid for the project would fall within budget. The alternates are items that could be added at a later date, albeit at a potentially higher cost and with less efficiency. Unit prices apply to unknown conditions—issues that may arise once construction begins, such a poor soil conditions—so firm pricing from the bidders up front represent expenses that may or may not be incurred.

Bids were opened for this project on November 15, 2012. Eight bids were received, as shown on the attached report. The low base bid was submitted by A&P/Samuels, a Joint Venture, of Wausau, Wisconsin. The Library Board evaluated the bids on the basis of the base bid plus alternates. A summary of that exercise appears below. The architect’s construction estimate for the project was \$14.1 million.

<b>Bidders</b>	<b>Base Bid</b>	<b>Total Cost of Alternates</b>	<b>Base Bid + All 8 Alternates</b>
A&P/Samuels, a Joint Venture	\$12,328,500.00	\$214,850.00	\$12,543,350.00
Larson & Larson Construction, LLC	\$12,444,000.00	\$231,200.00	\$12,675,200.00
Dean Snyder Construction	\$12,483,000.00	\$258,000.00	\$12,741,000.00
Howard Immel, Inc.	\$12,640,000.00	\$246,300.00	\$12,886,300.00
Rochon Corporation of Iowa, Inc.	\$12,870,000.00	\$241,000.00	\$13,111,000.00
Oakview dck, LLC	\$13,128,000.00	\$260,000.00	\$13,388,000.00

<b>Bidders</b>	<b>Base Bid</b>	<b>Total Cost of Alternates</b>	<b>Base Bid + All 8 Alternates</b>
Black & Dew, Inc.	\$13,498,000.00	\$287,700.00	\$13,785,700.00
HPC, LLC	\$13,700,000.00	\$249,000.00	\$13,949,000.00

On November 15, 2012, the Library Board adopted a resolution receiving the report of bids and referring it to the City Council for appropriate action. Because the total cost of the base bid plus all eight alternates is well within the architect's \$14.1 million target for construction costs and the total project budget also now includes a healthy contingency, the Board further moved to recommend that the contract be awarded including all eight alternates. The Library now requests that the City Council accept the report of bids for the Ames Public Library Renovation and Expansion Project and award the contract with all eight alternates to A&P/Samuels, a Joint Venture of Wausau, WI, in the amount of \$12,543,350.00.

A summary of the overall Library renovation budget showing all revenue sources and updated expense estimates is attached for Council's review.

**ALTERNATIVES:**

1. Accept the report of bids for the Ames Public Library Renovation and Expansion Project and award the contract with all eight alternates to A&P/Samuels, a Joint Venture of Wausau, WI, in the amount of \$12,543,350.00.
2. Accept the report of bids with delay of contract award until December 11, 2012, to allow staff to further analyze the bids and alternates.
3. Do not accept the report of bids or award a contract at this time.

**MANAGER'S RECOMMENDED ACTION:**

The overwhelming approval of the library bond referendum by Ames voters in November 2011 demonstrated our citizens' enthusiasm for making physical improvements to one of the community's most beloved institutions. Now, after nearly a decade of planning, sounding out the public, studying various options, and consulting with professionals, the library is set to begin a new phase—on time and within budget.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the report of bids for the Ames Public Library Renovation and Expansion Project and awarding the contract with all eight alternates to A&P/Samuels, a Joint Venture of Wausau, WI, in the amount of \$12,543,350.00.

<b>CITY OF AMES, IOWA</b>			
Ph: 515-239-5125 * Fax: 515-239-5325 Mike Adair, Procurement Specialist II			
<b>BID NO. 2013-052</b>			
Ames Public Library Renovation & Expansion		Addendums 1, 2, 3, & 4	
BASE BID	Bid Bond		BASE BID, SINGLE-PRIME (ALL TRADES) CONTRACT
BIDDERS			
A & P / Samuels, a Joint Venture	Yes	Yes	\$12,328,500.00
Larson & Larson Construction, LLC	Yes	Yes	\$12,444,000.00
Dean Snyder Construction	Yes	Yes	\$12,483,000.00
Howard Immel Inc.	Yes	Yes	\$12,640,000.00
Rochon Corporation of Iowa, Inc.	Yes	Yes	\$12,870,000.00
Oakview dck, LLC	Yes	Yes	\$13,128,000.00
Black & Dew, Inc.	Yes	Yes	\$13,498,000.00
HPC, L. L. C.	Yes	Yes	\$13,700,000.00



623 East Lincoln Way  
Ames, Iowa 50010  
Phone: (515) 268-3346  
Fax: (515) 268-3349

## MEMO

Date: November 16, 2012

To: Lynne Carey  
From: Brad Heemstra

Re: **Alternates and Unit Prices**  
Ames Public Library Renovation and Expansion

### Remarks:

The apparent low bidder for the Library project is A & P / Samuels, a Joint Venture. I made contact with Kevin Higgs and Justin Keller with The Samuels Group this morning. Kevin and Justin explained that The Samuels Group will manage the project. A & P stands for Adolfsen & Peterson Construction who is a nationwide construction company. Several years ago The Samuels Group bought A & P's office in Wausau, Wisconsin. The Samuels Group teams up with A & P on their larger projects for the purpose of bonding capacity.

Below is a summary of the alternates and unit prices for the low bidder:

Base Bid Amount	\$12,328,500
Alternates:	
1. Provide an operable partition in the auditorium	\$ 26,300
2. Provide a decorative metal soffit for Structure B to accommodate directional signage on Level 2 west side	20,600
3. Provide a decorative metal soffit for Structure C to accommodate directional signage on Level 2 south side	17,200
4. Provide new concrete stairs, lighting and plantings at the north staff entrance	18,150
5. Provide a building wide paging system	21,500
6. Provide infrastructure for City of Ames live broadcast capability	6,900
7. Upgrade electronic door access control system	11,800
8. Provide a distributed antenna system for cell phone boosting	<u>92,400</u>
Subtotal of all alternates	\$ 214,850
Total of Base Bid and All Alternates	\$ 12,543,350

The following unit prices will be utilized and incorporated by change order if they become applicable during the construction of the project.

### Unit Prices:

1. Removal of unsatisfactory soil and replace with engineered fill \$20 per cubic yard
2. Provide additional power/data floor receptacles on Level 1 \$1,200 per each
3. Provide additional power/data floor receptacles on Level 2 \$1,200 per each
4. Remove temporary sidewalk along Douglas Avenue \$18 per square yard
5. Repoint existing masonry mortar joints \$6 per lineal foot

**COUNCIL ACTION FORM**

**SUBJECT: REVISION OF SOMERSET MAJOR SITE DEVELOPMENT PLAN & PRELIMINARY PLAT COMBINING TWO BUILDINGS IN SOMERSET 5<sup>TH</sup> ADDITION**

**BACKGROUND:**

Robert K Friedrich, Jr., owner of property in Somerset located north of the intersection of Bristol Drive and Kent Avenue, is requesting approval of a revision to the approved Major Site Development Plan/Preliminary Plat for the Somerset Subdivision. (See Attachment A – Location Map) The property currently contains two two-story apartment buildings with garages and surface parking areas that serve these two buildings. The current Major Site Development Plan/Preliminary Plat also includes two additional three-story, 12-unit apartment buildings on this parcel facing Kent Avenue. The proposed plan revision is to combine these two buildings into one three-story 24-unit apartment building in the same location. (See Attachment B Existing and Proposed Plans.) The proposed plan also incorporates a minor amendment previously approved by staff changing the number of units from eight to ten in one of the apartment buildings on this property that has already been constructed.

The property is zoned “F-VR” (Village Residential Floating Zone), and the zoning ordinance requires City Council approval of an amendment to the Major Site Development Plan that changes the number of buildings in the development (see Ames *Municipal Code* Section 29.1201(12)). No changes to the lots are proposed.

Amendments to the Major Site Development Plan/Preliminary Plat should comply with the purpose, development principles and development standards of the Village Residential zoning designation.

***Purpose:** The Village Residential District is intended to allow for integration of uses and design with greater potential for social and physical interaction through a “village” concept. These villages will be adapted to the emerging suburban landscape by creating living areas designed to ensure the development of the land along the lines of traditional neighborhoods. (Ames *Municipal Code* Section 29.1201(1))*

Attachment C contains the development principles of the Village Residential zoning designation. The development standards generally pertain to overall design of the streets, lots, land use types, and open spaces and are not relevant to the proposed change.

The proposed change will result in the same number of apartment units in the same location as the current approved Plan. A three-story, 28-unit apartment building exists slightly north across the street at 2627 Kent Avenue. All of the other buildings around



the proposed building are smaller apartment buildings. Therefore, staff has determined that the proposed amendment is consistent with the purpose, development principles and development standards of the Village Residential District. The design of the proposed building will still need to be consistent with the Urban Regulations for Village Apartments, as do all of the apartments in Somerset. Staff will review the site and building plans to confirm compliance with these requirements.

**RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION:**

At its November 7, 2012 meeting, the Planning and Zoning Commission recommended approval of the proposed revision to Major Site Development Plan/Preliminary Plat for the Somerset Subdivision by a vote of 6-0. In response to a question from the Commission, the property owner confirmed that the proposed building's footprint will take up the same space as the two previously approved buildings and that the height would remain the same. There were no other public comments.

**ALTERNATIVES:**

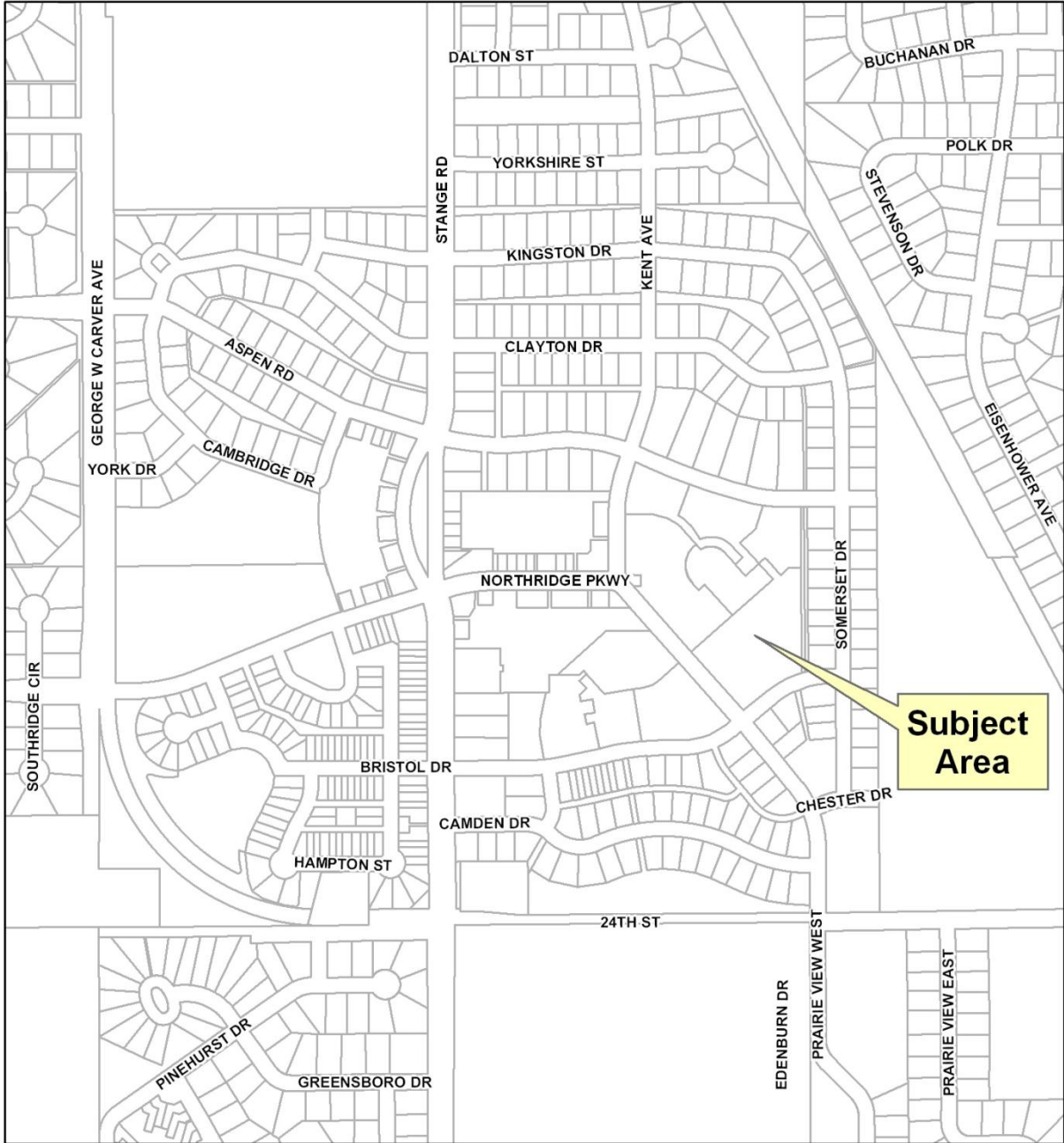
1. The City Council can approve the revision to the Major Site Development Plan/Preliminary Plat for the Somerset Subdivision that combines two buildings into one on the property addressed as 2321 Bristol Drive.
2. The City Council can deny the requested revision to the Major Site Development Plan/Preliminary Plat for the Somerset Subdivision that combines two buildings into one on the property addressed as 2321 Bristol Drive.
3. This request can be referred back to staff for additional information.

**MANAGER'S RECOMMENDED ACTION:**

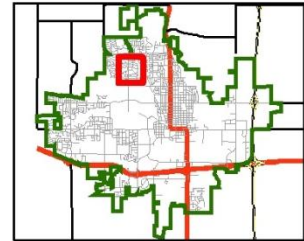
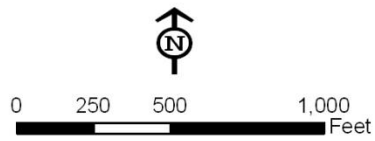
Staff has determined that this revision complies with the City Council's adopted policies for the Somerset Subdivision.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative No. 1, thereby approving the revision to the Major Site Development Plan/Preliminary Plat for the Somerset Subdivision that combines two buildings into one on the property addressed as 2321 Bristol Drive.

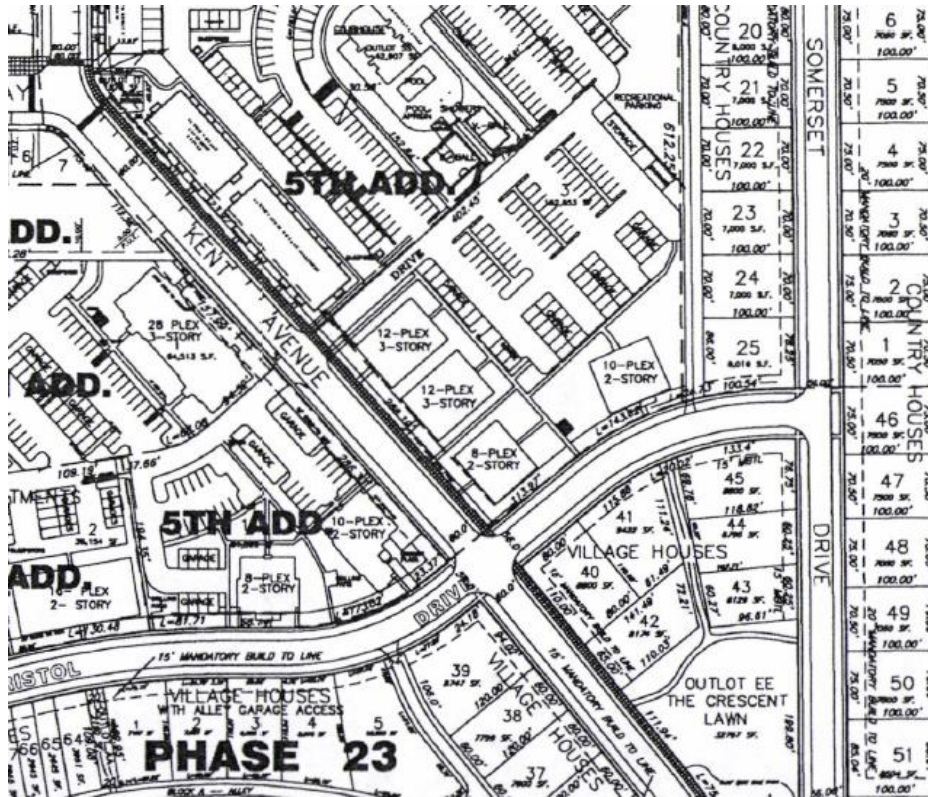
Attachment A



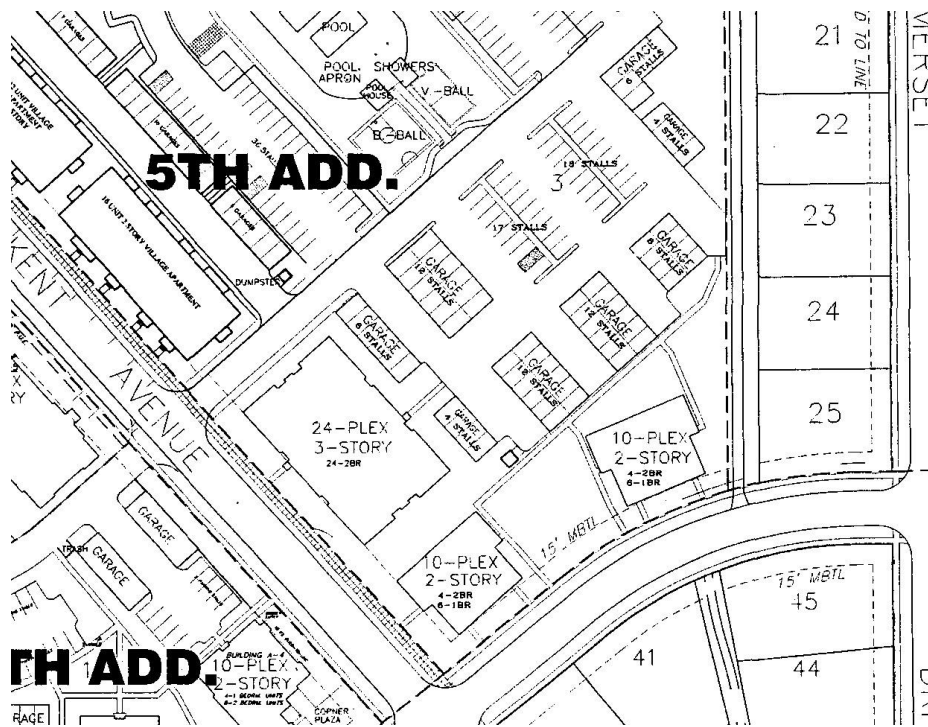
**Location Map**  
**2321 Bristol**



Attachment B



Current Somerset Major Site Development Plan



Proposed Somerset Major Site Development Plan

## Attachment C

### From Ames *Municipal Code* Section 29.1201

(2) **Village Residential Development Principles.** Property developed according to the requirements of this district shall create neighborhoods or villages with a development pattern that adheres to the following development principles:

- (a) Neighborhoods that are limited in area to that which can be traversed in a 10 to 15 minute walk (a distance not greater than ¼ mile) promoting pedestrian activity;
- (b) Neighborhoods that have identifiable centers and edges;
- (c) A mixture of housing, jobs, shopping, services and public facilities in close proximity to one another;
- (d) Well defined and detailed system of interconnected streets creating small blocks that serve the needs of pedestrians, bicyclists, public transit and automobiles equitably;
- (e) Well defined squares, plazas, greens, landscaped streets, greenbelts and parks to provide places for formal social activity and recreation;
- (f) Civic buildings, open spaces and other visual features on prominent sites throughout the neighborhood that act as landmarks, symbols and focal points for assembly for social and cultural activities;
- (g) Visually compatible buildings and other improvements, as determined by their arrangement, bulk, form, character and landscaping;
- (h) Private buildings that reflect the unique character of the region, that form a consistent, distinct edge defining the border between the public streets and the private block interior; and
- (i) Provide building design standards that promote pedestrian mobility over vehicular mobility.

**COUNCIL ACTION FORM**

**SUBJECT:** SPEED LIMITS ALONG GRAND AVENUE (U.S. HIGHWAY 69)

**BACKGROUND:**

In the month of October, the Ames Police Department contacted Public Works staff regarding an inconsistency between the speed limits along Grand Avenue (US 69), which are established by the Iowa Department of Transportation (Iowa DOT), and the speed limits shown in Section 26.39 (1)(g) of the Municipal Code. The difference was discovered while writing a speeding citation to a motorist. The ticket needed to be issued under State of Iowa Code, rather than referencing the Municipal Code.

In order to correct this inconsistency, staff contacted District 1 staff at the Iowa DOT to confirm the most current speed limits along U.S. Highway 69. In response, the City Attorney has drafted the attached ordinance that will correct any discrepancies found in the Municipal Code so that local code matches State of Iowa established speed limits.

The attached map highlights the proposed changes.

**ALTERNATIVES:**

1. Approve the attached ordinance establishing speed limits along Grand Avenue.
2. Reject the proposed ordinance.

**MANAGER'S RECOMMENDED ACTION:**

Approving this ordinance will ensure consistency when writing speed related citations by the Ames Police Department, thereby also having a consistent associated fine under the Municipal Code.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the attached ordinance establishing speed limits along Grand Avenue.



1 inch = 2,000 feet



Top-O-Hollow Rd

Wheeler St

Northwood Dr

Ames City Limits

Existing

Proposed

55 MPH

45 MPH

35 MPH

30 MPH

50 MPH

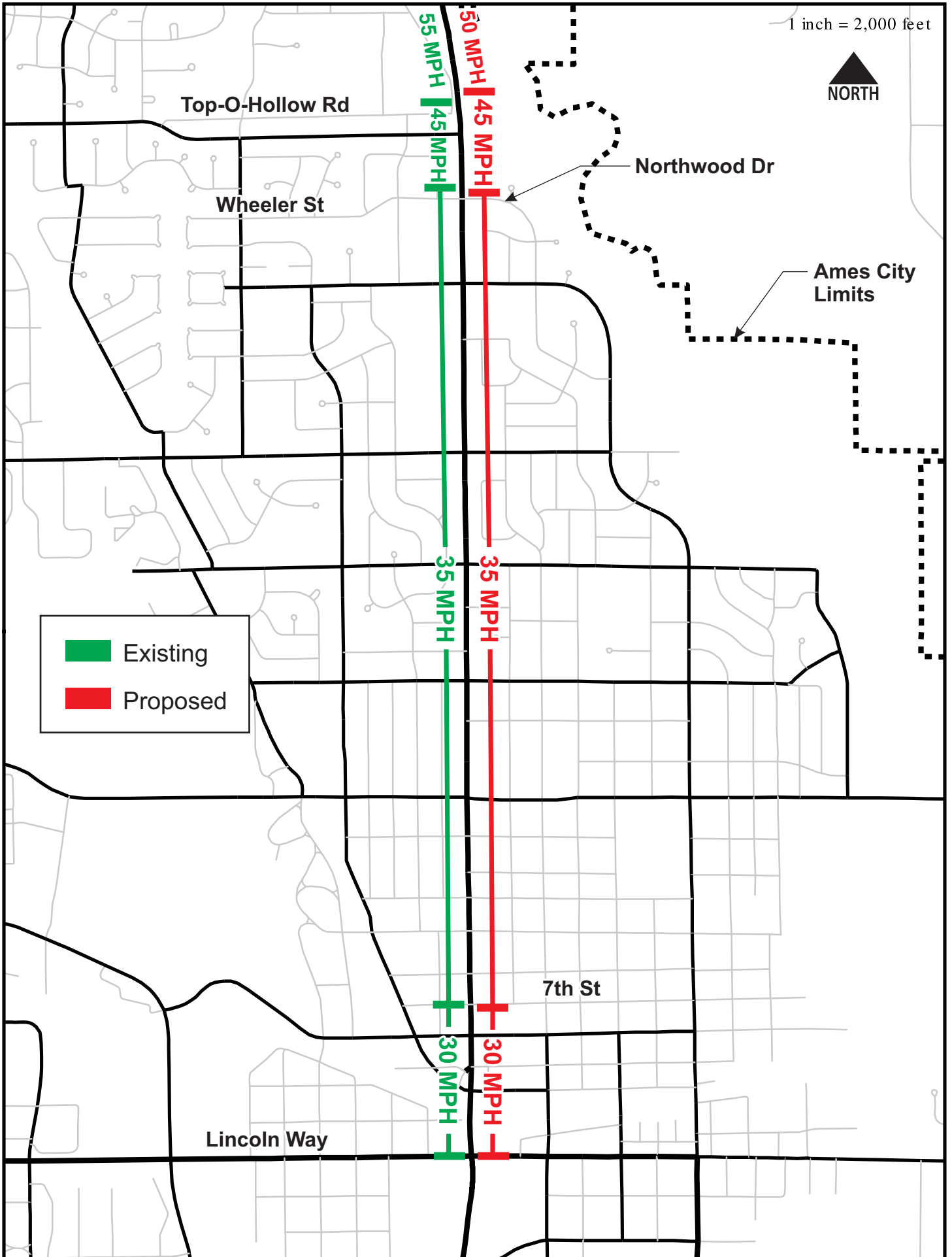
45 MPH

35 MPH

30 MPH

7th St

Lincoln Way



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING SECTION 26.39(1)(g) AND ENACTING A NEW SECTION 26.39(1)(g) THEREOF, FOR THE PURPOSE OF UPDATING THE SPEED ZONES ON GRAND AVENUE; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE.

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

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing Section 26.39(1)(g) and enacting a new Section 26.39(1)(g) as follows:

**Sec. 26.39. SPECIFICALLY DESIGNATED SPEED LIMITS ON CERTAIN STREETS.**

(1) No person shall operate a vehicle in excess of the following designated speed limits on the following streets or portions of streets:

...

“(g) **Grand Avenue:** thirty (30) miles per hour from Lincoln Way to a point fifty feet south of Seventh Street; thirty-five (35) miles per hour from a point 50 feet south of Seventh Street to a point 100 feet north of Wheeler Street; forty-five (45) miles per hour from a point 100 feet north of Wheeler Street to 350 feet north of Top-O-Hollow Road; fifty (50) miles per hour from a point 350 north of Top-O-Hollow Road to the north corporation limits.”

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

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

Passed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Diane R. Voss, City Clerk

\_\_\_\_\_  
Ann H. Campbell, Mayor



# Iowa Department of Transportation

## STAFF ACTION

<b>Number</b>	05-0322	<b>Date</b>	11/15/04
<b>Contact</b>	Steve Gent / Tim Crouch		
<b>Created By</b>	537000 - Office Of Traffic & Safety		
<b>Created For</b>	537000 - Office Of Traffic & Safety		
<b>Title</b>	Speed Zone on U.S. 69 in Ames, Iowa (Story County)		

### Discussion/Background:

District 1 requested a Speed Study on U.S. 69 just north of Ames due to the number of public complaints and incident reports received since the opening of Ada Hayden Park, which has an ingress/egress to U.S. 69.

The existing 55 speed zone (area reviewed north of Ames) was set by statute.

The collected data and review of this area along with additional factors discussed at a District 1 meeting with the Office of Traffic and Safety support a change to the 50 mph zone as shown on the attached Staff Action map.

The zones south of this area, through Ames, were established by Staff Action 01-0580 dated January 9, 2001. The existing staff action will be rescinded and replaced with this Staff Action-there will NOT be any changes to the locations of these existing zones.

All parties involved concur with the recommended speed zones.

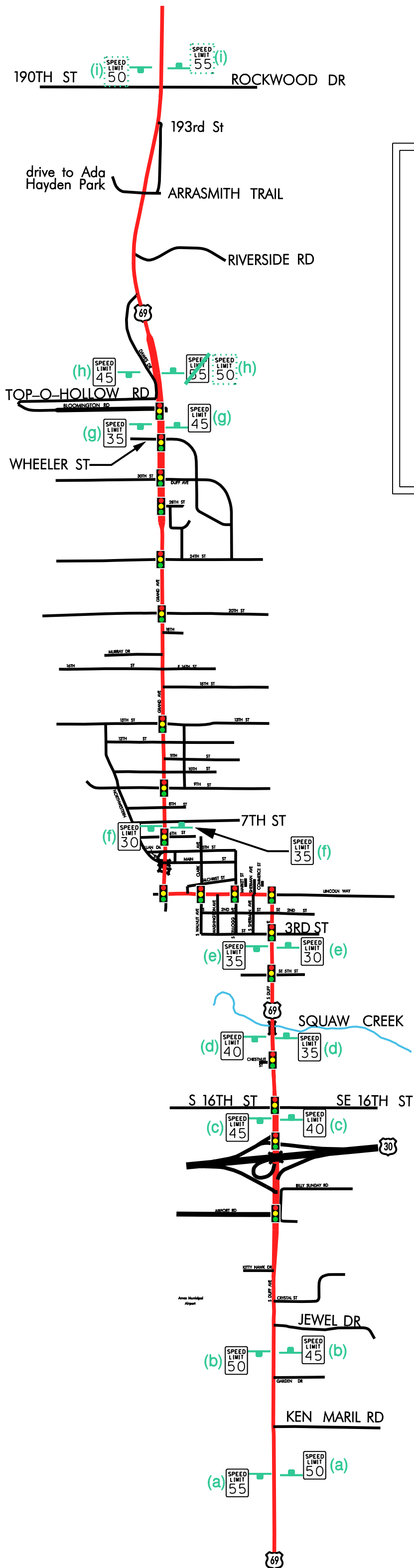
### Proposal/Action Recommendation:

It is recommended that Staff Action 01-0580 be rescinded and replaced by this Staff Action.

### Activity Log:

Initiated by LMCBRID on 11/15/04 AT 12:58 PM  
 NTRY Approval applied by LMCBRID on 11/15/04 AT 1:02 PM  
 OFFC approval now pending  
     NOTE SENT TO SGENT  
 OFFC Approval applied by LMCBRID on 11/18/04 AT 2:17 PM  
 DHWY approval now pending  
     NOTE SENT TO BSMITH  
     NOTE SENT TO MDILLAV  
     NOTE SENT TO VSTAMPE  
 DHWY Approval applied by VSTAMPE on 11/19/04 AT 3:14 PM  
     NOTE SENT TO LMCBRID  
     NOTE SENT TO CWILLIA





NOV.  
2004

## STORY COUNTY US 69

### NOT TO SCALE

Proposed

Existing

ZONE LENGTHS	
(h) - (i)	= 7900'±
(g) - (h)	= 1320'±
(f) - (g)	= 9660'±
(e) - (f)	= 5660'±
(d) - (e)	= 2320'±
(c) - (d)	= 1790'±
(b) - (c)	= 5730'±
(a) - (b)	= 2560'±

- #### SIGN LOCATIONS
- (i) = 400'± n. of 190th St ☐
  - (h) = 350'± n. of Top of Hollow Rd. ☐
  - (g) = 100'± n. of Wheeler St ☐
  - (f) = 50'± s. of 7th St ☐
  - (e) = 200'± s. of 3rd St ☐
  - (d) = s. end of Squaw Creek Bridge
  - (c) = 100'± s. of S. 16th St ☐
  - (b) = 300'± s. of Jewell Drive ☐
  - (a) = 350'± s. of Ken Maril Rd ☐

This map displays the terminus of existing and proposed zones with a single-post sign symbol: ☐

The interval placement of speed limit signs within the zones is not displayed.

PROPOSED zones will supercede EXISTING zones.

**CITY OF AMES, IOWA**

**2013 / 2014**

**BUDGET ISSUES**

**for the  
AMES CITY COUNCIL**

**November 27, 2012**

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# **FISCAL YEAR 2013/2014 CITY COUNCIL BUDGET ISSUES**

## ***OVERALL ECONOMIC CONDITION OF THE CITY***

Though the City's overall financial situation remains strong, increases in pension contributions, health care, and energy related costs combined with continued slow revenue growth in areas such as interest earnings reflect a generally slow economy and are expected to pose challenges for the FY 13/14 budget. Fuel costs have moderated recently, but we expect the impact of high fuel prices excluding CyRide could result in over \$150,000 in additional expenses across all funds.

Overall, we expect assessed property valuations to increase slightly, and an increase in the rollback rate will increase taxable valuation for residential property. Though the local economy continues relatively strong with employment rates and property valuation doing better than much of the country, we have not seen corresponding strength in retail sales. Local option sales tax revenue is expected to fall short of budget for the current year and we are currently predicting no increase in the budgeted revenue for FY 13/14. Road use tax from fuel sales is expected to equal the budgeted revenues for the current year and the IDOT is forecasting a modest increase for FY 2013/14.

Interest revenues for the City will very likely be low for FY 13/14 as interest rates remain at, or near, historically low levels. On the positive side, we have been able to issue G.O. Bonds with at interest rates under two percent.

Fuel costs have moderated recently, but we expect the impact of high fuel prices excluding CyRide could result in over \$150,000 in additional expenses across all funds for FY 13/14.

## ***GENERAL FUND***

There is good news in the General Fund balance; we ended FY 11/12 better than budgeted with the General Fund balance at 25.5% of expenditures, up from 23.7% in the adopted budget. A little under half of the \$500,000 of excess balance will be offset by the expected reduction in local option sales tax revenue but there will be some funds available for use in the current or future year. The Council could decide to use some amount of the balance to subsidize operating costs and thereby reduce property tax levels in FY 13/14. However, this strategy would only lead to a larger increase in the next year, as these one-time monies must be replaced with a more permanent revenue source.

In similar past situations, the Council has wisely used these one-time available balances to fund one-time expenditures in the current year, including the possible purchase of capital items in the current year that would otherwise be approved in FY 13/14. Some options we may ask Council to consider include new software to improve service levels in building inspections, rental, and code enforcement, and funding to complete City Hall renovations.

To continue with current service levels, modest fee increases will likely be needed for building inspections and rental registration. The level of increase for inspections and rental fees could be impacted by costs related to improved service provided by new software implementation; this increase will be driven by customer demand. As in the past years, we also expect modest increases in fees related to recreation activities.

## ***AIRPORT***

The current CIP reflects a new airport terminal building in FY 13/14 with \$650,000 coming from city funding. Public input sessions are currently underway to determine the specific desires of airport users regarding the size and nature of a new facility. Iowa State University President Leath recently made a good suggestion for the City to take time to visit other airports in college towns of similar size and learn how they successfully accomplished airport improvement projects. He also offered the assistance of his staff to seek out federal funding. Given the amount of work that remains in designing this project, it might be advisable to reflect the construction in FY 14/15.

## ***LIBRARY EXPANSION***

As you know, the library remodeling and expansion is well underway. The FY 12/13 budget includes debt service for \$4.5 million of the \$18 million of general obligation bonds approved by a referendum for the library project. Based on current year valuations and interest rates, the issuance of the remaining \$13.5 million in bonds will increase the City property tax rate by approximately **\$0.41** per thousand in taxable valuation. This would bring the total incremental property tax rate to fund the library project to around \$0.55 per thousand in taxable valuation, or slightly under our forecast of \$0.61. Depending on the construction schedule, the issuance of the remaining bonds may be spread over two years though we expect a large portion in FY 13/14.

## ***FIRE AND POLICE RETIREMENT AND IPERS***

### ***-MFPRSI***

The City has received notification that the Municipal Fire and Police Retirement System of Iowa (MFPRSI) pension board approved an employer contribution rate 30.12% of covered salary for FY 13/14. The estimated impact of the rate increase is **\$325,000** in additional property taxes. The City contribution rate to this retirement plan has varied dramatically over the past few years, from 17% in 2003 to 30.12% in the upcoming current year. Benefit enhancements, reduced market performance of pension investments, and reduction in state contributions to the pension system have all contributed to the increases. We can expect continued increases in City contribution rates in future years as recent market losses are averaged into the rate contribution calculation. Unlike IPERS, the employee contribution rate to this retirement plan is fixed, so the employer pays 100% of additional costs of funding the pension plan. We are now in a situation where the State of Iowa determines the benefits of the pension system but does not contribute; the beneficiaries contribute a fixed amount and property taxpayers pick up the remainder of pension costs. The table below provides a summary of the contribution rates:

### MFPRSI Contribution Rates

Effective Date	July 1, 2012	July 1, 2013	July 1, 2014 Est.
Employee Rate	9.40%	9.40%	9.40%
Employer Rate	26.12%	30.12%	32.26%
Combined Rate	35.52%	39.52%	41.66%
<b>% Of Contribution</b>			
Employee	26.46%	23.79%	22.56%
Employer	73.54%	76.21%	77.44%

### **-IPERS**

The State passed legislation allowing the Iowa Public Employees' Retirement System (IPERS) to increase the combined contribution rate by up to 1% per year to improve the funded status of the pension system. The plan maintains a contribution split at 60% employer and 40% employee, sharing the increased costs between the City and employees. We have been notified that the increase for FY 13/14 will be less than the full 1% allowed, with the total contribution rate increasing to 14.88%. The 60/40 split will be maintained, with employees contributing 5.95% and the employer contributing 8.93%. The estimated additional cost of this increase will be **\$50,000**, though the property tax impact will be a much smaller amount since many employees are funded by other sources. The IPERS contributions have been mitigated by benefit adjustments that have improved the funded status including increasing the number of years required for employees to become vested, transitioning from an average of the highest three years of earnings for retirement benefit calculation to an average of the highest five, and a greater reduction in benefits for early retirement. The table below provides a summary of the contribution rates

### IPERS Contribution Rates

Effective Date	July 1, 2012	July 1, 2013	July 1, 2014 Est.
Employee Rate	5.78%	5.95%	6.35%
Employer Rate	8.67%	8.93%	9.53%
Combined Rate	14.45%	14.88%	15.88%
<b>% Of Contribution</b>			
Employee	40.00%	40.00%	40.00%
Employer	60.00%	60.00%	60.00%

### **HEALTH INSURANCE**

The City of Ames has had several years of health insurance increases around 5% per year due to favorable claims experience and implementation of health insurance program changes recommended by the City Health Insurance Team. Less favorable recent claims experience and some additional costs related to the Patient Protection and Affordable Care Act (PPACA) will result in the FY 13/14 health insurance rates budgeted to increase by 8% or about **\$455,000** across all funds. We will review the status of the plan again after the end of December and may need to consider a larger increase. Our Health Insurance Fund maintains a strong balance and the City will be able to absorb some fluctuation in health care claims experience and possibly spread the impact of additional costs over

multiple years. We will continue to review the health plan and the impact the PPACA implementation on our plan. One of the impacts is that as a self-insured plan we will be subject to many of the new fees and requirements for insurance companies including fees to fund the Individual Market Reinsurance Fund and the Patient-Centered Outcomes Research Trust Fund. These items alone could account for 1.4% of the 8% expected increase.

**ROLLBACK AND VALUATION**

To set the taxable value for property, the State issues a rollback order each year that is applied to the assessed value of residential and commercial property. For FY 13/14, residential property will be taxed at 52.8166 percent of assessed value, up from 50.7518 percent in FY 12/13. Commercial and industrial property will be taxed at 100 percent of assessed valuation, the same as in FY 12/13. The change in the residential rollback rate will result in a 2.3% increase in taxable valuation, or \$520,000 in additional tax revenue at the FY 12/13 property tax rate.

**Rollback Percentage Rates**

<b>Property Class</b>	<b>FY 2011</b>	<b>FY 2012</b>	<b>FY 2013</b>	<b>FY 2014</b>
Residential	46.9094	48.5299	50.7518	52.8166
Com. & Ind.	100.0000	100.0000	100.0000	100.0000

This change reflects the continued trend of increased rollback rates resulting in a shift of property taxes back to residential and providing some relief to commercial and industrial property taxes. The table below provides the percentage of the property tax levy excluding TIF, utilities, and military exemptions. Though commercial and industrial have continued to be taxed at 100% of valuation, the increase in rollback for residential property has reduced their percentage of the total tax levy by class.

**Percentage of Tax Levy**

<b>Property Class</b>	<b>FY 2011</b>	<b>FY 2012</b>	<b>FY 2013</b>	<b>FY 2014</b>
Residential	54.23	55.85	57.30	58.27
Commercial	39.49	38.13	36.74	35.91
Industrial	6.28	6.02	5.96	5.82

Though we do not yet have the new property valuations for FY 13/14 we expect no more than a small increase in taxable valuation.

**LOCAL OPTION SALES TAX**

***Estimated Revenue***

For the current year, local option sales tax receipts are expected to be \$6,655,355, down \$349,151 or 5% from the adopted budget. Last year’s increase indicated some recovery in local option sales tax, but our reconciliation payment indicated that it was not as much as expected and this reduction will be reflected in the FY 12/13 adjusted budget. We need to do some additional analysis on these recently available numbers, but at this point are

predicting that the local option sales tax revenue for FY 13/14 will be flat at \$7,004,506, an expected increase from FY 12/13 actual but no increase in the budgeted amount. This means that there will be no increase in the amount local of option sales tax available for property tax relief or community betterment in FY 13/14.

**ASSET Human Services Funding**

The City’s ASSET Priorities for 2012/13 were (from higher to lower priority):

- Emphasis on assistance to low and moderate income families
- Meeting basic needs
- Crisis intervention
- Prevention
- Transportation

Any service receiving City funding must be provided within the City of Ames.

The City’s volunteers have reviewed the priorities and have recommended no changes.

Staff has prepared some additional background information which summarizes ASSET requested increases and recommended increases dating back to 2009/10. Below are the summaries from 2009/10 moving forward, showing the recommended ASSET allocations for all funders at budget time.

FY	Story County	United Way of Story County	Gov’t of the Student Body	City of Ames	City % Increase	Total
2009/10	\$989,208	\$758,474	\$138,364	\$986,889	5.4%	\$2,872,935
2010/11	\$983,591	\$803,707	\$139,781	\$1,079,065	9.3%	\$3,006,144
2011/12	\$995,618	\$814,333	\$149,960	\$1,111,437*	3.0%*	\$3,071,348
2012/13	\$1,029,339	\$819,607	\$136,755	\$1,150,278*	3.5%*	\$3,135,979

\* Excludes supplemental funding in 2011/12 for Heartland Senior Services (\$5,990) and in 2012/13 for Eyerly Ball (\$23,560), which were both awarded after budget approval. If included, the percentage increases for 2011/12 and 2012/13 would be 3.6% and 5%, respectively.

As the above information shows, accumulated funder increases as recommended by ASSET are as follows for the period from 2009/10 recommendations through 2011/12.

<u>Funder</u>	<u>Amount</u>	<u>Percent Change</u>
Story County	\$40,131	+4.1%
United Way	61,133	+8.1%
GSB	(1,609)	-1.2%
City of Ames	<u>163,389</u>	<u>+16.6%</u>
	\$263,044	+9.2%

Growth in total ASSET recommendations has gone from \$2,872,935 in 2009/10, to \$3,135,979. This is an increase of \$263,044. The City’s additional ASSET funds have



accounted for 62.1% of the total additional funds recommended through the process from 2009/10 through 2012/13.

**For 2013/14, total City ASSET funds requested by agencies are \$1,221,060, up \$70,782 over the current 2012/13 allocation. This is a requested increase of 6.2%.** The largest dollar increases are being requested by The Salvation Army, Youth and Shelter Services, and Eyerly Ball.

Three programs (transportation, mental health services, and mentoring) are being shifted to new agencies this year, which accounts for some of the increases and decreases between agencies. (Big Brothers/Big Sisters to YSS, The Richmond Center to Eyerly Ball, and Heartland Senior Services to HIRTA). Council should note that HIRTA, Eyerly Ball, and the Salvation Army are new ASSET agencies for 2013/14. HIRTA and Eyerly Ball received some City funds for 2012/13.

The chart below indicates some City allocations possible based on percentage increases from last year's City allocation of \$1,150,278. Last year's increase was 3.5% over the previous year.

	2%	3.5% (Last Increase)	6.2% (Request Amount)
Dollar Increase	\$11,503	\$40,260	\$71,317
Total City Allocation	\$1,161,781	\$1,190,538	\$1,221,595

***COTA Performing Arts Funding***

The COTA allocation for FY 12/13 is \$138,117, which was 5% higher than FY 11/12 of \$131,540. COTA organizations have requested funding in the amount of \$172,230 for FY 13/14 (including special Spring and Fall Grants) or a 25% (\$34,113) increase over the FY 12/13 Budget. For FY 12/13 the organizations requests totaled \$155,150 to provide a comparison. There are two new groups that have applied for COTA funds for FY 13/14, the India Cultural Association for \$3,000 and Stars Over VEISHEA for \$7,500. Again, there are many options available, including full funding of the request or some other amount. Below are several options for Council to consider:

<b>AGENCY</b>	<b>2012/2013 Budget</b>	<b>+2%</b>	<b>+5%</b>	<b>2013/2014 Requested</b>	<b>Diff. to Current Budget</b>	<b>% Increase to Current Budget</b>
Ames Community Arts Council	\$ 8,111	\$ 8,273	\$ 8,517	\$ 10,000	\$ 1,889	23%
ACTORS	13,464	13,733	14,137	20,000	6,536	49%
Ames Chamber Artists	2,390	2,438	2,510	2,500	110	5%
Ames Children's' Choirs	9,718	9,912	10,204	12,000	2,282	23%
Ames Choral Society	2,690	2,744	2,825	3,200	510	19%
Ames International Orchestral Festival Assoc.	8,080	8,242	8,484	10,000	1,920	24%
Ames Town and Gown Chamber Music Association	16,007	16,327	16,807	18,200	2,193	14%
Central Iowa Symphony	10,424	10,632	10,945	12,000	1,576	15%
Co-Motion Dance Theater	5,593	5,705	5,873	7,000	1,407	25%
<b>India Cultural Association</b>	-	-	-	<b>3,000</b>	3,000	100%
Kids' Co-Motion	3,167	3,230	3,325	4,460	1,293	41%
Friends of Ames Strings	1,200	1,224	1,260	1,300	100	8%
Octagon Center for the Arts	44,802	45,698	47,042	48,000	3,198	7%
Story Theatre Company	8,982	9,162	9,431	9,570	588	7%
<b>VEISHEA - SOV</b>	-	-	-	<b>7,500</b>	7,500	100%
Mini Grants	3,489	3,559	3,663	3,500	11	0%
<b>TOTAL</b>	<b>\$ 138,117</b>	<b>\$140,879</b>	<b>\$145,023</b>	<b>\$ 172,230</b>	<b>\$ 34,113</b>	<b>25%</b>

## **UTILITY RATES**

Developing a five-year plan will be particularly challenging this year since we are in the process of completing four critical studies related to Electric Power Generation, Sanitary Sewer (Distribution & Treatment), Resource Recovery Processing, and Flood Mitigation options. It is highly probable that final decisions regarding the recommendations from these studies will not be made by the City Council before the recommended CIP goes to print in early January. Therefore, the CIP might have to be modified once final decisions are made by the City Council regarding these studies. Implementation of the recommendations of these studies is likely to require utility rate increases greater than previously projected. City staff will evaluate and provide more information with the CIP. The following represents a summary of the issues related to each utility.

### **Electric**

We are in the process of conducting a resource option analysis to help the City Council determine how our electric utility will best meet the new federal pollution regulations. In the absence of a final decision, the proposed CIP will assume that the status quo is being maintained and will reflect most of the projects reflected in the previous plan.

### ***Storm Sewer/Flood Mitigation***

The Council's goal to mitigate flooding related to damage caused by river flooding as well as from damage from overland flow from storm water. A study is currently under way to identify cost-effective strategies to accomplish this goal. Since we are awaiting specific recommendation regarding river flooding, the proposed CIP will not include any of these projects. When identified, financing for these projects will most likely come predominately from G.O. Bond debt funding. In terms of storm water projects, the largest project will impact the Teagarden watershed. This one project, along with numerous other improvements will total \$4,100,000 over the next five years. It is probable that a significant increase in the Storm Sewer Utility Fund or property tax supported debt service will be needed to meet these needs, and even more if the study identifies other storm sewer related problems.

### ***Water***

The future customer rates for the Water Utility will be driven primarily by the costs related to the construction and operations for the new water treatment facility. We are just getting underway on this project and more will be known as we move to the construction phase of the project. Further review of extension of the water utility east of Interstate 35 has resulted in the elimination of the addition of an elevated tank in a future year CIP and the removal of the corresponding planned impact on future water rates.

### ***Sanitary Sewer***

The Water Pollution Control Plant is now twenty-two years old and a study was conducted to determine the improvements needed to maintain this facility for the next twenty years. Preliminary results indicated an investment of an additional \$14 million is needed. A second study regarding the sanitary sewer distribution system has identified an immediate need for \$9 million of improvements to mains. We will need to compare results from both studies to determine the most cost-effective approach to dealing with clean water infiltrating our system during peak wet weather events. Staff will have to look closely at the timing for these projects in order to mitigate the rate impact on our customers.

### ***Resource Recovery***

From the inception of this innovative approach to handling the disposal of refuse, our garbage was processed into RDF (Resourced Derived Fuel) and burned as an alternative fuel source in our boilers to produce electricity. The time has come to consider the next phase in this innovation. As a result, we are currently exploring transforming our garbage from a solid to a gas. It is hoped that this new form will reduce operating costs and provide flexibility in incorporating it into our fuel source for our electric boilers. However, until this study and the electric resource option analysis are completed we will not know what improvements will be needed in this utility. Therefore, the CIP will assume the status quo. We have some concerns about revenue for Resource Recovery, as the utility ended FY 2011/12 approximately 10 percent under budgeted revenue. There were some offsetting expenditure reductions, but with a similar level of revenue budgeted for the current year it

is likely that signification adjustments to budgeted revenue will need to be made. Fortunately, we have built a strong fund balance and will have time to make adjustments as needed.

We are debt free in this utility. Our agreements with the other communities in Story County are set to expire within two years. We will have to renew these contracts as we borrow a significant amount of funds to accomplish this transformation should this new approach be pursued.

### ***ROAD CONDITIONS/ROAD USE TAX FUND***

In our annual Resident Satisfaction Survey's ranking of capital improvement priorities, the reconstruction of existing streets continues to be the top priority of our citizens. This represents a challenge, since the lane-miles of streets continue to expand, existing streets continue to age, and recent winters have been particularly hard on our roadways. We expect Road Use Tax (RUT) revenue to be at the budgeted amount for FY 12/13 and to increase by 2.7% for FY 13/14 with some potential for additional revenue through TIME-21 funding and vehicle registration fees. These forecasts do not assume any changes in fuel tax rate.

### ***CYRIDE***

The new federal Transportation Law virtually eliminated capital grants; therefore, beginning with the 2013-2014 budget, CyRide will need to transfer more dollars from its operating budget into its capital budget to accumulate funds to purchase buses, equipment, and repair CyRide's facility. CyRide will complete construction of its expansion/flood protection/facility repairs project during the 2013-2014 budget year. Ridership is expected to continue to increase, exceeding 6 million rides. A planning study will be completed during the year that will provide operating and capital recommendations on ways to improve its major route circulating through Iowa State's campus (#23 Orange Route). The CyRide board is currently projecting a 5% increase in funding for the upcoming year with no change in service levels.

### **Intermodal Facility**

The City was fortunate to receive \$8 million in federal funding for the new Intermodal Facility in Campustown. Not only will this new facility promote various modes of transportation throughout our community, it will facilitate economic development in one of our primary retail centers by providing much needed customer parking in Campustown.

With the completion of the construction phase, the responsibility shifted to the community to operate this intermodal building. An agreement was reached with Iowa State University to manage this new facility because of their experience with the Memorial Union parking ramp. Furthermore, the parties agreed to share in the cost of any deficit from the operations. Going into the first year of its operation, we hoped that revenue would cover the costs to operate the building. Unfortunately, ISU officials are currently projecting

expenditures to exceed revenues by approximately \$34,000. Most of this difference is due to the fact that there has been far less long-term leasing of the more expensive covered parking spaces than anticipated. If these estimates hold true to the end of June 2013, the City will need to subsidize this operation by approximately \$17,000. The Council will have to determine where the funds should come from to cover this deficit.

**FUNDING REQUESTS FROM OUTSIDE ORGANIZATIONS**

Council adopted a new process starting 2012/13 to handle non-ASSET and non-COTA funding requests, which staff now refers to as the “Ames Fall Grant Program.” In this program, requests made by student-related activities are considered by the Student Affairs Commission first. Other requests go before a committee of citizens and staff members for recommendations to the City Council. The Council has exempted the Ames Economic Development Commission’s business development partnership and the Ames/ISU sustainability coordinator from this process.

Funding is provided from the Local Option Sales Tax Fund.

The total amount of funding allocated for 2012/13 was \$111,000. Total requests for 2013/14 are \$117,200, which is a 5.6% increase.

Entity	12/13 Funding	13/14 Request
Ames Historical Society	\$ 16,000	\$ 17,000
Ames Partner City Association	5,000	5,000
Campustown Action Association	25,000	25,000
Economic Development Commission	--	2,200
Hunziker Youth Sports Complex	25,000	26,000
ISU Homecoming	1,000	1,000
Main Street Cultural District	31,000	33,000
VEISHEA	8,000	8,000
<b>TOTAL</b>	<b>\$ 111,000</b>	<b>\$ 117,200</b>

We have not assumed that the City Council will approve these requests and do not want to raise expectations by including funding for any of the requests in the recommended budget without direction from Council, therefore we are asking direction from council on any funding of any request that they may want included in the recommended budget.

**City Council's Input**

*(Given the information provided, Council's input is requested.)*

Service Level Increases

Service Level Decreases

Other Issues

### ASSET Increase vs. Total Agency Increase

<u>Organization</u>	2013/14 Increase in City Request		2013/14 Increase in ASSET Request		<u>Total Agency Increase</u>
	\$	%	\$	%	
ACCESS	\$2,315	4.5%	\$7,456	5.4%	(6.6%)
ACPC	\$3,021	4.0%	\$4,925	4.0%	2.9%
American Red Cross	\$3,020	21.6%	\$10,420	23.4%	3.7%
Big Brothers/Big Sisters*	(\$12,500)	--	(\$25,409)	--	--
Boys & Girls Club	\$1,825	2.0%	\$3,420	2.0%	1.7%
Campfire	\$264	4.5%	\$1,516	4.5%	4.4%
Center for Creative Justice	\$1,533	3.0%	\$2,817	3.0%	3.2%
Childserve	\$0	0.0%	\$0	0.0	(0.3%)
Community & Family Resources	\$8,875	8.4%	\$15,829	12.0%	3.1%
Emergency Residence Project	\$3,419	5.7%	\$7,579	5.6%	7.2%
Eyerly Ball (new)	\$15,000	--	(\$25,032)	--	3.9%
Good Neighbor	\$470	3.0%	\$1,779	7.1%	2.6%
Heartland Senior Services	(\$28,025)	(15.8%)	(\$118,365)	(29.5%)	(45.9%)
HIRTA (new)	\$43	0.1%	\$11,251	7.7%	7.3%
Homeward	\$6,160	20.2%	\$50,830	14.6%	4.2%
Legal Aid	\$6,070	8.0%	\$15,132	8.8%	(1.4%)
Lutheran Services	\$565	20%	\$12,935	35.2%	0.0%
Mid-Iowa Community Action	\$0	0.0%	\$0	0.0%	0.4%
Mid-Iowa Foster Grandparents	\$161	5.0%	\$570	5.0%	2.6%
Nat'l Alliance on Mental Illness	\$4,000	275.9%	\$17,331	55.8%	(1.2%)
Orchard Place	\$500	8.8%	\$1,000	10.8%	3.0%
RSVP	\$1,205	4.7%	\$3,305	5.0%	3.8%
The ARC of Story Co.	\$600	9.0%	\$43,120	142.9%	26.1%
The Salvation Army (new)	\$33,755	--	\$73,485	--	131.2%
The Richmond Center*	(\$52,051)	--	(\$309,603)	--	--
University Community Childcare	\$2,322	5.6%	\$11,633	5.7%	3.8%
Volunteer Center	\$1,810	34.9%	\$7,258	10.8%	8.0%
Youth & Shelter Services	\$28,468	15.1%	\$65,740	19.3%	3.6%

\* Indicates organization is not receiving ASSET funds for 2013/14

**TOWN BUDGET MEETING  
OCTOBER 2, 2012**

**Present:**

Sawyer Baker, *ex-officio* City Council Member  
Jan Beran, 304-24th Street  
David Carlson, representing the Greater Iowa Credit Union, 801 Lincoln Way  
George Covert, 3000 Northridge Parkway  
Mike Coveyor, 3320 Emerald Drive  
Kim Hanna, representing the Campustown Action Association, 114 Welch Avenue, Ste. 201  
Dinah Kerksieck, 621 Garden Road  
Nancy Marks, 1625 - 24<sup>th</sup> Street  
Susie Petra, 2011 Duff, Ames  
Kathy Svec, 603 Grand Avenue, representing the Ames Historical Society  
Sharon Wirth, 803 Burnett, representing Ames Historic Preservation Commission

City Manager Steve Schainker stated that the City is starting its budget process for FY 2013-14. He explained ways that public input on the budget can be provided to the City Council. Mr. Schainker said the purpose of this meeting was to get citizen input at the beginning of the budget process.

Finance Director Duane Pitcher presented the budget calendar starting in late summer when the Resident Satisfaction Survey is sent randomly to residents. The City's operation budget and Capital Improvements Plan begin on July 1, 2013, and run through June 30, 2014. Budget issues will be presented to the City Council on November 27, 2012. The final budget hearing and adoption will take place on March 5, 2013.

An overview of the current City budget by given by Mr. Pitcher. The City budget makes up approximately one-third of a citizen's total tax bill if he or she lives in the Ames School District (33.13%). Story County, the School District (44.72%), and Des Moines Area Community College (1.81%) receive the other two-thirds. Mr. Pitcher showed prior years' data on property tax levies and Local Option Taxes. He gave a summary of revenues; total revenues for 2012/13 equate to \$196,252,245 Expenditures total \$204,777,920, which primarily reflects large projects in the Electric Services and Water Departments.

Mr. Pitcher advised that Ames has one of the lowest tax levies in the state: for 2012/13, it is \$10.72/\$1,000 valuation. There is only one city who has a lower tax levy; that is Dubuque, which has casino/gambling revenues. The General Fund levy is \$5.83418/\$1,000, which is well below the \$8.10 limit. The state-imposed residential roll-back was explained. The calculated property tax in Ames is \$544/\$100,000 valuation. The cost of services per residence was itemized.

**Public Input:**

Dinah Kerksieck, 621 Garden Road, Ames, gave a brief history of the South Duff Bicycle Trail project. She advised that a group of citizens and staff applied for a grant to build a multi-use trail from Airport Road, up South Duff to South 5<sup>th</sup> Street. That grant was received in the amount of \$673,817. A section of the trail was completed in 2004 to just north of Squaw Creek; the trail is eight-feet-wide and was completed to the north property line of Howe Metal. Ms. Kerksieck was dismayed when the Texas Roadhouse restaurant was constructed and installed a four-foot-wide



sidewalk, instead of it being eight feet wide. She felt that this was a poor completion of a project that received federal and City monies. In Ms. Kerksieck's opinion, the inconsistency between the four-foot-wide and eight-foot-wide presents a problem with aesthetics as well as safety. She pointed out that there is a large amount of pedestrian traffic in that area due to the number of apartments and commercial properties. Ms. Kerksieck requested that the bike trail be completed to honor the intent of the grant funding – the trail should run to South 5<sup>th</sup> Street and eventually to the Boys and Girls Club, which was the original purpose. She suggested that the trail be finished as a two-part project (Howe's Welding to South 5<sup>th</sup> and then from South 5<sup>th</sup> to the Boys and Girls Club). In Ms. Kerksieck's opinion, funding could be provided wholly by the City or 50% by the City and 50% from corroboration with the property owners. Mr. Schainker explained the process of the Council's prioritizing the shared-use path projects.

Kim Hannah, Director of the Campustown Action Association (CAA), 114 Welch Avenue, Ste. 201, Ames, requested the continuation of the allocation of \$25,000 for the CAA in 2013/14.

Kathy Svec, 603 Grand Avenue, Ames, representing the Ames Historical Society(AHS), asked that the City Council allocate \$17,000 for 2012/13; the AHS will be going through the new grant process established by the City. Ms. Svec also noted that the Ames sesquicentennial will occur in December 2014. She requested that the Mayor appoint an ad-hoc commission to support the planning of the festivities to celebrate the Sesquicentennial. She would like that commission to be in place by January 2013. Ms. Svec also requested start-up monies for that commission.

Sharon Wirth, 803 Burnett Avenue, Ames, spoke as the Chairperson of the Ames Historic Preservation Commission (HPC). She requested: (1) \$2,000 for operational funds (use for mandated training and educational activities); \$2,000 - \$5,000 for community-wide education (might be used for grant match, workshops, publication costs); and \$7,000 to fund a half-time staff person for the Ames Historical Society, which would be matched by funds from the Ames Historical Society. This would allow assistance to implement the AHC Comprehensive Historic Preservation Plan for the entire City, which is very labor-intensive.

Mike Coveyor, 3320 Emerald Drive, Ames, asked to see a revival of plans to extend Grand Avenue to South 16<sup>th</sup> Street. He also would like to see an overpass or underpass built on Duff Avenue so as not to cut off emergency vehicles' access to South Ames.

Susie Petra, 2011 Duff, Ames, stated that the League of Women Voters did an extensive survey in 2010/11 and found that residents age 55 and over will increase in Story County a great deal in the next ten years. Ms. Petra suggested that a dialogue be started within the community on recreational opportunities in an effort to keep those residents in Story County, e.g., warm-water pool, safe indoor walking areas. This may entice more people 55-and-older to move to Ames. Mayor Campbell noted that tomorrow there will be a Mayor's Healthy Walk, which kicks off a series of Healthiest Iowa Community events. Ms. Petra also requested that the City Council postpone deciding on the disposition of the Geitel Winakor Bequest until the community had dialogue over where those monies could go. She felt the ideas she had mentioned would fit the criteria for the use of the Bequest.

George Covert, 3000 Northridge Parkway, Ames, thanked the City for the work that had been done regarding flood mitigation. The flood mitigation workshops that are currently occurring were highlighted by City Manager Schainker and Public Relations Officer Susan Gwiasda.

Jan Beran, 204-24th Street, Ames, advised that they had hosted a young man during the Sister City Cheque Republic Delegation's visit about a year ago. The young man used a wheelchair and was very interested in learning more about what Ames offered for persons with adaptive needs. Ms. Beran checked at that time, and there were no programs offered in the City or the University. She requested that the City look into providing recreational programs for those with adaptive needs.

Ms. Kerksieck reiterated her request that the City Council place a high priority on completion of the South Duff Bike Trail and perhaps replace another project with this one since it would receive such extensive use, instead of increasing funding.

Ms. Beran requested that the neighborhood party trailer be available for neighborhoods to use on the weekdays, not just weekends.

The meeting concluded at 8:12 p.m.

Scribe: Diane Voss, City Clerk



October 2, 2012

Members of Ames City Council  
Ames City Hall  
515 Clark  
Ames, Iowa 50010

To Ames City Council:

The Ames Historical Society gratefully thanks you for your support of local history with the 2011-12 grant of \$16,000. This grant provides critical support for facility-related expenses that provide service to residents and house the Ames historic collections.

In addition, the \$2,000 allocated in 2011-12 to support the Mayors exhibit has allowed us to complete this project. Installation should occur yet this month.

We are asking for continued grant support in 2012-13 and are requesting \$17,000.

The increase is specifically for:

- Expenses associated with documenting and housing City of Ames collections. This month, additional City materials housed at the Public Library have been transferred to AHS for storage during the Public Library's construction project. These are added to eleven other sets of City materials currently housed by AHS.

We intend to go through the annual grant process established. Thank you for your consideration!

Sincerely,

A handwritten signature in black ink, appearing to read "Kathy Svec", with a long horizontal line extending to the right.

Kathy Svec, Co-President

Hi Steve -

Through this email, may I have this noted as an official request to add back the lights to the Brookside Park tennis & basketball courts - removed in July and not budgeted to replace - so that tennis and basketball can be played during evening hours? Can they be added to the next budget 'wish list' for parks & rec improvements?

ALSO - If there is any extra money in the budget from record swimmers, projects not done, etc., is it possible to do that (put the lights back in) this year?

For many of us who work during daylight hours the evenings are the one chance we get to play basketball and tennis in our neighborhood with our children; not putting the removed lights back in was, in hindsight, a poor decision. There are many, including our family, in the central residential part of Ames who were not in town during the meeting with Nancy and heard about the lights being removed from the budget after the fact and it remains a priority to get them back in and on!

Thanks Steve!!

**Darryl Bennett** *Vice President, Championship Productions, Inc.*  
Tel: 800-873-2730 | Mobile: 515.450.4460  
[www.ChampionshipProductions.com](http://www.ChampionshipProductions.com)

World Leader in Sports Instruction - Since 1976!

Good morning Mr. Schainker,

I am writing to request that the City consider resurfacing the portion of 2<sup>nd</sup> Street that runs east of N. Elm Ave.

Greater Iowa Credit Union has spent a significant sum of money upgrading our facilities and relies heavily on 2<sup>nd</sup> street to provide access by our member's to our facility.

I am also requesting that this portion of 2<sup>nd</sup> street also be changed from allowing parking on both the north and south sides to only allowing parking on the north side of the street. Currently the portion of 2<sup>nd</sup> street one block to the west is parking on the north side only. This portion of 2<sup>nd</sup> street gets very narrow when parking occurs on both sides. Winter snows makes this condition even worse.

I thank you and the City Council for considering our request.

David

David E Carlson  
Certified Public Accountant (CPA "Inactive")  
Chartered Global Management Accountant (CGMA)  
EVP/CFO

Greater Iowa Credit Union  
801 Lincoln Way  
Ames, IA 50010

Phone: 515.956.3020  
Fax: 515.956.6995  
Toll Free: 800.296.9064

Dear Mr. Schainker:

Good afternoon, on behalf of Greater Iowa Credit Union of 801 Lincoln Way in Ames I am requesting that the City include in its new budget funds for the resurfacing of the portion of 2<sup>nd</sup> Street that abuts the Credit Union property and runs from N. Elm Avenue to Grand Avenue, as shown on the attached plan. Our firm, La Macchia Group, has recently completed the architecture and construction of Greater Iowa's new drive-up canopy, parking lot and other site improvements. As such, the Credit Union has asked that we approach the City on its behalf to make this request.

The portion of 2<sup>nd</sup> Street that abuts the Credit Union property to the north is in dire need of repair. Member traffic and general use of the road has been increased since an alley connector running from N. Elm to the Credit Union parking lot has now been closed due to safety concerns for the membership. The Credit Union hopes that the City Council sees this as mutually beneficial given 2<sup>nd</sup> Street's severe deferred maintenance, recent resurfacing of 2<sup>nd</sup> Street adjacent the Iowa DOT building and the Credit Union's recent investment in its own site improvements and beautification. Greater Iowa would also like learn how parking could be restricted on 2<sup>nd</sup> Street's south side so as to improve traffic safety. Any information on this would be appreciated.

Thank you for taking my phone call today to discuss the procedure for making this request. We genuinely hope that the City Council sees the value in apportioning the necessary funds in its new budget to see this project to completion.

Respectfully,  
Benjamin La Macchia



**Benjamin La Macchia**  
Vice President of Planning and Real Estate  
Mobile: 414.690.1095  
Phone Direct: 414.727.4366  
Phone Main: 414.223.4400  
Fax: 414.223.4488  
[ben@lamacchiagroup.com](mailto:ben@lamacchiagroup.com)  
[www.lamacchiagroup.com](http://www.lamacchiagroup.com)

October 1, 2012

To: Mayor and City Council  
 From: Sharon Wirth *SW*  
 Chair, Historic Preservation Commission  
 Date: October 1, 2012  
 RE: Budget Request for FY 2013-14

The HPC gratefully acknowledges the support of Ray Anderson, Jeff Benson, and Steve Osguthorpe and the support of the City Council this past year. This strong support enables the Commission to continue working to enrich the Ames community through preservation of historic resources and to inform the citizens of the cultural, economic and social advantages of historic preservation. We look forward to the Council's support in the upcoming year enabling us to continue this important community work.

The Historic Preservation Commission (HPC) respectfully requests funding for Fiscal Year 2013-2014 in the following amounts;

1. \$2,000 for operational funds (mandated CLG training and educational activities)
2. \$2,000-\$5,000 for community-wide education (as grant match and/or for direct workshop and publication costs)
3. \$7,000 to fund a half-time staff person for the Ames Historical Society to be matched in the same amount by the Ames Historical Society (AHS) per Goal 2 of the Comprehensive Historic Preservation Plan for the City of Ames.

**The total request for FY 13-14 is \$11,000-14,000.**

**Background Information:**

1. \$2,000 for operational funds: For the City of Ames to maintain its status as a Certified Local Government (CLG), HPC members are required to receive annual preservation-related training. In 2012-13, costs of this training were included in the \$2,000 HPC allocation as a part of the Planning and Housing budget. We request this be included in the same manner for FY 2013-14. Part of this amount was allocated to community educational activities which include the Historic Preservation Awards Program.

2. \$2,000-\$5,000 for community-wide workshops and publications/grant match: Citizens need to understand what historic preservation means and how it is implemented in the Ames community. The HPC continues to work toward greater understanding of the value of preservation within neighborhoods and citywide. This component involves getting information out to citizens in an effort to create a supportive climate for preservation within the Ames community. City-wide lectures/workshops on topics such as preservation tax credits, green preservation, energy efficiency, window rehabilitation, and other how-to-preserve specific elements of a property are possible topics. Topics directed to Main Street Cultural District property owners may be timely as the National Register listing of the Main Street area proceeds. The HPC has also discussed the need for brochures explaining changes to Chapter 31 (updating efforts currently underway). Citizens need assistance in understanding code details in a user-friendly way. Print

publications with photographs and graphics would be most helpful in this effort. Grant funds are available to CLG communities for these purposes.

3. \$7,000 for an AHS half-time staff person: This would be used to further implementation of Goal 2 of the Ames Comprehensive Historic Preservation Plan (ACHPP). This plan was approved by the City Council in October of 2009. The HPC is charged with implementing that plan. Goal 2 reads: "promote the historically, architecturally and archeologically significant resources in the community." Objective A further states, "provide financial support for the AHS to assist in achieving goals of the ACHPP." A \$7,000 allocation, matched by AHS, is important for further implementation of the comprehensive plan. AHS activities have been supporting the ACHPP in many ways over the past several years. Supplying information to city staff and property owners for the City of Ames facade grant program is just one of these support activities. Additionally, AHS is the reservoir for numerous past and historic city records, including building plans, assessors records and architectural drawings. These are shared with the public on a weekly, often daily, basis. These records are often the only remaining original records of the properties. AHS resources involved with this service include housing, cataloguing and organizing the records, and staff time needed to access and share them with the public. Neighborhood groups, citizens, and consultants also rely on AHS for historic information when applying for historic designation.

Increased staffing at AHS is currently a critical need. Assisting the public in locating records of historic significance is labor intensive and important in promoting and protecting these community resources as well as assisting the HPC in reaching their goals and objectives. This staff person would support public history and archival work. AHS also impacts implementation of Goal 1 and 4 of the ACHPP. These goals are:

Goal 1: Acknowledge the role of historic preservation in encouraging civic pride, neighborhood identity, economic vitality, and community sustainability.

Goal 4: Educate the public concerning the benefits of historic preservation.

Implementing goals of the ACHPP with assistance from AHS can result in a powerful synergy and effective partnership. Assistance by the City of Ames with partial funding of AHS staffing is a logical and powerful partnership allowing AHS to continue with public access of historical records and in promoting historic preservation to build civic pride, neighborhood identity and vitality, economic development and community sustainability.

cc: Steve Schainker, Steve Osguthorpe, Ray Anderson, Elaine Dunn, Matt Donovan, Bill Malone, Ryan Newstrom, Roberta Dunn, Jason Dietzenbach



Dear Steve,

I had hoped to be able to attend tonight's Town Budget Meeting, but the prospects are looking slim. Consequently, I am sending the following requests and comments by e-mail.

Requests:

1) Please evaluate South Maple Avenue between Lincoln Way and South 4<sup>th</sup> Street for reconstruction. Give special attention to the 200 block (not because I live there, but because it seems to be in the worst condition). The problem: the crown is now so high that the gutters are very deep. When we have intense rainfall, these deep gutters become raging channels of water. Cars parked on the street are engulfed in water up to and over the doorsills. In winter, the gutters become filled with ice after recurrent thawing and freezing. It is nearly impossible to get a car started from street side without someone helping to push or calling a tow truck (We were fortunate that the winter of 2011-12 was so mild; the prior winter was a serious problem). Parking a car on the street when weather is calm has even become problematic, in that the slope is so steep it is difficult to get the car doors open. On street side, you are fighting gravity to push the door up and open. On curbside, the door is buried in the parking strip.

2) Please evaluate South 2<sup>nd</sup> Street between South Maple and South Hazel. The seeming lack of slope on this street section results in street flooding during rain showers. A resident has told me that this situation has existed for many years. The residents on that street have taken on personal assignments to be certain that the storm drains are kept free of debris. Even with their efforts, the street has flooded. Perhaps the flooding in part results from the high crown on South Maple, which narrows the flow of water coming off South 2<sup>nd</sup> onto South Maple, causing the water to back up on South 2<sup>nd</sup>.

3) Topics that were brought up at the neighborhood picnic:

a) Urban animal control – neighbors report an increased raccoon and woodchuck population. One neighbor indicated that they had contacted Animal Control and were told that their budget no longer permitted handling wild animal control. Is this a correct interpretation of their budget situation? If the city staff can no longer address urban wildlife issues, is there another agency (DNR? ISU wildlife extension?) to which we can refer problems?

b) Bike network – some general concerns were expressed regarding connectivity of the bike trail network.

I would like to express continued support for the Inspections Division. I believe that their efforts are making a significant difference in the safety and appearance of our community. I believe that the staffing increases in past years have been worth the investment and I hope that this staffing level can be maintained.

I would like to thank the city staff overall for their knowledge and passion regarding their specific areas of expertise, for their time in meeting with community members to listen and answer questions, and for their professional manner. We are very fortunate to be served by so many competent and caring individuals.

Sincerely,

Debbie Lee

**PROPERTY TAX LEVIES FOR 2012/2013**  
**For Taxes Payable July 1, 2012 to June 30, 2013**

	FY 2011/12 \$/\$1,000	FY 2012/13 \$/\$1,000	Change \$/\$1,000	Percent Change	% Of Total Levy
<b>Levy Authorities</b>					
<b>City of Ames</b>					
General City	6.00441	5.83418			
Debt Service	3.53194	3.52343			
Employee Benefits	0.67239	0.70627			
Transit	0.63491	0.65737			
<b>Total City Levy</b>	<b>10.84365</b>	<b>10.72125</b>	<b>(0.12240)</b>	<b>-1.13%</b>	<b>33.13%</b>
<b>Ames School</b>					
General School	11.98327	8.61443			
Management	0.63441	1.89884			
School House Voted	1.34000	1.34000			
Debt Service	0.23004	2.28935			
Physical Site	0.33000	0.33000			
<b>Total School</b>	<b>14.51772</b>	<b>14.47262</b>	<b>(0.04510)</b>	<b>-0.31%</b>	<b>44.72%</b>
<b>Story County</b>					
General Basic	3.50000	3.50000			
County Supplemental	0.61887	0.64179			
MH-DD Services	0.83071	0.86834			
Ag Extension	0.08340	0.08100			
County Hospital	0.27000	0.27000			
County Hospital FICA	0.03244	0.09217			
County Hospital IPERS	0.00000	0.09217			
County Hospital Ambulance	0.11806	0.11806			
Debt Service	0.54116	0.51824			
TB & Bangs	0.00320	0.00330			
City Assessor	0.21939	0.39685			
City Assessor	0.13136	0.00000			
<b>Total Story County</b>	<b>6.34859</b>	<b>6.58192</b>	<b>0.23333</b>	<b>3.68%</b>	<b>20.34%</b>
<b>DMACC</b>	<b>0.59018</b>	<b>0.58466</b>	<b>(0.00552)</b>	<b>-0.94%</b>	<b>1.81%</b>
<b>GRAND TOTAL ALL LEVIES</b>	<b>32.30014</b>	<b>32.36045</b>	<b>0.06031</b>	<b>0.19%</b>	<b>100.00%</b>

## COMPARISON OF CITY PROPERTY TAX VALUATIONS AND TOTAL LEVIES

VALUATION BASED ON JANUARY 1, 2011

### CITY TAX LEVIES TO BE COLLECTED FISCAL YEAR 2012/13

CITY	CENSUS	RANK	VALUATION EXCLUDING TIF	GENERAL LEVY PER \$1,000	TOTAL CITY TAX LEVY/\$1,000	LEVY RANK	TAX BURDEN PER CAPITA		% CHANGE VALUATION PRIOR YEAR	% CHANGE TOTAL LEVY PRIOR YEAR
							GENERAL LEVY	TOTAL LEVY		
Waterloo *	68,406	5	\$ 2,290,335,896	\$ 8.10	\$ 18.21	1	\$ 271.20	\$ 609.70	6.41%	-1.73%
Council Bluffs *	62,230	7	2,349,585,815	8.10	17.85	2	305.83	673.95	-0.81%	0.00%
Iowa City *	67,862	6	2,946,951,863	8.10	17.27	3	351.75	749.96	4.46%	-3.20%
Des Moines	203,433	1	6,440,220,679	8.10	16.92	4	256.43	535.65	-2.18%	2.05%
Davenport *	99,685	3	3,947,966,201	8.10	16.78	5	320.80	664.56	2.10%	8.05%
Sioux City *	82,684	4	2,318,091,866	8.10	15.99	6	227.09	448.29	5.24%	-4.02%
Cedar Rapids *	126,326	2	5,687,145,890	8.10	15.22	7	364.66	685.20	2.58%	0.00%
Cedar Falls *	39,260	13	1,401,199,407	8.10	12.20	8	289.09	435.42	10.97%	-5.13%
West Des Moines	56,609	10	3,760,753,897	8.10	12.05	9	538.11	800.53	-0.71%	0.00%
Ankeny	45,582	11	2,077,447,740	7.03	12.03	10	320.40	548.28	2.43%	7.60%
Dubuque *	57,637	9	2,108,760,803	8.10	10.78	11	296.35	394.41	3.65%	3.16%
<b>Ames *</b>	<b>58,965</b>	<b>8</b>	<b>2,239,846,934</b>	<b>5.83</b>	<b>10.72</b>	<b>12</b>	<b>221.46</b>	<b>407.21</b>	<b>3.30%</b>	<b>-1.11%</b>
Urbandale	39,463	12	2,257,642,565	7.17	9.62	13	410.19	550.35	-3.52%	1.05%
Average Excluding Ames			3,132,175,219	7.93	14.58		329.33	591.36	1.60%	0.41%

\* Cities with local option tax