

**AGENDA**  
**MEETING OF THE AMES AREA METROPOLITAN**  
**PLANNING ORGANIZATION POLICY COMMITTEE**  
**AND REGULAR MEETING OF THE AMES CITY COUNCIL**  
**COUNCIL CHAMBERS - CITY HALL**  
**AUGUST 13, 2013**

**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.**

**AMES AREA METROPOLITAN PLANNING ORGANIZATION**  
**TRANSPORTATION POLICY COMMITTEE MEETING**

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

1. Motion proposing FY 2014 Transportation Improvement Program (TIP) Amendment and setting September 10, 2013, as public hearing

**COMMENTS:**

**ADJOURNMENT:**

**REGULAR CITY COUNCIL MEETING\***

\*The Regular City Council Meeting will immediately follow the meeting of the Ames Area Metropolitan Planning Organization Transportation Policy Committee.

**PRESENTATION:**

1. Platinum Peak Performance Award to Water Pollution Control Facility from the National Association of Clean Water Agencies

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

2. Motion approving payment of claims
3. Motion approving Minutes of Special Meetings of July 16, 2013, and August 6, 2013, and Regular Meeting of July 23, 2013
4. Motion approving certification of civil service applicants
5. Motion approving Report of Contract Change Orders for July 16 - 31, 2013
6. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
  - a. Class C Liquor – Es Tas Stanton, 216 Stanton Avenue
  - b. Class C Liquor – El Azteca, 1520 South Dayton Avenue
  - c. Class C Liquor – Okoboji Grill, 118 South Duff Avenue
  - d. Class C Beer & B Wine – Hy-Vee Gas #5013, 4018 Lincoln Way

- e. Class C Liquor – Deano’s, 119 Main Street
  - f. Class B Beer – Flame-N-Skewer, 2801 Grand Avenue
  - g. Class C Liquor & Outdoor Service Privilege – SMG Food & Beverage, CY Stephens Auditorium
  - h. Class C Liquor & Outdoor Service Privilege – SMG Food & Beverage, Scheman Building
  - i. Special Class C Liquor – SMG Food & Beverage, Fisher Theater
7. Resolution approving renewal of lease for Information Technology office space at 428-5th Street
  8. Resolution approving Addendum to Lease Agreement with Iowa State University for Veenker Golf Course Maintenance Building in Moore Memorial Park
  9. Resolution approving Neighborhood Improvement Program grants to Bloomington Heights Townhome Neighborhood Association (Pond Landscaping) and South Ridgewood Neighborhood Association (Lee Street Painting Project)
  10. Resolution approving preliminary plans and specifications for 2013/14 CDBG Public Facilities Neighborhood Infrastructure Improvements Program (South Maple Avenue); setting August 21, 2013, as bid due date and August 27, 2013, as date of public hearing
  11. Resolution approving preliminary plans and specifications for Water Pollution Control Trickling Filter Check Valve Replacement; setting September 4, 2013, as bid due date and September 10, 2013, as date of public hearing
  12. Resolution approving preliminary plans and specifications for Ames Plant Substation Improvements; setting September 11, 2013, as bid due date and September 24, 2013, as date of public hearing
  13. Resolution approving preliminary plans and specifications for Electric Control Panels; setting August 28, 2013, as bid due date and September 10, 2013, as date of public hearing
  14. Resolution approving preliminary plans and specifications for 2013/14 Water System Improvements - Water Main Replacement (Sheldon Avenue); setting September 11, 2013, as bid due date and September 24, 2013 as date of public hearing
  15. Resolution approving preliminary plans and specifications for Asphalt/Seal Coat Street Rehabilitation and 2013/14 Water System Improvements - Water Main Replacement (Tripp Street, South Franklin Avenue, Village Drive); setting September 11, 2013, as bid due date and September 24, 2013, as date of public hearing
  16. 2013 Softball Field Fencing and Lighting for South River Valley Park:
    - a. Resolution awarding contract to Des Moines Steel of Des Moines, Iowa, for Fencing in the amount of \$51,660
    - b. Resolution awarding contract to VanMaanen Electric, Inc., of Newton, Iowa, for Lighting in the amount of \$172,800
  17. Resolution awarding contract to WESCO Distribution of Des Moines, Iowa, for purchase of Electric Cable and Wire in the amount of \$103,790
  18. Resolution awarding contract to Mid-Iowa Solid Waste Equipment Company of Johnston, Iowa, for upgrade to Pipe Inspection Video System in the amount of \$78,996
  19. Resolution approving contract and bond for 2012/13 Water System Improvements - Water Main Replacement No. 3 (Center Avenue)
  20. Resolution approving contract and bond for Furnishing of SF6 Circuit Breakers
  21. Resolution approving contract and bond for Substation Electrical Materials–Bid No. 2 (Instrument Transformers)
  22. Resolution approving contract and bond for Substation Electrical Materials–Bid No. 3 (Lightning Arresters)
  23. Resolution approving contract and bond for Power Plant Maintenance Services
  24. Resolution accepting completion of FY 2012/13 Power Plant Boiler Maintenance and Repair Services

25. Resolution accepting completion of 2013/14 Water Pollution Control Biosolids Operations Contract
26. Resolution approving Plat of Survey for 921-9<sup>th</sup> Street (former Roosevelt School building)
27. Resolution approving Final Plat for Somerset Subdivision, 25<sup>th</sup> Addition

**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:**

28. Motion approving encroachment permit for flag poles and flags at Miss Meyer's Clothing Consignment, 432 5<sup>th</sup> Street
29. Motion approving encroachment permit for stairway and railings, entrance and canopy, and metal dumpster enclosure at 400 Main Street
30. Motion approving new Class C Liquor & B Native Wine Permit for The Mucky Duck Pub, 3100 South Duff Avenue
31. Motion approving 5-day licenses for Olde Main Brewing Company:
  - a. Class C Liquor (August 24-29) at CPMI Event Center, 2321 North Loop Drive
  - b. Special Class C Liquor (August 31-September 4) at ISU Alumni Center, 420 Beach Avenue
32. Requests from Main Street Cultural District for MusicWalk on September 12, 2013:
  - a. Motion approving Outdoor Service Area for Corner Pocket/DG's Taphouse for 100 block of Main Street
  - b. Motion approving Blanket Temporary Obstruction Permit and Blanket Vending License for MSCD from 3:00 p.m. to 10:00 p.m.
  - c. Resolution approving waiver of fees for electricity usage, waiver of parking meter fees in the MSCD from 3:00 to 6:00 p.m., use of 6 parking spaces along Main Street for food vendors, closure of 100 block of Main Street, and waiver of fee for Blanket Vending License
33. Requests from Iowa Street Rod Association for All-American Weekend Car Show on August 31, 2013:
  - a. Motion approving Blanket Temporary Obstruction Permit and Blanket Vending License
  - b. Resolution approving closure of portions of Main Street and Kellogg Avenue from 7:00 a.m. to 4:00 p.m.; waiver of fee for electricity costs; waiver of parking meter fees in the MSCD; and waiver of fee for Blanket Vending License

**ADMINISTRATION:**

34. Update on Status of Xenia Rural Water Issue

**PLANNING & HOUSING:**

35. Staff report on Residential Development Standards
36. Downtown Facade Grant applications for:
  - a. Town Center, west building/330 Main Street
  - b. Town Center, east building/328 Main Street
  - c. The Spice Restaurant/402 Main Street
  - d. Lee's Computers & More/122 Main Street
  - e. Vacant/323 5<sup>th</sup> Street (Burnett Avenue facade)
37. Resolution approving/motion denying Land Use Policy Plan Future Land Use Map Amendment for property located at 601 South 16<sup>th</sup> Street

**POLICE:**

38. Update on Urban Deer Management

**LIBRARY:**

39. Library Renovation and Expansion Project:

- a. Resolution approving revised Change Order No. 4 with A&P/Samuels Group for a reduction of \$22,714
- b. Resolution approving Change Order No. 5 with A&P/Samuels Group for an increase of \$79,082

**HEARINGS:**

40. Hearing on Ames Public Library Wood Window Restoration Project:

- a. Resolution approving final plans and specifications and awarding contract to Scott Petersen Construction, Inc., of Tyler, Minnesota, in the amount of \$125,860
- b. Resolution approving contract and bond

**WATER & POLLUTION CONTROL:**

41. Water Meters and Related Parts:

- a. Motion directing staff to prepare an amendment to Appendix Q of the Municipal Code to adopt new meter fees
- b. Resolution awarding contract to Badger Meter of Milwaukee, Wisconsin, to furnish water meters and related parts at an estimated annual cost of \$263,000
- c. Resolution approving contract renewal with Elster AMCO of Ocala, Florida, to furnish water meters and related parts at an estimated annual cost of \$15,000

42. Resolution approving an increase of \$71,300 in additional design fees with FOX Engineering for new Water Treatment Plant

**ORDINANCES:**

43. Second passage of ordinance rezoning property located at 4130 Lincoln Swing from Residential Low Density "RL" to Residential High Density "RH"

44. Second passage of ordinance revising parking regulations on Burnham Drive

45. Third passage and adoption of ORDINANCE NO. 4156 to correct Table 29.808(2) pertaining to uses in the Downtown Service Center

**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.**



**AMES AREA METROPOLITAN PLANNING ORGANIZATION (AAMPO)  
TRANSPORTATION POLICY COMMITTEE ACTION FORM**

**SUBJECT: AMENDMENT TO FY 2014 TRANSPORTATION IMPROVEMENT PLAN**

**BACKGROUND:**

The amendment to the Fiscal Year 2014 - 2017 Transportation Improvement Program (FY 14 TIP) involves adding three projects to the FY 14 TIP, which were incorrectly programmed in CIRTPA's FY 14 TIP when they should have been included in the AAMPO's FY 14 TIP. Due to the recent change to the AAMPO's Metropolitan Planning Area (MPA) boundary, the project sponsors were unaware these projects are now within the AAMPO's MPA boundary and should have been programmed as such. **Any local match required will be the responsibility of the sponsor listed with each project.**

The three projects are as follows:

**TPMS # 21264 North Dakota Avenue over Onion Creek Bridge Replacement**

Project Sponsored by Story County Secondary Roads Department (FY14).

**TPMS # 22016 I-35: U.S. 30 Interchange in Ames New Bridge Construction, Grading, ROW**

Project Sponsored by Iowa Department of Transportation District 1, this is a complete reconstruction of the Interstate 35 and US Highway 30 interchange (FY 15/17).

**TPMS # 15628 Gilbert to Ames Trail: Trail connection from Gilbert, IA to Ames, IA**

Project Sponsored by Story County Conservation Board, this project will consist of a combination of trail and bike lanes along Grant Avenue between Ames City Limits (190<sup>th</sup> Street) and Gilbert City Limits (Prairie View Drive) (FY 14).

Requirements to process an amendment to the TIP require an opportunity for public review and comment, as well as approval by the Policy Committee. A public meeting is scheduled for August 22, 2013, to provide a chance for the public to review and discuss the amendment with AAMPO staff. The TPMS pages with the additional projects listed above are attached.

**ALTERNATIVES:**

1. Approve to consider the proposed FY 14 TIP amendment, open a comment period until the next scheduled Policy Committee meeting, and schedule a public hearing for September 10, 2013, to approve the FY 14 TIP amendment.
2. Approve to consider the proposed FY 14 TIP amendment, open a comment period until the next scheduled Policy Committee meeting, and schedule a public hearing for September 10, 2013, to approve the FY 14 TIP amendment with Policy Committee modifications.

**ADMINISTRATOR'S RECOMMENDATION:**

It is recommended by the Administrator that the Transportation Policy Committee adopt Alternative No. 1, thereby approving to consider the proposed FY 14 TIP amendment, opening a comment period until the next scheduled Policy Committee meeting, and scheduling a public hearing for September 10, 2013, to approve the FY 14 TIP amendment.

## **Draft TIP (2014)**

(filtered)

# MPO-22 / AAMPO

## 2014 - 2017 Transportation Improvement Program

TPMS Sponsor Appr. Status	Project # Location Funding Program	Length FHWA# S:T:R		Pgm'd Amounts in 1000's				PA: CO: SEQ
				FY14	FY15	FY16	FY17	STIP#
<b>STP - Surface Transportation Program</b>								
Story - 85								
21261 Ames	<b>STP-U-0155(681)--70-85 DOT Letting: 01/22/2014</b> SHELDON AVENUE: From Lincoln Way to Hyland Avenue Pavement Rehab	0.4 MI --	Project Total Federal Aid	1,480 1,060	0 0	0 0	0 0	0 : 85 : 193
DP Approved		--	Regional FA	1,060	0	0	0	--
16032 Ames	<b>STP-U-0155(Grand3)--70-85</b> GRAND AVE: S Grand Ave: 0.1 miles north of S. 16th Street to Squaw Creek Dr / S 5th St:S Grand Ave to S Duff Ave / S 16th & S Duff Ave Intersection Grade and Pave,Bridge New	1.21 MI --	Project Total Federal Aid	396 96	0 0	4,650 700	6,500 1,300	22 : 85 : 143
DP Approved		0:0:0	Regional FA	0	0	700	1,300	--
<b>PA NOTE:</b> DEMO ID IA115								
16103 MPO-22 / AAMPO	<b>RGPL-PA22(RTP)--ST-85</b> Ames MPO Planning: STP Funds for Transportation Planning Trans Planning	0 MI --	Project Total Federal Aid	400 320	0 0	0 0	0 0	22 : 85 : 145
DP Approved		--	Regional FA	320	0	0	0	--
19248 Ames	<b>STP-U-0155()-70-85</b> 24TH ST AND BLOOMINGTON RD: 24th St. (UPRR tracks to Northwestern Ave.) and Bloomington Rd. (Eisenhower Ave. to west 500 ft.) Pavement Rehab	0.54 MI --	Project Total Federal Aid	0 0	1,867 1,292	0 0	0 0	0 : 85 : 162
DP Approved		0:0:0	Regional FA	0	1,292	0	0	--
17023 Ames	<b>STP-U-0155(ELW)--70-85</b> E LINCOLN WAY: From South Duff Avenue to and including South Skunk River Bridge Pavement Rehab,Bridge Rehabilitation	1.11 MI --	Project Total Federal Aid	0 0	0 0	2,130 1,060	0 0	22 : 85 : 147
DP Approved		0:0:0	Regional FA	0	0	1,060	0	--
19961 Ames	<b>STP-U-0155(S 3RD / S 4TH)--70-85</b> S 3RD ST / S 4TH ST: From Squaw Creek to South Duff Avenue Pavement Rehab	2.02 --	Project Total Federal Aid	0 0	0 0	0 0	1,867 1,292	0 : 85 : 0
DP Approved		0:0:0	Regional FA	0	0	0	1,292	--
<b>STP-HBP - Surface Transportation Program - Bridge Program</b>								
Story - 85								
21264 Story CRD	<b>BROS-C085(116)--5F-85 DOT Letting: 02/18/2014</b> North Dakota Ave: Over Onion Creek Bridge Replacement	0.1 MI 315670	Project Total Federal Aid	350 280	0 0	0 0	0 0	0 : 85 : 190
DP Approved		32:84:24	Regional FA	0	0	0	0	--
<b>NHPP - National Highway Performance Program</b>								
Story - 85								
22016 DOT-D01-MPO22	<b>IM-035()-13-85</b> I-35: US 30 INTERCHANGE IN AMES Bridge New,Grading,Right of Way	0 --	Project Total Federal Aid	0 0	100 0	0 0	9,500 8,550	11 : 85 : 183
DP Approved		--	Regional FA	0	0	0	0	--

TPMS Sponsor Appr. Status	Project # Location Funding Program	Length FHWA# S:T:R		Pgm'd Amounts in 1000's				PA: CO: SEQ
				FY14	FY15	FY16	FY17	STIP#
<b>TAP - Transportation Alternatives</b>								
Story - 85								
14980 Ames DP Approved	<b>STP-E-0155(ADA)--8V-85</b> Skunk River Trail: From Bloomington Road to Ada Hayden Park Ped/Bike Grade & Pave	0.5 MI -- --	Project Total Federal Aid Regional FA	441 250 250	0 0 0	0 0 0	0 0 0	22 : 85 : 125 --
14982 Ames DP Approved	<b>STP-E-0155(682)--8V-85 Local Letting: 02/18/2014</b> Skunk River Trail: From East Lincoln Way to S. River Valley Park Ped/Bike Grade & Pave	0.94 MI -- --	Project Total Federal Aid Regional FA	790 360 360	0 0 0	0 0 0	0 0 0	22 : 85 : 127 --
15628 Story CCB DP Approved	<b>STP-E-C085(100)--8V-85 Local Letting: 12/21/2021</b> Gilbert to Ames Trail: Trail connection from Gilbert, Iowa to Ames, Iowa Ped/Bike ROW	2.5 MI -- --	Project Total Federal Aid Regional FA	983 62 62	0 0 0	0 0 0	0 0 0	11 : 85 : 141 --
<b>PA NOTE:</b> STP = \$61,579								
<b>DOT NOTE:</b> Project funded using CIRTPA TAP funds								
1948 Ames DP Approved	<b>STP-E-0155(S DUFF)--8V-85</b> S DUFF AVE: From Squaw Creek to South 5th Street Ped/Bike Grade & Pave	0.16 MI -- 0:0:0	Project Total Federal Aid Regional FA	0 0 0	100 70 70	0 0 0	0 0 0	22 : 85 : 0 --
21260 Ames DP Approved	<b>STP-E-0155(SE16TH)--8V-85</b> Skunk River Trail: From SE 16th Street to East Lincoln Way Ped/Bike Structures,Ped/Bike Miscellaneous	1 MI -- --	Project Total Federal Aid Regional FA	0 0 0	0 0 0	835 160 160	0 0 0	0 : 85 : 192 --
14983 Ames DP Approved	<b>STP-E-0155(SE16th)--70-85</b> Skunk River Trail: From SE 16th Street to East Lincoln Way Ped/Bike Grade & Pave	1 MI -- --	Project Total Federal Aid Regional FA	0 0 0	0 0 0	0 0 0	521 160 160	22 : 85 : 128 --
<b>PRF - Primary Road Funds</b>								
Story - 85								
22052 DOT-D01-MPO22 DP Approved	<b>BRFN-030()--39-85</b> US30: US 69/BIKE PATH IN AMES (EB) Bridge Deck Overlay	0 MI 48710 --	Project Total Federal Aid Regional FA	0 0 0	456 0 0	0 0 0	0 0 0	22 : 85 : 179 --

# MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

JULY 16, 2013

The Ames City Council met in special session at 7:00 p.m. on the 16<sup>th</sup> day of July, 2013, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Ann Campbell presiding and the following Council Members present: Davis, Goodman, Larson, Orazem, Szopinski, and Wacha. *Ex officio* member Harvey was also present.

## **SECOND PASSAGE OF ORDINANCE REZONING PROPERTY LOCATED AT 921-9TH STREET (FORMER ROOSEVELT ELEMENTARY) FROM GOVERNMENT/AIRPORT (S-GA) TO URBAN CORE RESIDENTIAL MEDIUM DENSITY (UCRM):**

Moved by Davis and seconded by Szopinski to approve second passage of ordinance rezoning property located at 921-9th Street from Government/Airport to Urban Core Residential Medium Density.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

## **THIRD PASSAGE AND ADOPTION OF ORDINANCE NO. 4153 TO ALLOW CONVERSION OF A FORMER SCHOOL BUILDING TO AN APARTMENT DWELLING IN THE URBAN CORE RESIDENTIAL MEDIUM DENSITY ZONE (UCRM) AS A PERMITTED USE:**

Moved by Davis and seconded by Larson to approve third passage and adoption of Ordinance No. 4153 to allow conversion of a former school building to an apartment dwelling in the Urban Core Residential Medium Density Zone as a permitted use.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

## **THIRD PASSAGE AND ADOPTION OF ORDINANCE NO. 4154 TO ALLOW HIGHER RESIDENTIAL DENSITY IF SPECIFIED IN AN ADAPTIVE REUSE PLAN APPROVED BY THE CITY COUNCIL:**

Moved by Wacha and seconded by Orazem to approve third passage and adoption of Ordinance No. 4154 to allow higher residential density if specified in an adaptive reuse plan approved by the City Council.

Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

## **MOTION APPROVING PERMIT TO SHOOT FIREWORKS FOR IOWA GAMES FROM THE SE INTERSECTION OF UNIVERSITY BLVD AND SE 16<sup>TH</sup> STREET ON JULY 20, 2013 AT APPROXIMATELY 9:15 P.M., SUBJECT TO APPROVAL FROM ISU RISK MANAGEMENT:**

Moved by Wacha and seconded by Davis to approve the permit to shoot fireworks for Iowa games from the southeast intersection of University Boulevard and SE 16<sup>th</sup> Street on July 20, 2013 at approximately 9:15 p.m., subject to approval from ISU Risk Management.

Vote on Motion: 6-0. Motion carried unanimously.

**MOTION APPROVING TEMPORARY TRANSFER OF CLASS C LIQUOR LICENSE AND OUTDOOR SERVICE PRIVILEGE FOR BAR TO ZYLSTRA HARLEY DAVIDSON, 1930 E. 13<sup>TH</sup> STREET ON SATURDAY, JULY 27, SATURDAY, AUGUST 10, AND SATURDAY, SEPTEMBER 21:**

Moved by Davis and seconded by Goodman to approve the temporary transfer of Class C Liquor License and Outdoor Service Privilege for Bar to Zylstra Harley Davidson, 1930 E. 13<sup>th</sup> Street on Saturday, July 27, Saturday, August 10, and Saturday, September 21.

Vote on Motion: 6-0. Motion carried unanimously.

City Manager Steve Schainker introduced Planning and Housing Director Kelly Diekmann and Parks and Recreation Director Keith Abraham to the group.

**JOINT MEETING OF THE AMES CITY COUNCIL AND AMES COMMUNITY SCHOOL BOARD:** Mayor Campbell introduced Ames Community School District (ACSD) Superintendent Tim Taylor. Dr. Taylor told the Council that for the last 20 months, the Board has been working very hard on facilities planning. He said under the leadership of the Board President, committees have been formed that consist of two to three Board members, including: real estate liquidation, facilities, budget, teaching and learning, and boundaries. Dr. Taylor noted that the boundaries were recently changed for the elementary schools. A map was shown of the new boundaries.

Dr. Taylor said ACSD will be building three new elementary schools and renovating two elementary schools, so that by the 2016/17 school year, all elementary children will attend a new school. He reviewed that Edwards will be replaced by Miller Elementary, a new Meeker Elementary will be built on the current site, a new Fellows Elementary will be built on the Fellows site, and Mitchell Elementary and Sawyer Elementary will undergo remodels. The interior design of the Miller building was reviewed. He said a full-size gymnasium will be part of the design and will seat 200. He told the Council that the security will be better with offices at the main entrance, visitors being required to sign in or buzz to enter, and the ability to lock down all doors inside the building by flipping a switch. Mayor Campbell asked about the entrance for Parks and Recreation program participants at night. Dr. Taylor said participants would enter through the main entrance and have access to the gymnasium and commons area, and the other doors will be locked down. Dr. Taylor highlighted the “activity center” design for groups to work on projects/ activities.

Dr. Taylor reviewed projects that will be funded by the state penny funds, including a new competition pool. He said the pool will be located at the same site as the current municipal pool. Dr. Taylor showed a diagram of the proposed facility, and said the Board directed the architects to make sure that the building could appear seamless in the case the City wanted to add on to the facility by adding another pool to the site. Also to be funded with state funds is the proposed complex on the 24<sup>th</sup> Street site. Included in this space would be baseball, softball, cross country, and soccer or tennis, as well as a district office, vehicle storage, and maintenance facility. Dr. Taylor noted that for these two large projects, the architects have been enlisted only for the schematic design at this point. He mentioned other projects that are pending including Dotson Drive improvements, fitness center, and the high school stadium renovation. Dr. Taylor said ACSD has paid off the middle school debt this month, which is 11 years early and frees up the

entirety of the \$3.4 million received annually from the statewide penny that the school district receives. Discussion ensued regarding the original debt.

City Council Member Larson asked about the 24<sup>th</sup> Street diagram, which showed eight or nine residential lots. School Board Member Talbot said the Board heard presentations from four architects on Monday night, and prior to those, the only concept they had was from the master facilities plan. Mr. Talbot said one presentation showed no lots to sell, with cross country tracks in that area. He said it is uncertain if there will be lots sold. Mr. Larson said it was good to see those lots available within the school district.

Mayor Campbell asked if the school district uses the ISU cross country facilities. Dr. Taylor said ACSD does use the ISU facility for meets, but for practice the students are currently running on the streets. He said the ISU facilities would still be used. Council Member Goodman asked if the district has spoken with developers about the need for lots in the ACSD. Mayor Campbell said Council has a vested interest in as many lots within the school district as possible. Member Goodman recalled asking the Board at the last joint meeting if the district was interested in more single family homes. He said the needs being discussed are valuable, but lots in the district seem like a larger need. School Board Member Luke Deardorff said he talked with developers about various district properties, but the current needs of the district outweigh the need for single family lots. He said he agrees that lots are needed, but that neighbors of the 24<sup>th</sup> Street site are in favor of the proposed improvements, and believe the best use of the property to be what is proposed. School Board Member Talbot said many dollars can be saved per year by having those facilities located together. He also stressed the need for an administration building and a better maintenance facility. Mr. Talbot also discussed the desire of the Board for the cross country students to have a better place to practice, and a baseball field that will not flood.

Council Member Goodman asked about revenue from property taxes. School Board Member Putz said the district's revenue isn't based on property, but based on additional students. Mayor Campbell said additional housing would house students. Mr. Putz said there is the potential of picking up some lots in residential areas. Mr. Deardorff said the Board will likely be recommending residential lots at the current Edwards site. Council Member Orazem asked how many potential lots the Edwards site could offer. Dr. Taylor said the site is ten acres and would be available in 2014. Mr. Putz said those decisions will most likely be made by future Boards. Dr. Taylor said he wishes there was another creative way to achieve the goals while keeping the 24<sup>th</sup> street site for development. Member Goodman suggested a Request for Proposals for that area. Mr. Orazem asked how many acres the site is. Dr. Taylor said the 24<sup>th</sup> Street site is about 24 acres. Member Orazem asked about the other property that was released in Somerset. Mr. Talbot said that was 12 acres. Board Member Espeset said there will be many opportunities for collaboration with the City regarding the 24<sup>th</sup> street site if it continues to develop as the Board is imagining it now.

Mr. Goodman asked where the capacity is to serve additional students in the new buildings. Dr. Taylor said in the Miller building there will be about 150 students per section. He showed the three extra "bubble" classrooms that are available for additional students. Member Goodman asked if all buildings will have extra capacity. Mr. Putz said there will be room for one additional section in each building. Council Member Szopinski asked about the lifespan of the proposed new buildings. Mr. Putz estimated 50 years.



Dr. Taylor asked about the park equipment at the existing buildings. Mr. Schainker said as long as the public has access, the sites do not necessarily have to be City parks. He said if school doesn't wish to give land for a City park at the current Edwards site, that equipment could be moved to the new Miller site.

Council Member Larson asked about traffic related concerns near the new Miller site. He asked if the City is responsible for identifying any possible issues related to traffic. Mr. Schainker said City staff has said the school district is not subject to city ordinances, but that under Dr. Taylor's leadership the schools have been taking projects through the City's Development Review Committee. Mr. Schainker said city staff makes recommendations, of which the district can base their decisions. He said if the district refuses to take suggestions, issues could be touchy later if the school later sees the need there. Dr. Taylor said while working on the new Meeker school, the district worked with Public Works on the stormwater detention area and traffic issues. He said that it was decided that the crosswalk would be moved to the corner. Mr. Larson said maintaining a spirit of cooperation is his concern, so that children are transported safely. Mr. Talbot discussed statutory spending, and said if a project is not linked to the initial project in the beginning, but develops later, it is questionable whether the district has the ability to spend funds. Mr. Goodman said having conversations early could help. Mr. Schainker said traffic engineering isn't a precise science, but could change when situations change.

Discussion ensued on the traffic near the middle school. It was agreed that the safety of children is a joint concern, and that traffic will be an ongoing item of business with all the construction planned. Mr. Larson said the Board should be aware of what their design team is taking for recommendations from the City, and which ones they are deciding against. Mr. Putz said the Board is working through issues that are not bounded by a code requirement or other requirement.

Ms. Szopinski said she is curious as to how the Board is planning to deal with the potential sale of the Edwards and Crawford properties, as they are in core neighborhoods. Mr. Deardorff said the Board is soliciting community input for the Edwards site, and is planning to provide a recommendation based on the communications of the neighborhood groups. Mayor Campbell asked if the City will be included in those conversations, as the City doesn't want to find itself in a similar situation as it is currently with the old middle school.

Mr. Goodman referenced the pool diagram, and asked if the City would have to build out something that large, or if it could accommodate a smaller expansion if needed. Mr. Schainker said the sequencing is challenging, because the school is ready to proceed sooner, and the City Council and Parks and Recreation Commission have the opportunity to decide about a bond issue for the City portion. He said when the ACSO builds its pool, the City could use it temporarily, but since it will be a competitive pool, it may not be useful to the City for tot classes because of the pool depth. Mayor Campbell asked about timing. Dr. Taylor said an architect has been selected for the competitive portion of the project, and now the project will require a design committee, of which Keith Abraham will be asked to join. Mr. Orazem asked if Iowa State University has any interest in the project. Dr. Taylor said they are not sure. School Board Member Espeset said the competitive pool could be available for meets and other opportunities. Mr. Larson said he hoped parking other than high school parking would be created for the facility.

Mr. Schainker told the group that the proposed park on the west side of town will not be moving forward, so those funds could be reassigned to an indoor aquatic facility or something else. He discussed the benefit of starting with the Parks and Recreation Commission and other public meetings. Mr. Schainker asked Mr. Abraham to share the ideas he has heard. Mr. Abraham said he recently met with League of Women Voters, and their concerns were about parking, the railroad tracks, and the school, so they were encouraging staff to look at other sites. Mr. Abraham also said other site options are very limited. Ms. Szpopinski asked about the cost for the facility. Mr. Abraham estimated \$6-8 million. Council Member Davis said he really likes the idea of working with the ACSD on this project. Mr. Schainker said the synergy of a shared facility would be good, as well as the cost savings involved.

Mr. Davis asked about incoming kindergarten enrollment. Dr. Taylor said the estimate is 372 kindergarten students. Discussion ensued regarding space needs and enrollment. Mr. Larson said he was encouraged and surprised at the power of the penny tax that provides ACSD with \$3.4 million per year. Ms. Szpopinski asked if there has been a discussion on gymnasium equipment. Mr. Schainker said it was proposed that the City help ACSD upgrade its volleyball and basketball standards by providing them funds to do so. He said an agreement has not yet been drafted, but that in return for those funds, the City would like access to the gymnasiums and equipment for recreation programs. Mr. Schainker said the fees involved for City use of the facilities still needs to be discussed. Dr. Taylor said they are close to having the rate determined, and hopes it will be satisfactory for both groups. Discussion ensued on how the schools will be centers of neighborhood activity, and will be designed for after hours activities.

School Board Member Teresa Simpson said she will send an email to the City Council members as an invitation to attend the Liquidation Committee's meetings. Dr. Taylor thanked the Mayor and Council for hosting the joint meeting.

**ADJOURNMENT:** The meeting adjourned at 8:49 p.m.

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Diane R. Voss, City Clerk

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Ann H. Campbell, Mayor

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Erin Thompson, Recording Secretary

# MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

AUGUST 6, 2013

The Ames City Council met in special session at 10:05 a.m. on the 6<sup>th</sup> day of August, 2013, in City Hall Conference Room 233, 515 Clark Avenue, pursuant to law with Mayor Pro-Tem Jami Larson presiding and Council Member Victoria Szopinski present in person. Because it was impractical for all Council members to be present in person, Council Members Jeremy Davis, Matthew Goodman, Peter Orazem, and Tom Wacha were brought into the meeting telephonically. Mayor Campbell and *Ex officio* Member Alexandria Harvey were absent.

**SOUTH FORK SUBDIVISION, 1<sup>ST</sup> ADDITION:** Moved by Davis, seconded by Szopinski, to adopt RESOLUTION NO. 13-354 releasing the mortgage on 3908 Marigold Drive (Outlot R). Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Davis, seconded by Szopinski, to adopt RESOLUTION NO. 13-355 accepting a Letter of Credit from Pinnacle Properties as security for Lincoln Way and Franklin Avenue Intersection Improvements.  
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**WOODVIEW DRIVE SANITARY SEWER AND WATER MAIN PROJECT:** Moved by Davis, seconded by Orazem, to adopt RESOLUTION NO. 13-356 approving the contract and bond for Woodview Drive Sanitary Sewer and Water Main Project.  
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**COUNCIL COMMENTS:** There were no comments.

**ADJOURNMENT:** The meeting adjourned at 10:10 a.m.

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Diane R. Voss, City Clerk

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Jami Larson, Mayor Pro-Tem



**REGULAR MEETING OF THE AMES CITY COUNCIL  
COUNCIL CHAMBERS - CITY HALL**

**AMES, IOWA**

**JULY 23, 2013**

Mayor Ann Campbell called the Regular Meeting of the Ames City Council to order at 7:06 p.m. with Council Members Jeremy Davis, Matthew Goodman, Jami Larson, and Peter Orazem present. Council Members Victoria Szopinski and Tom Wacha were absent. *Ex officio* Member Alexandria Harvey was also present.

Mayor Campbell announced that the City Council would be working from an Amended Agenda. An item had been added under Permits, Petitions, and Communications to include a request for a 5-Day Class B Beer Permit by Hy-Vee at the CPMI Event Center.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting of July 9, 2013
3. Motion approving Report of Contract Change Orders for July 1 - 15, 2013
4. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
  - a. Class E Liquor, C Beer, & B Wine – AJ’s Liquor II, 2515 Chamberlain Street
  - b. Class B Beer – Pizza Ranch of Ames, 1404 Boston Avenue
  - c. Class C Liquor & Outdoor Service – Olde Main Brewing Co., 316 Main Street
5. Motion accepting report from staff regarding Final Plat for Somerset Subdivision, 25<sup>th</sup> Addition
6. RESOLUTION NO. 13-329 approving Investment Report for quarter ending June 30, 2013
7. RESOLUTION NO. 13-330 approving COTA Fall 2013 Special Project Grant Contracts
8. RESOLUTION NO. 13-331 approving preliminary plans and specifications for 2010/11 Storm Water Facility Rehabilitation Program - Spring Valley Subdivision (Utah Drive/Oklahoma Drive) and 2012/13 Flood Response and Mitigation (Clear Creek Landslide - Utah Drive); setting August 21, 2013, as bid due date and August 27, 2013, as date of public hearing
9. RESOLUTION NO. 13-332 approving preliminary plans and specifications for Unit 8 Generator Repairs/Re-Wedging Stator; setting August 14 , 2013, as bid due date and August 27, 2013, as date of public hearing
10. RESOLUTION NO. 13-333 awarding contract to RESCO of Ankeny, Iowa, in the amount of \$76,349.85 for Furnishing 1/0 Aluminum Cable for Electric Services Department
11. RESOLUTION NO. 13-334 awarding contract to Mitsubishi Electric Power Products of Warrendale, Pennsylvania, in the amount of \$169,131.75 for Furnishing SF6 Circuit Breakers
12. RESOLUTION NO. 13-335 awarding contract to Hamby-Young of Aurora, Ohio, in the amount of \$52,552.84 for Substation Electrical Materials Bid No. 1 – 69kV Switches
13. RESOLUTION NO. 13-336 awarding contract to RESCO of Ankeny, Iowa, in the amount of \$66,160.70 for Substation Electrical Materials Bid No. 2 – Instrument Transformers
14. RESOLUTION NO. 13-337 awarding contract to Fletcher-Reinhardt Company of Bridgeton, North Dakota, in the amount of \$11,273.52 for Substation Electrical Materials Bid No. 3 – Lightning Arresters
15. RESOLUTION NO. 13-338 awarding contract to Galvanizers, Inc., of West Fargo, North Dakota, in the amount of \$2,189.62 for Substation Electrical Materials Bid No. 4 – Steel Structures
16. RESOLUTION NO. 13-339 approving contract and bond for 2012/13 Arterial Street Pavement Improvements (State Avenue)
17. RESOLUTION NO. 13-340 approving Change Order No. 3 with Abatement Specialties of Cedar Rapids, Iowa, for Library Renovation and Expansion Abatement Work in the amount of \$5,803.00

18. RESOLUTION NO. 13-341 approving Change Order No. 1 with Garney Construction of Gardner, Kansas, for WPC Ultra Violet Disinfection Project in the amount of \$124,080.96
19. RESOLUTION NO. 13-342 accepting final completion of public improvements for Ringgenberg Park Subdivision, 3<sup>rd</sup> Addition
20. RESOLUTION NO. 13-343 accepting final completion of WPC Facility Basin Liner Replacement Project
21. RESOLUTION NO. 13-344 approving final completion of Motor Control Center Replacement at WPC
22. RESOLUTION NO. 13-345 approving Plat of Survey for Satterwhite property located between Emma McCarthy Lee Park and Munn Woods
23. RESOLUTION NO. 13-346 approving Final Minor Plat for SE Corner of U.S. Highway 30 and Interstate Highway 35 Subdivision (56722-241st Street)
24. RESOLUTION NO. 13-347 approving Final Minor Plat for Woodbridge Subdivision, Plat 2  
Roll Call Vote: 4-0. Resolutions/Motions declared adopted/carried unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**PUBLIC FORUM:** No one came forward to speak, and the Mayor closed Public Forum.

**5-DAY CLASS C LIQUOR LICENSE FOR OLDE MAIN BREWING COMPANY:**

Moved by Davis, seconded by Larson, to approve a 5-Day Class C Liquor License for Olde Main Brewing Company at Reiman Gardens, 1407 University Boulevard.

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

**5-DAY CLASS B BEER PERMIT FOR HY-VEE AT CPMI EVENT CENTER:** Moved by Davis, seconded by Larson, to approve a 5-Day Class B Beer Permit for Hy-Vee at the CPMI Event Center, 2321 North Loop Drive.

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

**FRIDAY AFTERNOON CELEBRATION ON AUGUST 30, 2013:** Liz Jeffrey and Kim Hanna, representing the Campustown Action Association, described some of the activities that will be occurring in Welch Lot T as part of the Celebration. Ms. Hanna put out a call for volunteers to help set up for the event.

Moved by Larson, seconded by Davis, to approve the following requests from Campustown Action Association for Friday Afternoon Celebration on August 30, 2013:

- a. Motion approving Blanket Temporary Obstruction Permit and Blanket Vending License
- b. Motion approving 5-Day Class B Beer Permit with Outdoor Service

Council Member Goodman advised that his name was listed on the application on behalf of the Campustown Action Association for the 5-Day Beer Permit; however, he has no financial interest. He asked City Attorney Judy Parks if that constituted a conflict of interest for him. Acknowledging that two members of the Council were absent, Mayor Campbell noted that the motions would require only three votes to pass (a majority of those present); only the closure of Parking Lot T would require four votes because it is a Resolution. Ms. Parks recognized Mr. Goodman's disclosure in that he stood to receive no financial gain by the granting of a 5-Day Beer Permit. She stated that it would not constitute a conflict of interest; however, the appearance of such would be present. She recommended that Mr. Goodman abstain from voting on Items a. and b.

Vote on Motion: 3-0-1. Voting aye: Davis, Larson, Orazem. Voting nay: None. Abstaining due to the perception of a conflict of interest: Goodman. Motion declared carried.

Moved by Davis, seconded by Larson, to adopt RESOLUTION NO. 13-348 approving closure of Welch Lot T from 7:00 a.m. to 10:00 p.m.; waiver of parking meter fees; and waiver of the fee for Blanket Vending License.

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

#### **ISU RESEARCH PARK TRAFFIC AND PEDESTRIAN CROSSING EVALUATION:**

Transportation Engineer Damion Pregitzer advised that, on January 22, 2013, the City Council had referred to staff a letter from Steve Carter, President of the Iowa State University (ISU) Research Park. The letter asked the City to study three areas of concern related to traffic and pedestrian safety and operations along affected sections of University Avenue and Airport Road. According to Mr. Pregitzer, the concerns are broken into two areas surrounding the Research Park: (1) At the pedestrian crossing where North Loop connects to Airport Road, and (2) At two intersections along University (Airport Road and the westbound off-ramp of Highway 30).

According to Mr. Pregitzer, staff gathered data for a week. He commented that the area is very “well-behaved” as far as speed data goes. Evaluations based upon three feet/second were made to estimate timing. Mr. Pregitzer brought the Council’s attention to the table referring to Pedestrian Wait Times. He acknowledged that a pedestrian experiences increasing delay when crossing Airport Road as traffic volumes increase during the peak hours of the day. Only two hours for a typical work day were found to have high levels of average delay, i.e., 4:00 and 5:00 PM.

It was also stated by Mr. Pregitzer that staff met on several occasions with ISU Research Park staff jointly with WebFilings management who have knowledge of their staffing and transition to their new facility that is currently under construction at the southeast corner of University Boulevard and Airport Road. Their areas of concern were: speed and volume of traffic. Mr. Pregitzer stated that both the speed and volume of traffic would indicate safety benefits from adding flashing lights to the existing signs and pavement markings to increase drivers’ awareness of pedestrians using the crosswalk.

Mr. Pregitzer advised that delays are occurring at the four-way stop at Airport Road and University and at the two-way stop on the Highway 30 westbound off-ramp. He said that the delays are occurring during the peak hours of the day, especially in the morning, when people are making two left-hand movements to enter the Research Park. One of the solutions suggested was to signalize Airport Road and University. According to Mr. Pregitzer, based on the data and the peak-hour warrant analysis, the Airport Road/University intersection did not meet any of the Federal criteria for a traffic signal. Therefore, staff was not recommending that the intersection be signalized at this time. The Council’s attention was brought to the data showing two of the data are being met, but all criteria must be met before an intersection is signalized. Mr. Pregitzer acknowledged that there is noticeable congestion occurring, but not enough to meet the threshold.

Council Member Goodman questioned whether City staff had ever had discussions with WebFilings about staggered start times for its employees to alleviate some traffic congestion. Mr. Pregitzer said that the City had not.

Steve Carter, Director of the ISU Research Park, thanked the City staff for the thorough job done in evaluating the traffic and safety issues. Mr. Carter advised that representatives from the Research Park

has had ongoing discussions with Webfilings regarding transportation issues. He said that Webfilings has allowed some people to work from home and has staggered some employees' hours, but it needs to have a full staff present at various times of the day. Mr. Carter advised that the Research Park is seeing much more bicycle traffic than ever before.

Mr. Pregitzer advised that staff was recommending that push-button flashing beacons be installed. He noted that as the Research Park changes, the flashing beacons can be removed and used at another location, so the City would not lose any of its investment in that treatment.

At the inquiry of Council Member Orazem, Mr. Pregitzer advised that there is nothing that suggests that compliance would be achieved if the speed limit were lowered. However, the flashing beacons would serve as a means to slow down traffic. It would be dangerous to give the impression that people are going to slow down because there was a lowered speed limit sign when there was nothing about the roadway that would encourage them to do so.

Moved by Goodman, seconded by Larson, to adopt RESOLUTION NO. 13-353 directing staff to install push-button flashing beacons on Airport Road, with the funding source being Available Balance in the Road Use Tax Fund.

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

**HEARING ON 2012/13 WATER SYSTEM IMPROVEMENTS WATER MAIN REPLACEMENT #3 (CENTER AVENUE):** Mayor Campbell opened the public hearing. There being no one wishing to speak, the hearing was closed.

Moved by Davis, seconded by Goodman, to adopt RESOLUTION NO. 13-349 approving final plans and specifications and awarding a contract to Ames Trenching & Excavating, Inc., of Ames, Iowa, in the amount of \$118,078.00.

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

**HEARING ON 2013 SOFTBALL FIELD FENCING & LIGHTING SOUTH RIVER VALLEY PARK PROJECT:** The hearing was opened by Mayor Campbell. No one asked to speak, and the hearing was closed.

Moved by Goodman, seconded by Davis, to accept the report of bids.

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

**HEARING ON WOODVIEW DRIVE SANITARY SEWER AND WATER MAIN PROJECT:** The public hearing was opened by the Mayor. She closed same after no one asked to speak.

Moved by Davis, seconded by Larson, to adopt RESOLUTION NO. 13-350 approving final plans and specifications and awarding a contract to Keller Excavating, Inc., of Boone, Iowa, in the amount of \$215,822.00.

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

**HEARING ON REZONING PROPERTY LOCATED AT 4130 LINCOLN SWING (Continued from June 25, 2013):** City Planner Karen Marren brought the Council's attention to the Contract Rezoning Agreement that had been drafted by the City Attorney as a result of the discussion that had occurred at the City Council meeting held June 25, 2013. She noted that the request was to rezone the south



portion of the existing mobile home park from Low-Density Residential to High-Density Residential. Ms. Parks pointed out that the applicant, Alex Galyon, had signed the Agreement.

The Mayor asked if there was anyone who wished to provide input on this item.

Alex Galyon, co-owner of GW College Park, said that he is seeking to have the .62-acre portion (out of a total of 3.77 acres) of land rezoned from Low-Density to High-Density. There is currently split-zoning on the property located at 4130 Lincoln Swing, which would preclude any of the property from being developed as High-Density Residential. Mr. Galyon noted that the Contract Rezoning Agreement requires the owners of the Park to give all tenants six months' notice before terminating their occupancy. He noted that, under Iowa law, the Park owners would only be required to give a minimum of two months' notice to the tenants, and no notice is required to those who are renting their mobile homes from him.

After no one else requested to speak, Mayor Campbell closed the hearing.

Moved by Davis, seconded by Larson, to adopt RESOLUTION NO. 13-351 approving the Contract Rezoning Agreement.

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

Moved by Davis, seconded by Goodman, to pass on first reading an ordinance rezoning property located at 4130 Lincoln Swing from Residential Low Density "RL" to Residential High Density "RH."

Council Member Goodman said he was not sure if all the mobile home owners and tenants knew what had transpired since the hearing was continued on June 25, 2013. He noted that, if additional input from those owners and tenants is received, it could influence the Council's vote on the third reading.

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

**AMENDMENT TO LEASE FOR VEENKER GOLF COURSE MAINTENANCE BUILDING IN MOORE MEMORIAL PARK:** Building Official Seana Perkins recalled that the Board of Regents of Iowa State University had entered into a lease agreement with the City to allow for the construction of a maintenance building in Moore Memorial Park. The lease did not specify the permitting process that is required for the site, but it generally stated that the University did agree to comply with all applicable laws, regulations, and ordinances. The Lease specified that the premises would be used by the University solely as a golf maintenance building for Veenker Golf Course equipment and vehicles, and storage for tools, equipment, and other items necessary for the operation of Veenker Golf Course and the maintenance of its grounds. During the review process, the City Attorney determined that there are uses within the maintenance building that are not currently specified within the lease: the two offices and break room on the main level floor plan are not included in the lease agreement. Although these rooms do not change the occupancy of the building, the City Attorney has stated that she would not advise the inclusion of the office and break room spaces because they are clearly outside the terms of the lease. According to Ms. Perkins, City staff had been in contact with ISU to discuss options to accurately represent the uses that are proposed for the maintenance building and future uses that may occur.

According to Ms. Perkins, City staff believes that the office and break room uses are secondary to the primary maintenance usage of this building. The oversight of not including these uses within the lease document can be remedied by amending the Lease.

Moved by Davis, seconded by Larson, to direct staff to draft an amendment to the Lease to clarify proposed uses and future ancillary uses within the Veenker Golf Course Maintenance Building in Moore Memorial Park.

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

**2014/15 ASSET PRIORITIES:** Assistant City Manager Melissa Mundt noted that, at the July 9, 2013, meeting, the City Council had discussed the volunteers' recommended changes to the ASSET priorities and provided some recommended changes.

The volunteers reviewed the recommendations made by the City Council and suggested the following 2014/15 Priorities be approved as follows:

1. Meet basic needs, with emphasis on low- to moderate-income:

Housing cost offset programs, including utility assistance

Sheltering

Quality childcare cost offset programs, including daycare and State of Iowa licensed in home facilities

Food cost offset programs, to assist in providing nutritious perishables and staples

Transportation cost offset programs for the elderly and families

Legal assistance

Disaster response

2. Meet mental health and chemical dependency needs

Provide outpatient emergency access to services

Provide crisis intervention services

Provide access to non-emergency services

Ensure substance abuse preventions and treatment is available in the community

3. Youth development services and activities

4. Removed - related to awareness funding assistance

Ms. Mundt brought the Council's attention to the revised Mid-Year and Annual Report for Outcome Progress form that had been placed around the dais. She noted questions that had been included on the form in response to comments made by Council members. It was recommended by Ms. Mundt that the City Council members attend the ASSET meeting to be held at 5:00 p.m. on August 15, 2013. City volunteers have been encouraged to discuss their concerns about data availability at that meeting and to request that ASSET consider ways to provide the data that is necessary to answer questions about needs. That meeting is not a Joint Funders' meeting, but an informational meeting. The Joint Funders' meeting will be held in September.

The ASSET funding process will begin on August 28, 2013 for 2014/15. ASSET volunteers will then begin their agency visits to discuss services and gather information in preparation for the hearings and work sessions in January, 2014.

Moved by Goodman, seconded by Davis, to adopt RESOLUTION NO. 13-352 approving the above-listed 2014/15 ASSET priorities.

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

**2012 CARBON FOOTPRINT REPORT:** Management Analyst Brian Phillips and Fleet Services Director Paul Hinderaker presented the highlights of the Report. Mr. Phillips reminded the Council members that they had adopted a goal of reducing the CO2 from City operations by 15% from their average 2001-2006 levels by the year 2014. Three sectors are being monitored: (1) Building, (2) Fleet, and (3) Street Light. Charts were shown on Natural Gas Usage, Electricity Usage, and CO2 Emissions.

According to Mr. Phillips, the City is close to achieving its carbon reduction goal in the Building Sector. Adjusted natural gas consumption was down 33.8% in 2012. However, because natural gas is much less carbon-intensive than electricity, that decrease equates to only a small reduction in the City's overall carbon footprint. It was noted, that, on a cost basis, the City's 2012 natural gas bill was nearly half of what it was in 2007 (a \$60,000 savings). Adjusted electrical consumption was down 10% in 2012. Because electrical consumption is much more carbon-intensive than natural gas consumption, the changes in CO2 output closely mirror the electrical consumption in each building. Combined and converted to tons of CO2, the Building Sector CO2 was down 13.1% in 2012.

Mr. Phillips advised that the Fleet Sector continues to see increased demand as the City grows. CyRide ridership sees new highs each year, and the miles driven by both the CyRide and non-CyRide fleets in 2012 were the second-highest ever. Total non-CyRide Fleet emissions are up 11.7% this year to 1,871 tons of CO2. However, since the number of miles driven is also higher, the non-CyRide Fleet is 0.7% more efficient than its baseline. This is a reduction from the peak efficiency seen in 2011. Technical problems caused the police car fleet, which consumes considerable amounts of fuel, to be unable to use E85 fuel. The carbon output of the fleet was higher as those cars were on a more carbon-intensive fuel for the year; however, the newly ordered police cars should be able to use E85.

Regarding the Street Light Sector, which contains the City's miscellaneous energy consumers (sirens, bookmobile sites, parks, traffic signals, streetlights, and the aquatic center), Mr. Phillips stated that this Sector continues to contribute a greater amount to the carbon footprint. The steady growth in this Sector can primarily be attributed to increased street lighting infrastructure as the City grows. The Street Light Sector is up 8.4% in CO2 compared to the baseline.

Notable projects in 2012 were listed as: (1) installation of lower-consumption fluorescent lights in City Hall, Parks & Recreation office, Parks Maintenance building, and the Animal Shelter; (2) the Resource Recovery Plant received new LED lighting throughout the building; (3) the Animal Shelter received two new air conditioning units and a water heater; (4) Fire Station 1 received two new on-demand water heaters to replace a failing standard water heater; (5) Electric Distribution had three of its four heat pumps replaced with energy-efficient models; (6) the 20-year-old cooling units for the City Hall computer server room were replaced with new energy-efficient models. In addition, an energy study of the Ames/ISU Ice Arena was completed, and the City Council authorized a series of projects to improve the efficiency of that space, which are scheduled for FY 2013/14. Mr. Hinderaker noted that, in 2012, staff retained a consultant to develop an Energy Management Plan to help the City transition from installing new energy-efficient equipment to using that equipment in the most-efficient ways possible. The Plan will develop energy conservation procedures for all City facilities and address ways to best use the

unique equipment in specialized facilities. The result will be a reduction in energy consumption while maintaining the level of service that the City's customers expect and deserve.

Mr. Phillips explained the next steps needed to be taken in the next two years if the City is going to meet its goal of reducing its carbon footprint by 2014.

**FOLLOW-UP REPORT ON CITY WIFI SERVICE:** Information Services Manager Stan Davis presented a follow-up report to provide answers to questions raised by the City Council at its July 9, 2013, meeting.

Mr. Davis advised that the City owns the endpoint equipment. If the Council chooses, the service could be turned off and the equipment left in place for some period of time. He said that the equipment is five years old and would likely need to be replaced in the near future if the service was continued.

Also in response to the question of the cost of eliminating two locations and maintaining the other two, Mr. Davis stated that the current contract includes a fixed cost of \$1,200/year and a variable cost of \$750/location. If the service is continued, the contract would need to be renewed; the rates may vary, but will likely be similar. If service to Campustown Court and Tom Evans Plaza were to be maintained, the cost would be \$2,700/year under the current contract.

Moved by Davis, seconded by Orazem, to direct that the City not continue the service to the pilot locations.

Vote on Motion: 3-1. Voting aye: Davis, Larson, Orazem. Voting nay: Goodman. Motion declared carried.

**ORDINANCE REVISING PARKING REGULATIONS ON BURNHAM DRIVE:** Moved by Larson, seconded by Goodman, to pass on first reading an ordinance revising parking regulations on Burnham Drive.  
Roll Call Vote: 4-0. Motion declared carried unanimously.

**ORDINANCE TO CORRECT TABLE 29.808(2) PERTAINING TO USES IN THE DOWNTOWN SERVICE CENTER:** Moved by Davis, seconded by Goodman, to pass on second reading an ordinance to correct Table 29.808(2) pertaining to uses in the Downtown Service Center zone.  
Roll Call Vote: 4-0. Motion declared carried unanimously.

**ORDINANCE REZONING PROPERTY LOCATED AT 921-9TH STREET (FORMER ROOSEVELT ELEMENTARY):** Moved by Goodman, seconded by Davis, to pass on third reading and adopt ORDINANCE NO. 4155 rezoning property located at 921 9<sup>th</sup> Street (former Roosevelt Elementary) from Government/Airport (S-GA) to Urban Core Residential Medium Density (UCRM).  
Roll Call Vote: 4-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**COUNCIL COMMENTS:** Citing the need for building lots, Mr. Larson expressed his frustration over the lack of progress in the City's attempts to negotiate a reasonable settlement with Xenia Rural Water regarding land west of George Washington Carver.

Moved by Larson, seconded by Goodman, to request that the City Council receive a status report on negotiations with Xenia Rural Water at its August 13, 2013, meeting; direct that the City Attorney explore what the ramifications would be if the City were to proceed to annex and install infrastructure to provide water service to the area west of George Washington Carver, and provide that report to the City Council at its August 13, 2013, meeting.  
Vote on Motion: 4-0. Motion declared carried unanimously.

**ADJOURNMENT:** Moved by Davis to adjourn the meeting at 8:24 p.m.

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Diane R. Voss, City Clerk

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Ann H. Campbell, Mayor

**MINUTES OF THE AMES CIVIL SERVICE COMMISSION**

**AMES, IOWA**

**JULY 25, 2013**

The Ames Civil Service Commission met in regular session at 8:15 a.m. on July 25, 2013, in the Council Chambers of City Hall, 515 Clark Avenue, with Commission Members Adams, Crum, and Shaffer present. Commission Member Crum was absent.

**APPROVAL OF MINUTES:** Moved by Shaffer, seconded by Adams, to approve the minutes of the June 27, 2013, Civil Service Commission meeting as written.

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

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

Electric GIS Specialist:	Mark Carran	84
	Todd Kesselring	74

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

**COMMENTS:** The next regularly scheduled Civil Service Commission meeting was set for August 22, 2013, 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 type="checkbox"/>	1 <sup>st</sup> – 15 <sup>th</sup>
	<input checked="" type="checkbox"/>	16 <sup>th</sup> – end of month
Month and year:	July 2013	
For City Council date:	August 13, 2013	

Department	General Description of Contract	Contract Change No.	Original Contract Amount	Contractor/ Vendor	Total of Prior Change Orders	Amount this Change Order	Change Approved By	Purchasing Contact Person/Buyer
Transit	CyRide Bus Facility Expansion	2	\$4,489,000.00	Henkel Construction Company	\$93,360.60	\$-(6,370.00)	S. Kyras	MA
Public Works	2008/09 Traffic Signal Program (Lincoln Way & Sheldon)	1	\$185,983.50	KWS, Inc.	\$0.00	\$2,920.00	T. Warner	MA
Water & Pollution Control	NCAH Pump Station and Wastewater Metering Improvements	5	\$860,000.00	C. L. Carroll Company, Inc.	\$31,521.00	\$4,050.00	B. Kindred	MA
Electric Services	Power Plant Chemical Treatment Services Contract	2	\$224,000.00	Chemtreat, Inc	\$30,000.00	\$19,000.00	D. Kom	CB
			\$		\$	\$		
			\$		\$	\$		

*Caring People  
Quality Programs  
Exceptional Service*

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

**FROM:** Lieutenant Jeff Brinkley – Ames Police Department

**DATE:** June 28, 2013

**SUBJECT:** Beer Permits & Liquor License Renewal Reference City Council Agenda  
August 13, 2013

The Council agenda for August 13, 2013, includes beer permits and liquor license renewals for:

- Class C Liquor – Es Tas Stanton, 216 Stanton Ave
- Class C Liquor – El Azteca, 1520 S Dayton Ave
- Class C Liquor – Okoboji Grill, 118 S Duff Ave
- Class C Beer and B Wine – Hy-Vee Gas #5013, 4018 Lincoln Way
- Class C Liquor – Deano’s, 119 Main St
- Class B Beer – Flame-N-Skewer, 2801 Grand Ave
- Class C Liquor and Outdoor Service – SMG Food & Beverage, C.Y. Stephens Auditorium
- Class C Liquor and Outdoor Service – SMG Food & Beverage, Scheman Building
- Special Class C Liquor – SMG Food & Beverage, Fisher Theater

A routine check of police records found no violations for El Azteca, Okoboji Grill, Deano’s, Flame-N-Skewer, or SMG Food & Beverage.

Two people were cited for on premises underage at Es Tas in the past twelve months. In November, an employee was cited for selling alcohol to a minor at Hy-Vee Gas #5013 during a police compliance check. Hy-Vee Gas subsequently passed a follow-up compliance check. We are continuing to monitor compliance in both cases. The Police Department would recommend renewal of all licenses.



**COUNCIL ACTION FORM**

**SUBJECT:** RENEWAL OF LEASE FOR INFORMATION TECHNOLOGY OFFICE SPACE AT 428 5<sup>TH</sup> STREET

**BACKGROUND:**

Due to space limitations within the City Hall building, the primary offices for the City of Ames Information Technology Division have been located in leased space at 428 5<sup>th</sup> Street (Red Cross Building) since City Hall moved to its current location. Turnkey Investments L.L.C. is the owner of the building at 428 5<sup>th</sup> Street and entered into a two-year lease with the City in October 2009. That lease was extended for an additional two years in October 2011. Notice of renewal is now required to exercise the option of another two-year lease under current terms.

Phase I of the City Hall remodeling project to make improvements to usage of space in that building is currently underway. Phase II of the City Hall remodeling project is expected to begin sometime after January 2014. Modifications will be made to the Police armory, and the Police locker room, administration space, and basement areas will be renovated. These modifications will allow Information Technology staff to move from the leased space to City Hall. Keeping Information Technology in the current leased space will provide some transitional space within City Hall during the remodeling project. Information Technology will move into City Hall at the end of the project. Though the City Hall remodeling has gone much slower than planned, progress is being made and it is fully expected that the leased space can be vacated after the two-year renewal.

**ALTERNATIVES:**

1. Approve the lease agreement with Turnkey Investments, L.L.C. for a 24-month period to provide office space for the Information Technology Division at a cost of \$1,515 per month, or \$18,180 per year. This amount is an increase of \$1,020 per year over the current lease.
2. Do not approve the lease.

**MANAGER'S RECOMMENDED ACTION:**

By approving the lease between the City of Ames and Turnkey Investments, L.L.C., the City will be fixing the cost and securing office space for the Information Technology Division for the next 24 months. It is expected that this lease will not have to be renewed in two years since adequate space should be available in the basement of City Hall to accommodate this division of the Finance Department.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the lease agreement with Turnkey Investments, L.L.C. for a 24-month period to provide office space for the Information Technology Division at a cost of \$1,515 per month, or \$18,180 per year.

OLD CAF  
8  
~~ITEM # 32~~  
~~Date 07-23-13~~

### COUNCIL ACTION FORM

**SUBJECT: LEASE AGREEMENT FOR VEENKER GOLF COURSE MAINTENANCE BUILDING IN MOORE MEMORIAL PARK**

#### **BACKGROUND:**

The Board of Regents of Iowa State University entered into a lease agreement with the City of Ames to allow for the construction of a maintenance building on City of Ames property in Moore Memorial Park. The lease does not specify the permitting process that is required for this site, but it generally states that the *University agrees to comply with all applicable laws, regulations, and ordinances*, please see the attached lease that was recorded on July 19, 2012.

The City staff understands that Iowa State University construction projects which occur on land owned by the State are not subject to the requirements of the City of Ames Municipal Code, however the Veenker Golf Course maintenance building is located on City of Ames land that is leased to Iowa State University. The City Attorney was asked to clarify who is responsible for reviewing the project and determining compliance with applicable codes, as well as the responsibility for inspection of the building. The Ames City Attorney responded that the maintenance building would not be subject to the City of Ames building codes and inspections, rather the State of Iowa would conduct the review and issue the applicable permits.

As the Ames City Attorney researched the applicable party responsible for code review and inspections, it was noticed that the lease fully described the approved uses that were to occur within the maintenance building, as follows:

3. Said premises shall be used by the University solely as a golf maintenance building for Veenker Golf Course equipment and vehicles, and storage for tools, equipment, and other items necessary for the operation of Veenker Golf course and the maintenance of its grounds...

During the review process the Ames City Attorney determined that there are uses within the maintenance building that are not specified within the lease. The two offices and break room which are identified on the attached main level floor plan, are not included in the lease agreement. Although these rooms do not change the occupancy of the building, the City Attorney has stated that she would not advise the inclusion of the office and break room spaces because they are clearly outside of the terms of the lease.

Ames City staff has been in contact with Iowa State University to discuss options to accurately represent the uses that are proposed for the maintenance building and future uses that may occur.

**ALTERNATIVES:**

1. Direct staff to draft an amended lease document to clarify the proposed uses within the maintenance building and future ancillary uses.
2. Direct staff to allow the uses as proposed without amending the existing lease.
3. Terminate the lease and do not allow office and/or break room uses within the maintenance building.

**MANAGER'S RECOMMENDED ACTION:**

The office and break room uses are secondary to the primary maintenance usage of this building. The oversight of not including these uses within the lease document can be remedied, therefore it is the recommendation of the City Manager that the City Council adopt Alternative No. 1.

**This alternative will direct the City Attorney to draft an amended lease agreement to clarify the proposed uses within the maintenance building and future ancillary uses, thereby allowing continued construction of the maintenance building as proposed.**

July 18, 2013

The Honorable Ann Campbell  
Mayor, City of Ames

City Council Members

515 Clark Avenue  
Ames, IA 50010

**RE: Proposed Amendment - Veenker Golf Course Maintenance Building  
Lease Agreement**

Dear Mayor Campbell and City Council Members:

The University supports the proposed amendment to the Veenker Golf Course Maintenance Building lease agreement. The new maintenance facility will replace existing facilities currently located in the flood plain. Activities at the facility will not differ from current activities. The new building will include offices, break room space, bathrooms and a shower, all of which existed in the old building at one point prior to flood damages.

Very truly yours,



Warren R. Madden  
Senior Vice President for Business and Finance

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**DO NOT WRITE IN THE SPACE ABOVE THIS LINE, RESERVED FOR RECORDER**  
Prepared by: Judy K. Parks, City Attorney, 515 Clark, Ames, Iowa 50010 (Phone: 515-239-5146)  
Return to: Ames City Clerk, P. O. Box 811, Ames, Iowa 50010-0811

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**ADDENDUM TO LEASE AGREEMENT**

**CITY OF AMES  
TO THE BOARD OF REGENTS, STATE OF IOWA ACTING FOR  
IOWA STATE UNIVERSITY OF SCIENCE AND TECHNOLOGY  
(Veenker Golf Course Maintenance Building in Moore Memorial Park)**

**THIS LEASE ADDENDUM** made this \_\_\_ day of August, 2013, between the City of Ames, Iowa, hereinafter called "City", and the Board of Regents, State of Iowa acting for the Iowa State University of Science and Technology, hereinafter called "University",

**WITNESSETH THAT:**

**WHEREAS**, the City and the University executed a Lease Agreement on March 27, 2012, concerning a golf facility maintenance building to be built by the University on land comprising a portion of the City's Moore Memorial Park; and,

**WHEREAS**, the Lease Agreement set forth specific uses which were approved for the maintenance building: and,

**WHEREAS**, in the course of construction it was determined that there may be other desirable uses both in the maintenance building currently under construction, as well as future ancillary uses that may be found necessary for this golf course maintenance building to best serve the golf course but which would not be allowed under the present terms of the Lease; and,

**WHEREAS**, amending the Lease Agreement will allow more flexibility for uses now known to be needed and as well as for future needs;

**NOW, THEREFORE,** in consideration of the premises, the City and University do hereby agree to amend §3 of the original Lease Agreement of March 27, 2012, to provide that said premises shall be used by the University solely as a golf maintenance building for Veenker Golf Course equipment and vehicles, with storage for tools, equipment, and other items necessary for the operation of Veenker Golf Course and the maintenance of its grounds as the primary use of said building, with ancillary uses, including, but not limited to, up to two offices and a break room, permitted therein. However, the outdoor storage of equipment, vehicles, tools, and other items associated with the above use shall not be permitted on the leased area, unless agreed upon in advance by the City and the University in writing.

**PROVIDED THAT** in all other terms and provisions the Original Lease Agreement shall remain in full force and effect.

**IN WITNESS THEREOF** the parties hereto have caused this lease to be signed by their duly authorized representatives as of the date first above written.

**IOWA STATE UNIVERSITY OF  
SCIENCE AND TECHNOLOGY**

By: \_\_\_\_\_  
Warren Madden  
Vice President for Business and Finance

**BOARD OF REGENTS, STATE OF IOWA**

By: \_\_\_\_\_  
Robert Donley  
Executive Director

**CITY OF AMES, IOWA**

By: \_\_\_\_\_  
Ann H. Campbell  
Mayor

By: \_\_\_\_\_  
Diane R. Voss  
City Clerk

## COUNCIL ACTION FORM

**SUBJECT: 2013/14 NEIGHBORHOOD IMPROVEMENT PROJECT GRANT**

**BACKGROUND:**

The City Council has appropriated Local Option Sales Tax funds to finance the Neighborhood Improvement Program (NIP). As listed in the approved Capital Improvements Plan, \$50,000 has been approved for neighborhood programs, with \$25,000 earmarked for the NIP and the remaining \$25,000 allocated for a broader array of neighborhood projects to be determined by the City Council.

There are two main goals of the NIP: (1) to strengthen a neighborhood's appearance with the addition of permanent physical improvements, and (2) to promote a greater sense of community through resident participation in a neighborhood project.

Each project application is rated on the following 100-point system. A project must achieve at least 50 points to be considered:

Resident Involvement (30 points maximum):\*

...the number of residents donating their time and/or labor to accomplish the project

...the number of residents donating funds to the project

\*10 points 1-25 people; 20 points 26-50 people; 30 points over 50 people

Project Impact (30 points maximum):\*\*

...the number of residents who will be positively affected by the improvement

\*\*10 points 1-25 people; 20 points 26-100 people; 30 points over 100 people

Safety (10 points maximum):

...enhancement of safety in the neighborhood

Public Space (10 points maximum):

...promotion of social interaction by utilizing public space

Improved Housing (10 points maximum)

Environment (10 points maximum):

...support for the environment



Two new grant applications for FY 2013/14 have been received and evaluated by the Review Panel. Both applications received more than the required number of points to be recommended for approval by the City Council. A total of \$4,030 is being requested in City NIP funding. There is \$22,374.73 remaining out of the \$25,000 allocation in the NIP Capital Improvements Plan account for FY 2013/14.

The projects are as follows:

**BLOOMINGTON TOWNHOME NEIGHBORHOOD POND LANDSCAPING PROJECT:**

A prairie wildflower bed will be established around the pond at the entrance to the neighborhood. In addition to the pond landscaping, neighborhood residents will be gathering to add mulch around trees, paint foundations, and trim trees for those who need assistance. The list of plant species will be approved by the City. Benches will be constructed out of large boulders on the east side of the pond to provide areas for residents to get together to relax by the pond. All ongoing maintenance will be provided by the neighborhood residents.

The total cost of the project is \$5,000. Requested City grant funding is in the amount of \$2,500. The residents of the neighborhood will be providing in-kind labor and cash in the amount of \$2,500.

**BROOKSIDE SOUTH NEIGHBORHOOD STREET PAINTING PROJECT:** The purpose of this grant application is to bring the neighborhood residents together for a street painting project. The plan for the painting is a seasonal mural; the design of which has been approved by all residents of the neighborhood. Lee Street is one-block long, and the mural will span the length of the Street. It will serve as the location for occasional neighborhood picnics and parties after the appropriate block party permit has been approved by the City. The City's Transportation Engineer has approved the project.

The total cost of the project is \$1,530. Requested City grant funding is in the amount of \$1,530. The residents of the neighborhood will be providing in-kind labor in the amount of \$1,530.

**ALTERNATIVES:**

1. The City Council can approve the expenditure of \$2,500 and \$1,530 to fund NIP grants for the Bloomington Townhome Neighborhood Pond Landscaping Project and Brookside South Neighborhood Street Painting Project, respectively.
2. The City Council can reject the projects for funding.

**MANAGER'S RECOMMENDED ACTION:**

Supporting projects that strengthen neighborhoods is in keeping with one of the City Council's goals. It is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving Neighborhood Improvement Program grants in the amount of \$2,500 and \$1,530 for the Bloomington Townhome Neighborhood Pond Landscaping Project and Brookside South Neighborhood Street Painting Project, respectively.

**COUNCIL ACTION FORM**

**SUBJECT: 2013/14 COMMUNITY DEVELOPMENT BLOCK GRANT PUBLIC FACILITIES NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS (SOUTH MAPLE AVENUE)**

**BACKGROUND:**

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

This project is part of the 2013/14 Community Development Block Grant (CDBG) Annual Action Plan. The project is to reconstruct the existing roadway on South Maple Avenue from South 4<sup>th</sup> Street to approximately 125' south of South 2<sup>nd</sup> Street. South Maple Avenue is in a targeted census tract where at least 51 percent of the residents have income at or below 80 percent of the Story County median income limits.

The South Maple Avenue project includes pavement reconstruction, curb/gutter and driveway approach replacement, infill of sidewalk along O'Neil Park, sidewalk ramp reconstruction at intersections, and sodding of all disturbed areas. This project is being bid with a base bid plus an alternate for an asphalt pavement section or a concrete pavement section. The project will be awarded based on the lowest cost of the base bid plus one of the pavement alternates. Additionally, a section of water main at the intersection of South 3<sup>rd</sup> and South Maple will also be replaced.

Staff has completed plans and specifications with estimated construction costs of \$459,907. The project will be financed with \$450,000 in CDBG funds along with \$30,000 from the 2013/14 Water System Improvements Program to cover the water main costs. Engineering and construction administration, estimated in an amount of \$69,000, will be financed by unobligated G.O. Bond funds since CDBG funds may not be used for staff design and project inspection.

**ALTERNATIVES:**

1. Approve the 2013/14 CDBG Public Facilities Neighborhood Infrastructure Improvements Program – South Maple Avenue (South 4<sup>th</sup> Street to approximately 125' south of South 2<sup>nd</sup> Street) by establishing August 21, 2013, as the date of letting and August 27, 2013, as the date for report of bids.
2. Do not proceed with this project.

**MANAGER'S RECOMMENDED ACTION:**

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

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the 2013/14 CDBG Public Facilities Neighborhood Infrastructure Improvements Program – South Maple Avenue (South 4<sup>th</sup> Street to approximately 125' south of South 2<sup>nd</sup> Street) by establishing August 21, 2013, as the date of letting and August 27, 2013, as the date for report of bids.

**COUNCIL ACTION FORM**

**SUBJECT: WATER POLLUTION CONTROL FACILITY TRICKLING FILTER  
PUMPING STATION CHECK VALVE REPLACEMENT**

**BACKGROUND:**

The Water Pollution Control Facility (WPCF) was constructed in 1989. The pump check valves in place at the Trickling Filter Pumping Station (TFPS) are original to the 1989 construction. The check valves on the TFPS's four process pumps have reached the end of their useful life and are beginning to fail. The check valves are needed to ensure that process flows are conveyed to the next step of the treatment process without short circuiting through pumps that are not running.

Staff has prepared plans and specifications for the replacement of four check valves. The estimated cost for this project is as follows:

Check Valve Replacement	\$60,000
Contingency, 15%	\$ 9,000
<hr/>	
Total Valve Cost	\$69,000

The FY 13/14 WPC CIP reflects \$70,000 for this check valve replacement project.

**ALTERNATIVES:**

1. Issue preliminary approval of plans and specifications for the replacement of the WPC Trickling Filter Pumping Station pump check valves and issue a notice to bidders setting September 4, 2013 as the bid due date and September 10, 2013 as the date of public hearing.
2. Do not issue preliminary approval of plans and specifications and a notice to bidders at this time.

**MANAGER'S RECOMMENDED ACTION:**

The WPCF's TFPS pump check valves are critical for the operation of the WPCF. **Failing to address these issues now may result in significant failures in the future that could result in environmental harm.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative 1, thereby issuing preliminary approval of plans and specifications and issuing a notice to bidders setting September 4, 2013 as the bid due date and September 10, 2013 as the date of public hearing.

**COUNCIL ACTION FORM**

**SUBJECT: PRELIMINARY PLANS AND SPECIFICATIONS FOR AMES PLANT SUBSTATION IMPROVEMENTS**

**BACKGROUND:**

**There are two separately-budgeted capital improvement projects (CIP) occurring at the Ames Plant substation.** One is for the Ames Plant Switchyard, which includes the replacement of 69kV switchyard relay and controls, breakers and associated equipment; while the other is at the adjoining Ames Plant Distribution Substation, which includes Switchgear replacement and a feeder. **This Council Action Form is for the construction and installation portion of all equipment and new feeder at this site.** Because these two project sites are interrelated and situated on adjoining sites, it is most cost effective and efficient to bid them under a single bid to secure competitive pricing for the complete installation, rather than to bid two smaller-scope projects separately.

**Ames Plant Switchyard**

This project **includes the construction portion of the Ames Plant 69kV Switchyard relay and controls replacement.** The 69kV switchyard relaying and controls are currently located inside the Power Plant. This requires long runs of aged control cable between the Power Plant and switchyard, running beneath portions of the Water and Pollution Control's administration office. Some of the control cables are no longer operational and some conduits have collapsed and are not accessible for repair. By installing modern, programmable relays and updated controls in this location and using the previously-installed fiber-optic communications, long-term reliability can be improved by eliminating the obsolete and maintenance-intensive electro-mechanical relays and aged, lengthy control circuits that are no longer accessible for repair. The relaying and controls for the 69kV switchyard and other listed substations are critical components that play a significant role in overall electric system reliability. Included in this project is the replacement of aging and/or overstressed equipment on the Switchyard bus such as switches, lightning arrestors, potential transformers and the 69kV Breaker which serves the MidAmerican 69kV tie line – these materials have been approved by Council for purchase under a prior council action and will be installed under this construction project.

Additionally, some of the existing relays at the Stange Road, Dayton Avenue and Haber Road substations are also obsolete electro-mechanical devices that need to be replaced as part of this CIP to complete a coordinated 69kV looped scheme using the available fiber-optic communications previously installed. **The additional work to**

**furnish and install these remote terminal relay and controls at Dayton Avenue, Stange Road and Haber Road substations will be brought before the City Council for approval at a later time.**

### **Ames Plant Distribution Substation**

This project also **includes the construction portion of the Ames Plant Distribution Substation Switchgear replacement and feeder extension.** This substation is one of the older substations having electro-mechanical distribution relays, air blast 13.8kV breakers, and no main breaker. The DC batteries are currently located inside the Power Plant and the cabling runs beneath the Water Plant Administration building in ducts that are partially collapsed.

Included in this project is the installation of two Breakers and associated switches which work in coordination with new relays and controls to provide enhanced protection to critical distribution power transformers at this substation—these transformers serve distribution feeder loads (including the hospital) as well as the 13.8kV Plant bus. These materials have been approved by Council for purchase under a prior council action and will be installed under this construction project. We will also be replacing the existing 13.8kV metal clad switchgear with an expanded, modern switchgear including vacuum breakers, a main breaker, and batteries. **Plans and Specs for the replacement switchgear will be brought to the City Council for approval in the future as a separate bid item. However, installation is included under this work.** Distribution relaying will be upgraded from electro-mechanical to modern microprocessor controlled relays.

This project also includes a feeder termination at the substation for a future feeder extension west along 6<sup>th</sup> Street to carry portions of the downtown load currently served by the 4kV network provided by the Power Plant. The new feeder will help to limit exposure of the Power Plant bus to distribution faults, thereby improving Power Plant reliability.

**Council should note that a portion of the substation materials for the Ames Plant Distribution Substation Project were previously approved by Council, but the funding source for those materials was incorrectly reported to Council as being included entirely within the budget for the Ames Plant Switchyard Project, but a portion of those materials awarded at the July 23, 2013 meeting were also for the Ames Plant Distribution Substation Project.** The corrected division of costs between capital improvement projects is correctly reported below between the two related CIP projects.

**This portion of the project is the materials installation phase. The Engineer's estimate of this phase is \$875,000. Of this, \$570,000 is for the Ames Plant Switchyard Project and \$305,000 is for the Ames Plant Distribution Substation Project.** Council should note that a separate report is also being presented to Council on this same meeting agenda for the purchase of controls panels for this project.

The approved FY2013/14 CIP for Electric Services includes \$1,700,000 for engineering,

materials and construction under the Ames Plant 69kV Switchyard Relay and Control Replacement project with Iowa State University contributing an estimated \$319,600 to the cost.

**To date the project budget has the following items encumbered:**

**Ames Plant Switchyard**

<b>\$1,700,000.00</b>	<b>Amount Budgeted for Project</b>
\$122,700.00	Encumbered Engineering for Ames Plant (A.P.) Switchyard (Approved by City Council on April 24, 2012.)
\$56,377.35	Actual cost for SF6 circuit breakers. (Awarded by City Council on July 23, 2013)
\$122,868.40*	Actual cost for electrical materials. (Awarded by City Council on July 23, 2013) * This amount includes applicable sales taxes to be paid directly by the City of Ames to the State of Iowa.
<u>\$350,000.00</u>	Estimated cost for control panels. (see Control Panels Council Action Form on this Council meeting agenda)
<b>\$651,945.75</b>	<b>Total committed to Date</b>
<b>\$570,000.00</b>	<b>Estimated cost for materials installation phase for the Ames Plant Switchyard Project – this item (pending Council approval of plans and specifications for this agenda item)</b>
\$478,054.25	Amount available to complete project (Relay and Controls equipment and installation at other substation.)

The approved FY2013/14 CIP for Electric Services includes \$1,160,000 budgeted for construction under the Ames Plant Distribution Substation Switchgear and Feeder Extension project, which is not cost-shared by ISU.



**Ames Plant Distribution Substation**

<b>\$1,160,000.00</b>	<b>Amount Budgeted for Project</b>
\$210,000.00	Encumbered Engineering for Ames Plant (A.P.) Distribution Substation (Approved by City Council on April 24, 2012.)
\$112,754.50	Actual cost for SF6 circuit breakers. (Awarded by City Council on July 23, 2013)
\$9,466.00*	Actual cost for electrical materials. (Awarded by City Council on July 23, 2013) * This amount includes applicable sales taxes to be paid directly by the City of Ames to the State of Iowa.
<b>\$332,220.50</b>	<b>Total committed to Date</b>
<b>\$305,000.00</b>	<b>Estimated cost for materials installation phase for the Ames Plant Distribution Substation Project – this item (pending Council approval of plans and specifications for this agenda item)</b>
\$522,779.50	Amount available to complete project (Switchgear)

**ALTERNATIVES:**

1. Approve the plans and specifications for the Ames Plant Switchyard and Distribution Substation Improvements and set September 11, 2013, as the bid due date and September 24, 2013, as the date of hearing and award of contract.
2. Do not approve the plans and specifications at this time.

**MANAGER'S RECOMMENDED ACTION:**

Even though we budgeted for two separate projects for work at the same substation, it will be more cost-effective and efficient to bid these as a single project. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

**COUNCIL ACTION FORM**

**SUBJECT: PRELIMINARY PLANS AND SPECIFICATIONS FOR CONTROL PANELS—AMES PLANT SWITCHYARD**

**BACKGROUND:**

**This portion of the “Ames Plant Switchyard Relay & Controls Upgrade” project is for the purchase of control panels and related accessories. The Engineer’s estimate of the cost of these control panels is \$350,000.** Council should note that a separate report is also being presented to Council on this same meeting agenda for the materials installation phase of this project. Upon City Council approval and receipt of favorable bids, the controls panels will be ordered.

The approved FY2013/14 CIP for Electric Services includes \$1,700,000 for engineering, materials and construction of this project with Iowa State University contributing an estimated \$319,600 to the cost. To date the project budget has the following items encumbered:

<b>\$1,700,000.00</b>	<b>Amount Budgeted for Project</b>
\$122,700.00	Encumbered Engineering for Ames Plant Switchyard (Approved by City Council on April 24, 2012.)
\$56,377.35	Actual cost for SF6 circuit breakers. (Awarded on 7/13/ 2013)
\$122,868.40*	Actual cost for electrical materials. (Awarded by City Council on July 23, 2013) *This amount includes applicable sales taxes to be paid directly by the Ames to the State of Iowa.
<u>\$570,000.00</u>	Estimated cost for materials installation phase for the Ames Plant Switchyard Project (see Ames Plant Council Action Form on this Council meeting agenda)
<b>\$871,945.75</b>	<b>Total committed to Date</b>
<b>\$350,000.00</b>	<b>Estimated cost for Control Panels for the Ames Plant Switchyard Project – this item (pending Council approval of plans and specifications for this agenda item)</b>
\$478,054.25	Amount available to complete project (Relay and Controls equipment and installation at other substations.)

**ALTERNATIVES:**

1. Approve the plans and specifications for the Controls Panels and set August 28, 2013, as the bid due date and September 10, 2013, as the date of hearing and award of contract.
2. Do not approve the plans and specifications at this time.

**MANAGER'S RECOMMENDED ACTION:**

This equipment is necessary to complete the project at the Ames Plant Switchyard which is necessary for Electric Services to continue providing safe, reliable, service to the customers in the City. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

**COUNCIL ACTION FORM**

**SUBJECT: 2013/14 WATER SYSTEM IMPROVEMENTS PROGRAM – WATER MAIN REPLACEMENT (SHELDON AVENUE)**

**BACKGROUND:**

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

**This project entails replacing an aged 6-inch cast iron water main along Sheldon Avenue from West Street north and west to Hyland Avenue. This project is anticipated to be completed ahead of the Sheldon Avenue pavement reconstruction project that is scheduled for the summer of 2014.**

Staff completed plans and specifications with estimated construction costs of \$167,370. Engineering and construction administration costs for this project are estimated at \$25,100 bringing total project costs to \$192,470. Project funding is shown in the 2013/14 Capital Improvements Plan in the amount of \$975,000 from the Water Utility Fund.

The 2013/14 Water System Improvements Program includes expenses as follows:

<b>Sheldon Avenue Water Main Replacement (This Project)</b>	<b>\$167,370</b>
South Franklin/Tripp/Village Water Main Replacement (Est.)	\$326,255
Southeast 5 <sup>th</sup> Street Water Main Replacement (Estimated)	\$170,000
13/14 CDBG – South Maple (Estimated)	\$ 30,000
Water Service Transfers (8 <sup>th</sup> Street and 10 <sup>th</sup> Street) (Estimated)	\$ 98,300
Engineering and Contract Administration (Estimated)	<u>\$175,000</u>
	\$966,925

**ALTERNATIVES:**

1. Approve the 2013/14 Water System Improvements – Water Main Replacement (Sheldon Avenue) by establishing September 11, 2013, as the date of letting and September 24, 2013, as the date for report of bids.

2. Do not approve this project.

**MANAGER'S RECOMMENDED ACTION:**

By approving these plans and specifications, it will be possible to improve the reliability of the water system and to improve water quality for our citizens and in this area and to complete the project ahead of the Sheldon Avenue pavement reconstruction project.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the 2013/14 Water System Improvements – Water Main Replacement (Sheldon Avenue) by establishing September 11, 2013, as the date of letting and September 24, 2013, as the date for report of bids.

**COUNCIL ACTION FORM**

**SUBJECT: 2013/2014 ASPHALT/SEAL COAT STREET REHABILITATION AND THE 2013/14 WATER SYSTEM IMPROVEMENTS PROGRAM – WATER MAIN REPLACEMENT (TRIPP STREET, SOUTH FRANKLIN, VILLAGE DRIVE)**

**BACKGROUND:**

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

**The locations for water main replacement with this project are Tripp Street from Hilltop Road to South Franklin, South Franklin from Tripp Street north approximately 430 feet, and Village Drive.**

Due to the location of the existing water main under the seal coat street, this project will include seal coat replacement on Tripp Street from Hilltop Drive to South Franklin. This is intended to minimize the inconvenience to area residents by consolidating these projects into one construction season. Additionally, combining this work should provide cost savings to the City by minimizing patching costs related to the water main work.

Staff has completed plans and specifications for this contract with a total estimated construction cost of \$475,117. Engineering and construction administration costs are estimated at \$71,270, bringing total estimated costs for this portion to \$546,387.

Programmed funding and projected expenses are summarized below:

	<u>Expenses</u>	<u>Funding</u>
G.O. Bonds		\$ 175,000
Water Funds		\$ 380,000
2013/14 Asphalt/Seal Coat Street Rehab (estimated)	\$ 148,862	
2013/14 Water System Improvements (estimated)	\$ 326,255	
Engineering (estimated)	\$ 71,270	
Totals	\$ 546,387	\$ 555,000

The Asphalt/Seal Coat Street Rehabilitation program is shown in the 2013/14 Capital Improvements Plan with \$1,120,000 in available funding and the Water System Improvements Program is shown in the 2013/14 CIP with \$975,000 in funding. Remaining Asphalt/Seal Coat Street Rehabilitation program funds will be utilized on other streets as guided by the Pavement

Management System and remaining Water System Improvement funds will be utilized at other prioritized locations.

**ALTERNATIVES:**

1. Approve the 2013/14 Asphalt/Seal Coat Street Rehabilitation and the 2013/14 Water System Improvements – Water Main Replacement (Tripp Street, South Franklin, Village Drive) by establishing September 11, 2013, as the date of letting and September 24, 2013, as the date for report of bids.
2. Do not approve this project.

**MANAGER'S RECOMMENDED ACTION:**

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

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the 2013/14 Asphalt/Seal Coat Street Rehabilitation and the 2013/14 Water System Improvements – Water Main Replacement (Tripp Street, South Franklin, Village Drive) by establishing September 11, 2013, as the date of letting and September 24, 2013, as the date for report of bids. **Bidding this project now will provide the successful contractor the option of performing the work in the fall of 2013 or the spring of 2014.**

**COUNCIL ACTION FORM**

**SUBJECT: AWARD OF CONTRACTS FOR 2013 SOFTBALL FIELD FENCING & LIGHTING PROJECT AT SOUTH RIVER VALLEY PARK**

**BACKGROUND:**

This project is to replace fencing and lighting on two softball diamonds in the South River Valley Park. The current fencing is old and is a potential safety hazard. The lighting is currently inadequate. The budget for this project is \$260,000. The architectural/engineering firm's original estimate for construction of this project was \$293,000.

Thus far, \$14,500 has been used for design fees and \$8,500 for soil borings at the site. This brings the remaining budget to \$237,000 for construction.

**Softball Field Fencing Project:**

Bidder	Base Bid:	Add Alt. #1 (backstop 16' high rather 12')	Add Alt. #2A (expanding width of backstop an additional 10')	Add Alt. #2B (add 10' width to 16' high backstop)	Add Alt. #3A (manufactured foul poles)	Add Alt. #3B (custom designed foul poles)	Max. Total With Alternates (#1, #2B, #3B)
Des Moines Steel Fence Co. Inc., Des Moines IA	\$47,890	\$1,710	\$1,570	\$2,080	\$3,720	\$3,870	\$55,550

Softball Field Lighting Project: Bidder	Base Bid:	Add Alt. #1 (upgrade to "competitive" lighting)	Deduct Alt. #2 (direct bury the wiring)	Add Alt. #3 (new wire to scoreboards)	Add Alt. #4 (new wiring to irrigation systems)	Max. Total With Alternates (excluding #2)
Van Maanen Electric, Inc., Newton IA	\$173,000	\$38,500	\$-5,600	\$2,200	\$3,200	\$216,900
Ardent Lighting Group LLC, Knoxville, IA	\$193,114	\$31,755	\$-1,545	\$5,199	\$5,153	\$235,221

Regarding the fencing alternates, only Alternate #3B was selected so these two diamonds at South River Valley will look just like the four diamonds at North River Valley.

Since the City's softball program is focused predominantly on recreational leagues, the base bid includes lighting that meets the Amateur Softball Association's standard for this type of play. Deduct Alternate #2 has been selected so the wire will be direct buried versus using conduit. Alternate #'s 3 & 4 are being selected because this is good opportunity to upgrade the wire to these amenities. There is also a good chance this wiring may be cut when installing the lights and it will be better to install new wiring versus splicing the old.



## **ALTERNATIVES:**

1. Award the fencing bid to Des Moines Steel with the Base Bid and Alternate #3B (\$51,760) and the lighting bid to Van Maanen Electric with the Base Bid and Alternates #2, #3, and #4 (\$172,800).

This alternative would total \$224,560 which is well within the available budgeted funding.

2. Award the fencing base bid to Des Moines Steel with some other combination of alternates or the lighting base bid to Ardent Lighting Group with some other combination of alternates.
3. Reject all bids.

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

**The proposed project will provide much needed improvements to two softball fields, reducing the safety hazard of the old fencing and improving the lighting.**

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby awarding the fencing bid to Des Moines Steel with the Base Bid and Alternate 3B (\$51,760) and the lighting bid to Van Maanen Electric with the Base Bid, Alternates #2, #3, and #4 (\$172,800).

**COUNCIL ACTION FORM**

**SUBJECT: AWARD OF CONTRACT TO FURNISH CABLE AND WIRE FOR THE ELECTRIC SERVICES DEPARTMENT**

**BACKGROUND:**

This bid is for the purchase of 9,000 feet of 500 KCMIL cable and 2,000 feet of 4/0 wire to replenish inventory for the Electric Services Department. Both are kept on hand in order to insure availability. Typically, both are used to provide service for commercial and residential applications. It is also necessary to meet the anticipated needs of the Electric Services Department for new construction and maintenance.

On July 12, 2013, an invitation to bid (IFB) document was issued to twenty-three firms. The RFQ was advertised on the Current Bid Opportunities section of the Purchasing webpage.

On July 24, 2013, three bids were received as shown below:

BIDDER	BID PRICE	ALTERNATE*
<b>WESCO Distribution Des Moines, IA</b>	\$150,110.30	<b>\$103,790.00</b>
RESCO Ankeny, IA	\$115,183.90	
Bell Electrical Supply Co., Inc. Woodside, NY	Non- Responsive	

\*The alternate bid is for Okonite's standard cable which is a non-strand-filled cable which is acceptable to the Electric Services.

After evaluation, staff determined that the bid submitted by Bell Electrical Supply Co., Inc. is non-responsive because they did not provide a bid from an approved manufacturer.

**As a result, two bids remained for consideration. Staff has concluded that the apparent low alternate bid in the amount of \$103,790.00 (inclusive of Iowa sales tax) submitted by WESCO Distribution, Des Moines, IA, is acceptable.**

The City Council should note that due to the metal content of this product, both bidders attached a metal escalation/de-escalation clause due to the volatile market for metal, which may adjust the price on the day the cable is ordered. While this is not an ideal situation for the City, this cable is necessary to the efficient operation of the utility.

**ALTERNATIVES:**

1. Award a contract to WESCO Distribution, Des Moines, IA, for the purchase of 500 KCMIL cable and 4/0 wire, in the amount of \$103,790.00 (inclusive of Iowa sales tax), subject to metals adjustment at time of order.
2. Award a contract to RESCO, Ankeny, IA, for the purchase of 500 KCMIL cable and 4/0 wire, in the amount of \$115,183.90 (inclusive of Iowa sales tax), subject to metals adjustment at time of order.
3. Reject all bids and attempt to purchase 500 KCMIL cable and 4/0 wire on an as needed basis.

**MANAGER'S RECOMMENDED ACTION:**

It is important to purchase cable and wire at the lowest possible cost with minimal risk to the City. It is also imperative to have both available to meet customer needs. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

**COUNCIL ACTION FORM**

**SUBJECT: FLEET REPLACEMENT PROGRAM – PIPE INSPECTION SYSTEM**

**BACKGROUND:**

The City has one truck-mounted pipe inspection video system, which was manufactured by Aries Industries of Waukesha, Wisconsin. This system includes a specialized camera, camera transporter, 1,000 feet of powered video cable and reel, computer system and software, and associated equipment. This system is used to inspect and record sanitary and storm sewer pipe. The upgrade to this system was approved in the fiscal year 12/13 budget, but it is being carried into the 13/14 budget year. This delay is due to technology changes that required more research time and review of more expensive options, which were not anticipated for this upgrade of the current equipment and software.

The upgrade includes replacing antiquated electronic equipment, reconditioning of equipment to be retained, update software, and adding a larger camera transporter for use in the City's storm sewer system.

Because the system components are brand-specific for compatibility, and Aries Industries has proprietary vendors, Mid-Iowa Solid Waste Equipment Company of Johnston, Iowa, is the sole provider of Aries equipment for central Iowa.

**The 2012/13 budget included \$25,000 in operating fund support that is being carried over as funding for this purchase in addition to \$54,000 from the Fleet Replacement Fund.**

**QUOTE:**

<u>Vendor</u>	<u>Make</u>	<u>Quote</u>
Mid-Iowa Solid Waste Equip. Co.	Aries System Upgrade	<b>\$78,996</b>

**FUNDING:**

Fleet Replacement Fund	\$54,000
Public Works operating funds support	<u>\$25,000</u>
	<b>\$79,000</b>

**ALTERNATIVES:**

1. Award this quote to upgrade the City's Pipe Inspection Video System to Mid Iowa Solid Waste Equipment Company of Johnston, Iowa, in the amount of \$78,996.
2. Delay award to gather additional information.

3. Reject this quote.

**MANAGER'S RECOMMENDED ACTION:**

The Director of Fleet Services and Public Work's staff agree that upgrading this equipment versus replacing it at this time is the best option at the lowest cost. New equipment and software is significantly higher cost and will require more time to build up the replacement fund reserves to make that purchase in several years.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby awarding this quote to upgrade the City's Pipe Inspection Video System to Mid-Iowa Solid Waste Equipment Company of Johnston, Iowa, in the amount of \$78,996.



# MEMO

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

**From:** City Clerk's Office

**Date:** August 9, 2013

**Subject:** Contract and Bond Approval

There are no Council Action Forms for Item Nos. 19 through 23. Council approval of the contract and bond for these projects is simply fulfilling a *State Code* requirement.

/jr

**COUNCIL ACTION FORM**

**SUBJECT: ACCEPTANCE OF COMPLETION OF POWER PLANT BOILERS AND MAINTENANCE CONTRACT WITH PLIBRICO COMPANY**

**BACKGROUND**

The Electric Utility has two coal-fired, high-pressure steam generation units within the City's Power Plant, referred to as Unit No. 7 and Unit No. 8. These units require regular professional maintenance and repair. This consists of both emergency and planned repairs and service.

On June 10, 2008, City Council awarded a contract to Plibrico Company, LLC. That contract included four optional twelve-month renewal periods. On June 26, 2012, City Council approved the **fourth and final renewal of this contract in an amount not to exceed \$475,000.**

All of the work in this final contract period has been completed. The total contract amount for work performed during that period was \$430,383.21.

All of the requirements of the contract have been met by Plibrico Company, LLC, and the Power Plant Engineer has provided a certificate of completion.

**ALTERNATIVES:**

- 1) Accept completion of the contract with Plibrico Company, LLC, for the FY2012/13 Power Plant Boilers and Maintenance Contract.
- 2) Delay acceptance of this contract.

**MANAGER'S RECOMMENDED ACTION:**

The contractor for the Power Plant Boilers and Maintenance Contract has completed all of the work for the 2012/13 period. The Power Plant Engineer has issued a certificate of completion on the work. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

**COUNCIL ACTION FORM**

**SUBJECT: WPC FACILITY BIOSOLIDS DISPOSAL OPERATIONS CONTRACT COMPLETION**

**BACKGROUND:**

On June 12, 2012, City Council awarded a contract to Nutri-Ject Systems, Inc. in the amount of \$48,974.66. Nutri-Ject was contracted to complete the final year of a three-year, 2,500,000 gallon, biosolids disposal operation at the Water Pollution Control Facility (WPC).

On November 27, 2012, City Council approved a change order in the amount of \$139,589.34 for an amended contract total of \$188,564 to have Nutri-Ject Systems, Inc. perform additional biosolids disposal and basin dewatering necessary to complete the WPC Facility biosolids lagoon and equalization basin liner replacement. The change order agreement increased the volume of biosolids to be disposed of to up to 4,980,362 gallons and included additional labor, material, and equipment charges necessary to perform the additional work.

Nutri-Ject Systems, Inc. has satisfactorily completed the biosolids disposal operation work and additional work associated with the basin liner replacement. The total volume of biosolids disposed of was 3,450,362 gallons, which resulted in a lower final disposal cost of \$164,057.79.

**ALTERNATIVES:**

1. Accept complete of the third, and final, contract with Nutri-Ject Systems, Inc of Hudson, Iowa for the amount of \$164,057.79.
2. Do not accept completion of the contract with Nutri-Ject Systems, Inc. at this time.

**MANAGER'S RECOMMENDED ACTION:**

Nutri-Ject Systems, Inc. has completed all work required under the contract to staff's satisfaction. Therefore, it is the recommendation of the City Manger that City Council adopt Alternative No. 1, thereby accepting completion of the third and final year of the three-year contract in the amount of \$164,057.79.



**COUNCIL ACTION FORM**

**SUBJECT:** PLAT OF SURVEY – 921 9<sup>th</sup> Street (Roosevelt School)

**BACKGROUND:**

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

- Conveyance parcel (per Section 23.307)
- Boundary line adjustment (per Section 23.309)
- Re-plat to correct error (per Section 23.310)
- Auditor's plat (per Code of Iowa Section 354.15)

The subject site is located at:

Street Address: 921 9<sup>th</sup> Street  
Assessor's Parcel #: 09003235060, 0903235065, 0903235070, 0903235090  
Legal Description: See attached  
Owner: RES Development, Inc.

**This plat consolidates ten platted lots and a portion of another lot into a single parcel, which will allow the owner to do the site plan work for the proposed Adaptive Reuse of the former Roosevelt School building.** A copy of the proposed plat of survey is attached for Council consideration.

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

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

- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable.

Under Section 23.308(5), the Council shall render by resolution a final decision of approval if the Council agrees with the Planning & Housing Director's preliminary decision.

**ALTERNATIVES:**

1. The City Council can adopt the resolution approving the proposed plat of survey if the Council agrees with the Planning & Housing Director's preliminary decision to approve the proposed plat of survey.
2. The City Council can deny the proposed plat of survey if the City Council finds that the requirements for plats of survey as described in Section 23.308 have not been satisfied.
3. The City Council can refer this back to staff and/or the owner for additional information.

**MANAGER'S RECOMMENDED ACTION:**

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

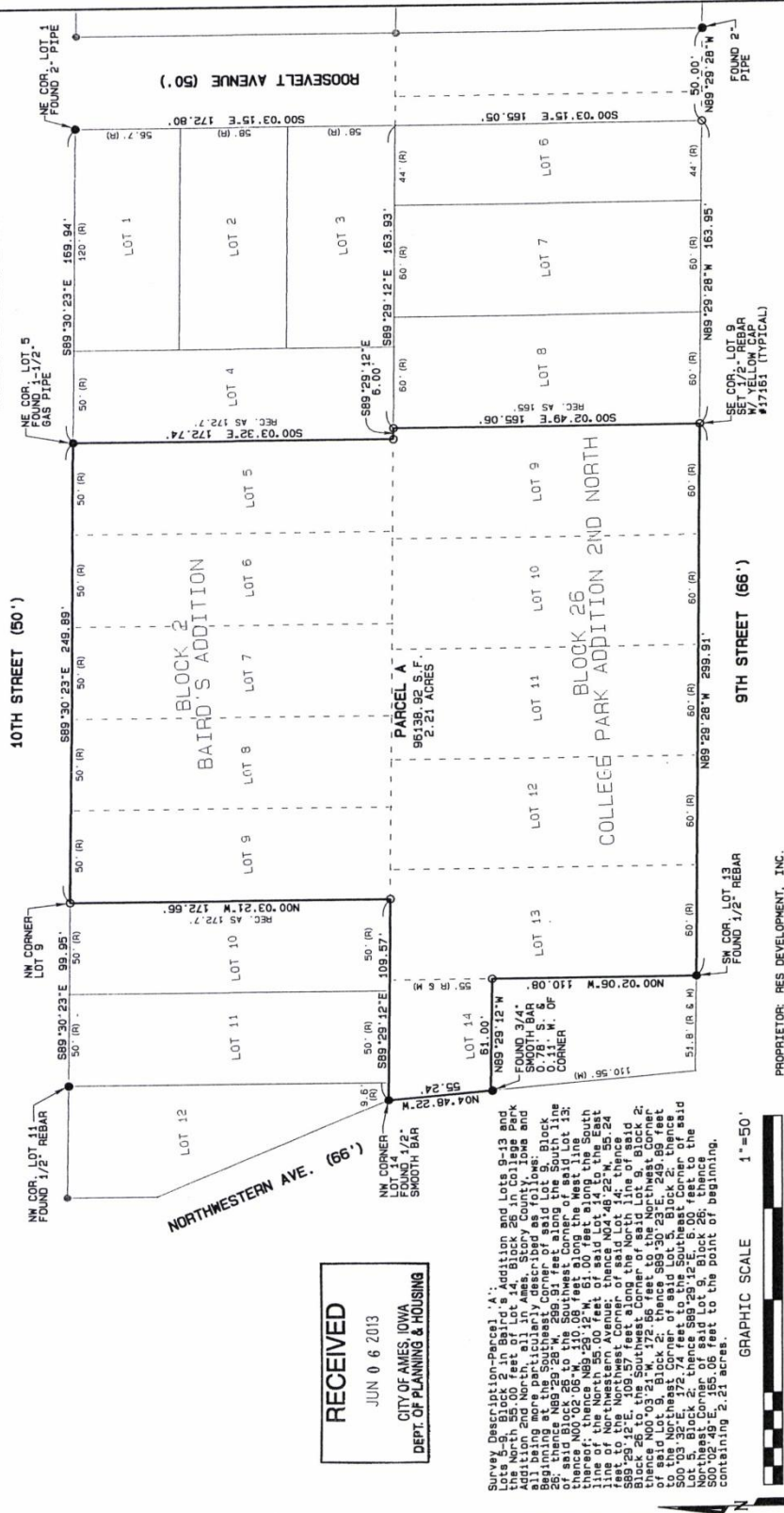
**Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby adopting the resolution approving the proposed plat of survey.**

Approval of the resolution will allow the applicant to prepare the official plat of survey and the Planning & Housing Director to review and sign the plat of survey confirming that it fully conforms to all conditions of approval. Once signed by the Planning & Housing Director, the prepared plat of survey may then be signed by the surveyor, making it the official plat of survey, which may then be recorded in the office of the County Recorder.

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

The Ames City Council approved this Plat of Survey on \_\_\_\_\_ and the surveyor certifies that it conforms to all conditions for approval.

Planning and Housing Director \_\_\_\_\_



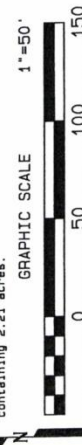
SE COR, LOT 9  
SET 1/2" REBAR  
W/ YELLOW CAP  
#17181 (TYPICAL)

SM COR, LOT 13  
FOUND 1/2" REBAR

PROPRIETOR: RES DEVELOPMENT, INC.  
SURVEY REQUESTED BY: LUKE JENSEN

**RECEIVED**  
JUN 06 2013  
CITY OF AMES, IOWA  
DEPT. OF PLANNING & HOUSING

Survey Description-Parcel A:  
Lots 9-13 in Baird's Addition and Lots 9-13 and Lot 14 in College Park Addition and Lot 14 in Block 26 in College Park Addition and all being more particularly described as follows:  
Beginning at the Southeast Corner of said Lot 9, Block 26, thence N89°29'12"E along the South line of said Lot 9, 150.08 feet to the Southeast Corner of said Lot 13, thence N00°02'05"W 110.08 feet along the West line thereof, thence N89°29'12"E 61.00 feet along the South line of said Lot 13, thence S89°29'12"E 110.08 feet to the Northwest Corner of said Lot 14, thence S89°29'12"E 61.00 feet to the Northwest Corner of said Lot 9, Block 26, thence N00°03'21"W 172.86 feet to the Northwest Corner of said Lot 9, Block 26, thence S89°29'12"E 110.08 feet to the Northwest Corner of said Lot 13, Block 26, thence N00°02'05"W 110.08 feet to the Southeast Corner of said Lot 9, Block 26, thence S89°29'12"E 61.00 feet to the Northwest Corner of said Lot 13, Block 26, thence N00°03'21"W 172.86 feet to the Northwest Corner of said Lot 9, Block 26, thence S89°29'12"E 110.08 feet to the Northwest Corner of said Lot 13, Block 26, thence N00°02'05"W 110.08 feet to the point of beginning, containing 2.21 acres.



**STUMBO & ASSOCIATES**  
LAND SURVEYING

510 S. 11TH STREET, SUITE #102 • AMES, IOWA 50010  
PH. 515-293-3684 • FAX 515-293-4403

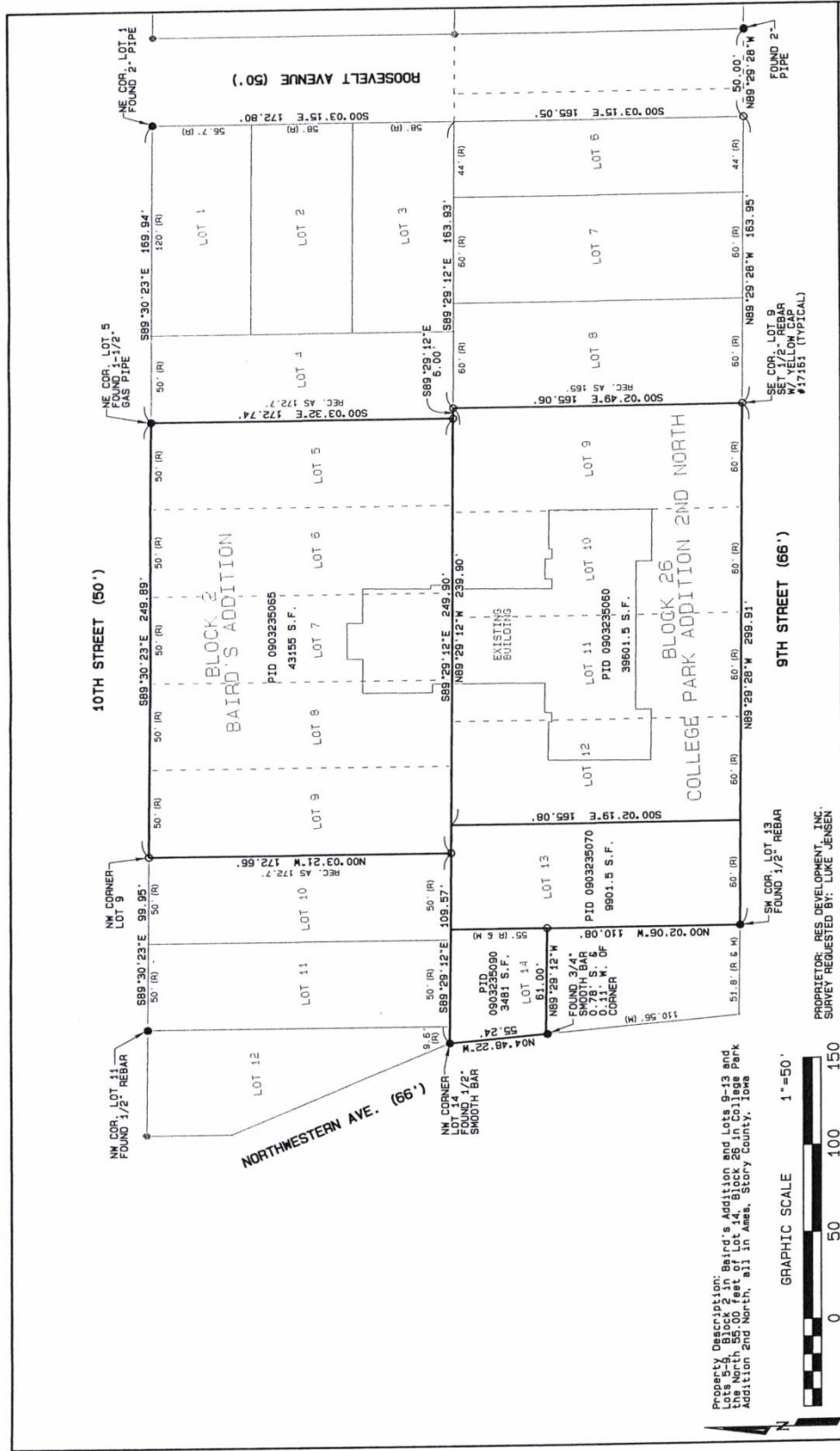
**PLAT OF SURVEY**

JOB #16576 DATE: 6/05/13 PAGE 1 of 1 Fieldwork Completed: 6/3/13

Date: \_\_\_\_\_  
R. Bradly Stumbo License #17181  
My license renewal date is December 31, 2013



Certification: I hereby certify that this land surveying was done by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.



Property Description: Baird's Addition and Lots 9-13 and the North 55.00 Feet of Lot 14, Block 26 in College Park Addition 2nd North, all in Ames, Story County, Iowa



**STUMBO & ASSOCIATES**  
**LAND SURVEYING**  
 510 S. 11TH STREET, SUITE #102 • AMES, IOWA 50010  
 PH. 515-233-3604 • FAX 515-233-4403

PROPRIETOR: RES. DEVELOPMENT, INC.  
 SURVEY REQUESTED BY: LUKE JENSEN

**SKETCH OF PROPERTY**

JOB #16576 DATE: 6/05/13 PAGE 1 of 1

**COUNCIL ACTION FORM**

**SUBJECT: SOMERSET SUBDIVISION 25<sup>TH</sup> ADDITION FINAL PLAT**

**BACKGROUND:**

On March 26, 2013, the City Council approved an amendment to the Preliminary Plat/Major Site Development Plan for the Somerset Subdivision. The amendment described development west of the Town Center West commercial area where previously a school had been planned. The development will consist of 73 dwelling units, which will include Country Houses, Side Yard Houses and Village Apartments. City Council is being asked to approve the Final Plat for that development.

A revised Preliminary Plat/Major Site Development Plan for Somerset Village incorporating the approved Plan amendments has been provided, which was a condition of Preliminary Plat approval. The proposed Final Plat complies with the approved Preliminary Plat.

Public improvements are under construction and a letter of credit for \$520,000 has been submitted to secure the completion of these public improvements. Sidewalks and street trees on London Drive will be completed lot-by-lot as homes are built, in accordance with the proposed Agreement for Sidewalk and Street Trees.

It can be concluded that the proposed subdivision complies with all relevant and applicable design and improvement standards of the Subdivision Regulations, to the City's Land Use Policy Plan, to other adopted City plans, ordinances and standards, and to the City's Zoning Ordinance.

**ALTERNATIVES:**

1. The City Council can approve the Final Plat for Somerset Subdivision 25<sup>th</sup> Addition.
2. The City Council can deny the Final Plat for Somerset Subdivision 25<sup>th</sup> Addition if it finds that it does not comply with the applicable ordinances, standards or plans.

**MANAGER'S RECOMMENDED ACTION:**

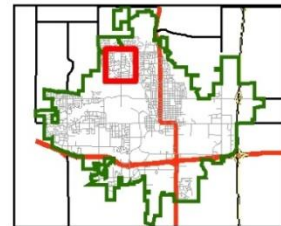
The proposed Final Plat for Somerset Subdivision 25<sup>th</sup> Addition is consistent with the City's existing subdivision and zoning regulations, to other City ordinances and standards, to the City's Land Use Policy Plan, and to the City's other duly adopted plans. Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving the Final Plat for Somerset Subdivision 25<sup>th</sup> Addition.



# ATTACHMENT 1: GENERAL LOCATION



**Location Map**  
**2714 & 2806**  
**George W. Carver Avenue**



## ATTACHMENT 2: APPLICABLE LAW

The laws applicable to this case file are as follows:

*Code of Iowa*, Chapter 354.8 states in part:

A proposed subdivision plat lying within the jurisdiction of a governing body shall be submitted to that governing body for review and approval prior to recording. Governing bodies shall apply reasonable standards and conditions in accordance with applicable statutes and ordinances for the review and approval of subdivisions. The governing body, within sixty days of application for final approval of the subdivision plat, shall determine whether the subdivision conforms to its comprehensive plan and shall give consideration to the possible burden on public improvements and to a balance of interests between the proprietor, future purchasers, and the public interest in the subdivision when reviewing the proposed subdivision and when requiring the installation of public improvements in conjunction with approval of a subdivision. The governing body shall not issue final approval of a subdivision plat unless the subdivision plat conforms to sections 354.6, 354.11, and 355.8.

*Ames Municipal Code* Section 23.303(3) states as follows:

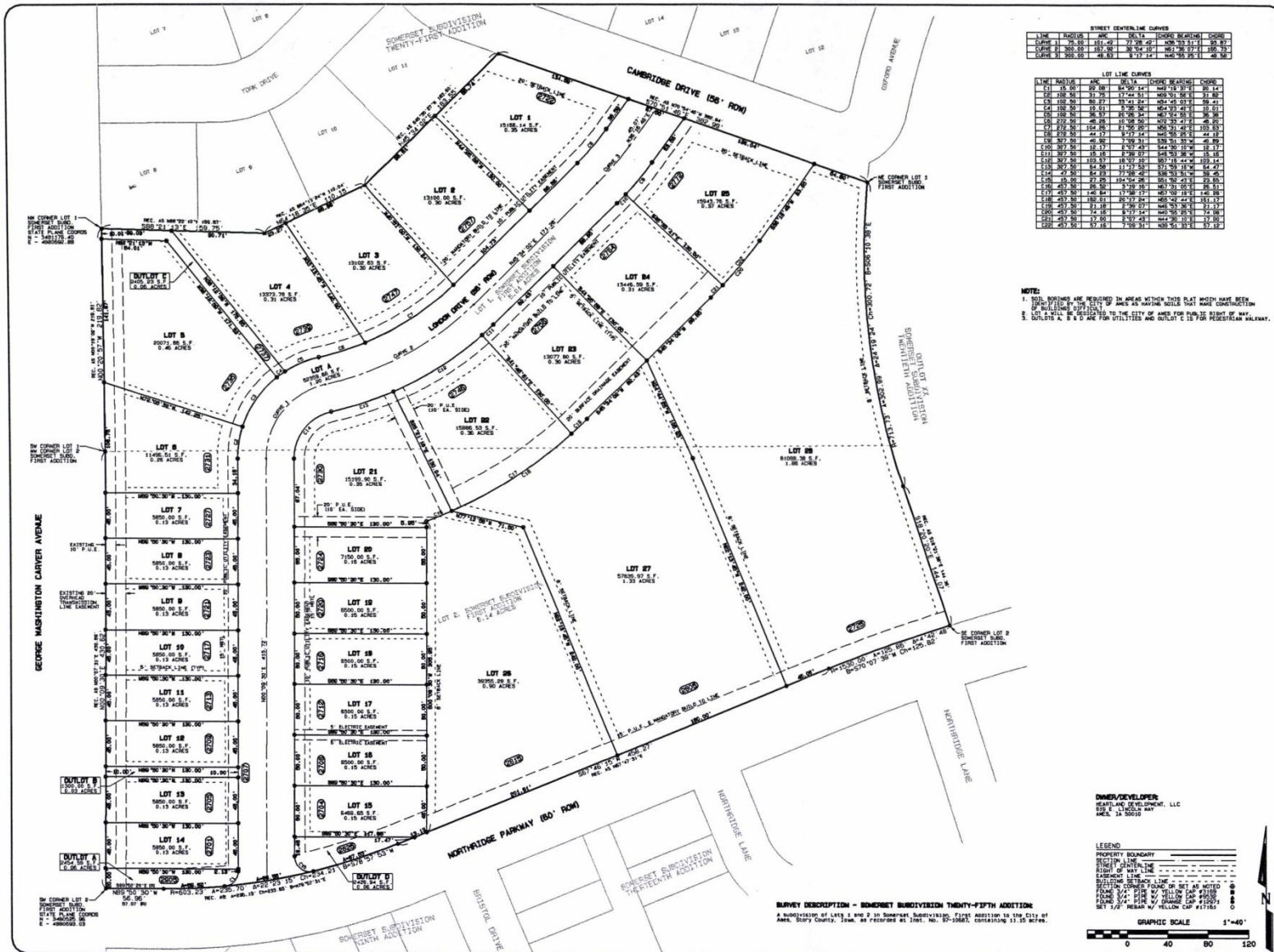
(3) City Council Action on Final Plat for Minor Subdivision:

(a) All proposed subdivision plats shall be submitted to the City Council for review and approval in accordance with Section 354.8 of the Iowa Code, as amended or superseded. Upon receipt of any Final Plat forwarded to it for review and approval, the City Council shall examine the Application Form, the Final Plat, any comments, recommendations or reports examined or made by the Department of Planning and Housing, and such other information as it deems necessary or reasonable to consider.

(b) Based upon such examination, the City Council shall ascertain whether the Final Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan and to the City's other duly adopted plans. If the City Council determines that the proposed subdivision will require the installation or upgrade of any public improvements to provide adequate facilities and services to any lot in the proposed subdivision or to maintain adequate facilities and services to any other lot, parcel or tract, the City Council shall deny the Application for Final Plat Approval of a Minor Subdivision and require the Applicant to file a Preliminary Plat for Major Subdivision.



# ATTACHMENT 3: FINAL PLAT



STREET CENTERLINE CURVES

LINE	BEARING	ARC	DELTA	TANGENT BEARING	CHORD
CURVE 1	S 85.00° W	181.00'	72.00° 42'	S 10.00° W	186.70'
CURVE 2	S 85.00° W	181.00'	72.00° 42'	S 10.00° W	186.70'
CURVE 3	S 85.00° W	48.00'	87.17° 14'	S 48.00° W	48.00'

LOT LINE CURVES

LINE	BEARING	ARC	DELTA	TANGENT BEARING	CHORD
C11	S 15.00° E	82.00'	84.20° 34'	S 49.18° E	82.14'
C12	S 15.00° E	71.00'	72.00° 42'	S 49.18° E	71.82'
C13	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C14	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C15	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C16	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C17	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C18	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C19	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C20	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C21	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C22	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C23	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C24	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C25	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C26	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C27	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C28	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C29	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C30	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C31	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C32	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C33	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C34	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C35	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C36	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C37	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C38	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C39	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C40	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C41	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C42	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C43	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C44	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C45	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C46	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C47	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C48	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C49	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C50	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C51	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C52	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C53	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C54	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C55	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C56	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C57	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
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C61	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
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C63	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C64	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C65	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C66	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C67	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C68	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C69	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C70	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C71	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C72	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C73	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C74	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C75	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C76	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C77	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C78	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C79	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C80	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C81	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C82	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C83	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C84	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C85	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C86	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C87	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C88	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C89	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C90	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C91	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C92	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C93	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C94	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C95	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C96	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C97	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C98	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C99	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'
C100	S 15.00° E	80.27'	89.21° 24'	S 49.18° E	82.41'

NOTES:  
 1. ALL UTILITIES ARE SHOWN IN GENERAL WITHIN THIS PLAT WHICH HAVE BEEN LOCATED BY THE CITY OF AMES AS SHOWN HEREIN AND HAVE BEEN CONSTRUCTED.  
 2. UTILITIES ARE TO BE FOR UTILITIES AND OUTLET 1 IS TO BE FOR SEWERAGE WASTEWATER.

**STUMBO & ASSOCIATES**  
**LAND SURVEYING**  
 510 S. 11TH STREET, SUITE 102, AMES, IOWA 50010  
 PHONE 515-233-3684 FAX 515-233-4403

**FINAL PLAT**  
**SOMERSET SUBDIVISION**  
**TWENTY-FIFTH ADDITION**  
 A SUBDIVISION OF LOTS 1 AND 2, SOMERSET  
 SUBDIVISION CITY OF AMES, STORY COUNTY, IOWA  
 JOB #16516 DATE: 7/22/13 PAGE: 1 of 1

**STUMBO & ASSOCIATES**  
**LAND SURVEYING**  
 510 S. 11TH STREET, SUITE 102, AMES, IOWA 50010  
 PHONE 515-233-3684 FAX 515-233-4403



**COUNCIL ACTION FORM**

**SUBJECT: ENCROACHMENT PERMIT FOR FLAG POLES AT 432 5<sup>th</sup> STREET**

**BACKGROUND:**

The tenant in the building at 432 5<sup>th</sup> Street, Miss Meyer's Clothing Consignment, has requested an encroachment permit to allow two flag poles and "Open" flags to extend into the City right-of-way.

As directed by the City's Traffic Engineer, the mounting brackets will be placed at least six feet above the sidewalk. The flags should extend not more than five feet out over the sidewalk, and will not infringe upon the use of the sidewalk by the public. The flags will only be in place during hours that the business is open.

The requirements of Section 22.3 of the *Municipal Code* have been met with the submittal of a hold-harmless agreement signed by the property owner and the applicant, and a certificate of liability insurance coverage which protects the City in case of an accident. The fee for this permit was calculated at \$25, and the full amount has been received by the City Clerk's Office.

**ALTERNATIVES:**

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

**MANAGER'S RECOMMENDED ACTION:**

It is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby granting the encroachment permit for the flag poles and flags.

I'm applying for an Ames Encroachments Permit so that I may mount two brackets to the exterior of my shop building for hanging OPEN flags while my shop is open. My shop location is just off Main Street, and is a destination location; nothing immediately around will attract customers. I do have good visibility from the intersection of 5<sup>th</sup> St and Clark St. This is why I need a more visible way to show when my shop is open for people driving by my shop. These flags will be easier and safer for my staff to put up and remove on a daily basis. (Our current open sign is extremely heavy and difficult to move so that it doesn't blow over in heavy wind) These flags would also free up sidewalk space for patrons walking by our building because I would no longer use my current sign. I'd mount the flags high enough so that they wouldn't hang in the way of people walking by my shop. I'd like to place one flag by the entrance door to my shop, and the other flag on the NW corner of the building between my window displays to attract business from both sides of the building. Nearly identical flag signs to what I want to use are currently being used in Story City along Broad Street. The owners of those stores have told me that these flag signs have been very effective and noninvasive to people walking by. I've attached a visual representation to what I'm hoping to do. Please ignore the fact that the picture shows my shop space being occupied by the prior tenant Cabinet Gallery; Google apparently hasn't updated their street view of my building for over three four years. As you can see from the picture, the flags would be hung in such a way as to not interfere with people walking by my building.

These flag signs would help attract business to my shop as well as be easier and safer for my employees to use each day. Thank you for your consideration. If you have any questions, please reach out to me on my cell phone: 515-450-4548.



This Open Flag features double-stitching to make it more durable!

http://www.displays2go.com/P-10634/Open-Flag-with-3-Colors?o=1-...

Google Rated

0 item(s)

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### Open Flag with 3 Colors

Display Products > Outdoor Signs And Displays > Store Message Flags > Message Banner

SKU#: FLG3X50P



- Double-hemmed flag has increased durability.
- Quadruple stitched ends to increase strength.
- Large Flag draws passersby to your store.
- Screen-printed lettering shows reverse image on backside.

[Description](#) [Specifications](#) [Ordering Info](#) [Images](#)



This advertising sign is a perfect open flag for any business' storefront. This open flag, like an advertising sign and a message banner, is red, white, and blue. These bright colors are sure to draw passersby to your business, as they are easily visible off of the street. The open flag has the word "open" written in black, between the red and blue bands. The advertising banner, open flag is made from nylon, with the ends quadruple stitched to ensure longer lifetime.

The message flag, open flag is double hemmed to be more durable, great for a lifetime of outdoor use. This open flag has (2) grommets to easily affix this flag wherever it will be hung. The open flag, also known as a message flag and decorative banner, is approximately 5' x 3', giving you a clearly visible sign. Hanging this open flag outside of your business effectively alerts customers to your location, letting them know you are open and drawing them into your business to purchase your wares.

**Dimensions:**  
Flag: 5'2"w x 2'11"-1/2"h  
**Grommets:** 9.95mm diameter  
**Canvas Header:** 1-1/2"  
**Weight:** less than 1 lb.

Any business will benefit from hanging a message banner outside their storefront. We supply this open flag, as well as an assortment of other retail displays. A leader in display constructing for over 30 years, Displays2go has an extensive online catalog, featuring practically any display you need. We offer this open flag with same day shipping when ordered by 1 pm EST!

**751 IN STOCK**  
**Same Day Shipping!**  
Order before 1:00PM ET

Quantity	Price (USD)
1 - 2	\$7.82
3 - 15	\$6.57
16 - 48	\$6.23
49 - 168	\$5.91
169 - 448	\$5.57
449 - 1147	\$5.22

1

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#### Contact Us

Live Chat (Default)  
Available Monday - Friday  
9 am - 5 pm Eastern Time US  
Customer Service  
1-800-572-2194  
Email:  
info@displays2go.com

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Legal Statement  
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55 Broad Common Road  
Bristol, RI 02809 USA

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**COUNCIL ACTION FORM**

**SUBJECT: ENCROACHMENT PERMIT FOR STAIRWAY AND RAILINGS,  
ENTRANCE AND CANOPY, AND DUMPSTER ENCLOSURE AT 400  
MAIN STREET**

**BACKGROUND:**

The new owner of the building at 400 Main Street, Randy Pyle, has requested an encroachment permit for planned improvements on the building's east and south sides.

The proposed renovations include installation of new stairs and hand railings at the northeast corner of the building; replacement of the existing sidewalk to provide drainage away from the building; new steps, landing, and railing on the east side; and a dumpster enclosure on the south side of the building, as detailed on the attached plans.

The requirements of Section 22.3 of the *Municipal Code* have been met with the submittal of a hold-harmless agreement signed by the property owner, and a certificate of liability insurance coverage which protects the City in case of an accident. The fee for this permit was calculated at \$206, and the full amount has been received by the City Clerk's Office.

**One issue that is of some concern regarding this encroachment request is the viability of the trees on the west side of Tom Evans Plaza as the result of the proposed reconstruction of the sidewalk along the east side of 400 Main Street. Stress caused by this construction could result in the death of the four mature trees.**

**If you recall, these trees were an issue when the artist who painted the mural on the east side wall of 400 Main Street asked that these trees be removed to create greater visibility for the mural. This removal request was ultimately denied.**

**One possible solution to this dilemma is to support the proposed improvement to this building by the granting this encroachment with the condition that the property owner be responsible for replacing any of the four trees that die within 3 years of the completion of the construction work with mature trees (2 to 3 years old) approved by the Parks and Recreation Director.**

**ALTERNATIVES:**

1. The City Council can approve the encroachment permit as requested.
2. The City Council can approve the encroachment permit with the condition that the property owner be responsible for replacing any of the four trees that die within 3 years of the completion of the sidewalk construction work with mature trees (2 to 3 years old) approved by the Parks and Recreation Director.



3. The City Council can deny the request for the encroachment permit.

**MANAGER'S RECOMMENDED ACTION:**

Assuming that the City Council still values the trees that were planted in Tom Evans Plaza to create a park-like environment in an urban setting, it is the recommendation of the City Manager that the City Council adopt **Alternative No. 2**, thereby granting the encroachment permit with the condition that the property owner be responsible for replacing any of the four trees that die within 3 years of the completion of the sidewalk construction work with mature trees (2 to 3 years old) approved by the Parks and Recreation Director.



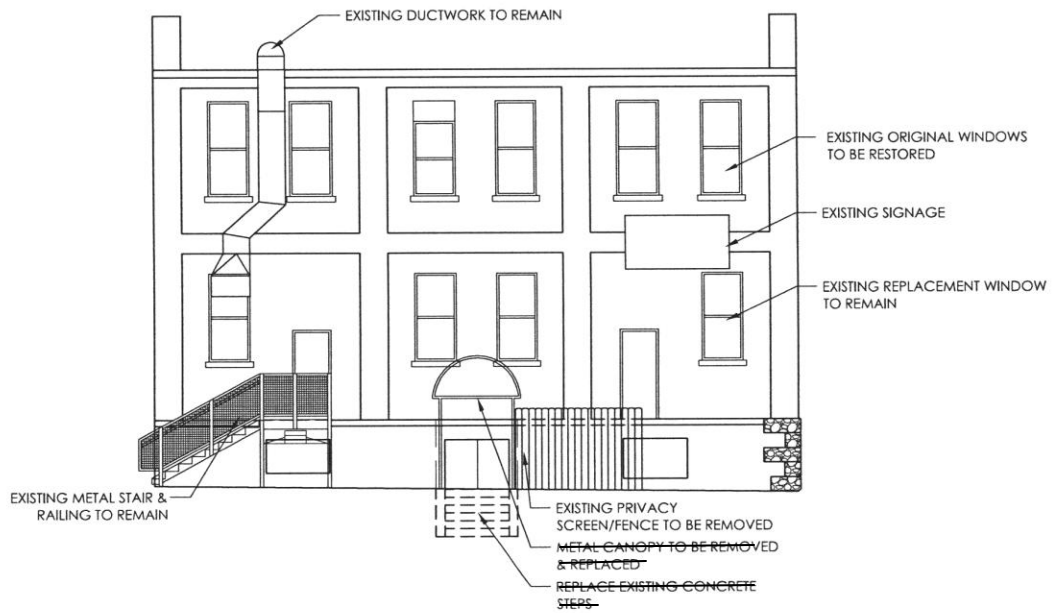
# EXISTING EAST ELEVATION

SCALE: 1/8" = 1'-0"

**Benjamin Design Collaborative, P.C.**  
 401 Clark Avenue, Suite 200, Ames, IA 50010  
 P: 515.232.8662  
 www.benjamin-design.com

**400 MAIN BASEMENT RETROFIT**  
 RANDY & KRISTIN PYLE  
 MAIN STREET, AMES, IOWA

(DATE)	07-05-13
(PROJ. NO.)	21316
(FILE NAME)	21316_BASE
(CONTEXT)	EXISTING EAST ELEVATION
(SHEET NO.)	A3 of 7



## EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

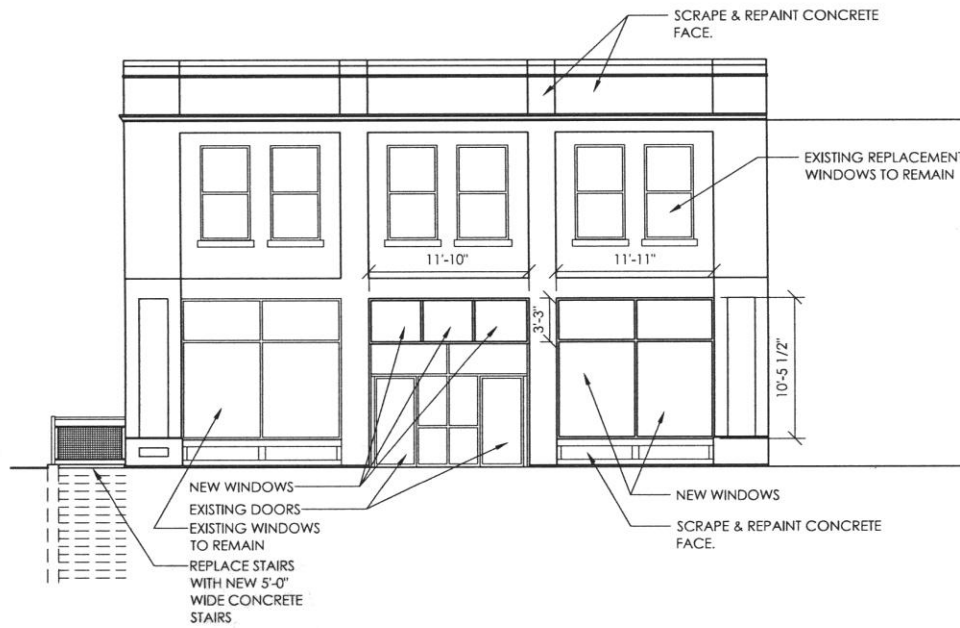
Benjamin Design Collaborative, P.C.  
 401 Clark Avenue, Suite 200, Ames, IA 50010  
 Phone: 515.232.0288 Fax: 515.232.0288  
 www.benjamin-design.com



400 MAIN BASEMENT RETROFIT  
 RANDY & KRISTIN PYLE  
 MAIN STREET, AMES, IOWA

(DATE)	07-05-13
(PROJ. NO.)	21316
(FILE NAME)	21316_BASE
(CONTENTS)	EXISTING SOUTH ELEVATION
(SHEET NO.)	A4- 7

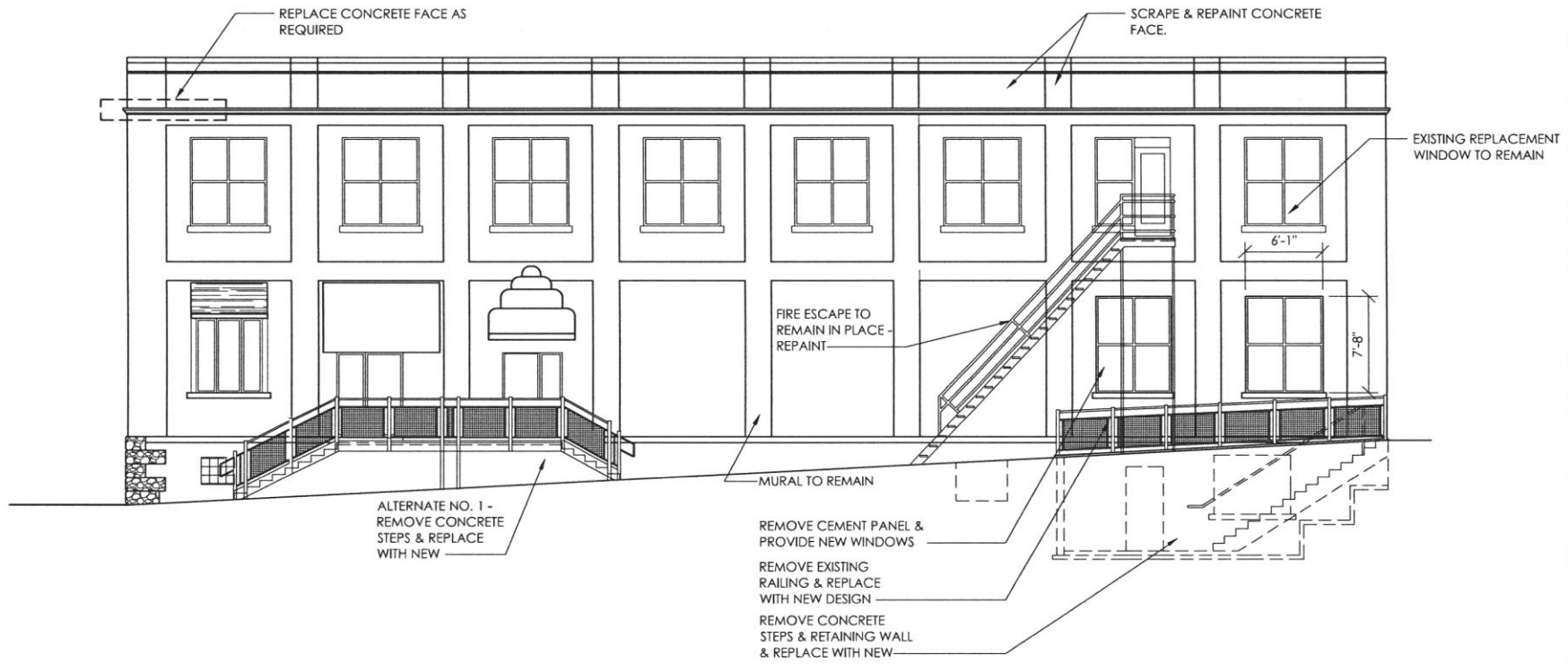




## PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"

(DATE)	07-05-13
(PROJ. NO.)	21316
(FILE NAME)	21316_BASE
(CONTENTS)	PROPOSED NORTH ELEVATION
(SHEET NO.)	A5- 7



# PROPOSED EAST ELEVATION

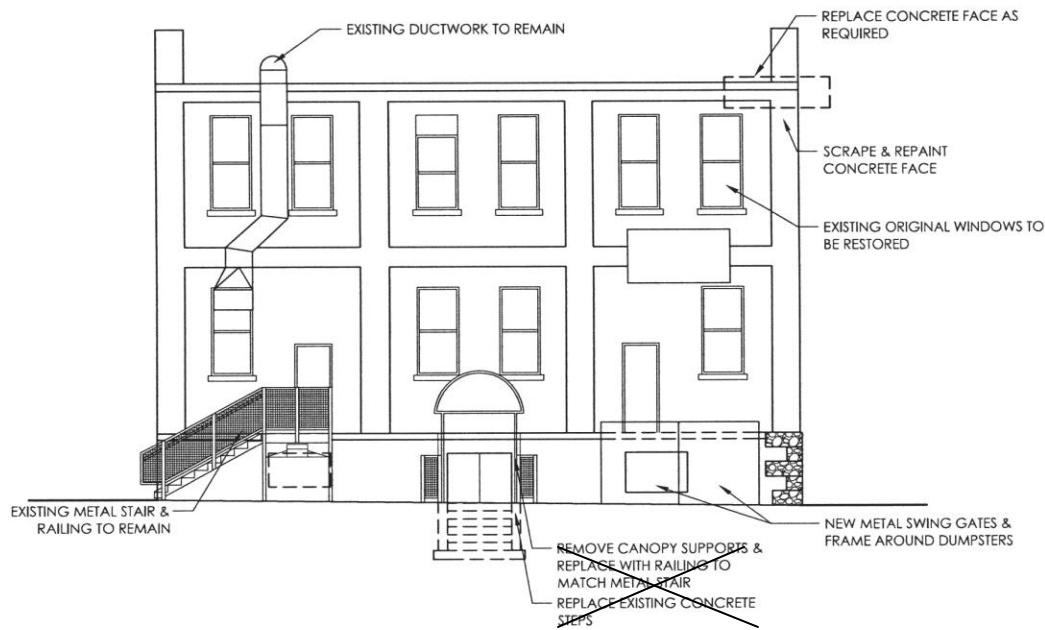
SCALE: 1/8" = 1'-0"

**Benjamin Design Collaborative, P.C.**  
 401 Clark Avenue, Suite 200, Ames, IA 50010  
 Phone: 515.232.0668  
 Fax: 515.232.0662  
 www.benjamin-design.com



**400 MAIN BASEMENT RETROFIT**  
 RANDY & KRISTIN PYLE  
 MAIN STREET, AMES, IOWA

[DATE]
07-05-13
[PROJ. NO.]
21316
[FILE NAME]
21316_BASE
[CONTENTS]
PROPOSED EAST ELEVATION
---
[SHEET NO.]
A6 of 7



## PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

	
<b>Benjamin Design Collaborative, P.C.</b> 401 Clark Avenue, Suite 200, Ames, IA 50010 Tel: 515.323.0888 Fax: 515.323.0882 www.benjamin-design.com	
<b>400 MAIN BASEMENT RETROFIT</b> RANDY & KRISTIN PYLE MAIN STREET, AMES, IOWA	
(DATE)	07-05-13
(PROJ. NO.)	21316
(FILE NAME)	21316_BASE
(CONTENTS)	PROPOSED SOUTH ELEVATION
(SHEET NO.)	A7 - 7

License Application ( )

30

**Applicant**

Name of Applicant:	<u>Marcus James Johnson</u>		
Name of Business (DBA):	<u>The Mucky Duck Pub</u>		
Address of Premises:	<u>3100 S Duff avenue</u>		
City: <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010</u>	
Business Phone:	<u>(515) 598-5127</u>		
Mailing Address:	<u>3100 S Duff avenue</u>		
City: <u>Ames</u>	State: <u>IA</u>	Zip: <u>50010</u>	

**Contact Person**

Name:	<u>Marcus Johnson</u>		
Phone:	<u>(515) 450-0566</u>	Email Address:	<u>info@amesbritishfoods.com</u>

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

Term: 12 months

Effective Date: 08/01/2013

Expiration Date: 07/31/2014

Privileges:

- Class B Native Wine Permit
- Class C Liquor License (LC) (Commercial)
- Sunday Sales

**Status of Business**

BusinessType:	<u>Sole Proprietorship</u>		
Corporate ID Number:		Federal Employer ID #	

**Ownership**

**LeAnne Rohrberg-Johnson**

First Name: LeAnne

Last Name: Rohrberg-Johnson

City:

State: Iowa

Zip: 50010

Position Spouse

% of Ownership 0.00 %

U.S. Citizen

**Marcus Johnson**

First Name: Marcus

Last Name: Johnson

City: Ames

State: Iowa

Zip: 50010

Position Owner

% of Ownership 100.00 %

U.S. Citizen

**Insurance Company Information**

**Insurance Company:** Scottsdale Insurance Company

**Policy Effective Date:** 08/01/2013

**Policy Expiration Date:** 08/01/2014

**Bond Effective Continuously:**

**Dram Cancel Date:**

**Outdoor Service Effective Date:**

**Outdoor Service Expiration Date:**

**Temp Transfer Effective Date:**

**Temp Transfer Expiration Date:**

License Application ( )

31a

**Applicant**

Name of Applicant:	<u>LJPS Inc</u>		
Name of Business (DBA):	<u>Olde Main Brewing Company</u>		
Address of Premises:	<u>2321 North Loop Drive</u>		
City: <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010</u>	
Business Phone:	<u>(515) 232-0553</u>		
Mailing Address:	<u>PO Box 1928</u>		
City: <u>Ames</u>	State: <u>IA</u>	Zip: <u>50010</u>	

**Contact Person**

Name:	<u>Matt Sinnwell</u>		
Phone:	<u>(505) 400-5981</u>	Email Address:	<u>mattombc@gmail.com</u>

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

Term: 5 days

Effective Date: 08/24/2013

Expiration Date: 08/29/2013

Privileges:

Class C Liquor License (LC) (Commercial)

**Status of Business**

BusinessType:	<u>Limited Liability Company</u>		
Corporate ID Number:	<u>286196</u>	Federal Employer ID #	<u>77-0613629</u>

**Ownership**

**Daniel Griffen**

First Name: Daniel

Last Name: Griffen

City: Potomac

State: Maryland

Zip: 24854

Position Owner

% of Ownership 25.00 %

U.S. Citizen

**Scott Griffen**

First Name: Scott

Last Name: Griffen

City: Ames

State: Iowa

Zip: 50010

Position Owner

% of Ownership 50.00 %

U.S. Citizen

**Susan Griffen**

First Name: Susan

Last Name: Griffen

City: Ames

State: Iowa

Zip: 24854

Position Owner

% of Ownership 25.00 %

U.S. Citizen

***Insurance Company Information***

Insurance Company: Founders Insurance Company

Policy Effective Date:

Policy Expiration Date:

Bond Effective Continuously:

Dram Cancel Date:

Outdoor Service Effective Date:

Outdoor Service Expiration Date:

Temp Transfer Effective Date:

Temp Transfer Expiration Date:

License Application ( )

316

**Applicant**

Name of Applicant:	<u>LJPS Inc</u>		
Name of Business (DBA):	<u>Olde Main Brewing Company</u>		
Address of Premises:	<u>420 Beach Ave.</u>		
City: <u>Ames</u>	County: <u>Story</u>	Zip: <u>50011</u>	
Business Phone:	<u>(515) 232-0553</u>		
Mailing Address:	<u>PO Box 1928</u>		
City: <u>Ames</u>	State: <u>IA</u>	Zip: <u>50010</u>	

**Contact Person**

Name:	<u>Matt Sinnwell</u>		
Phone:	<u>(505) 400-5981</u>	Email Address:	<u>mattombc@gmail.com</u>

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

Term: 5 days

Effective Date: 08/31/2013

Expiration Date: 09/04/2013

Privileges:

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

**Status of Business**

BusinessType:	<u>Limited Liability Company</u>		
Corporate ID Number:	<u>286196</u>	Federal Employer ID #	<u>77-0613629</u>

**Ownership**



**Daniel Griffen**

First Name: Daniel

Last Name: Griffen

City: Potomac

State: Maryland

Zip: 24854

Position Owner

% of Ownership 25.00 %

U.S. Citizen

**Scott Griffen**

First Name: Scott

Last Name: Griffen

City: Ames

State: Iowa

Zip: 50010

Position Owner

% of Ownership 50.00 %

U.S. Citizen

**Susan Griffen**

First Name: Susan

Last Name: Griffen

City: Potomac

State: Maryland

Zip: 24854

Position Owner

% of Ownership 25.00 %

U.S. Citizen

***Insurance Company Information***

Insurance Company: Founders Insurance Company

Policy Effective Date:

Policy Expiration Date:

Bond Effective Continuously:

Dram Cancel Date:

Outdoor Service Effective Date:

Outdoor Service Expiration Date:

Temp Transfer Effective Date:

Temp Transfer Expiration Date:

**COUNCIL ACTION FORM**

**SUBJECT: MAIN STREET CULTURAL DISTRICT REQUESTS FOR “MUSICWALK”**

**BACKGROUND:**

The Main Street Cultural District (MSCD) is planning to host its annual “MusicWalk” event on Thursday, September 12, 2013. In addition to the customary plans, the District is partnering this year with management of Corner Pocket/DG’s Taphouse to host a beer garden on the 100 block of Main Street, which will include beer service and live bands. MSCD staff makes the following requests of the City Council to help facilitate the MusicWalk festivities:

- a. Approval of Outdoor Service Area application for Corner Pocket/DG’s Taphouse
- b. Blanket Temporary Obstruction Permit for MSCD sidewalks and Blanket Vending License for MSCD from 3:00 to 10:00 p.m.
- c. Usage of electricity and waiver of costs from 3:00 to 8:00 p.m.
- d. Waiver of parking meter fees and enforcement in the MSCD from 3:00 to 6:00 p.m., with a loss of approximately \$300 to the Parking Fund
- e. Use of six parking spaces along Main Street for food vendors
- f. Closure of 100 block of Main Street for beer garden
- g. Waiver of fee for Blanket Vending License (\$50 loss to City Clerk’s Office)

A noise permit will be obtained from the Police Department as needed for planned entertainment. The beer garden will be double fenced, and Corner Pocket/DG’s Taphouse staff will be responsible for checking I.D.s to ensure that only persons age 21 and over are allowed in the area. The Main Street Cultural District will also provide volunteers to staff the beer garden and barricades.

**ALTERNATIVES:**

1. The City Council may approve the “MusicWalk” requests as submitted by the Main Street Cultural District
2. The City Council may deny these requests.

**MANAGER'S RECOMMENDED ACTION:**

This event provides our citizens with another opportunity to enjoy family-oriented outdoor activities. Because of the City Council’s goal of enhancing commercial development in the Downtown, this type of special event should be facilitated.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the “MusicWalk” requests as submitted by the MSCD.



August 8, 2013

Mayor and City Council  
City of Ames  
515 Clark Ave  
Ames, IA 50010

Dear Honorable Mayor Campbell and City Council:

The Main Street Cultural District is planning to hold its annual MusicWalk celebration on Thursday, September 12<sup>th</sup> from 5pm to 10pm. The event will showcase more than 30 musicians playing at businesses throughout the district. New this year, the event will feature music in the street on the 100 block, with a feature band inside a beer garden. The beer garden will be located on the 100 block extending from the DG's Taphouse property. At this time, MSCD requests the Council to consider these specific requests:

1. Approval of Outdoor Service Area extension for Corner Pocket/DG's Taphouse for a fenced area in the 100 block of Main Street
2. The MSCD requests a temporary obstruction permit for the entire Central Business District (CBD) to allow businesses to use the sidewalk in front of their stores to allow musicians to play and display merchandise. MSCD requests the permit for September 12th between the hours of 3pm and 10pm.
3. The MSCD requests a Blanket Vending Permit for the entire CBD to allow musicians, businesses, and food vendors to sell products. MSCD requests the permit for September 12th between the hours of 3pm and 10pm and further request the vending permit fee be waived.
4. The MSCD plans to use Tom Evans Plaza on September 12th between the hours of 3pm and 9pm for information tables, kids activities, and possible live entertainment. MSCD requests the use of electricity in Tom Evans Plaza and requests a waiver for electricity costs for outlets in the Park and other outlets in the Downtown area if necessary.
5. The MSCD requests a district wide waiver of parking fees beginning from 3pm through 6pm on September 12th to help attract additional patrons downtown.
6. The MSCD requests the use of six metered parking spaces along Main Street for food vendors.
7. Closure of the 100 block of Main Street for the beer garden

Thank you for your consideration of these requests and continued support of the Main Street Cultural District. We look forward to seeing you on September 12<sup>th</sup> at the MusicWalk.

Sincerely,

A handwritten signature in black ink that reads "Cari Hague".

Cari Hague  
Executive Director  
Main Street Cultural District

Cc: Emily Burton

License Application ( LC0023167 )

32a

**Applicant**

Name of Applicant:	<u>G Enterprises, Inc.</u>		
Name of Business (DBA):	<u>Corner Pocket, DG's Taphouse</u>		
Address of Premises:	<u>125 Main Street</u>		
City: <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010000</u>	
Business Phone:	<u>(515) 232-1528</u>		
Mailing Address:	<u>PO Box 503</u>		
City: <u>Ames</u>	State: <u>IA</u>	Zip: <u>50010000</u>	

**Contact Person**

Name:	<u>Scott Griffen</u>		
Phone:	<u>(515) 231-9626</u>	Email Address:	<u>cuedoctor@iowatelecom.net</u>

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

Term: 12 months

Effective Date: 09/12/2013

Expiration Date: 09/13/2013

Privileges:

Class C Liquor License (LC) (Commercial)

Outdoor service

**Status of Business**

BusinessType:	<u>Privately Held Corporation</u>		
Corporate ID Number:	<u>134278</u>	Federal Employer ID #	<u>42-1338349</u>

**Ownership**

**Daniel Griffen Jr.**

First Name: Daniel

Last Name: Griffen Jr.

City: Ames

State: Iowa

Zip: 50010

Position Secretary

% of Ownership 45.00 %

U.S. Citizen

**Kevin Green**

First Name: Kevin

Last Name: Green

City: Ames

State: Iowa

Zip: 50010

Position Vice President

% of Ownership 10.00 %

U.S. Citizen

**Scott Griffen**

First Name: Scott

Last Name: Griffen

City: Ames

State: Iowa

Zip: 50010

Position President

% of Ownership 45.00 %

U.S. Citizen

***Insurance Company Information***

Insurance Company: Illinois Casualty Co

Policy Effective Date: 09/22/2012

Policy Expiration Date: 09/21/2013

Bond Effective Continuously:

Dram Cancel Date:

Outdoor Service Effective Date:

Outdoor Service Expiration Date:

Temp Transfer Effective Date:

Temp Transfer Expiration Date:

ITEM # 33a&b  
DATE: 08-13-13

## **COUNCIL ACTION FORM**

**SUBJECT: REQUESTS FROM IOWA STREET ROD ASSOCIATION FOR ALL-AMERICAN WEEKEND**

### **BACKGROUND:**

The Iowa Street Rod Association, with the support of the Main Street Cultural District (MSCD), plans to host the 12<sup>th</sup> Annual All-American Weekend Car Show during Labor Day weekend, Saturday, August 31.

Several requests are being made of the City Council to help facilitate the car show. These requests include:

1. Blanket Temporary Obstruction Permit and Blanket Vending License for the Main Street Cultural District
2. Closure of Main Street, from Burnett Avenue to Douglas Avenue and Kellogg Avenue, from the CBD Lot to the alley between Main Street and Fifth Street on Saturday, August 31 from 7:00 a.m. to 4:00 p.m.
3. Waiver of fee for electricity costs
4. Waiver of parking meter fees for entire MSCD
5. Waiver of fee for Blanket Vending License

The loss to the Parking Fund for the waiver of meter fees for the MSCD would amount to approximately \$400, which excludes the Farmers' Market meters and hours (which has already been approved by Council). Electricity costs would amount to approximately \$5 - \$10.

Event organizers and the MSCD have notified businesses in the area that will be affected by the closures. Volunteers will be stationed at barricades at all times to ensure that emergency vehicles can get into and out of closed areas.

### **ALTERNATIVES:**

1. The City Council may approve the requests to facilitate the All-American Weekend Car Show activities as requested above.
2. The City Council may deny these requests.

**MANAGER'S RECOMMENDED ACTION:**

The All-American Weekend will provide our citizens with an opportunity to enjoy family-oriented outdoor activities while celebrating the Labor Day holiday. The Main Street Cultural District has given its support of the event.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the various street closures and waivers.





August 8, 2013

Mayor Campbell and City Council  
515 Clark Ave.  
Ames, IA 50010

Honorable Mayor Campbell and City Council,

The Iowa Street Rod Association has been working with the Downtown Cultural District in planning the 12th Annual All American Weekend Car Show that will occur on Labor Day weekend. This event will give Ames residents a fun filled day downtown as well as generate numerous visitors for the weekend.

This year's All American Car Show will feature activities that will take place in the Main Street Cultural District. These activities will be with the Iowa Street Rod Association and participating main street businesses.

The following is a list of specific All American Weekend Car Show requests for consideration by the Ames City Council.

**Closed Streets**

Main Street from Douglas Avenue to Burnett on Saturday August 31st 2013 from 7am to 4pm. Kellogg Avenue will be closed from the CBD lot to the Alley between Main and 5th St. on Saturday August 31st 2013.

A total of 5 barricades are requested for the intersections. The barricades will be staffed at all times after their placement by All American Weekend Volunteers in order to facilitate the flow of emergency vehicles.

**Utilities**

Costs for electricity needed for the All American Weekend are requested to be waived. One sound system will be hooked up at the corner of Main and Kellogg Avenue.

**Temporary Obstruction**

A temporary obstruction permit is requested for the Main Street Cultural District to allow businesses to be included in the festival atmosphere and to display merchandise in front of their stores.

**Noise Permit**

We will obtain a noise permit for August 31st in the Main Street Cultural District.

**Parking**

We are requesting a blanket free day of parking for the downtown business district on August 31st 2013 from 7am to 4 pm.

**Vendors**

The All American Weekend would like a blanket-vending permit for all vendors and asks that the fee for the permit be waived.

To enhance the relationship of the Iowa Street Rod Association and the Main Street Cultural District the Iowa Street Rod Association has joined the Main Street Cultural District. We enjoy working with business to have a fun filled day that is free to the public. Some money is raised and goes to a Charity. Last year we gave to Story County Youth and Shelter Service.

Thank you for your consideration.

John Vetter  
VP of Program  
Iowa Street Rod Association.  
Ames, Iowa  
515-231-3031  
jve37671@aol.com

# Main Street

## CULTURAL DISTRICT

Ames, Iowa

August 5, 2013

Mayor and City Council  
City of Ames  
515 Clark Ave  
Ames, IA 50010

Mayor Campbell and City Council,

The Main Street Cultural District (MSCD) is looking forward to an exciting and vibrant end of summer and fall season in Downtown Ames. Events and promotions are an important aspect to the vitality of our downtown and the community; and so we would like to express our support of the 12th annual All American Car Show. We look forward to the streets filling with classic and street rod cars on August 31<sup>st</sup>.

The MSCD is fully in support of this event, and ask that Council requests be granted. Thank you for your consideration and your continued support of the Main Street Cultural District. We hope to see you downtown for the show.

Sincerely,



Cari Hague  
Executive Director  
Main Street Cultural District

Cc: Emily Burton

## **XENIA RURAL WATER NORTHERN GROWTH NEGOTIATIONS**

8/13/2013

### **CITY COUNCIL DIRECTION:**

On June 25, the City Council discussed options for providing water service to land within the City's northern growth area. This discussion was driven by annexation requests made for the Athen and Quarry Estates developments; and was affected by changes in how the Xenia Rural Water District is now handling service territory transfers to the City. Xenia currently provides water service within this area.

At this meeting, Council directed staff "to keep working on the monthly buy-out option with Xenia to get more reasonable numbers than what have been proposed and to arrive at an amount that is more equitable based on the acreage in comparison to what the Xenia District has as a whole and to include the historic equivalent buy-out options for a one-time developer fee."

In addition, Council also directed staff "to provide a map to Council of the rural water contracts and non-contracted areas in the fringe."

At earlier meetings, Council had also directed staff to seek outside legal counsel assistance in answering several legal questions that could impact the City's decision.

### **IOWA RURAL WATER DISTRICT LAW:**

Iowa law requires a rural water district to notify a city when it intends to provide water service to a new area within two miles of that city's corporate limits. This notification must include a water plan indicating the area to be served. The city then has 90 days to respond, but may ask for an additional 90 days (180 total) to review the request. Three potential outcomes exist in this process:

1. If the city **does not respond** within the time limit, the rural water district may serve the designated area.
2. The city may **waive** its right to the area, allowing the rural water district to serve the designated area.
3. The city may **reserve** the right to serve the designated area, in which case the city must provide water service within four years of receipt of the plan.

## **TERRITORY MAPPING:**

In order to provide territory maps, City staff looked at numerous City records including, but not limited to, Council meeting minutes, staff reports, Story County records, written requests from the rural water provider. As a result of this search, City staff has found records that reference Xenia Rural Water District territory adjacent to the City of Ames approximately 14 times. Of these, the City explicitly denied Xenia the right to serve at least three times. Interestingly, it is clear that maps Xenia has published showing their service territory within the City's fringe area are in conflict with the record search performed by staff.

**Since many of the available records are incomplete, do not contain legal descriptions, or use unclear maps, it is presently difficult to confirm whether the appropriate procedures outlined in the *Iowa Code* were followed, and therefore whether there have been valid requests made. Accordingly, the staff has requested our outside legal counsel to review the above documents and confirm the extent to which Xenia does or does not have service rights in these areas. Therefore, additional review time is needed before staff is confident that a completely accurate territory map requested by the City Council can be provided.**

## **REPORT ON LEGAL ISSUES RAISED BY COUNCIL:**

Per the direction given by Council to seek outside legal counsel for assistance in answering the complex issues which may impact the ultimate decisions council must make, the Legal Department and Manager's Office conducted a search of firms and attorneys with expertise and experience in this field, and ultimately retained the firm of Dorsey and Whitney to assist with the Xenia issues. Their attorneys are familiar with and have assisted other Iowa cities with municipal water issues as well as having considerable experiences with issues of municipal finance that are also intertwined here, having served as the City's bond counsel many times in the past.

There were several questions raised by Council, staff, and other interested citizens. Since some of the questions assume a buy-out is preferred, they relate to the possible means of paying for that buy-out. Other questions relate to whether to take the buy-out approach or look for some other option for water service.

### **Debt Question**

Addressing the first category of questions, which assume a buy-out and are related to financing options for it, an initial inquiry was whether the assumption by the City of the debt of an association or corporation was constitutionally permissible. Article VII, section I of the Iowa Constitution provides:

“...the state shall never assume, or become responsible for, the debts or liabilities of any individual, association, or corporation, unless incurred in time of war for the benefit of the state.”

In context of this situation, the concern is the debt Xenia is obligated for may be factoring into its estimation of market value and hence into its asking price. Preliminarily, it should be noted that the City is a political subdivision of the State, and Iowa Supreme Court decisions have applied this provision to political subdivisions. **The answer to this question is that as long as the City does not become liable as a surety for the debt, it may pay Xenia for the right to provide water service.**

The Iowa Supreme Court has consistently held that “Article VII, section I only prohibits the state and localities from incurring secondary indebtedness as sureties.” On thirteen occasions, the Iowa Supreme Court has considered the constitutionality of state and local action under Article VII, section 1. Each time, the Court narrowly interpreted the constitutional provision to uphold state or local action when their actions incur primary indebtedness. As long as the creditors of the other entity have no recourse against the City, the City’s payments are a permissible primary obligation and do not create a surety relationship.

### **Monthly Surcharge Question**

A second inquiry concerning financing was about the methods to fund a buyout. Research done to date has not revealed a completely clear answer about whether the City may impose a “surcharge” on only future customers of this service territory. **Even assuming a surcharge may be imposed legally, the ability of the current Council to mandate or obligate future councils to continue that surcharge is questionable, since generally one council may not require a later council to impose or continue a charge related to a governmental function such as a water utility.** That said, however, it is clear that the City is authorized to create a “connection district” and collect an amount from each new customer in that district as that property connects to the water system. This procedure is specifically authorized under Iowa Code § 384.38(3).

### **Installing Water Infrastructure In Absence Of Buy-Out Question**

Another inquiry was posed by the Council that asked what could happen if the City simply proceeded with the annexation of this land without a buy-out and then proceeded to provide water service in the Northern Growth Area. For purposes of this question, our outside counsel assumed the validity of the 1996 agreement and that the area in question is clearly part of the area covered by the agreement. **With those assumptions, both the agreement and applicable Federal law give Xenia rights that are protected from infringement by annexation and provision of water service by the City. Taking that action, the City could subject itself to legal action by Xenia. The possible outcomes could include not only damages awarded to Xenia, but claims for payment of attorney fees. Case precedents have shown this to be the result in situations involving other cities in Iowa and elsewhere.**

### **Additional Legal Questions**

As staff has delved deeper into this water service issue, additional legal questions have been raised that are being reviewed by our outside legal counsel.

## **DISCUSSIONS WITH XENIA CREDITORS:**

Since June 25, staff has met with Xenia's two major creditors regarding how the current negotiations might be affected by their debt restructuring agreements with Xenia.

On August 5 staff met with Bill Menner, State Director of the **USDA's Rural Development** program. The following information was gained at this meeting:

- USDA has approval authority (or "veto power") over Xenia contracts to either sell off service territory or to provide urban water service.
- USDA's only criterion is to protect the US taxpayer relative to repayment of Xenia's federal loans.
- USDA does not approve or deny any of Xenia's operating decisions.
- USDA's granting of prior loans did not presume any particular development around Ames such as is now being considered.
- Similarly, USDA does not care whether Xenia or the City is serving the area into the future, as long as the interests of the taxpayer are protected.
- USDA would not micromanage negotiation of an agreement, but would be concerned with how the agreement affected Xenia's cash flow, debt repayment, and operations.
- USDA would almost certainly approve whatever had been agreed to by Xenia's general manager and Board of Directors.

On August 6 staff spoke with Terry Workman and Barbara Boullé of **Assured Guaranty Municipal Corporation's** New York office. Assured is a large public finance firm that holds and guarantees a substantial portion of Xenia's debt, and which recently reached a "forbearance agreement" that allowed Xenia to restructure its debt and avoid going into receivership. The following information was gained at this meeting:

- Assured is in a "review and approve" mode for the type of agreements being considered by Xenia and the City.
- Assured asserts that its consent would be needed for **either** a buy-out agreement or an "urban services" agreement where Xenia serves the area within Ames. [Note: Xenia's legal counsel may believe that Assured only has this "consent right" in the case of a buy-out agreement.]
- Assured's financial interests very closely parallel those of Xenia.
- Assured is not in a position to force Xenia to accept any agreement that would be of particular benefit to Assured.

- In determining whether to give its consent, Assured has no specific parameters; but would review an agreement on its face value.
- Assured would generally accept Xenia's judgment on acceptability of the agreement, but would still perform a due diligence review to make certain it is not detrimental to repayment of Xenia's debt.

Staff queried both entities regarding the timing of their review and approval of an agreement. **Surprisingly, both USDA and Assured indicated that, after an agreement had been negotiated and signed by Xenia's Board, their review and approval could be accomplished within 30-45 days.** Both groups indicated that, while they would want to understand all relevant facts, they would rely heavily on Xenia's recommendation. It was also determined that review of a signed agreement by both creditors could occur simultaneously, rather than sequentially.

### **XENIA RURAL WATER FINANCIAL CONDITION:**

On June 25, 2013 the Auditor of State released the audit report for the Xenia Rural Water District's year that ended on December 31, 2012. The auditor issued a "qualified opinion." A qualified opinion is issued when portions of the report do not adhere to generally accepted accounting principles. In the case of the Xenia 2012 report, the auditor provided the following as the basis of the qualified opinion:

"Adverse economic conditions have limited the ability of the District to obtain customers in amounts sufficient to service its long-term debt. As a result, the District restructured debt obligations to extend the terms and to reclassify short term debt to long term debt. **However, significant uncertainties remain regarding the District's ability to continue its operations and to satisfy its obligations to its creditors on a timely basis.** Consequently, adjustments may be required to the recorded asset amounts and the classification of liabilities" (emphasis added).

The audit report also noted multiple instances of noncompliance with debt provisions. The management of Xenia expressed similar concerns in the "Management's Discussion and Analysis, Economic Outlook" section of the report, stating:

"The District believes there is substantial doubt about its ability to continue as a going concern. The District has not produced sufficient net revenues (gross revenues less on-going costs of operation and maintenance) to stay current on debt payments and to replenish its debt reserves. In this regard, the District did not achieve sufficient net revenues from the water system during 2012 or 2011 to meet sinking fund requirements and debt service reserve fund requirements."

**In March of this year, Xenia entered into debt forbearance and restructuring agreements to lower interest rates and extend the terms of outstanding debt. This provided some relief on principal and interest payments over the term of the outstanding debt. The 2012 financial statements reflect the adjusted debt, but indicate that Xenia may still have difficulty meeting their debt service payment**



**obligations and the other debt agreement provisions such as funding improvement accounts and sinking funds.**

## **PROGRESS OF NEGOTIATIONS WITH XENIA – BUY-OUT OPTION:**

### **Xenia's Position**

Following the City Council's June 25 direction to pursue a buy-out option and ascertain Xenia's best offer. To determine their position, Xenia staff indicated that their Board's Finance Committee had directed them to prepare an evaluation of the income potential to Xenia under a series of different scenarios based on various assumptions. Xenia officials indicated that none of the scenarios contained repayment of any of Xenia's current debt. **Based on this analysis, Xenia's position is for the City to pay a monthly fee of \$17.92 per customer (inflated by 2% annually) over the next 28 years.** This fee was based on the following assumptions:

- 15 year build out
- 2% inflation rate
- 4% investment rate
- Monthly fee - (\$17.92 per month per customer inflating to \$31.30 by the end of the agreement)
- Anticipated Gross Income over 28 years - \$6,305,660
- Net Present Value - \$3,163,774

### **City's Offers**

Proposal 1. The City staff suggested a \$3.98 per month per customer fee with no annual inflation adjustment over 28 years. This option reflected anticipated gross revenues to Xenia of \$999,617, with a net present value of \$519,944.

Proposal 2. The City staff suggested a connection fee of \$486 per new customer with no annual inflation adjustment over 28 years. This option reflected gross revenues to Xenia of \$486,000, with a net present value of \$359,332.

Proposal 3. City staff subsequently presented Xenia staff with the following scenarios, based on the Council's June 25 motions:

- (1) A payment reflecting a proration of the Ames land area (less than one square mile) compared to Xenia's total land area stretching over 13 counties.
- (2) A proration of the projected number of Ames customers (1000) compared to Xenia's total customers (currently 9400).
- (3) A "per acre" payment amount equivalent to what Barilla paid the Central Iowa Water Association (CIWA) in 1997. In that case, Barilla's Parcel C was 96.61 acres and CIWA accepted a payment of \$7,268, for a per acre amount of \$75.23. An equivalent payment to Xenia for the proposed annexation areas (including Rose Prairie) would be 459.22 acres times \$75.23 = \$34,550. Inflation could also be added to this amount.

- (4) An equivalent to the amount per acre paid by the Northridge Heights developers in 2000 when they negotiated a buy-out of that territory from Xenia. In that case, the developers only paid to relocate a portion of Xenia's water main. With an estimated cash outlay of \$154,000 divided by 220 acres, this equated to a cost of \$700 per acre. An equivalent payment to Xenia for the proposed annexation areas (including Rose Prairie) would be 459.22 acres times \$700/acre = \$321,500. Inflation since the year 2000 is 36%, which could bring this amount up to \$437,000. This scenario is obviously the most comparable option, since Xenia itself accepted this arrangement 13 years ago.

Unfortunately, Xenia staff did not believe any of these proposals would be acceptable to their Finance Committee, which had already determined that the \$3,163,774 net present value was their desired payment.

Proposal 4. In light of the recent legal question regarding whether or not the current City Council can commit future Councils to maintain a monthly customer fee, a fourth buy-out proposal was identified. This would be a one-time \$3,762 fee charged when the customer is connected to City water service. This option reflected anticipated gross revenues to Xenia of \$3,762,000, with a net present value of \$2,587,833. **Xenia staff indicated that they could also recommend this option to their board.**

There would be two benefits to this last option. First, the developers would not need to make up-front payments. Second, the cost to the property owner would be less than \$20.00 per month if folded into their home mortgage, which in addition would be tax deductible.

#### **PROGRESS OF NEGOTIATIONS WITH XENIA – OPTION OF XENIA SERVING AREA:**

Given the significant monthly and/or up-front costs to our future citizens under the various buy-out options described above, Council may again want to consider whether it would be acceptable to allow Xenia to retain the annexed service territory. According to Xenia officials, they would still impose an up-front charge estimated at \$1000 per customer that each home owner would pay to help cover the cost of Xenia's new infrastructure in the area. In addition, there would be ongoing monthly charges to cover Xenia's system availability charge (currently \$17.92), plus the actual cost of water purchased by each customer from Ames.

Should this option be pursued, staff has indicated that the following terms would need to be confirmed in an agreement approved by both governing bodies:

- Xenia would provide an “**urban level**” of **water service**. This includes building and maintaining its infrastructure to City standards, and making its hydrants and water available to the City for firefighting.
- Xenia would **serve the area with Ames water**. While this may not be practically feasible due to mixing of water in the mains, the overall volume of water purchased from Ames would roughly be equivalent to the volume used by all Ames customers within Xenia's territory.

- The **City would inspect Xenia's water main construction and maintain Xenia's distribution system within the City** (including making emergency main break repairs). Expenses for these services would be reimbursed by Xenia.
- The **City would handle billing and collections for Xenia's water service**. Combining Xenia's water billing with the City's sanitary sewer billing provides the legal means whereby water service can be cut off when a customer fails to pay their City sewer bill.
- A **rate formula** would be specified that confirms the basis for rates charged to Xenia customers living in Ames. This formula would confirm that Ames customers will not be charged for repayment of Xenia's existing debt, and would seek to protect those residents from major Xenia rate increases such as those that have been imposed on existing Xenia customers over the past few years.
- Should Xenia fail to perform any of its responsibilities under the agreement, the **annexed territory and infrastructure would revert to City control**. Xenia would be compensated for the depreciated value of infrastructure that it had paid to install to serve the area.

Xenia staff has indicated the general acceptability of these terms, but a great deal of time and effort would undoubtedly be needed to work out details that are mutually acceptable.

### **SUMMARY OF KEY POINTS:**

The following points summarize key findings of the above report. Council may identify other key points that should also be taken into consideration in making this decision.

- Additional time is needed for outside legal counsel to confirm the extent to which Xenia does or does not have service rights in areas surrounding the City.
- Legal counsel is unsure at this time whether the current Council can bind future Council's to maintain a monthly buy-out fee.
- Xenia staff is willing to recommend to their board that Xenia sell Ames the designated northern growth territory that includes the Athen property and the Grant Avenue properties for a non-inflating connection fee of \$3,762, which has a net present value of \$2,587,833.
- Should Council decide that it desires to move forward to finalize an agreement prior to receiving answers to the outstanding legal questions, and if the general terms of an agreement can be firmed up next week, the Xenia Board could approve a conceptual agreement at their August 22 meeting. A legal agreement would then be negotiated and presented for approval by both governing bodies. Ideally this could be accomplished within 45-60 days.

- Once approved by the Xenia Board, creditor review of any agreement would then take 30-45 days. USDA and Assured Guaranty report that they both will largely rely on the Xenia Board's recommendation in giving their consent to an agreement. This would be the same timeframe whether the City decides to buy out the area or to allow Xenia to serve the area.
- Xenia is also willing to serve this territory themselves. In order for this to be acceptable to the City, staff would need to negotiate a detailed agreement confirming Xenia's willingness to provide an urban level of water service. This includes buying Ames water to serve areas within the City, allowing the City inspect and maintain their distribution system within the City, allowing the City handle billing and collections, including rate formula protections for Ames residents, and including a reversion clause in case Xenia fails to perform its responsibilities under the agreement.

### **STAFF COMMENTS:**

City staff understands the urgent need for additional residential lots for our growing community. However, before finalizing an offer that would be very costly to the residents of our northern growth area for the next 28 years, it seems prudent to allow time for outside legal counsel to confirm the extent to which Xenia does or does not have service rights in areas surrounding the City.

If the Council ultimately decides to proceed, staff believes the preferred course of action would be to pursue a buy-out scenario with a one-time, non-inflating connection fee with no monthly customer charge. From the residents' standpoint, this approach puts the cost of the buy out where it properly belongs, in the cost of developing the property, and not in the cost of providing drinking water. It also allows the home owners to claim income tax deductions on the interest. From City staff's perspective, it also keeps water rates uniform across our entire system, greatly simplifying billing and public relations messaging. In addition, it will be easier and faster to negotiate an agreement under this approach, and will be far easier to administer this type of agreement with Xenia.

The downside to this approach is that the \$3,762 fee imposes a significant additional cost to the price of housing in Ames. It would also set an unwelcome precedent for other cities that are experiencing this same type of interaction with rural water, and that may not be able to absorb this type of added cost in their home prices. In addition, whatever agreement is negotiated with Xenia will undoubtedly impact expectations and negotiating positions as the City deals with Central Iowa Water Association in the months ahead regarding our eastern industrial expansion.

Finally, if the City Council feels that the buy-out option described above is still too costly, staff could be directed to communicate that message to Xenia and to present additional buy-out offers.

**COUNCIL ACTION FORM**

**SUBJECT: DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONES**

**BACKGROUND:**

City Council discussed at its July 9, 2013 meeting potential changes to the Zoning and Subdivision Codes regarding development of multiple homes on a single lot. The discussion was a review of the existing zoning and subdivision regulations focusing on large residential development sites compared to traditional low-density subdivisions. A main point of discussion was the current code provision that allows for multiple single and two-family structures on lots larger than one acre and what would be typical subdivision improvement requirements to develop multiple homes on individual lots.

**Council directed staff to look at “revising the zoning and subdivision codes to incorporate standards of the Subdivision Code, based on a created set of criteria, for developments that choose not to subdivide the property” specifically in the RL and FS-RL districts (Attachment A). The motion was amended to also have staff review the possible need for the same subdivision requirements for RM and FS-RM districts.** Examples of subdivision improvement and design requirements include: lot size, street frontage improvements, public street circulation, utility services, integration with surroundings, and preservation of natural features. Council asked for staff to review all subdivision improvement requirements that could be applied to a development that did not require subdivision and those standards be set out as uniform development requirements.

Staff has reviewed the codes further for each zoning designation and has concerns about the complexity and difficulties of requiring certain public infrastructure for all types of uses within the low and medium-density zoning districts. The greatest impact would be on the layout and design of traditional multi-family buildings designed as apartments and townhouses that typically are arranged around common area and facilities. Detached individual structures, such as single-family and two-family homes, could be addressed, but not uniformly with other allowed uses. **Staff believes that a single amendment to the Zoning Code that eliminates the option for multiple one and two-family structures on a single lot is the simplest method to differentiate between uses within zoning districts and to provide for traditional standard subdivision requirements.** This type of amendment would not require substantial code changes within the Zoning Ordinance for each zoning district and/or changes within the subdivision chapter, and at the same time would ensure traditional development patterns for all use types within the zoning districts.

## Zoning Analysis

In looking at low-density zoning regulations (RL and FS-RL), the intended design/character is embodied in the purpose statement of the RL zone which reads, "This zone is intended to accommodate primarily single-family dwellings, while accommodating certain existing two-family dwellings and other uses customarily found in low-density residential areas." In the FS zones, the design principles establish a desire for, "economic and efficient subdivision design with respect to the provision of streets, utilities and community facilities; development patterns that ensure compatibility in the design of buildings with respect to placement along the street; and spacing and height of buildings and provides for spaciousness, and effective vehicular and pedestrian circulation." The principles of the FS zone go on to ensure "a development pattern that is compatible with surrounding neighborhoods and is consistent with the Goals and Objectives of the Land Use Policy Plan." See Section 29.1202(1) for the complete list of Development Principles for the Suburban Residential Zones.

Traditional low-density development results in pattern whereby a structure is situated upon an individual lot with a minimum amount of land area and frontage upon a public street. Two parking spaces are required for a home and are provided upon the same lot as the home. Creation of individual lots for each home triggers subdivision requirements and improvements, e.g. street improvements, sidewalks, street trees, and utility services for each lot. A Low-density development patterns does not control the type of household occupant, as both renter and owners are allowed, as well as related and unrelated persons.

Currently, the general Development Standards found in Section 29.401(5)(c) of the Municipal Code allows for development with an unlimited number of single and two-family buildings on a lot that is greater than one acre, provided it is with the required density range. This exception applies to all zoning districts where the use is allowed. The provision for this allowance was added during the Zoning Code update of 2000. **While recognizing that large lots may have space to accommodate more than one structure, at best this provision allows for flexibility in home design but also has potential to cause design integration issues with neighbors. At its worst level on larger scale, it has the ability to thwart the purpose of the underlying low-density zoning district due to the non-traditional layout and scale of development. This type of development pattern on a large scale is not customarily found in low-density residential areas and does not fit with the purpose and principles identified for the low-density zones.**

Staff was directed by Council to address how to incorporate subdivision standards into low-density zones for large sites with multiple structures. **Incorporating these types of standards can be done, but it would be duplicative of development standards that already exist when a property is subdivided. Staff believes that the simple approach of eliminating this provision for multiple one and two-family structures on sites greater than one acre would be a better option. Eliminating this allowance would then require subdivision of property to build more than one**

**single or two-family home and would then also trigger the desired improvements and customary configuration of a neighborhood.**

**Council also asked staff to review how this same concern for subdivision requirements affects medium-density zones.** In looking at medium-density zones, there is a higher density allowance and a more diverse mix of residential use types permitted than in low-density zones. Medium-density zones also have a purpose, at times, of acting as a transition between low and high-density areas. The density allowance in the Residential Medium (RM) zone is greater than Residential Low (RL) and is between 7.26 and 22.31 dwelling units per net acre. The use types allowed in the RM zones allow for additional uses of multi-family attached buildings styles of townhouses and apartments. These multi-family development patterns have commonly been constructed as large lot developments with more than one structure per lot or organized around common areas and amenities. In some cases there may be individual lots for a building or a condominium regime put in place for individual ownership. While one and two-family homes are an allowed use, they are not commonly the predominant use in new development as it results in a lower yield of development.

Based on the existing bulk and use regulations established for the RM zones and the existing residential developments typical of the higher density zones, **Staff would suggest that the medium density zone be kept as it presently exists, allowing for the large lot development style. The complexity of providing for public infrastructure on a site to serve integrated higher-density development may cause difficulties for the City in terms of long term maintenance. Additionally, requiring the level of subdivision improvements associated with detached structures could have an unintended consequence of creating a different development pattern than what is commonly associated with low-scale apartments and townhouses we now see.** Detached structures could have individual standards requirements created to treat those separately from multi-family buildings, but that would not result in uniform development requirements within RM.

#### **ALTERNATIVES:**

1. Direct Staff to prepare a draft zoning text amendment **to eliminate the provision for more than one single-family or two-family structure** on a lot greater than one acre for all zoning districts.
2. Direct Staff to prepare a draft zoning text amendment **to eliminate the provision for more than one single-family or two-family structure** on a lot greater than one acre for only the RL and FS-RL zoning districts.
3. Direct Staff to prepare a draft zoning text amendment **to limit the number of single and two-family structures** on a lot regardless of its size.
4. Direct Staff to prepare a draft zoning text amendment for the development of multiple single-family and two-family structures on single lot to require provision

of principal public street access, street improvements, limits of alley design and block lengths, individual parking to serve a unit, minimum building setback and spacing requirements, minimum usable yard areas, individual utility meter services, and other related site improvement requirements typical of traditional neighborhood developments.

**MANAGER'S RECOMMENDED ACTION:**

**Based upon the stated interests of Council in preserving traditional development patterns with clear and uniform standards and as the simplest approach, the City Manger recommends Alternative 1. Alternative 1 would eliminate the opportunity for large site development of one and two-family homes in all zoning districts.** This would require residential properties larger than one acre to be subdivided into individual lots prior to development. This would provide a process that has each home on its own lot with frontage on a street, public utilities, yard area, and off-street parking. It would also allow the integration of development into the fabric of the adjoining neighborhoods and the community through the subdivision process. This requirement would still allow for the individual homes to be rented or occupied by homeowners, as desired by individual property owners.

Should the Council direct staff to remove the allowance for multiple single-family and two-family structures on a single lot, staff would prepare a draft ordinance for a recommendation from the Planning and Zoning Commission and it would then be brought back to Council for its consideration.

**Staff would note that the development of a permitted use on a large site in RM without subdivision, as is the case in any zone, does not cause a developer to put in place as much public infrastructure (offsite improvements, e.g. bike paths, road widening, turn lanes) adjacent to a site as the subdivision process may require. General frontage improvement standards could be adopted for all zones to address this issue. If this is an interest to Council, this issue may be referred to staff separately.**



**COUNCIL ACTION FORM**

**SUBJECT: DOWNTOWN FAÇADE GRANTS FOR FISCAL YEAR 2013/2014**

**BACKGROUND:**

The City Council annually budgets \$50,000 Local Option Sales Tax revenue for the Downtown Façade Improvement Grants program. – One application is accepted per building location and there is one round of review per year with the option of a second round of review if there are available funds. **Because of unused funds from the previous fiscal year, the City has \$67,550 available for the 2013-2014 program. Four property owners have submitted a total of five applications totaling \$72,000.** The maximum grant amount is up to \$15,000 for façade work plus an additional \$1,000 if an applicant chooses to use an architect in preparing a design. Three Main Street Cultural District representatives and two City staff evaluated the grant applications based on the City Council adopted 2011 scoring criteria and guidelines (Attachment L). Project summaries, a location map, and project design illustrations are also attached.

<u>Address</u>	<u>Business or Building Name</u>	<u>Amount Requested</u>	<u>Total Project</u>	<u>Score</u>
330 Main	Town Center, west building Design Fees	\$15,000 \$ 1,000	\$150,000+ \$ 1,000	85
328 Main	Town Center, east building Design Fees	\$15,000 \$ 1,000	\$100,000+ \$ 1,000	80
402 Main	The Spice restaurant	\$ 8,000	\$ 98,000	62
122 Main	Lee's Computers & More Design Fees	\$15,000 \$ 1,000	\$120,000 \$ 1,000	52
323 5 <sup>th</sup> (Burnett façade)	Vacant Design Fees	\$15,000 \$ 1,000	\$ 57,000	31
		<b>\$72,000</b>	<b>\$527,000</b>	

The projects are listed above in order of the score assigned by the review committee. The scores are the average of the scores given by the individuals scoring the projects. The total project amount shown here is the general cost of all improvements being made to the building, of which the façade improvements are a part. The total estimated cost of the itemized façade improvements is in all cases at least twice the amount requested and in most cases exceeds that minimum required amount.

330 and 328 Main scored highly because of the size of the buildings, the location of the buildings in the center of the downtown next to Tom Evans Plaza and at the end of Burnett Avenue, and because of the extent of intended improvements. The improvements are intended to return as much of the building as possible to its appearance of the 1940's and 1950's, before the white metal panels were added to the front of both buildings. This would include recreating two distinct building facades that existed previously with a traditional brick façade and rehabilitation of former windows. It would not include restoring the former decorative parapet elements that were removed. **However, until the metal panels are removed it is not possible to be certain of the extent of improvements that are possible. Therefore, awarding of these two façade grants should be conditional on final plans being prepared after the metal panels are removed and those plans being approved by staff as being consistent with the scope of façade improvements required by the grant criteria and the Downtown Design Guidelines in terms of the types of materials and design details relating to the windows and storefront design.**

The staff has concluded that these are two separate buildings qualifying them for two façade grants. The conclusion was based upon the fact that that the buildings were built independently at different times and contain separate businesses with separate store fronts. (See Attachment C) **In order to award two grants, the City Council will have to concur with staff's conclusion.**

The project at 122 Main will replace the entire front façade of this small shop in what is a multi-façade building and restore the individual façade as much as possible to its appearance in 1914, including transom windows, placed at the front property line rather than recessed as is the current storefront. (See Attachment I) If the grant is approved, the property owner has agreed to work with staff to refine the design details so that this project can serve as a template for façade improvements for the identical stores to the east while maintaining individual integrity.

The project at 402 Main will apply the same façade design as was completed at Lucullan's next door, removing the remaining wood insets and installing display windows and transoms above the windows and front door. The building will also be painted. This project is part of a larger project to improve the façade facing Tom Evans Plaza and the city parking lot to the south. (See Attachment G)

**It should be remembered that the general policy of the Council has been to not allow a second grant for the same building in the first round of grant solicitation. However, this request is similar to the 203/205 Main (Antique Ames) where two separate grants were awarded for two separate store fronts in what was built as one building. In order to award the grant to 402 Main, the Council will have to concur with staff's conclusion that this request is similar to 203/205 Main.**

The project at 323 5<sup>th</sup> Street (formerly Mathison Ford), on the former vehicle service shop bays that face Burnett, consists of replacing the overhead doors with commercial entrances and replacing the windows to prepare the building for office use. The improvements are not intended to comply with the historical design guidelines, but rather to comply with the separate commercial guidelines for other downtown buildings.

(See Attachment K) **While the conceptual improvements would be beneficial to the site, it did not rank well compared to the other applications as it did not provide a great deal of visual or economic impact due to the location and building type and has minimal detail on its proposed commercial improvements other than replacement of non-compliant overhead doors.**

**If the City Council has interest in the site at this time, staff would request the opportunity to work with the owner and architect to see if the project can provide additional details and conform to more of the elements of these design guidelines. We would also recommend the applicant look to remove the driveway aprons and curb cuts serving the overhead doors that are proposed to be removed. A more detailed application could then be presented to City Council for consideration at a subsequent meeting.**

### **ALTERNATIVES:**

1. The City Council can approve the first four projects listed above, 330, 328, 402 and 122 Main, with the grants for 328 and 330 Main conditional on final plans to be approved by staff as consistent with the Downtown Design Guidelines and grant criteria after the metal panels are removed.

The alternative rejects the application for 323 5<sup>th</sup> Street and approves four grants totaling \$56,000 from the Downtown Façade Grant fund.

2. The City Council can approve the first four projects listed above, 330, 328, 402 and 122 Main, with the grants for 328 and 330 Main conditional on final plans to be approved by staff as consistent with the Downtown Design Guidelines and grant criteria after the metal panels are removed. In addition, defer any action regarding the grant request for 323 5<sup>th</sup> Street.

The alternative approves four grants totaling \$56,000 from the Downtown Façade Grant fund and defers any action regarding 323 5<sup>th</sup> Street until additional information is provided to the staff. Once this additional information is submitted and reviewed by the staff, the application will come back to the City Council for a final decision.

3. The City Council can approve an alternative selection of façade grants and amounts to those projects that the Council finds meet its priorities for downtown façades.
4. The City Council can refer this request to staff or applicants for additional information.

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

The façade program has been a very successful to improve the Downtown Business District. There are sufficient funds available in FY 2013-14 to fully fund four out of the five grant applications. Before making a final decision regarding 323 5<sup>th</sup> Street, more information is needed. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #2, thereby approving the first four projects listed

above, 330, 328, 402 and 122 Main, with the grants for 328 and 330 Main conditional on final plans to be approved by staff as consistent with the Downtown Design Guidelines and grant criteria after the metal panels are removed as well as deferring any action regarding the grant request for 323 5<sup>th</sup> Street.

Attachment A

**DOWNTOWN FAÇADE IMPROVEMENT PROJECT APPLICATIONS  
2013-2014**

**402 MAIN**

- Location: West of Tom Evans Plaza next door to Lucullan's
- Improvements: Remove wood infill, replace display windows including transom, install transom over door, scrape and paint concrete entire facade
- Façade Budget: \$15,000
- Total Project Cost: \$98,000
- Current Use: Restaurant
- Historically appropriate materials and design, including transoms

**328 MAIN**

- Location: East of Tom Evans Plaza next door to Olde Main Restaurant and Brewery
- Improvements: Remove metal and wood cover-up, replace display windows and entrances, repair or replace kick plates, install transoms, restore masonry
- Façade Budget: \$42,050
- Total Project Cost: \$100,000+
- Current Use: Various retail
- Historically appropriate materials and/or design, including transoms

**330 MAIN**

- Location: East of Tom Evans Plaza
- Improvements: Remove metal and wood cover-up, repair masonry on parapet panels and upper level, install upper level windows, replace display windows and entrances, repair or replace kick plates, install sign panels in transom area
- Façade Budget: \$57,000
- Total Project Cost: \$150,000
- Current Use: Various retail
- Historically appropriate materials and/or design

### **122 MAIN**

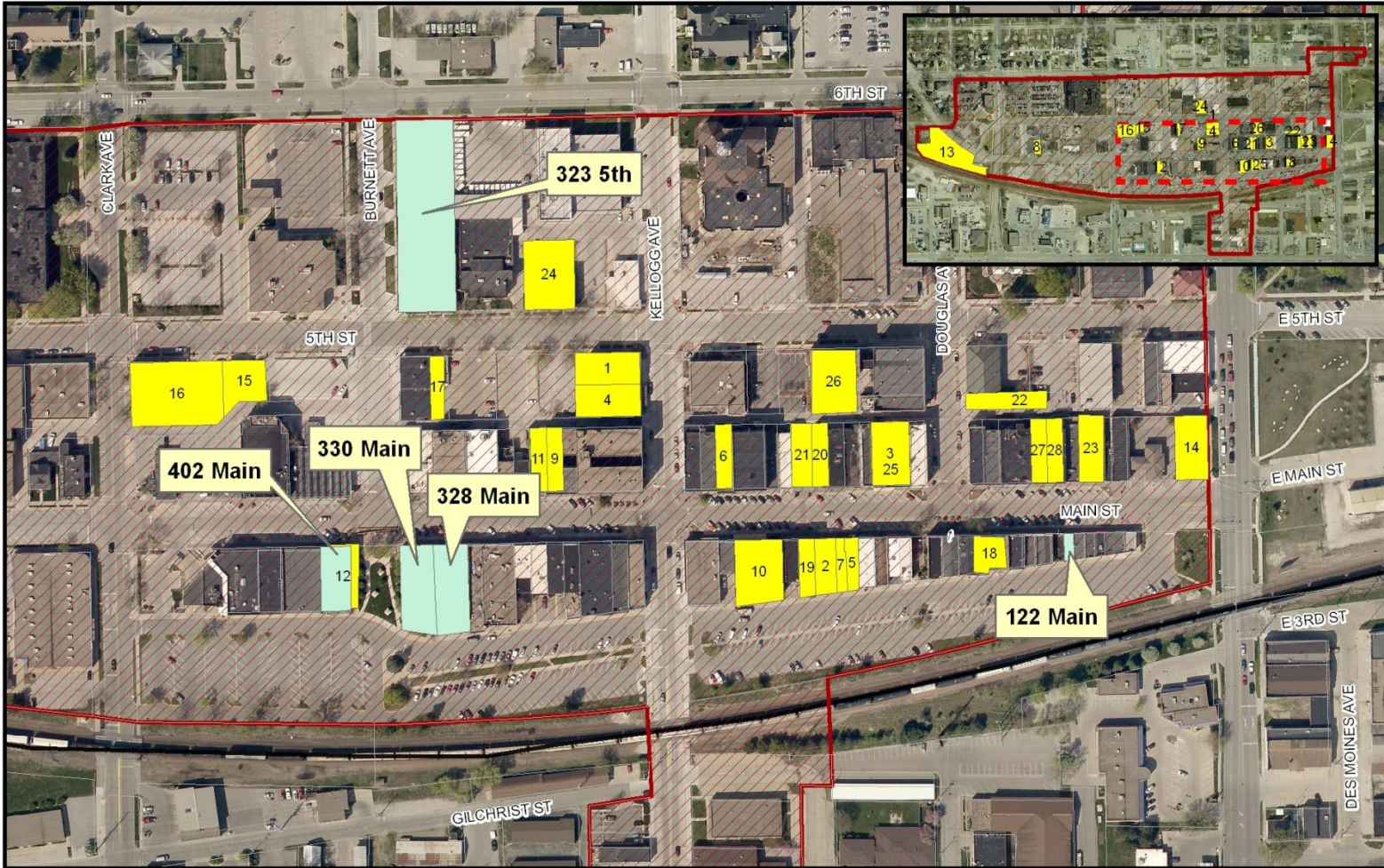
- Location: East end of Main, south side next door to Grove Cafe
- Improvements: Remove store front and portion of stucco above, install brick kick plate, display windows, entrance and transom, all on property line flush with rest building face
- Façade Budget: \$28,000
- Total Project Cost: \$120,000
- Current Use: Computer and technology services
- Historically appropriate materials and/or design, including transom

### **323 FIFTH**

- Location: On Burnett Avenue, north of Triplett Companies
- Improvements: Remove existing windows and overhead doors, install windows and entrances within existing openings, repair masonry
- Façade Budget: \$57,000
- Total Project Cost: \$57,000
- Current Use: Vacant
- Proposed under non-historic design guidelines



# Attachment B Downtown Façade Grant Applications - 2013 - 2014



### Legend

- Proposed Façade Projects 2013
- Past & Current Façade Projects
- Grant Eligibility Area

### Façade Grant Locations

- |                    |                         |                         |                         |
|--------------------|-------------------------|-------------------------|-------------------------|
| 1. 413 Kellogg Ave | 7. 218 Main Street      | 13. 413 Northwestern    | 19. 226 Main Street     |
| 2. 220 Main Street | 8. 547 Main Street      | 14. 101 Main Street     | 20. 215 Main Street     |
| 3. 203 Main Street | 9. 311 Main Street      | 15. 410 5th Street      | 21. 217-219 Main Street |
| 4. 411 Kellogg Ave | 10. 230-234 Main Street | 16. 426 5th Street      | 22. 410 Douglas Ave.    |
| 5. 216 Main Street | 11. 313 Main Street     | 17. 326 5th Street      | 23. 115 Main Street     |
| 6. 229 Main Street | 12. 400 Main Street     | 18. 130-134 Main Street | 24. 313 5th Street      |
|                    |                         |                         | 25. 203-205 Main Street |
|                    |                         |                         | 26. 208 5th Street      |
|                    |                         |                         | 27. 123 Main Street     |
|                    |                         |                         | 28. 121 Main Street     |



*Map Created by:  
Department of Planning & Housing  
Updated August 8, 2013*



Attachment C

328-330 Main in 2010





Attachment D

328-330 Main – Historic Images



Attachment E

**330 Main – Proposed Improvements**



- Repair parapet panel masonry
- Repair or restore masonry
- Install upper story windows

- New glass store front with recessed entrance, display windows and kick plates

- Repair parapet panel masonry
- Repair or restore masonry
- Install upper story windows



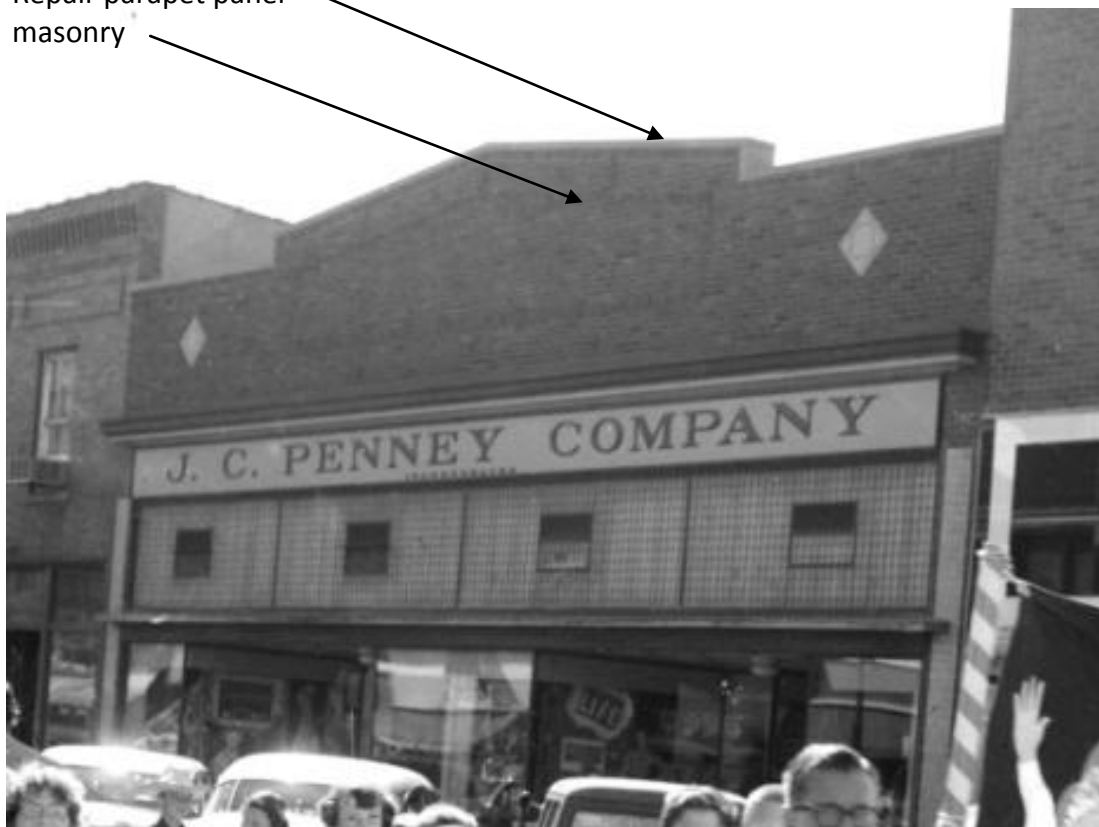
Attachment F

**328 Main – Proposed Improvements**

- Repair or install transoms
- Repair or restore masonry
- New glass store front with recessed entrances, display windows and kick plates



- Repair parapet
- Repair parapet panel masonry





Attachment G

**402 Main**



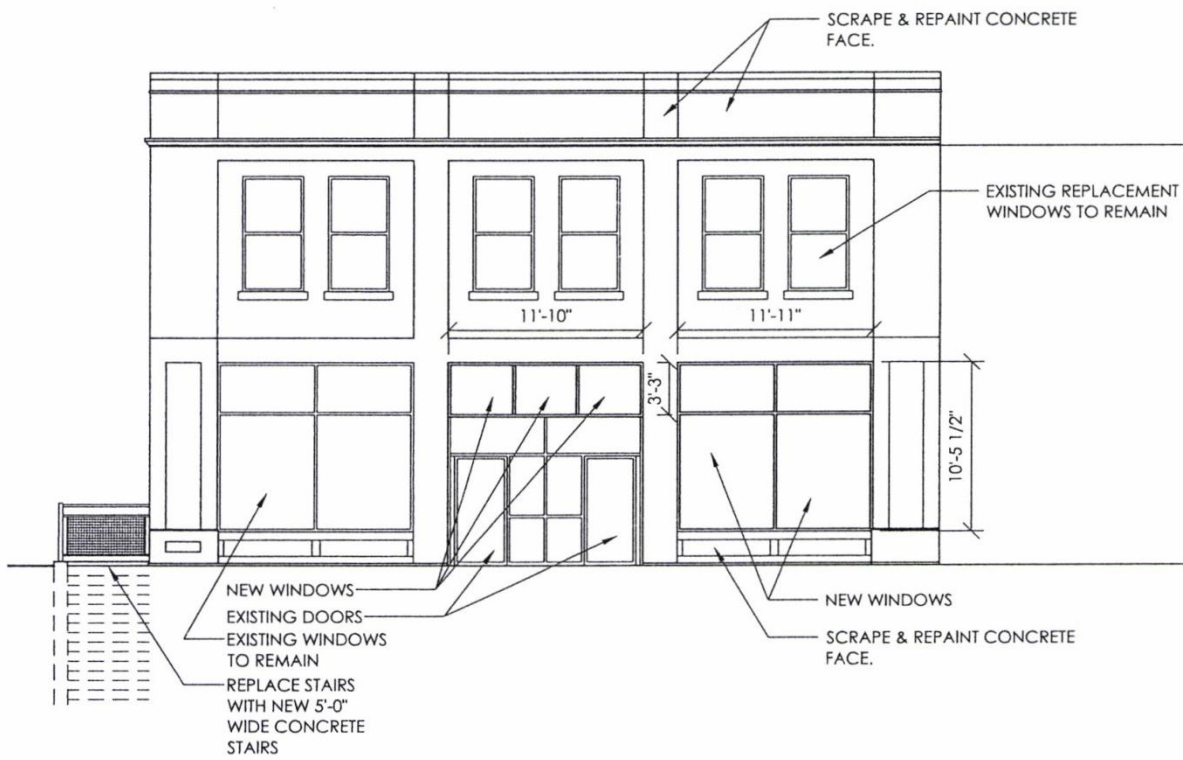
1912 Image



Current Image

Attachment H

402 Main - Proposed Improvements



**PROPOSED NORTH ELEVATION**

SCALE: 1/8" = 1'-0"

Attachment I

**122 Main**



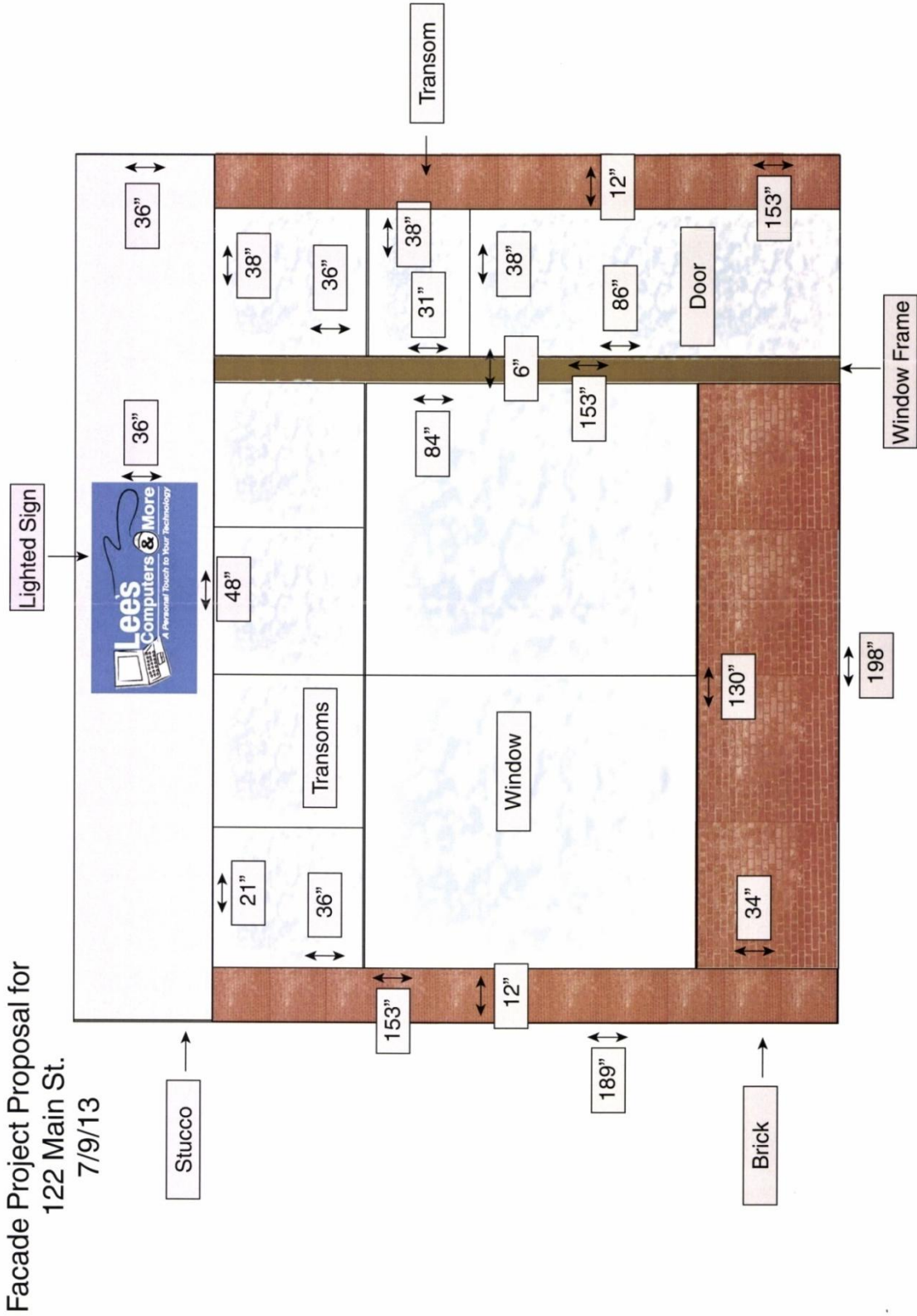
1914 Image



2010 Image



122 Main - Proposed Improvements



Attachment K

**323 5<sup>th</sup> Street (Burnett facades)**



Existing Image – North half



Existing Image – South half



Proposed Improvements



# Downtown Façade Grant Scoring

**Project** \_\_\_\_\_ **Total**  
**Address:** \_\_\_\_\_ **Score:** \_\_\_\_\_

For each category, please use the following criteria to award points, giving higher scores to projects that meet more of the criteria.

**VISUAL IMPACT** \_\_\_\_\_ **Score:**  **Points (30 maximum)**

- Improvements apply to more than one story on one façade
- Improvements apply to more than one 25-foot wide bay on one façade
- Improvements will create more visual significance because:
  - key, highly visual elements of the building are being improved
  - the building is prominently visible due to its location (e.g., it serves as a focal point from a street, is at a prominent intersection, or is larger than other buildings around it)

**FINANCIAL IMPACT** \_\_\_\_\_ **Score:**  **Points (30 maximum)**

- Matching funds exceed the minimum dollar-for-dollar match
- The project includes improvements being made to:
  - ensure public safety
  - establish or preserve the building's structural integrity
  - resist water and moisture penetration
  - correct other serious safety issues
- The façade project is part of a larger project that improves other exterior or interior parts of the building
- The project helps to make use of space that has been unoccupied or used only for storage

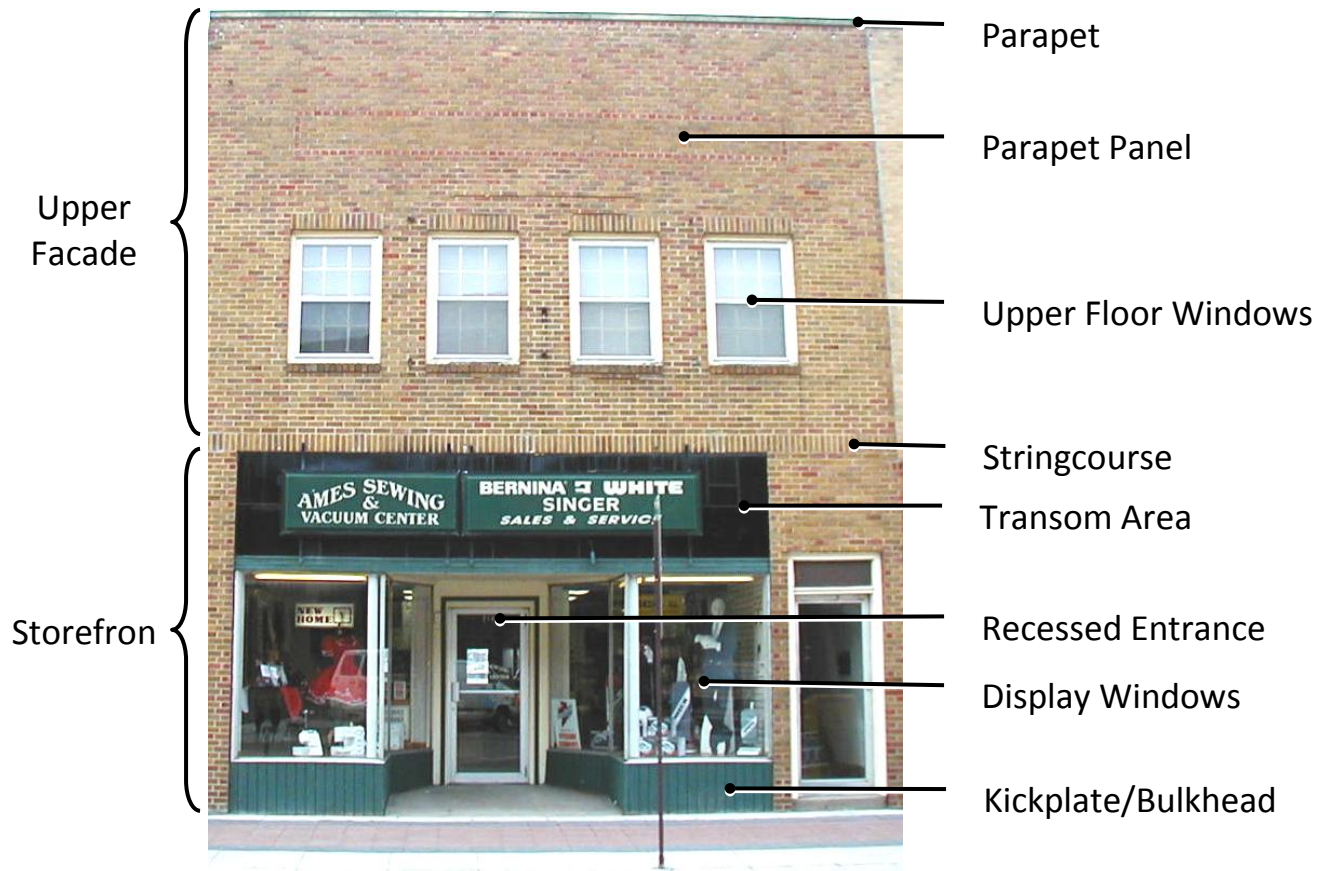
**EXTENT OF IMPROVEMENTS** \_\_\_\_\_ **Score:**  **Points (20 maximum)**

Base the number points granted in this category on the number of elements from the Downtown Design Guidelines being improved (see graphic on back of this sheet). More improved elements deserve more points.

**HISTORIC DESIGN** \_\_\_\_\_ **Score:**  **Points (20 maximum)**

- Project includes historically appropriate materials and restoration techniques
- Project goes beyond basic rehabilitation and re-establishes a more historically accurate appearance than other projects

## *Elements of an Historic Façade in Downtown Ames*



**COUNCIL ACTION FORM**

**SUBJECT:**     **LAND USE POLICY PLAN AMENDMENT OF FUTURE LAND USE  
MAP FOR 601 S. 16<sup>TH</sup> STREET**

**BACKGROUND:**

On June 17, 2013, the Randall Corporation, Inc. submitted an application for a Land Use Policy Plan (LUPP) Future Land Use Map Change for property located at 601 S. 16<sup>th</sup> Street. This was in response to a determination by the City Council on May 14, 2013 that the proposed Map Amendment would be processed as a Minor LUPP Amendment. The proposed change in the land use designation is from Medium-Density Residential and Highway-Oriented Commercial (*see Attachment B*) to High-Density Residential (*see Attachment C*). The land area for this proposal includes approximately eight acres. **The Map Change would eliminate the Medium-Density Residential designation from this property, and would reduce the amount of land designated as Highway-Oriented Commercial from approximately 5 acres to about 3 acres, and would designate the remaining 5 acres of land as High-Density Residential.**

**Project Analysis:**

The location of the proposed Future Land Use Map Amendment is 601 S. 16<sup>th</sup> Street, which includes approximately 8 acres of land, and is planned to be platted as Aspen Ridge 2<sup>nd</sup> Addition. The land is presently vacant and abuts the north side of S. 16<sup>th</sup> Street, east of South Grand Avenue. It lies south of Coldwater Golf Links and west of Aspen Ridge. **This site has experienced several changes in LUPP designation and zoning in the past few years, which are summarized in *Attachment E*.**

The most recent LUPP change (2009) was intended to accommodate commercial development between the existing (and proposed expansion of) Aspen Ridge Townhomes to the east and South Grand Avenue to the west. The zoning was changed to HOC Highway-Oriented Commercial to reflect that LUPP change.

The applicant now proposes to reduce the area of both the LUPP designated Highway Oriented Commercial and Medium Density Residential areas in order to insert an area of approximately 5 acres of High Density Residential.

The Highway Oriented Commercial area would be reduced in area by about 2 acres and the Medium Density Residential would be reduced by about 3 acres. The reduction of the Medium Density would not allow for the future expansion of the Aspen Ridge Townhomes as originally envisioned by that Planned Residence Development (PRD) Plan.

With the creation of this High Density Residential area, the applicant proposes to follow-

up with a rezoning to RH High Density Residential. The RH zoning would allow the development of a senior living complex (the Village Cooperative) on the southern portion adjacent to S. 16<sup>th</sup> Street and an apartment building on the northern portion adjacent to the golf course. The zoning of the remaining area to the west would remain as HOC to support a future commercial development on the corner of S. Grand Avenue and S. 16<sup>th</sup> Street.

**Applicant's Statement of Support for the LUPP Map Change.** The applicant has provided statements indicating why he believes this request is supported by the Land Use Policy Plan Goals and Policies. Please review Attachment G.

**Land Use Analysis and Capacity.** In any proposed change to the Land Use Policy Plan Future Land Use Map, the City examines possible impacts to infrastructure, such as sewer and water capacity, storm drainage, and traffic and access. In this instance, staff evaluated the expected incremental differences brought about by changes from Highway-Oriented Commercial and Medium Density Residential Uses to High-Density Residential. This review is based on overall system capacities and **staff finds that the capacities of sanitary sewer, water, storm drainage, and traffic access are acceptable per City requirements. If there are specific improvements needed for a particular development in the future, these would be identified during the preliminary plat stage or site development stage.**

Also of importance to consider in determining LUPP map changes is the interface between adjacent uses, as well as the expectation of consistency of residents. As *Attachment E* indicates, there has been a succession of changes to the LUPP map in this area dating back to at least 2004. **This current proposal is the first time a High Density Residential designation has been introduced on this particular parcel, though the S. 16<sup>th</sup> Street corridor already contains several High-Density Residential designations to the west and southwest. In this instance, the High Density Residential is adjacent to Highway Oriented Commercial (developed to the south but vacant to the west) and Medium Density Residential (Aspen Ridge Townhouses to the east).**

The City Council will want to consider the impacts on the surrounding developments, in particular the Aspen Ridge Townhome development adjacent to the east, with the introduction of a High Density Residential land use designation to the area.

**Land Use Policy Plan Goals and Policies.** In reviewing the proposal to change the LUPP Future Land Use Map, staff has examined applicable goals and policies of the Land Use Policy Plan (see pages 18-27 of the LUPP). **Based upon this review, staff finds no inconsistencies between the proposed amendment and the existing goals and policies of the LUPP.**

**Public Comments Received.** Written comments have been received from the neighboring Aspen Ridge development (*see Attachment G*) expressing their concerns

about the proposed changes to the LUPP Future Land Use Map, and subsequent rezoning of land from medium-density residential to high-density residential.

A listing of four (4) negative impacts for the current residents of the Aspen Ridge Townhome development are described in the letters received, as follows:

1. The recent high-density construction has already congested the traffic flow on South 16<sup>th</sup> Street. The addition of *The Village* retirement center plus apartment houses will cause difficulty entering and exiting the street.
2. The addition of an apartment complex so close to present structures will cause a devaluation of the property.
3. Aspen Ridge residents paid premium prices for their Phase 1 townhomes with the promise the townhome complex would be developed in three phases as a golf course community. The developer sold the units as “luxury townhomes.” No homeowner would have purchased property in this development if the plans before you were articulated to prospective buyers.
4. Homeowners will not be able to sell their townhomes if this plan is passed by the town council. The townhomes will become no more than apartment housing.

The residents of the Aspen Ridge Townhome Association are asking the Planning and Zoning Commission to consider two options: 1) leave the area as it is currently planned or 2) allow The Village Cooperative area to be designated as high density, but do not allow Parcel #4 to be developed as apartment housing.

**Planning and Zoning Commission Recommendation:**

The Planning and Zoning Commission considered the request at their meeting on August 7, 2013. Members of the public spoke in both support and opposition of the proposed change. Adjacent neighbors were generally concerned about the compatibility of the use and expectations for similar development pattern to their current development of townhomes. Other members of the public spoke in favor of allowing for a senior housing option like the “Village Cooperative” to be built as it is a need in the community.

**The Planning and Zoning Commission voted 2-1 to recommend that the proposed amendment to High Density be limited to the 2.6 acres along S. 16<sup>th</sup> Street and leave the remainder of the site as Medium Density and Highway Commercial.** Two of the Commission members were absent and two members recused themselves due to conflicts of interest, which left three remaining three Commission members to vote on the item.

If the City Council chooses to follow the vote on the above motion by the Planning and Zoning Commission, as they consider the proposed amendment, such action would approve a change to the LUPP Future Land Use Map that would affect only the proposed Lot 5, which includes 2.57 acres (see Attachment F).

## **ALTERNATIVES:**

1. The City Council can approve an proposed amendment to the LUPP Future Land Use Map to change the land use designation of land located at 601 S. 16<sup>th</sup> Street, as depicted in *Attachment C* for 5 acres of High-Density Residential and 3 acres of Highway Commercial.
2. The City Council can approve an amendment to the LUPP Future Land Use Map to change the land use designation of the land located at 601 S. 16<sup>th</sup> Street, in a manner that is consistent with the motion passed by the Planning and Zoning Commission, as depicted in *Attachment F* for only 2.6 acres of High-Density Residential.
3. The City Council can approve a modification of the proposed amendment to the LUPP Future Land Use Map to change the land use designation of land located at 601 S. 16<sup>th</sup> Street.
4. The City Council can deny the proposed amendment to the LUPP Future Land Use Map to change the land use designation of land located at 601 S. 16<sup>th</sup> Street, as depicted in *Attachment C*.
5. The City Council can refer this request back to staff or the applicant for more information.

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

After analyzing the request, staff believes that the proposed change to the LUPP Future Land Use Map is consistent with its Goals and Policies. It is possible that many of issues related to future design could be addressed at the time of a rezoning application and of site plan review. Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, which is to approve the request to change the LUPP Future Land Use Map designation for 601 S. 16<sup>th</sup> Street as requested, and as shown in *Attachment C*.

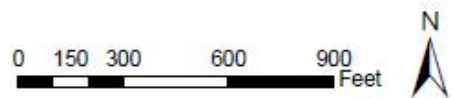
**However, if the Council concurs with the concerns raised by the adjacent property owners, then approval of Alternative 2 (the Planning and Zoning Commission's recommendation) should be supported.**



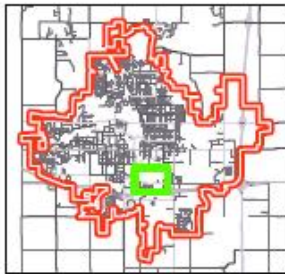
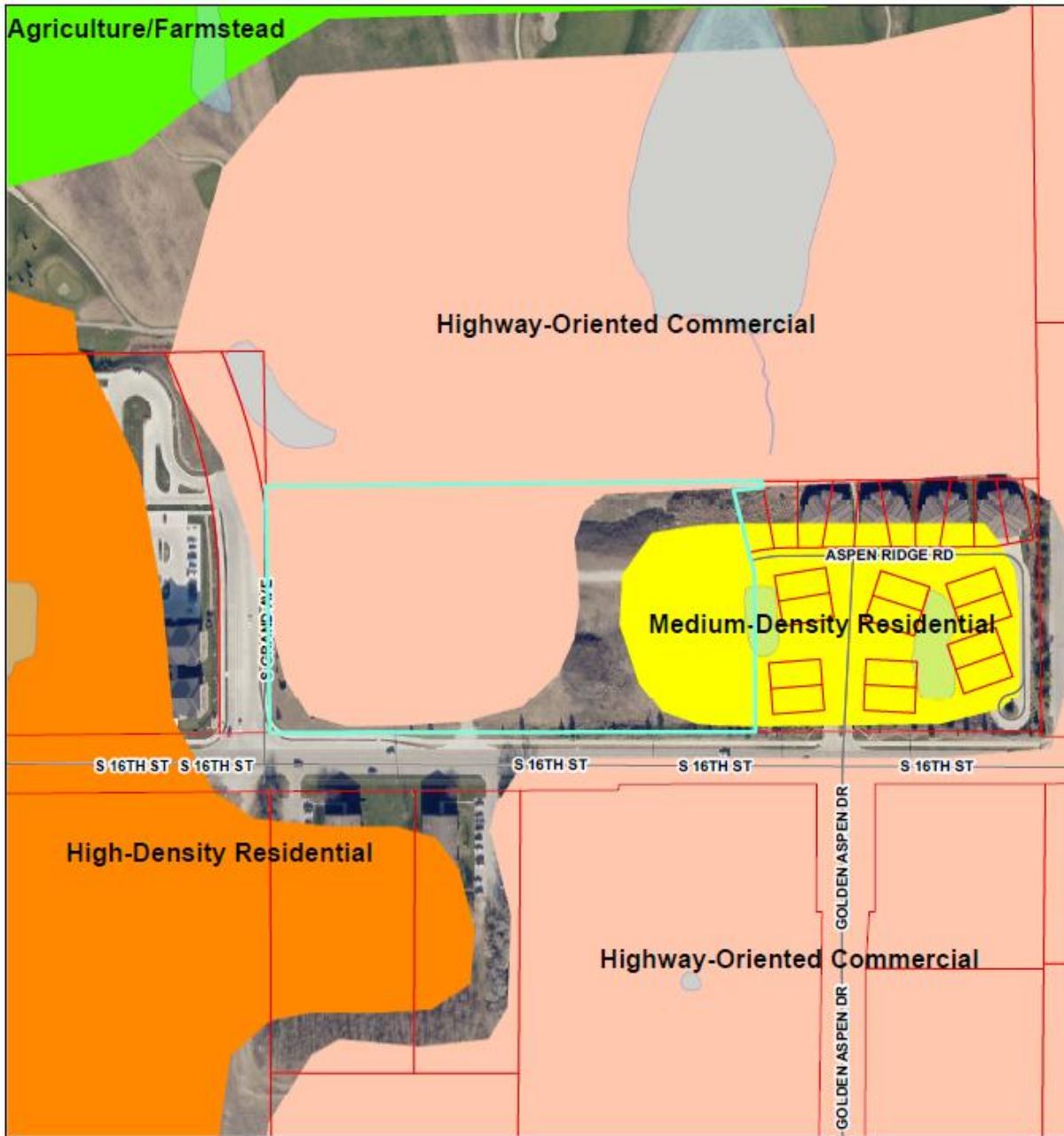
ATTACHMENT A



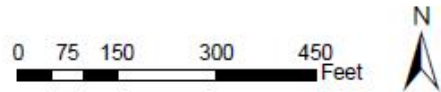
**Location Map**  
**601 S. 16th Street**



ATTACHMENT B

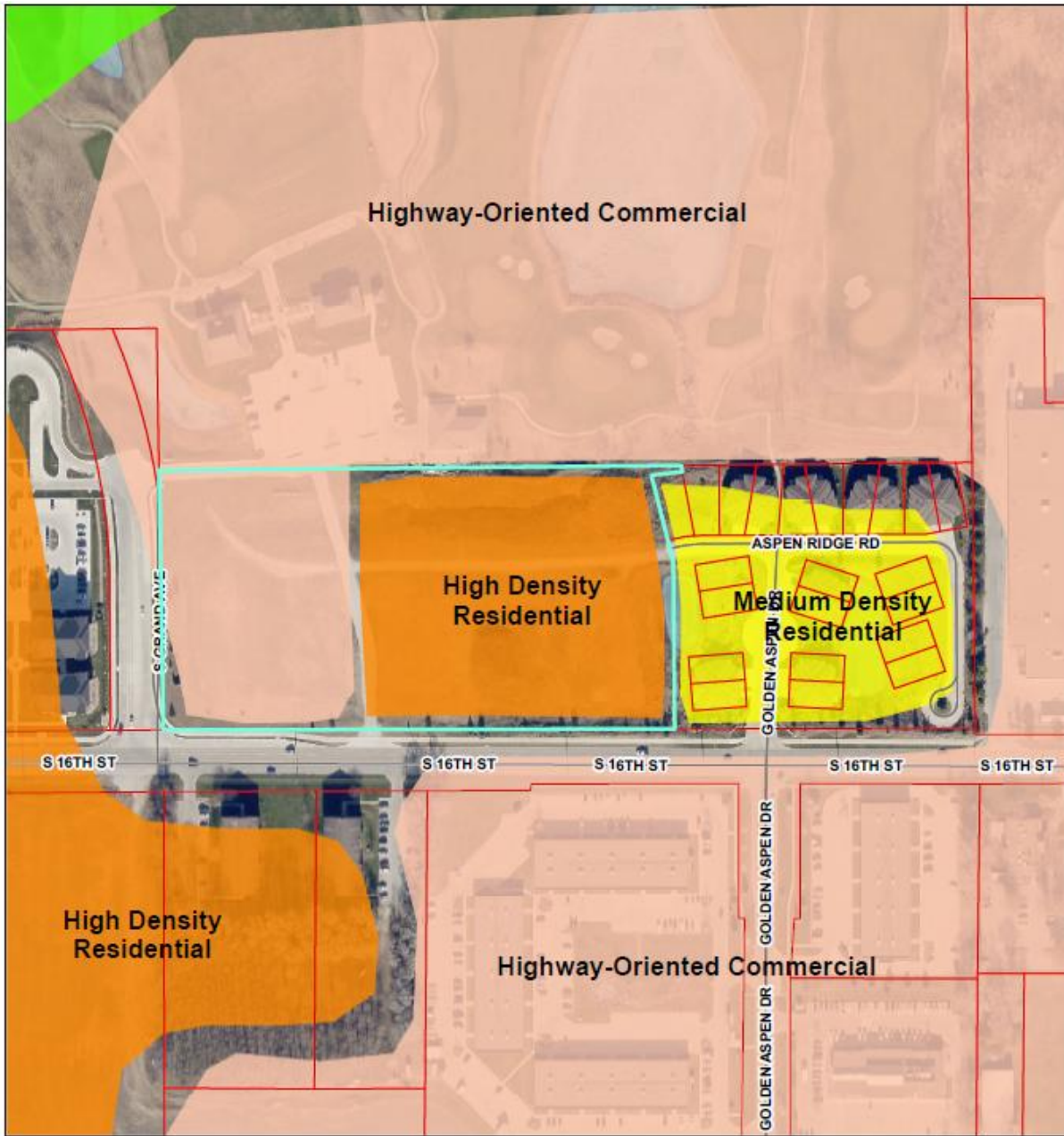


Existing LUPP Map  
601 S. 16th Street

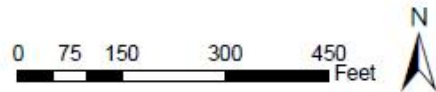




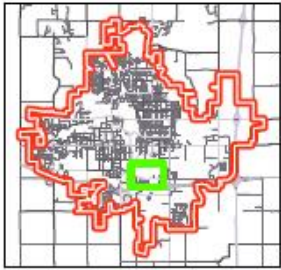
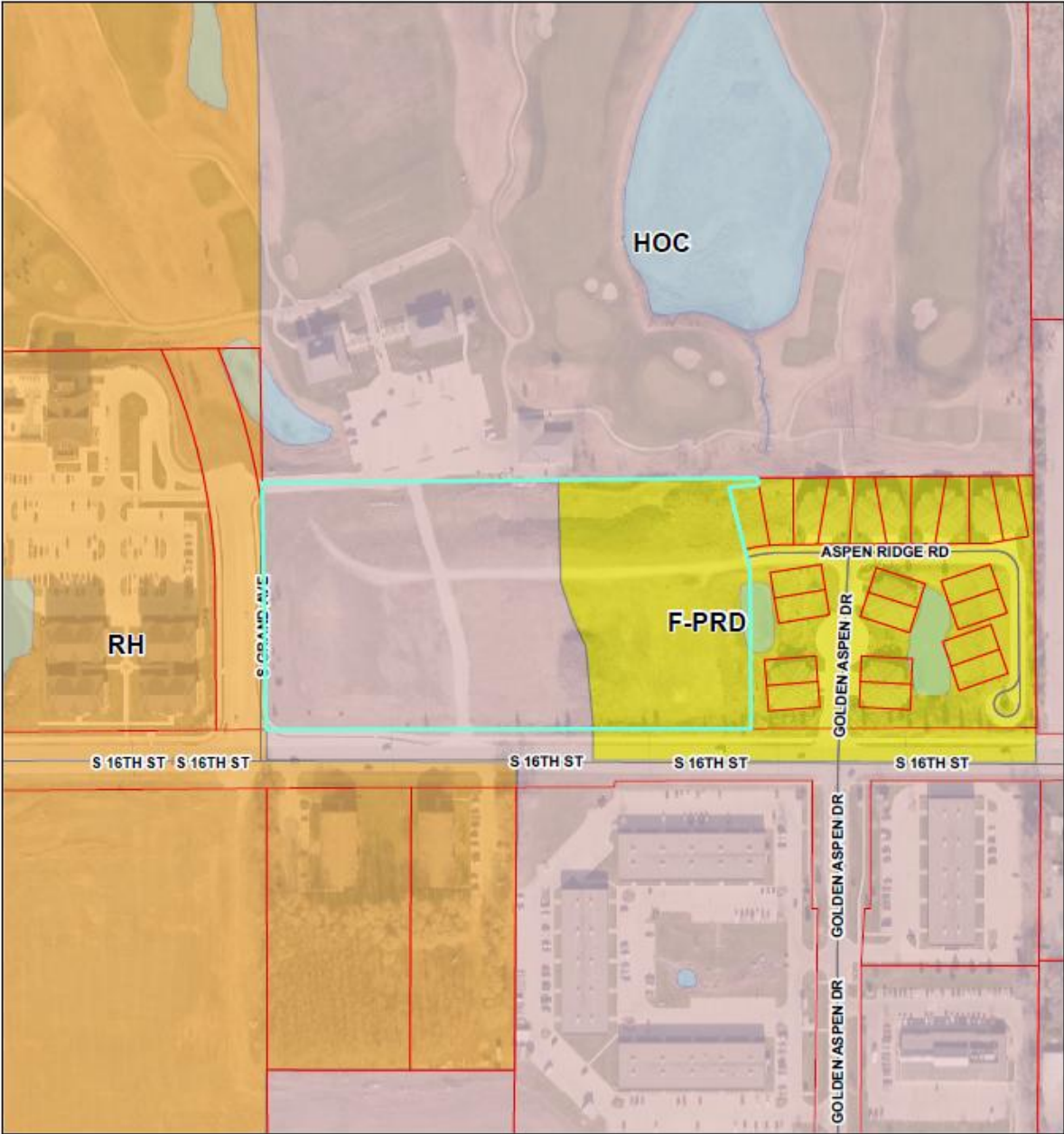
ATTACHMENT C



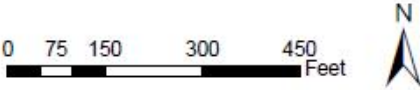
**Proposed LUPP Map  
601 S. 16th Street**



ATTACHMENT D



**Existing Zoning Map  
601 S. 16th Street**



ATTACHMENT E

**Proposed Aspen Ridge 2<sup>nd</sup> Addition (8 Acres)  
LUPP and Zoning History**

Year	Approved & Proposed LUPP Designations	Approved & Proposed Zoning
2004	<p><b><u>Approved (8 acres)-</u></b></p> <p><b>From:</b> Highway-Oriented Commercial <b>To:</b> Medium-Density Residential</p>	<p><b><u>Approved (8 acres)-</u></b></p> <p><b>From:</b> Highway-Oriented Commercial (HOC) <b>To:</b> Medium-Density Residential (RM)</p> <p><b><u>Approved (8 acres)-</u></b></p> <p><b>From:</b> Medium-Density Residential (RM) <b>To:</b> Planned Residence District (PRD)</p>
2009	<p><b><u>Approved (5 of the 8 acres)-</u></b></p> <p><b>From:</b> Medium-Density Residential (RM) <b>To:</b> Highway-Oriented Commercial</p>	<p><b><u>Approved (5 of the 8 acres)-</u></b></p> <p><b>From:</b> Planned Residence District (PRD) <b>To:</b> Highway-Oriented Commercial (HOC)</p>
2013	<p><b><u>Proposed (2 of the 8 acres) –</u></b></p> <p><b>From:</b> Highway-Oriented Commercial <b>To:</b> High-Density Residential</p> <p><b><u>Proposed (3 of the 8 acres) –</u></b></p> <p><b>From:</b> Medium-Density Residential <b>To:</b> High-Density Residential</p>	<p><b><u>Proposed (2 of the 8 acres) –</u></b></p> <p><b>From:</b> Highway-Oriented Commercial (HOC) <b>To:</b> High-Density Residential (RH)</p> <p><b><u>Proposed (3 of the 8 acres) –</u></b></p> <p><b>From:</b> Planned Residence District (PRD) <b>To:</b> High-Density Residential (RH)</p>





**ATTACHMENT G**  
**APPLICANT NARRATIVE-PAGE 1**

**Land Use Policy Plan Map Change**  
**601 S. 16<sup>th</sup> Street**  
**City of Ames**  
**June 17, 2013**

**Explanation of Map Area to be Changed:**

The area requested for change is an 8.01 acre parcel at the NE corner of S. 16<sup>th</sup> Street and the future Grand Avenue. The LUPP change would be *from* Highway Oriented Commercial and Medium Density Residential *to* High Density Residential. The land is currently zoned Highway Oriented Commercial (HOC) and F-PRD – a medium density townhome development. The change would reduce the HOC area and change the remaining F-PRD to RH. The effect of the change is to move the residential designation approximately 250 feet west and change the residential designation to RH to allow the construction of 2 complexes. One is a 50 unit housing cooperative and the other is 40+ units of professional/retirement apartment building.

The net result is a reduction of the HOC zoned area from 5.12 acres to 3.02 acres. The residential use would be changed from Medium Density Residential of 2.87 acres to a Residential High Density parcel of 4.97 acres.

**NARRATIVE EXPLAINING THE PROPOSED CHANGE**

**Explain the consistency of this proposal with the goals and policies set forth in the Land Use Policy Plan**

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

The effect of this change is relocation of the HOC line and a change from Medium Density Residential to High Density Residential. The movement of the line is necessary to create the property area needed for retirement and professional housing - both in shortage today. The High Density designation allows the creation of retirement housing and opens up affordable housing as elderly move from single-family housing to cooperative and apartment housing. The cooperative project allows seniors (55+) to move into an owner-occupied building with 1-2 bedroom units varying in size from 860 s.f. to 1,170 square feet.

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

Nothing in this request is contrary to the goal. This project adds 90+ residential units on an arterial street replacing the existing 14 townhome units. Residential high density land that is vacant and ready for this type of project does not exist. All known RH property is under contract and being constructed in 2013 and 2014. The quantity of RH designated property has always been low, it is now nearly non-existent.

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

S. 16<sup>th</sup> Commercial Expansion  
Narrative  
Page 1 of 5

**ATTACHMENT G**  
**APPLICANT NARRATIVE-PAGE 2**

The creation of a Residential High Density zone intensifies land use within the core of Ames. 90+ residential units replace a small portion of HOC and 14 townhomes. The site is on a current Cy-Ride route and would likely be on two Cy-Ride routes once Grand Avenue has been completed. The entire area has been designed by Randall Corporation to be environmentally sensitive. The golf course is an open Scottish links course and has been designed to accommodate and treat storm water from the adjacent residential and commercial areas via the course's waterways, wetlands, and grassy swales. Storm water from the HOC and residential development is handled in the golf course and is treated beyond current or planned requirements for storm water management. The development requires no City investment in utilities or resources.

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

The changes in zoning designation and changes in zoning boundaries are compatible with this goal. The golf course is already a distinct location. Once Grand Avenue has been extended there will be a natural commercial corner already in operation. The commercial corner remains and could be a central focal point of this area of development that is a mixed use of high density residential, medium density residential, office, and mobile home park. The uses are a mixture of owner occupied/rentals and low to high income.

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

The change adds 90+ units of residential to the market and maintains a viable commercial corner. The current location is on a Cy-Ride route. A bike path connects the area to the west to Iowa State, to the South to the ISU Research Park, to the north to Lincoln Way/Main Street, and to the east to Duff to Dayton to south on Highway 69. With the exception of the Grand Avenue extension all public infrastructure has been installed – streets, storm sewer, storm water treatment (the golf course wetlands), bike paths, sanitary sewer, and water main. Additional lanes to S. 16<sup>th</sup> and completion of the S.16<sup>th</sup> bike path were developer expenses. The site is NOT within the 100 year floodplain of Squaw Creek. There are no City expenses for the residential intensification of this area and existing commercial.

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

The change would result in the loss of 14 high-end townhomes and addition of 90+ residential units with a unique market emphasis; elderly cooperative housing and professional/elderly apartments. The townhomes have been constructed and sold at the rate of 2-4 per year. The residential development was started in 2004 with the first unit built and occupied in 2005. The Village Cooperative project has already 32 units spoken for of the 50 available units with construction anticipated to start in the fall of 2013 and be ready for residents the spring/summer of 2014.

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

S. 16<sup>th</sup> Commercial Expansion  
Narrative  
Page 2 of 5



**ATTACHMENT G**  
**APPLICANT NARRATIVE-PAGE 3**

The projects are on an arterial street with access to bike paths and bus routes. Commercial development is in close proximity allowing many residents to eliminate the need for cars.

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

This concentrates development to the center of Ames and complements the downtown area. The businesses that would locate at this commercial node could not reasonably be expected to be located in downtown, but are in close proximity to downtown. In contrast to fringe commercial areas, *where visitor traffic may never enter the core of Ames*, this location allows for exploration of Iowa State, Main Street and the core of Ames by car, bicycle, bus, or walking.

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

The HOC portion of this development expands the number of hotel rooms available in Ames and provides a unique type of business – upscale, extended stay hotel adjacent to the golf course. Extended stay hotels are a good fit with Ames with the various university, private, and facilities that generate long term stays. The USDS labs, Iowa State University, Ames Lab, and Mary Greeley Medical Center in addition to the large manufacturing plants will all have visitors that will want and need extended stay accommodations.

The residential portion allows for intensification of a current residential area and creates units with a unique market niche.

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

Nothing in the change is contrary to that goal. This is infill development of currently undeveloped property.

**Demonstrate why the LUPP Map designation for this property should be changed. Explain why the site cannot be reasonably developed under the current designation.**

The size of the lots and the configuration is sufficient to build the retirement and apartment buildings. The change to RH allows the existing parcel and utilities to be used most efficiently.

**Determine if there is a lack of developable property in the City, which has the same designation as that proposed. If not, explain the need for the expanding the amount of land included in the designation proposed for this property.**

There is no RH property in town that has not been sold and already being developed. Developers and the City are creating RH property as the need arises on a case by case basis. This is invariably the intent of the LUPP as the LUPP does not designate any new grounds as RH as all property is being brought into the City as FS-RL or FS-RM. Intensification of existing property is the preferred method of creating RH. This parcel is not currently developed and is one of the few center of Ames appropriate for RH intensification. This location is in the center of Ames and tends to be more supportive of downtown and existing commercial on Lincoln Way and Duff than fringe development on Dayton or E. 13<sup>th</sup> Street.

**As a result of this action, will there be an adverse impact upon other undeveloped property in the designation proposed for this site.**

S. 16<sup>th</sup> Commercial Expansion  
Narrative  
Page 3 of 5

**ATTACHMENT G**  
**APPLICANT NARRATIVE-PAGE 4**

There is no other undeveloped (or not currently planned for development) RH designated property in Ames.

**As a result of this action, will there be an adverse impact upon other developed property in the designation proposed for this site, which may be subject to redevelopment/rehabilitation.**

There is no other RH property to be developed or re-developed.

**Demonstrate that the new designation of the site would be in the public interest. What is the public need or community benefit?**

The designation of the site to RH is in the interest of the public and City. This increases the density of residential development in an appropriate location adjacent to an arterial street, bus route, bike trails and commercial. The residential offering will pull elderly people out of affordable housing and provide alternatives to housing that are not presently available in Ames. Out of 14 planned townhomes there will be the creation of 50 cooperative housing units and 40+ rental units for professional and retired housing.



**ATTACHMENT G**  
**APPLICANT NARRATIVE-PAGE 5**

**What impact will the proposed change have upon the following?**

**Transportation**

The site is on the minor arterial, S.E. 16<sup>th</sup> Street. Under the City's long term transportation plan Grand Avenue will be extended to S.E. 16<sup>th</sup> Street as an arterial or minor arterial street. The development of this area has anticipated this change and has allocated right of way for the future Grand Avenue. The current street system is sufficient for the planned commercial and residential expansion.

**Sanitary Sewer**

No additional sanitary sewer capacity is required. The change from residential to commercial does not impact the current sanitary sewer system. The sanitary sewer system adjacent to the development is a 54-inch diameter trunk sewer for the west side of Ames.

**Water**

There is sufficient water for both supply and fire protection for the change to a commercial designation. A 12-inch diameter main is located on S. 16<sup>th</sup> Street. No impact.

**Storm Sewer**

The Randall development area (both north and south of S. 16<sup>th</sup>) has been designed for the Coldwater golf course to convey and treat all the storm water from the surrounding area. The course's grassy swales, wetlands, and ponds hold all water from the adjacent development. The golf course does not have a direct discharge to Squaw Creek (except during 100 year flood events) such that all drainage must filter through the ponds, wetlands, and grassy swales. The commercial site is 6-8 feet above the 100 year flood elevation of Squaw Creek.

**Housing and Employment**

The change will result in the addition of 90 residential units versus the previously planned 14 townhome units. The hotel is expected to have a staff of 15-20 people plus generate additional jobs in the service sector; golf course, restaurants, etc.

K:\proj\5000\5032-09a Commercial\332 2013 LUPP Rezone Pre Plat\LUPP Change\LUPP Narrative 2013 06 03.doc

Nina Rasmusson <nrasmusson@yahoo.com>  
To: Planning & Zoning Commission Members  
Rezoning of land located at 601 S. 16th St.



July 17, 2013 11:11 AM

Dear Planning and Zoning Commission Members-

I am attaching a letter developed by the members of the Aspen Ridge Town Home Association expressing our concerns about the rezoning at 601 S. 16th Street. When we purchased our town home there was never any indication that the zoning would be changed or that our town home, that was marketed to us as a luxury town home, would have apartment buildings built next to our properties. When the high-density housing was built west of our complex we saw the traffic on S. 16th st. increase significantly as well as the noise level. I am afraid if the land is rezoned high density and an apartment building is built next to the golf course, it will have a catastrophic effect on our property values, as well as the quality of life. I believe the proposed cooperative for housing for individuals over 55 would be an acceptable use of the parcel of land on the north side of S 16th street. In marketing that complex, people have purchased third floor apartments for the express purpose of having a golf course view. If Randall's are allowed to build an apartment building north of this property, I am afraid many of the individuals who have indicated interest in living in the complex will forfeit their initial monetary down payment and back out. If this happens, it is likely additional apartment buildings would be built in its place, further depreciating our property values and quality of life.

My preference would be to keep the zoning as is and continue to build town homes as was initially told to us. My second choice would be to allow the rezoning of just the south parcel allowing the senior citizen housing project to go forward. Please do not allow an apartment complex to be built on the golf course side or west of the cooperative or have an apartment building built in place of the cooperative.

I hope you will take time to drive around the Aspen Ridge complex and see exactly what the association members are concerned about. While doing so, I hope you will drive by the apartment complexes that were built west of our town homes. Make sure you note the distance between the Christian School and the west building of The Grove complex. Our fear is that this is what will happen to us. Please try to put yourselves in our positions and think about what it would be like if these changes are made.

Sincerely,

A handwritten signature in cursive script that reads "Nina Rasmusson".

Nina Rasmusson  
417 Aspen Ridge Road

July 17, 2013

Rob Bowers  
Julie Gould  
Jeff Johnson  
Debra Lee  
Troy Siefert  
John Tillo  
Yvonne Wannemuehler

Jami Larson  
Victoria Szopinski  
Peter Orazem  
Tom Wacha  
Jeremy Davis  
Matthew Goodman  
Mayor Ann Campbell

Bob Kindred



RE: Land Use Policy Plan Future Land Use Map Change – Located 601 S. 16<sup>th</sup> Street

We, the members of the Aspen Ridge Townhome Association, respectfully request the Planning and Zoning Committee and the Ames City Council consider the following concerns regarding the rezoning of vacant property west of the current townhome structures:

The rezoning of the property from medium density residential housing to high density residential housing as the developer is proposing will negatively impact the current residents in the following ways:

1. The recent high-density construction has already congested the traffic flow on South 16<sup>th</sup> Street. The addition of *The Village* retirement center plus apartment houses will cause difficulty entering and exiting the street.
2. The addition of an apartment complex so close to present structures will cause a devaluation of the property.
3. Aspen Ridge residents paid premium prices for their Phase I townhomes with the promise the townhome complex would be developed in three phases as a golf course community. The developer sold the units as "luxury townhomes." No homeowner would have purchased property in this development if the plans before you were articulated to prospective buyers.
4. Homeowners will not be able sell their townhomes if this plan is passed by the town council. The townhomes will become no more than apartment housing.

We ask the Planning and Zoning Committee to consider:

- Option #1      Leave the zoned area as it is currently zoned.
- Option #2      Allow *The Village Cooperative* area to be rezoned high density, but do not allow Parcel #4 to be developed as apartment housing.

Please take time to consider our request. The properties in question are not just investments, but our homes. The plan, as proposed, will cause all of us to lose what we planned to be our dream.

Signatures:

1. Carol Sondyath Phone Number: 515-451-2241
2. Raymond Hirsch Phone Number: 515-232-9120
3. Juanita Hrocek Phone Number: 515-232-9120
4. Holly Forder Phone Number: 515 520 9054
5. Donna Segard Phone Number: 515 232 2671
6. Donna Segard Phone Number: 515 232 2671
7. Kelly Rathert Phone Number: 515-708-0964
8. Kary Rathert Phone Number: 515-708-0962
9. Paul E. Tvedt Phone Number: 515-232-2117
10. Patty J. Tvedt Phone Number: 515-232-2117
11. Pam Brinton Phone Number: 515-851-1080
12. Yvonne Rasmussen Phone Number: 515-710-7860
13. Bob Brinton Phone Number: 515 851-0039
14. h. h. Phone Number: 50-745-8853
15. \_\_\_\_\_ Phone Number: \_\_\_\_\_

**COUNCIL ACTION FORM**

**SUBJECT: URBAN DEER MANAGEMENT PROGRAM-BOW HUNTING**

**BACKGROUND:**

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

An aerial count in January identified 380 deer in the survey area as compared with 276 deer in the same areas last year. This increase from the previous survey is likely to reflect fluctuations in winter weather. Deer densities met or exceeded 30 deer/square mile in seven of the eleven areas surveyed. Densities exceeding 30 deer/square mile are generally thought to be the most likely to have human-deer conflict at a level where intervention is warranted.

Hunting was allowed on private property during the last year if there were three or more acres available and hunting was supported from adjacent property owners. Because of the broad array of views in the community, staff proposed to the Special Urban Deer Task Force that two classes of private property hunts be created. In the first category, hunts on wooded or agricultural tracts was reviewed by the Police Department and, if the property met the program criteria, it could be approved for hunting after meeting the criteria. In the second category, locations that were primarily residential properties would be reviewed by the Police Department and then publicized to in a manner that would seek additional input from other residents in the neighborhood. While there were a couple of private wooded/agricultural tracts approved for hunting, there were no residential properties approved for hunting last year. **During 2012, there were 32 tags purchased and ten deer were harvested.**

The Urban Deer Task Force met to consider the deer count as well as other data collected about whitetail deer within the city. Following the Task Force meeting, seven items were circulated to the Task Force member for a vote. Comments from Task Force members illustrated the broad range of public attitudes toward deer and deer hunting. One perspective supported bowhunting of deer as a safe



intervention that allows property owners in specific neighborhoods or locations to address a problem with deer concentration. Others felt that deer hunting is unnecessary and fails to control the population of deer causing problems within the city. These recommendations and votes of the task force members are as follows:

1. Continue the current program rules regulating hunter proficiency  
Favor (6)    Oppose (0)    Abstain (0)
2. Continue current private property rules including additional notice requirement for any proposed residential hunts  
Favor (4)    Oppose (1)    Abstain (1)
3. Publicize the program so both private property owners and bowhunters are more aware of the options.  
Favor (5)    Oppose (0)    Abstain (1)
4. Continue the current city property hunt locations.  
Favor (5)    Oppose (1)    Abstain (0)
5. Continue to request the buck incentive to encourage hunter participation and harvest.  
Favor (5)    Oppose (1)    Abstain (0)
6. Continue the annual helicopter population survey.  
Favor (6)    Oppose (0)    Abstain (0)
7. Continue to support and encourage perimeter deer hunting on city and private property.  
Favor (5 )    Oppose (0)    Abstain (1)

**A majority of the Task Force members support the continuation of hunting in designated City locations.** Dates for these locations were recommended by the Parks and Recreation staff. It should be noted that in addition to the votes, the feedback included thoughtful commentary, both pro and con, regarding the benefit of urban bowhunting. Even after lengthy discussions on this topic, the task force was not unanimous in its view. Comments in opposition to these recommendations included the view that urban hunting is entirely unacceptable while also noting that the urban harvest does not seem to be a major influence on whitetail deer population levels.

The Iowa Department of Natural Resources (DNR) establishes 'legal hunting hours' (one-half hour before sunrise that continue to one-half hour after sunset) and the 'dates' (September 14 to January 19) for the City of Ames. However, the City can modify these hours and dates as long as they fall within the overall DNR timeline as noted above.

**Subject to City Council action and taking the DNR established hours and dates into consideration, staff recommends the following locations, dates, and times for deer hunting.**

### **NON-PARK / PUBLIC AREA**

**Wooded City property south of the Hunziker Youth Sports Complex:**

Weekdays: One-half hour before sunrise and ending at 11:00 AM, September 14 to November 4

Weekends: No hunting until November 4

Daily beginning November 4, DNR legal hunting hours (following the anticipated conclusion of the youth sport season)

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

DNR legal hunting hours beginning September 14

### **PARKLAND AREAS**

**South River Valley Park:**

Weekdays: One-half hour before sunrise ending by 4 PM September 14 to October 28 (hours not used by sport leagues)

Weekends: One-half hour before sunrise ending by 8 AM, September 14 to October 28 (hours not used by sport leagues)

Daily beginning October 28 DNR legal hunting hours (following the conclusion of sport leagues)

**Gateway Park:** Restricted to the west timber

Daily beginning September 14: DNR legal hunting hours

**Homewood Golf Course:**

Daily beginning November 4 (following course closure for the season)

**Inis Grove Park**

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

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

In addition, the Urban Deer Task recommends continuation of the process allowing private property or other non-city, public property to be enrolled as urban

deer hunting locations. The process of establishing eligibility requires the owner or lawful agent in control of the property to submit a written request for participation to the Police Department. Requests must include owner/agent permission for at least three contiguous acres, a map of the property, and a listing of any additional rules or restrictions being proposed. This may include limitations on who may hunt on the property. The City Hunt Manager (Police Department) will evaluate the property and treat it as one of two types:

1. **Wooded/agriculture property** will be reviewed to ensure the suitability of the proposed location, proximity to adjacent properties, and any special hazards or concerns.
2. **Residential locations** will receive a similar initial review by the City Hunt Manager, followed by notification of adjacent property owners. This will be done by the property owner or hunter(s) using city forms. For residential locations to be approved, neighbors within 200 yards of the stand must approve of the hunting. This will involve the signature of one owner or resident of the affected property. Neighbors within 400 yards of the stand must be notified of the proposed hunt.

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

**ALTERNATIVES:**

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

**MANAGER'S RECOMMENDED ACTION:**

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

Therefore, staff recommends the approval of Alternative 1; whereby the Council would approve bow hunting in designated locations including the park system and city property as detailed in the Urban Deer Management ordinance and rules. Continuing a process for designating additional hunting locations on private property will provide a tool for private landowners and other public entities to participate in efforts to control the deer population. Additional notice



requirements will continue to ensure that neighboring property owners are formally notified of a property being considered for hunting.

ITEM # 39a  
DATE 08-13-13

### **COUNCIL ACTION FORM**

**SUBJECT: LIBRARY RENOVATION AND EXPANSION PROJECT REVISED CHANGE ORDER NO. 4 WITH A&P/SAMUELS GROUP**

#### **BACKGROUND:**

Change Order #4 to the library's contract with A&P/Samuels Group, which was approved by City Council on July 9, 2013, included an extra \$1,500 for changes to an elevator ceiling that had already been included in Change Order #3. Therefore, Change Order #4 should have only included the following five items:

1. Add \$2,832 to cut down existing piers in Youth Services area on the south end of the building;
2. Add \$15,128 to demolish and reconstruct an unsalvageable west wall;
3. Deduct \$65,663 by removing the replacement of the wood windows from the scope of work;
4. Add \$8,211 to repair existing brick walls on the south end of the building;
5. Add \$16,778 for structural work needed for relocation of the kitchenette in the historic section.

**Change Order #4 should decrease the A&P/Samuels Group contract sum by \$22,714 (rather than by \$21,214 as was previously approved).** Upon approval, the contract sum with Change Orders #1, #2, #3, and revised #4 will be \$12,521,573.

At its special meeting on August 8, 2013, the Library Board of Trustees considered this matter and voted to recommend that the City Council approve Revised Change Order #4 for the correct amount.

#### **ALTERNATIVE:**

1. Approve Revised Change Order #4 for a reduction of \$22,714 in A&P/Samuels Group's overall contract sum.
2. Do not approve Revised Change Order #4.

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

The extra \$1,500 for changes to an elevator ceiling that was included on the change order submitted to the Council were already included on approved Change Order #3, so this correction is necessary. The A&P/Samuels contract as summarized to date appears below:

Original Contract Sum	\$	12,543,350.00
Net change with Change Orders 1 through 3	\$	937.00
Contract sum prior to Change Order 4	\$	12,544,287.00
Change in Contract Sum with Revised Change Order #4	\$	-22,714.00
New Contract Sum including Revised Change Order #4	\$	12,521,573.00

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving Revised Change Order #4 for a reduction of \$22,714 in A&P/Samuels Group's overall contract sum.

**COUNCIL ACTION FORM**

**SUBJECT: LIBRARY RENOVATION AND EXPANSION PROJECT CHANGE  
ORDER NO. 5 WITH A&P/SAMUELS GROUP**

**BACKGROUND:**

As progress continues on the Library Renovation and Expansion Project, the Library Board requests approval of Change Order #5 for eight (8) modifications to the contract with A&P/Samuels Group, A Joint Venture. The combined cost of these modifications exceeds the threshold for departmental approval, so City Council approval is requested for the following items:

- 1) Add \$22,387 for dimmable vestibule and lobby lighting and related equipment;
- 2) Add \$14,766 to improve structural stability of the south wall of the 1904/1940 section, which was damaged during demolition of the 1907 addition in 1983;
- 3) Add \$5,257 for a new door and door hardware in the telecommunications room; (This door installation replaces originally-planned demolition of a wall that was found to be supporting a concrete floor.)
- 4) Add \$11,432 for structural repair work to an existing load-bearing wall in a seminar room that was improperly supported in 1984;
- 5) Add \$1,277 for book drop and study room revisions;
- 6) Add \$6,539 to correct existing structural problems in the 1940 Gallery and corridor walls;
- 7) Add \$11,532 for replacement of steel columns at the north end of the 1984 addition which were not continuous from the floor to the roof, as the contract documents had assumed;
- 8) Add \$5,892 to connect an undocumented 8" line into the new 15" storm sewer, with routing around an existing concrete pier.

Items 2, 3, 4, 6, 7, and 8 in the list above address unforeseen conditions and important structural issues that were discovered as construction proceeded. Items 1 and 5 are the first changes that reflect owner preferences.

Item 1, Lighting Revisions: In order to comply with standards for Leadership in Energy and Environmental Design (LEED) lighting reduction credit, the lobby and vestibule lighting needs to either be turned off fully or dimmed to 50% of the typical light level between the hours of 11 p.m. and 6 a.m. While the library had expressed a desire for the building to maintain a glow effect in the plaza throughout the night, the contract documents called for turning the lights off completely in order to both satisfy the requirement for the LEED lighting reduction credit and reduce costs as much as possible to increase the likelihood of bids for the project coming in under budget.

The Library is now well positioned from a financial standpoint, and the Library Board has revisited the idea of dimming the lobby and vestibule lights overnight, rather than extinguishing them completely. The Board is disinclined to create a dark corner. It believes that lighting will improve safety at the bus stops on Douglas Avenue and that it is important for the building to maintain an aesthetic appeal even when closed.

The Library Board realizes that leaving the lobby and vestibule lights on full power all night is also an option and would not necessitate a change order; however, the result would be less aesthetically pleasing, energy costs would be greater, and LEED points would be forfeited.

Item 5, Book Drop and Study Room Revisions: While reviewing the building plans, members of library staff asked that the book drop inside the main entryway be removed after concluding that it would disrupt the flow of pedestrian traffic. Exterior book drops will remain outside the front door.

On the second floor, space that was originally identified for a private uses and microfilm storage and viewing has been redesigned to create a den-like area and a smaller room that will be open to the public. The redesigned area may be used as a reading room, for programming, or for a “makers’ space” (where people come to the library to create things). Ultimately, the revised design better satisfies the library’s objective of maximizing flexibility and adaptability.

After reviewing these requests at its special meeting on August 8, 2013, the Library Board voted to recommend that the City Council approve Change Order #5. **Change Order #5 results in a cost increase of \$79,082.**

**After approval of Change Order #5, the total new A&P/Samuels contract sum will be \$12,600,655 and the reserved change order allowance will be \$942,695.**

#### **ALTERNATIVES:**

1. Approve Change Order #5, which includes lighting revisions, improvements to the 1904/1940 south wall, a door and door hardware in the telecommunications room, structural repair in a seminar room, book drop and study room re-design, structural repair in the 1940 gallery and corridor, steel column replacement at the north end of the 1984 addition, and revisions to underground utility locations.
2. Do not approve Change Order #5.

#### **MANAGER’S RECOMMENDED ACTION:**

Change orders are to be expected with a building project as complex as the Library’s Renovation and Expansion. While the structural and pragmatic changes conform to best building practices, this change order also includes the first requests based on owner preferences. Management believes the options selected by the Library Board are

consistent with the community's expressed desire to have a functional, aesthetically pleasing, LEED-certified public building. Funds are available within the project budget for these changes and the project timeline will not be affected.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving Change Order #5, which includes lighting revisions, improvements to the 1904/1940 south wall, a door and door hardware in the telecommunications room, structural repair in the seminar room, book drop and study room re-design, structural repair in the 1940 gallery and corridor, steel column replacement at the north end of the 1984 addition, and revisions to underground utility locations.



# AIA<sup>®</sup>

# Document G701<sup>™</sup> – 2001

## Change Order

<b>PROJECT</b> ( <i>Name and address</i> ): Ames Public Library 515 Douglas Avenue Ames, Iowa 50010	<b>CHANGE ORDER NUMBER:</b> 005 <b>DATE:</b> August 1, 2013	<b>OWNER:</b> <input checked="" type="checkbox"/> <b>ARCHITECT:</b> <input checked="" type="checkbox"/> <b>CONTRACTOR:</b> <input checked="" type="checkbox"/> <b>FIELD:</b> <input type="checkbox"/> <b>OTHER:</b> <input type="checkbox"/>
<b>TO CONTRACTOR</b> ( <i>Name and address</i> ): A&P/Samuels 311 Financial Way, Suite 300 Wausau, WI 54401	<b>ARCHITECT'S PROJECT NUMBER:</b> 2009010.00 <b>CONTRACT DATE:</b> November 27, 2012 <b>CONTRACT FOR:</b> General Construction	

### THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

- Increase contract sum \$22,387 for dimmable vestibule and lobby lighting and misc. lighting revisions.
- Increase contract sum \$14,766 for aesthetic and structural improvements to South Wall per ASI-005.
- Increase contract sum \$5,257 for new door per CCD-001 and revisions to door hardware.
- Increase contract sum \$11,432 for structural repair work to existing bearing wall at Seminar Room #204 per ASI-009.
- Increase contract sum \$1,277 for book drop and study room revisions per PR-010.
- Increase contract sum \$6,539 for structural repair in Gallery and Corridor per PR-011.
- Increase contract sum \$11,532 for steel column replacement at north end of 1984 addition per CCD-003.
- Increase contract sum \$5,892 for revisions to underground utility locations due to unknown existing conditions.

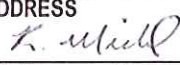
The original Contract Sum was	\$	12,543,350.00
The net change by previously authorized Change Orders	\$	-21,777.00
The Contract Sum prior to this Change Order was	\$	12,521,573.00
The Contract Sum will be increased by this Change Order in the amount of	\$	79,082.00
The new Contract Sum including this Change Order will be	\$	12,600,655.00

The Contract Time will be increased by Zero (0) days.

The date of Substantial Completion as of the date of this Change Order therefore is May 31, 2014

**NOTE:** This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

### NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

<u>Meyer Scherer &amp; Rockcastle, Ltd.</u> <b>ARCHITECT</b> ( <i>Firm name</i> )	<u>A&amp;P/Samuels</u> <b>CONTRACTOR</b> ( <i>Firm name</i> )	<u>City of Ames, Iowa</u> <b>OWNER</b> ( <i>Firm name</i> )
<u>710 South Second Street 7th Floor, Minneapolis, MN 55401</u> <b>ADDRESS</b>	<u>311 Financial Way, Suite 300, Wausau, WI 54401</u> <b>ADDRESS</b>	<u>515 Clark Avenue, Ames, IA 50010</u> <b>ADDRESS</b>
<u></u> <b>BY</b> ( <i>Signature</i> )	<u></u> <b>BY</b> ( <i>Signature</i> )	<u></u> <b>BY</b> ( <i>Signature</i> )
<u>Kate Michaud</u> ( <i>Typed name</i> )	<u></u> ( <i>Typed name</i> )	<u></u> ( <i>Typed name</i> )
<u>August 1, 2013</u> <b>DATE</b>	<u></u> <b>DATE</b>	<u></u> <b>DATE</b>

**COUNCIL ACTION FORM**

**SUBJECT: CONTRACT FOR AMES PUBLIC LIBRARY WOOD WINDOW RESTORATION PROJECT**

**BACKGROUND:**

The wood windows original to the 1904 and 1940 portions of the Library building on Douglas Avenue will be restored, as directed by the City Council on May 14, 2013. To accomplish this directive, the City Council approved preliminary plans and specifications for the project, which called for a professional restoration contractor to abate lead-based paint, make needed repairs, refinish, repair or replace window hardware, properly re-install and weatherstrip the original wood windows, and order and install energy-efficient exterior storm windows.

On July 31, 2013, six bids for the abatement work were opened and the following report of bids was received by the Library Board on August 8, 2013.

<b>Bidder</b>	<b>Base Bid Amount</b>
Scott Petersen Construction, Inc., Tyler, MN	\$125,860
The Wilson Group, Inc. Greenwood, MO	\$215,235
Wadsworth Construction, Inc., Waukon, IA	\$240,000
Renaissance Restoration, Inc., Galena, IL	\$244,000
Pishney Restoration Services, Lenexa, KS	\$346,800
Re-View, Kansas City, MO	\$386,587

The reported construction estimate for this work was between \$50,000 and \$160,000. Funds are available from contingency funds in the Library Renovation and Expansion Project budget. On August 8, 2013, the Library Board adopted a resolution receiving the report of bids and recommending that the City Council award the contract to Scott Petersen Construction, Inc., of Tyler, Minnesota, in the amount of \$125,860.

Scott Petersen Construction has provided the City Clerk with the required executed contract, insurance certificate, and performance bond, all of which have been accepted by the Legal Department and the City's Risk Manager. The Library Board also is requesting that the City Council approval of the contract and bond.

**ALTERNATIVES:**

1. Award the contract for Ames Public Library Wood Window Restoration to Scott Petersen Construction, Inc., of Tyler, Minnesota, in the amount of \$125,860 and approve the contract and bond.



2. Do not proceed with the restoration project at this time.

**MANAGER'S RECOMMENDED ACTION:**

Following the Council's direction, the Library Board acted quickly to solicit bids for a qualified restoration contractor. An important facet of this project is that the work begin as soon as possible so that storm windows can be ordered and installed before the older portions of the building are exposed to winter weather. The Library Board has determined that the project can be accommodated within the overall budget, and the documentation provided by the bidder is acceptable.

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 Wood Window Restoration project to Scott Petersen Construction, Inc., of Tyler, Minnesota, in the amount of \$125,860 and approving the contract and bond.

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<b>CITY OF AMES, IOWA</b>			
Ph: 515-239-5125 * Fax: 515-239-5325 Mike Adair, Procurement Specialist II			
<b>BID NO. 2013-255</b>			
<b>Ames Public Library Wood Window Restoration</b>	<b>Bid Security</b>	<b>Addendum No. 1</b>	<b>Ames Public Library Wood Window Restoration</b>
<b>BIDDERS</b>			
<b>Scott Petersen Construction, Inc.</b>	<b>Yes</b>	<b>Yes</b>	<b>\$125,860.00</b>
<b>The Wilson Group, Inc.</b>	<b>Yes</b>	<b>Yes</b>	<b>\$215,235.00</b>
<b>Wadsworth Construction Inc.</b>	<b>Yes</b>	<b>Yes</b>	<b>\$240,000.00</b>
<b>Renaissance Restoration, Inc.</b>	<b>Yes</b>	<b>Yes</b>	<b>\$244,000.00</b>
<b>Pishny Restoration Services</b>	<b>Yes</b>	<b>Yes</b>	<b>\$346,800.00</b>
<b>Re-View</b>	<b>Yes</b>	<b>Yes</b>	<b>\$386,587.00</b>

**COUNCIL ACTION FORM**

**SUBJECT:** PURCHASE AGREEMENTS FOR WATER METERS AND RELATED PARTS

**BACKGROUND:**

Accurate meter reading is essential to the financial health of a utility. It ensures that all customers contribute equitably to the utility in proportion to their demand. The City's Water and Pollution Control Department has the responsibility for metering water usage for water and sewer charges used to generate revenue for the water and sewer funds.

Traditionally, the City has used water meters equipped with mechanical registers that were either mounted directly onto the meter or that generated a signal that was sent to a mechanical counter located on the outside of the building. For many years, the City had standardized upon a single manufacturer, Badger Meter, to provide all meters and meter accessories. This allowed the inventory of spare parts to be streamlined, and simplified maintenance on the meters and the reading of the meters.

In 2009 an open Request for Proposals was issued to determine if the pricing from Badger Meter was still competitive. At that time, Elster AMCO provided a bid price that was substantially lower than Badger Meter, and the City switched to procuring meters from Elster. Because of the pricing offered by Elster, the City was able to substantially reduce its fees for setting new meters. In addition to the price advantage, switching away from Badger was also advantageous because Badger had indicated they were preparing to phase out their production of the old-style mechanical generator-remote system. That left Elster as the sole remaining company producing generator-remote systems.

In early 2013, Elster notified the City of their intent to stop production of their mechanical meters and generator-remotes for meters 1½" and smaller. The City was able to place one last order from Elster in March. Elster does still produce electromagnetic meters in larger sizes (1½" inch and larger) that are capable of producing a remote reading.

The 2013/18 Capital Improvements Plan includes a project to begin a multi-year migration away from generator-remotes and transitioning to an Automatic Meter Reading/Automated Metering Infrastructure (AMR / AMI) system. An inter-departmental team from Water and Pollution Control, Electric, Finance, and the Manager's Office have been evaluating the most appropriate, cost-effective AMR / AMI system. However, that transition is not planned (or budgeted) to begin until FY 13/14. **A short-term measure is needed to bring us through the current fiscal year so staff can**

provide meters for new construction and also have an inventory of meters for routine meter replacement programs while plans are finalized to move to more modern technology.

**Staff from the Water Meter Division have investigated many options, and have determined that a hybrid system comprised of equipment produced by two different manufacturers will work together in a fashion analogous to the current system.** Badger Meter Company manufactures a meter register that can be used on their meters to create a pulse output. Elster AMCO produces a digital counter that can receive the pulse output from the Badger meter register. This equipment configuration has been tested in the Water Meter Division repair shop and performs well together. Both components are already in use in Ames, and while not warranted for use in this manner by either manufacturer, could be easily supported by both Water Meter and Utility Customer Service staff.

Equipment from other vendors was also evaluated, but these other style meter registers are designed primarily for use with radio-read systems. There was no other viable solution found for the small meters without moving immediately to a modern AMR/AMI meter reading technology, which the City is not prepared to do to at this time. The City can continue to purchase the larger sized electromechanical meters from Elster AMCO.

**In accordance with the City’s Purchasing Policies and Procedures, this solution will require the purchase of this equipment as “single source” procurements from both meter companies as described below.**

- The small meter sizes would again need to be purchased from Badger Meter, at a higher price than the Elster meters that are no longer available. A firm pricing proposal from Badger Meter has been received. Staff reviewed the proposal and found that, after allowing for inflationary increases in the intervening years, it is in line with the pricing from Badger under prior contracts.
- The larger meters can continue to be purchased from Elster simply by renewing their existing contract. The remotes that will be used with the small Badger meters can also be purchased off this existing contract.

The estimated cost for meter parts and supplies for FY 13/14 under this short-term solution is as follows.

Meter sizes 5/8” through 1½”	\$ 263,000
Meter sized 1½” and larger	15,000
Miscellaneous parts and accessories	28,000
Total Estimated Expense	\$ 306,000

The adopted FY 13/14 operating budget includes \$180,000 for this purpose, meaning an additional \$126,000 will need to be added to the budget to cover the anticipated

expense. That amount could be partially offset by adjusting the meter setting fees to reflect the increased cost of the new meters. The increased fees would only impact new construction, not existing customers whose meters are replaced, and would generate approximately \$12,700 in additional revenue.

The City does not currently have enough meters in inventory to meet the need for anticipated new construction this fiscal year, even after having suspended the routine meter replacement program.

### **ALTERNATIVES:**

1. A.) Award a sole-source purchase agreement to Badger Meter of Milwaukee, WI to furnish water meters and related parts and service for the period of July 1, 2013 through June 30, 2014 at an estimated annual cost of \$263,000.
- B.) Approve a contract renewal with Elster AMCO of Ocala, FL to furnish water meters and related parts and services for the period of July 1, 2013 through June 30, 2014 at an estimated annual cost of \$15,000.
- C.) Direct staff to prepare an amendment to Appendix Q of the Municipal Code to adopt new meter fees that reflect the increased cost of purchasing meters.
2. Do not approve the purchase agreements for the stop-gap solution and direct staff to immediately solicit new proposals to move to an AMR/AMI technology.
3. Take no action. The routine water meter replacement program will remain suspended. When the existing inventory of water meters is exhausted, no new water meters will be available.

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

Accurate meter reading is essential to the financial health of the City's water and sewer utilities. The legacy system of mechanical meters and mechanical generator-remote meter reading is no longer commercially available. The Capital Improvements Plan anticipates beginning a multi-year transition to an AMR/AMI system a year from now. Planning is currently under way for that transition, but is not yet ready to proceed. **Staff have found a combination of equipment from different manufacturers that will perform satisfactorily together to allow the meter-reading function to continue while the AMR/AMI transition is finalized.**

Therefore, it is the recommendation of the City Manager that the City Council adopt alternatives 1A through 1C as described above. The \$126,000 in increased expenses will be included in the mid-year budget amendments, and will be partially offset by an estimated increase in meter setting fees of \$12,700.

## COUNCIL ACTION FORM

**SUBJECT: ENGINEERING SERVICES FOR NEW WATER TREATMENT PLANT**

### **BACKGROUND:**

On August 28, 2012, Council approved a professional services agreement with FOX Engineering of Ames, Iowa for the final, detailed design of the new water treatment plant, including bidding and construction phase services. As the design process has evolved, the estimated cost of the project has increased.

The design process for the project includes a “value engineering” (VE) session that was to be conducted at the 80% complete stage. After receiving the most recent cost estimate at the 40% stage, however, staff determined that it was necessary to begin a comprehensive re-evaluation of the design immediately, looking for ways to reduce costs without sacrificing the fundamental mission of the facility.

That VE review is still in progress. But there are two changes that staff has already decided to adopt into the new facility to reduce the construction costs.

- **Reducing the size of the clearwell and backwash recovery basin.**
  - Estimated construction cost reduction: \$460,000
  - Estimated redesign fee: \$26,900
  - **Estimated net cost reduction: \$433,100**
  
- **Eliminating the at-grade vehicle entrance into the west end of the pipe gallery.**
  - Estimated construction cost reduction: \$443,500
  - Estimated redesign fee: \$44,400
  - **Estimated net cost reduction: \$399,100**

Staff anticipates bringing the results of the completed evaluation along with the revised cost estimate to the City Council on August 27. While the ultimate cost savings and associated redesign expense is not yet finalized, staff is anticipating a total construction cost savings in excess of \$3,000,000, and anticipates that the total redesign cost will be approximately \$500,000 (including what Council is being asked to approve now).

**To keep the design process on schedule, staff is recommending that Council authorize an additional \$71,300 in design fees to FOX Engineering for redesign of the two specific elements of the facility described above. Additional redesign fees will be presented to Council for approval when the VE process is completed.**

### **ALTERNATIVES:**

1. Authorize a partial increase of \$71,300 in additional design fees as described above with FOX Engineering for the new Water Treatment Plant. The balance of the redesign fees will be presented for Council consideration at a subsequent meeting.
2. Do not authorize the increase at this time and wait for the completion of the value engineering process before authorizing additional fees. The design process will be slowed during this period of time.
3. Do not authorize any change in design fees. Engineering efforts will proceed using the current design.

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

City staff and the design consultants are working diligently to contain the cost of the new water treatment plant. When it was determined that the cost was growing beyond the level adopted by Council, an internal value engineering process was initiated. While the VE effort is not yet complete, there are some cost-saving ideas that staff would like to direct the design team to begin incorporating immediately.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby authorizing a partial increase of \$71,300 in additional design fees for FOX Engineering for the new Water Treatment Plant. Additional redesign fees will be proposed to Council at a future meeting.