

**AGENDA**  
**REGULAR MEETING OF THE AMES CITY COUNCIL**  
**COUNCIL CHAMBERS - CITY HALL**  
**AUGUST 27, 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.

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

**PROCLAMATIONS:**

1. Proclamation for National Recovery Month, September 2013
2. Proclamation for School Attendance Awareness Month, September 2013

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

3. Motion approving payment of claims
4. Motion approving Minutes of Regular Meeting of August 13, 2013, and Special Meeting of August 21, 2013
5. Motion approving certification of civil service applicants
6. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
  - a. Class E Liquor, C Beer, & B Wine - HyVee Drugstore, 500 Main Street
  - b. Class C Liquor & Outdoor Service - Indian Delights, 127 Dotson Drive
  - c. Class C Liquor - Mandarin Restaurant of Ames, 415 Lincoln Way
  - d. Special Class C Liquor & Outdoor Service - Noodles & Company, 414 South Duff Avenue
  - e. Class E Liquor, C Beer, & B Wine - Cyclone Liquors, 626 Lincoln Way
7. Resolution approving appointment of Kerry Dixon-Fox and Curtis Engelhardt to fill vacancies on Public Art Commission
8. Resolution approving Public Art Commission's request to carry over funding to FY 2013/14
9. Resolution approving Memorandum of Understanding (MOU) authorizing Ames Police Department's participation in Story County Safe Seat Program
10. Resolution proposing vacation of public utility easement at 1606, 1610, and 1614 South Kellogg Avenue and setting date of public hearing for September 10, 2013
11. Resolution approving preliminary plans and specifications for Replacement Superheater Attenuator; setting September 11, 2013, as bid due date and September 24, 2013, as date of public hearing
12. Resolution awarding contracts to Baldwin Pole & Piling, Inc., of Des Moines, Iowa, for purchase of Electric Distribution Utility Poles in accordance with unit prices bid, and to McFarland Cascade of Tacoma, Washington, for purchase of Electric Transmission Utility Poles in accordance with unit prices bid
13. Resolution awarding single-source contract for Radar Detection Equipment for 2013/14 Traffic Signal Program to Brown Traffic Products, Inc., of Davenport, Iowa, in the amount of \$58,856

14. Resolution revising payment authorization to Veenstra & Kimm, Inc., pertaining to Engineering Services for 2013/14 Concrete Street Pavement Improvements (Lynn Avenue and Knapp Street)
15. Resolution approving contract and bond for Substation Electrical Materials – Bid No. 1 (69 kV Switches)
16. Resolution approving contract and bond for Substation Electrical Materials – Bid No. 4 (Steel Structures)
17. Resolution approving contract and bond for 2013 Softball Field Fencing & Lighting - South River Valley Park (Fencing Project)
18. Resolution approving Change Order No. 8 in the amount of \$9,979.87 with Henkel Construction Company of Mason City, Iowa, for CyRide Bus Facility Expansion
19. Resolution approving Change Order No. 7 in the amount of \$78,121.00 with NAES Corporation of Houston, Texas, for Steam Turbine No. 8 Overhaul
20. Resolution approving Change Order No. 4 in the amount of \$15,029 with Abatement Specialties, LLC, of Cedar Rapids, Iowa, for Library Renovation and Expansion Abatement Work
21. Resolution approving Change Order No. 1 for Emergency Communications Center project
22. Resolution approving Plat of Survey for 227, 231, and 233 South Kellogg Avenue

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

**PERMITS, PETITIONS, AND COMMUNICATIONS:**

23. Motion approving new Class C Liquor License (LC) & Outdoor Service for Blue Owl Bar, 223 Welch Avenue
24. Motion approving new 5-Day (September 14 - 18) Special Class C Liquor License (BW) & Outdoor Service for Gateway Hotel & Conference Center for Jack Trice Stadium, Tent 27
25. Requests for Temporary Liquor Licenses/Beer & Wine Permits from Christiani's Events:
  - a. Motion approving new 5-Day (August 26 - 30) Class C Liquor License (LC) at 420 Beach Avenue
  - b. Motion approving new 5-Day (September 21 - 25) Class C Liquor License (LC) at 420 Beach Avenue
26. Requests for Temporary Liquor Licenses/Beer & Wine Permits from Olde Main Brewing Company:
  - a. Motion approving new 5-Day (September 5 - 9) Special Class C Liquor License (BW) at 420 Beach Avenue
  - b. Motion approving new 5-Day (September 7 - 11) Class C Liquor License (LC) at 228 Gray Avenue
  - c. Motion approving new 5-Day (September 10-14) Special Class C Liquor License (BW) at 420 Beach Avenue
  - d. Motion approving new 5-Day (September 16 - 20) Class C Liquor License (LC) at 420 Beach Avenue
  - e. Motion approving new 5-Day (September 21 - 25) Special Class C Liquor License (BW) at 1407 University Boulevard
27. Requests from The Octagon Center for the Arts for Art Festival on September 22, 2013:
  - a. Resolution approving closure of portions of Main Street, Burnett Avenue, Kellogg Avenue, and Douglas Avenue from 6:00 a.m. to 6:00 p.m.; waiver of fee for usage of electricity; and waiver of fee for Blanket Vending License

- b. Motion approving Blanket Temporary Obstruction Permit for the Central Business District
  - c. Motion approving Blanket Vending License
28. Ames High Homecoming Committee Requests for Homecoming Parade on Monday, September 23, 2013:
- a. Resolution approving closure of Parking Lot MM and south half of Parking Lot M and portions of Main Street, Douglas Avenue, Fifth Street, Burnett Avenue, Kellogg Avenue, Clark Avenue, and Pearle Avenue from 5:30 p.m. to approximately 7:30 p.m.; waiver of parking meter fees in Main Street Cultural District from 5:30 to 6:00 p.m.; waiver of parking meter fees for Parking Lot N from 5:00 to 6:00 p.m.; and waiver of fee for Fireworks Permit
  - b. Motion approving fireworks permit for display after football game (approximately 9:15 p.m.) on September 27, 2013
29. Requests from KHOI Radio for Chili Rock-a-Billy on September 28, 2013:
- a. Resolution approving closure of Douglas Avenue, from Main Street to Fifth Street, from 2:00 p.m. to 9:00 p.m.; waiver of parking meter fees and enforcement; waiver of costs of electricity; and waiver of fee for Vending License
  - b. Motion approving Vending License and Temporary Obstruction Permit for portion of Douglas Avenue
30. Resolution approving closure of portion of Hayward Avenue for NCAA Midwest Regional Cross Country meet on November 15, 2013

**PARKS & RECREATION:**

31. Resolution accepting donation of 1.3 acres of land from the Ames Community School District (portion of former Roosevelt School) for a neighborhood park

**PLANNING & HOUSING:**

32. Kingland Systems Campustown Redevelopment Project:
- a. City Council direction on request to modify step-back requirement
  - b. City Council direction on request for TIF incentive
33. Resolution approving Adaptive Reuse Plan for conversion of former Roosevelt School located at 921-9<sup>th</sup> Street to multiple-family residential dwelling
34. Urban Revitalization Area for former Roosevelt School property:
- a. Motion approving/denying application
  - b. Resolution directing City staff to prepare Urban Revitalization Plan and setting date of public hearing for October 8, 2013

**ADMINISTRATION:**

35. Presentation of Sustainability Coordinator Annual Report

**POLICE:**

36. Resolution approving Memorandum of Understanding with Iowa State University regarding the provision of law enforcement services to University-leased residential housing property in Ames

**WATER & POLLUTION CONTROL:**

37. Resolution approving Change Order to Professional Services Agreement with FOX Engineering for new Water Plant design

**HEARINGS:**

38. Hearing on sale of 3317 Morningside Street as part of 2013 Community Development Block Grant Neighborhood Sustainability Program:
- a. Resolution approving sale of 3317 Morningside Street to Shaun Strader and Megan Louis

39. Hearing on Water Pollution Control Facility Methane Engine-Generator Set No. 2 Rehabilitation:
  - a. Resolution approving final plans and specifications and awarding contract to Ziegler Power Systems of Altoona, Iowa, in the amount of \$176,608.00
40. Hearing on 2010/11 Storm Water Facility Rehabilitation Program - Spring Valley Subdivision (Utah Drive/Oklahoma Drive) and 2012/13 Flood Response and Mitigation (Clear Creek - Utah Drive):
  - a. Resolution approving final plans and specifications and awarding contract to Con-Struct, Inc., of Ames, Iowa, in the amount of \$336,630.00
41. Hearing on Unit 8 Generator Repairs/Re-Wedging Stator Project:
  - a. Motion approving report of bids and delaying award of contract
42. Hearing on 2013/14 CDBG Public Facilities Neighborhood Infrastructure Improvements Program (South Maple Avenue):
  - a. Resolution approving final plans and specifications and awarding contract to Con-Struct, Inc., of Ames, Iowa, in the amount of \$367,803.20
43. Hearing on Zoning Text Amendment to Section 29.1503(4) (b) (iii) pertaining to the weight of trucks serving Special Use Permit Uses in residential zones:
  - a. First passage of ordinance
44. Hearing on Zoning Text Amendment to Section 29.401(5) to eliminate provision ( c) pertaining to more than one single-family or two-family structures on the same lot:
  - a. Motion to continue hearing to September 10, 2013

**ORDINANCES:**

45. First passage of ordinance to revise to Appendix Q for Water Meter Setting Fees
46. Third passage and adoption of ORDINANCE NO. 4157 rezoning property located at 4130 Lincoln Swing from Residential Low Density “RL” to Residential High Density “RH”
47. Third passage and adoption of ORDINANCE NO. 4158 revising parking regulations on Burnham Drive

**COUNCIL COMMENTS:**

**ADJOURNMENT:**

**\*Please note that this agenda may be changed up to 24 hours before the meeting time as provided by Section 21.4(2), *Code of Iowa*.**

**MINUTES OF THE MEETING OF THE AMES AREA  
METROPOLITAN PLANNING ORGANIZATION POLICY COMMITTEE  
AND REGULAR MEETING OF THE AMES CITY COUNCIL  
COUNCIL CHAMBERS - CITY HALL**

AMES, IOWA

AUGUST 13, 2013

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

The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee met at 7:00 p.m. on the 13th day of August, 2013, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with the following voting members present: Ann Campbell, Wayne Clinton, Jeremy Davis, Matthew Goodman, Jami Larson, Peter Orazem, Victoria Szopinski, and Tom Wacha. City of Ames Transportation Planner Rudy Koester and Public Works Director John Joiner were also present. Voting Members Chet Hollingshead, Boone County Supervisor; Jonathan Popp, Gilbert City Council representative; and Dan Rediske, Transit Board representative, were absent.

**PROPOSED FISCAL YEAR (FY) 2014 TRANSPORTATION IMPROVEMENT PROGRAM**

**(TIP) AMENDMENT:** Public Works Director John Joiner explained that the proposed amendment involves adding three projects to the Fiscal Year 2014 TIP that were incorrectly programmed in the Central Iowa Regional Transportation and Planning Alliance (CIRTPA) FY 2014 TIP. Due to the recent change to the AAMPO's Metropolitan Planning Area (MPA) boundary, which reflects the results of the 2010 Census, the project sponsors were unaware that the projects were now within the AAMPO's MPA boundary. The three projects were named by Transportation Planner Rudy Koester as:

1. North Dakota Avenue over Onion Creek - Bridge Replacement (sponsored by Story County Secondary Roads Department)
2. I-35/U.S. 30 Interchange in Ames - New Bridge Construction, Grading, Right-of-Way (sponsored by Iowa Department of Transportation District 1)
3. Gilbert to Ames Trail - Trail and Bike Lanes Along Grant Avenue Between 190<sup>th</sup> Street and Gilbert City Limits (sponsored by Story County Conservation Board)

Moved by Goodman, seconded by Clinton, to approve the proposed FY 2014-17 TIP Amendment, as described above, and set the date of public hearing for September 10, 2013.

Vote on Motion: 8-0. Motion declared carried unanimously.

**ADJOURNMENT:** Moved by Davis to adjourn the AAMPO Transportation Policy Committee meeting at 7:04 p.m.

**MINUTES OF THE REGULAR CITY COUNCIL MEETING**

Mayor Ann Campbell called the Regular Meeting of the Ames City Council to order at 7:05 p.m. with Jeremy Davis, Matthew Goodman, Jami Larson, Peter Orazem, Victoria Szopinski, and Tom Wacha present. *Ex officio* Member Alexandria Harvey was also present.

It was announced by Mayor Campbell that Item No. 29 pertaining to an Encroachment Permit for 400 Main Street had been pulled by the applicant. She also advised that Agenda Item No. 34 (pertaining to Xenia Rural Water) would follow Item No. 37 (a request to change to the LUPP for property on S. 16<sup>th</sup> Street).

**PRESENTATION OF PLATINUM PEAK PERFORMANCE AWARD:** Mayor Campbell presented the Platinum Peak Performance Award to the Water Pollution Control facility from the National Association of Clean Water Agencies. Water and Pollution Control Director John Dunn explained that the Award recognizes more than 27,000 individual permit limits that have been met without a violation for over 23 years. It extends back to the date when the facility came on line in November 1989. Mr. Dunn noted that the Award is indicative of the skills and expertise of the engineer who designed the facility, to the support of the City Manager and City Council over the life of the facility, but most of all, to the front-line operators and the maintenance staff at the facility who, for 23 consecutive years, have demonstrated such a high level of excellence. Receiving the Award on behalf of the Water Pollution Control facility was Randy Pohl, Plant Operator. Mr. Pohl has been at the current facility for the entire 23 years of compliance.

**CONSENT AGENDA:** Council Member Wacha asked to pull Item No. 10, preliminary plans and specifications for the CDBG Public Facilities Neighborhood Infrastructure Program, for separate discussion.

Moved by Goodman, seconded by Wacha, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving Minutes of Special Meetings of July 16, 2013, and August 6, 2013, and Regular Meeting of July 23, 2013
3. Motion approving certification of civil service applicants
4. Motion approving Report of Contract Change Orders for July 16 - 31, 2013
5. 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
6. RESOLUTION NO. 13-357 approving renewal of lease for Information Technology office space at 428-5th Street
7. RESOLUTION NO. 13-358 approving Addendum to Lease Agreement with Iowa State University for Veenker Golf Course Maintenance Building in Moore Memorial Park
8. RESOLUTION NO. 13-359 approving Neighborhood Improvement Program grant to Bloomington Heights Townhome Neighborhood Association (Pond Landscaping) and South Ridgewood Neighborhood Association (Lee Street Painting Project)
9. RESOLUTION NO. 13-361 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
10. RESOLUTION NO. 13-362 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
11. RESOLUTION NO. 13-363 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

12. RESOLUTION NO. 13-364 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
13. RESOLUTION NO. 13-365 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
14. 2013 Softball Field Fencing and Lighting for South River Valley Park:
  - a. RESOLUTION NO. 13-366 awarding contract to Des Moines Steel of Des Moines, Iowa, for Fencing in the amount of \$51,660
  - b. RESOLUTION NO. 13-367 awarding contract to VanMaanen Electric, Inc., of Newton, Iowa, for Lighting in the amount of \$172,800
15. RESOLUTION NO. 13-368 awarding contract to WESCO Distribution of Des Moines, Iowa, for purchase of Electric Cable and Wire in the amount of \$103,790
16. RESOLUTION NO. 13-369 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
17. RESOLUTION NO. 13-370 approving contract and bond for 2012/13 Water System Improvements - Water Main Replacement No. 3 (Center Avenue)
18. RESOLUTION NO. 13-371 approving contract and bond for Furnishing of SF6 Circuit Breakers
19. RESOLUTION NO. 13-372 approving contract and bond for Substation Electrical Materials—Bid No. 2 (Instrument Transformers)
20. RESOLUTION NO. 13-373 approving contract and bond for Substation Electrical Materials—Bid No. 3 (Lightning Arresters)
21. RESOLUTION NO. 13-374 approving contract and bond for Power Plant Maintenance Services
22. RESOLUTION NO. 13-375 accepting completion of FY 2012/13 Power Plant Boiler Maintenance and Repair Services
23. RESOLUTION NO. 13-376 accepting completion of 2013/14 Water Pollution Control Biosolids Operations Contract
24. RESOLUTION NO. 13-377 approving Plat of Survey for 921-9<sup>th</sup> Street (former Roosevelt School building)
25. RESOLUTION NO. 13-378 approving Final Plat for Somerset Subdivision, 25<sup>th</sup> Addition  
Roll Call Vote: 6-0. Resolutions/Motions declared adopted/carried unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**2013/14 CDBG PUBLIC FACILITIES NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS PROGRAM (SOUTH MAPLE AVENUE):** Council Member Wacha explained

that he had received a phone call from one of the residents of the neighborhood who questioned why the City is installing such a wide sidewalk by O'Neil Park. There is currently no sidewalk at that location, and the caller was concerned about the additional impervious surface contributing to the flooding problems, which they had experienced in the past. Public Works Director Joiner reported that new sidewalk would be installed on the east side of South Maple along O'Neil Park. He explained the reasons for the sidewalk installation: (1) The City received a request to make Americans with Disabilities Act (ADA) accommodation from a mobility-impaired resident who desires to access the Park. (2) The infill sidewalk is a requirement of the CDBG Program, which is partially funding this project. The sidewalk needs to be located closer to the curb to avoid the numerous trees along the right-of-way. Also, a two-foot safety distance between the edge of the sidewalk and the back of the curb is required. Instead of having a two-foot strip of grass that would be very difficult to maintain, a six-foot-wide sidewalk will be installed that will be adjacent to the back of the curb and much easier to maintain.

In relation to the stormwater, Director Joiner reported that the City is upsizing the storm sewer in the area, so any additional runoff, which will be slight, will be readily handled.

Moved by Wacha, seconded by Goodman, to adopt RESOLUTION NO. 13-360 approving preliminary plans and specifications for the 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.

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

**PUBLIC FORUM:** Ryan Allen, 818 Carroll Avenue, Ames, Iowa, thanked the Council members for their service. He stated that he had been an Ames resident for ten years and had seen a lot of growth, which he thought was good for the community. Mr. Allen identified himself as a small-scale landlord and as a member of the Ames Rental Association (ARA). He brought the Council's attention to a letter that had been sent by the ARA and requested that the Council direct staff to review Chapter 13 and update the sections that need to be; e.g., referencing the correct versions of the International Codes that have been adopted and putting information in the correct sections.

No one else requested to speak, and the Mayor closed Public Forum.

**ENCROACHMENT PERMIT FOR FLAG POLES AND FLAGS AT MISS MEYER'S CLOTHING CONSIGNMENT, 432 5<sup>TH</sup> STREET:** Moved by Goodman, seconded by Davis, to approve an Encroachment Permit for flag poles and flags at Miss Meyer's Clothing Consignment, 432 - 5<sup>th</sup> Street.

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

**ENCROACHMENT PERMIT FOR 400 MAIN STREET:** This item had been pulled by the applicant.

**CLASS C LIQUOR AND B NATIVE WINE PERMIT FOR THE MUCKY DUCK PUB:** Moved by Davis, seconded by Goodman, to approve a Class C Liquor and B Native Wine Permit for The Mucky Duck Pub, 3100 South Duff Avenue.

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

**5-DAY LICENSES FOR OLDE MAIN BREWING COMPANY:** Moved by Davis, seconded by Larson, to approve the following 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

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

**MUSIC WALK ON SEPTEMBER 12, 2013:** Cari Hague, Executive Director of Main Street Cultural District (MSCD), and Terry Stark, President of the MSCD, were present. Ms. Hague advised that the event would be much the same as it had been in past years with the exception of the addition of a beer garden in the 100 block of Main Street.

Moved by Davis, seconded by Szopinski, to approve the following:

- a. Outdoor Service Area for Corner Pocket/DG's Taphouse for 100 block of Main Street



- b. Blanket Temporary Obstruction Permit and Blanket Vending License for MSCD from 3:00 p.m. to 10:00 p.m.
- c. RESOLUTION NO. 13-379 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 six parking spaces along Main Street for food vendors, closure of 100 block of Main Street, and waiver of the fee for Blanket Vending License.

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

**ALL-AMERICAN WEEKEND CAR SHOW ON AUGUST 31, 2013:** Moved by Davis, seconded by Wacha, to approve a Blanket Temporary Obstruction Permit and Blanket Vending License. Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Davis, seconded by Wacha, to adopt RESOLUTION NO. 13-380 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.

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

**RESIDENTIAL DEVELOPMENT STANDARDS:** The Council was advised by Planning and Housing Director Kelly Diekmann 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 among uses within zoning districts and to provide for traditional standard subdivision requirements. This type of zoning text 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.

Council Member Larson asked if that meant that the City would not require subdivision of land occur on lots over one acre unless there is a request to build a second structure. Director Diekmann said that was correct. He advised that the way the Code is currently written, there must be one structure per lot; however, there are exceptions that allow multiple commercial and industrial institution buildings, multiple apartment buildings, and multiple single-family or two-family dwellings if the minimum lot size is one acre. If that provision is stricken, only one principal structure could be on a single lot. If more than one structure was being requested, the developer would have to subdivide.

Council Member Orazem inquired as to how structures are defined in the Code. Mr. Diekmann advised that it would be specific to one- and two-family dwellings. He further clarified that, currently, the general development standards found in Section 29.401(5)c of the *Municipal Code* allow 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. That 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.

Council Member Wacha questioned if the exception section dealt specifically with any zone, e.g., Residential High, Low, or Medium. Director Diekmann said that was correct. Mr. Wacha then asked how apartment dwelling is defined so that developers could still build multiple apartment buildings in a high- or medium-density zone. Mr. Diekmann responded that an apartment building is three or more attached units, so the base zoning district still must allow the use and then the development standards are considered. What staff is proposing is an exception to development standards, not an exception for use.

At the request of Council Member Wacha, City Attorney Parks provided information on how the exception section got added in the Code. She said the current section was added to the Code in 2000.

Moved by Szopinski, seconded by Goodman, to 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.

Council Member Goodman advised that his main reason to support the motion is that it will be less cost-prohibitive when buildings need to be replaced.

City Attorney Parks stated that the request for an ordinance change will be presented to the Planning & Zoning Commission for recommendation at its next meeting. The ordinance will then come before the City Council for a public hearing and the required three readings.

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

Director Diekmann clarified that 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, access, public utilities, sidewalks, yard area, and off-street parking.

**DOWNTOWN FACADE GRANT APPLICATIONS:** City Planner Jeff Benson noted that 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. According to Mr. Benson, 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. Mr. Benson reported that three Main Street Cultural District representatives and two City staff members had evaluated the grant applications based on the City Council adopted 2011 Scoring Criteria and Guidelines.

Project summaries were presented by Planner Benson, and a location map and project design illustrations were shown. The applications received were as follows:

1. Town Center (West Building), 330 Main Street
2. Town Center (East Building), 328 Main Street
3. The Spice Restaurant, 402 Main Street
4. Lee's Computers & More, 122 Main Street
5. Vacant (Burnett Avenue Façade), 323 - 5<sup>th</sup> Street.

According to Planner Benson, 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.

Regarding 330 and 328 Main, Mr. Benson stated that the intent is to return as much of the buildings as possible to their appearance of the 1940s and 1950s before the white metal panels were added to the front of the buildings. However, until the metal panels are removed, it is not possible to be certain of the extent of improvements that are possible. Staff is recommending that award of these two façade grants 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 Council was reminded by Mr. Benson 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.

Planner Benson described the project at 323-5th Street (formerly Mathison Ford). He pointed out that the former vehicle service shop bays face Burnett. The project would consist 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. According to Mr. Benson, 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. Mr. Benson said that, 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 could provide additional details and conform to more of the elements of the design guidelines. Staff was also recommending that the applicant look to remove the driveway aprons and curb cuts serving the overhead doors. A more detailed application could then be presented to City Council for consideration at a subsequent meeting.

Moved by Larson, seconded by Davis, to adopt RESOLUTION NO. 13-381 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.

The Mayor noted that the motion rejects the application for 323-5th Street and approves four grants totaling \$56,000 from the Downtown Facade Grant fund.

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

## **LAND USE POLICY PLAN FUTURE LAND USE MAP AMENDMENT FOR 601 SOUTH 16<sup>TH</sup>**

**STREET:** City Planner Ray Anderson advised that, on June 17, 2013, the Randall Corporation had 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 would be from Medium-Density Residential and Highway-Oriented Commercial to High-Density Residential.

Mr. Anderson stated that the land area for this proposal includes approximately eight acres located on the north side of S. 16<sup>th</sup> Street, east of South Grand Avenue, south of Coldwater Golf Links, and west of Aspen Ridge. Planner Anderson showed maps of the subject property, the proposed uses, current zoning, and proposed zoning. The Council was advised that the map change would eliminate the Medium-Density Residential designation from the property and would reduce the amount of land designated as Highway-Oriented Commercial (HOC) from approximately five acres to about three acres and would designate the remaining five acres of land as High-Density Residential. With the creation of the High Density Residential area, the applicant has proposed 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 future commercial development on the corner of S. Grand Avenue and S. 16<sup>th</sup> Street. According to Planner Anderson, the Highway Oriented Commercial area would be reduced in area by about two acres and the Medium-Density Residential would be reduced by about three acres. He noted that the reduction of the Medium Density area would not allow for the future expansion of the Aspen Ridge Townhomes as originally envisioned by that Planned Residence Development (PRD) Plan.

Steve Johns, 417 Aspen Ridge Road, Ames, shared concerns that he and his neighbors have regarding the rezoning proposal. He asked that the Council weigh the significance of what a change in zoning would mean for the area located very near the Aspen Ridge Townhome Complex and Cold Water Golf Course. Mr. Johns told the Council about the assurances given pertaining to future development by Scott Randall, the developer and selling agent, to him and every person purchasing townhome property in Aspen Ridge. Mr. Johns provided some history of the area. The property was initially rezoned to Medium-Density Residential. However, the City Council then granted Scott Randall's request and rezoned the land west of the Townhome Complex to High-Density Residential and allowed The Grove, which consists of 586 rooms, and The Laverne Apartments, which consists of 72 units, to be built. Mr. Johns alleged that those developments placed between 1,400 and 1,600 people on a few acres of land, which contributes to very high traffic volumes on South 16<sup>th</sup> Street. Mr. Johns also advised that residents of the townhome complex just learned that the Randall Corporation had sold more land across the street for The Copper Beach complex, which will consist of 109 units and add another 300 people entering onto South 16<sup>th</sup> Street. In addition, they have been told that Scott Randall is planning to develop the north side into more apartments. Mr. Johns said that the proposal in question is for high-density, four-story housing to be built within 66 feet of the balconies of people owning townhomes on the west side. Their only view outside their balcony will be three floors the The Village Cooperative. According to Mr. Johns, Scott Randall has broken his promises numerous times to the Aspen Ridge residents, who invested a large part of ir life savings into his promise of a luxury golf course community. Mr. Johns urged the City Council members to deny the request for an LUPP change and not allow more high-density housing.

Bob Brinton, 425 Aspen Ridge Road, Ames, advised that he and his wife moved to Ames in Fall 2012 after an extensive search as to where they would purchase a home after retirement. He explained what had made the Aspen Ridge neighborhood so special to them. He brought the Council's attention to *Code* Section 29.102 and 29.702, which is what he felt protected their property from high-density development. Mr. Brinton advised that if the property in question is allowed to be rezoned to high-density, South 16<sup>th</sup> will be congested during all months of the year. Mr. Brinton contended that when the City rezoned the property in question to Medium-Density Residential, it made a covenant to land owners and Ames citizens that growth would be regulated. Mr. Brinton sees it as a matter of integrity on the part of the City.

James Sogard, 1517 Golden Aspen Drive, Ames, told the Council that, when he and his wife purchased their home, it was with the understanding and commitment that the area would become a beautiful townhome community on a golf course. Mr. Sogard referenced the commitment made by the developer, Planning and Zoning Commission, and City Council to the property owners when they rezoned the area to Medium-Density Residential. He showed a picture as a depiction of what he would see from his home should the proposed three-story structure be allowed to be built. Mr. Sogard said that he believes The Village Cooperative is a very good concept and is needed in Ames; however, the proposed building would come as close as ten feet from his property line. After hearing testimony at the Planning and Zoning Commission that the neighbors of a cooperative-type development built in Mason City had been skeptical, but now love the facility, Mr. Sogard said he visited the area. He showed pictures of the facility and pointed out the vast differences in that the neighbors to the facility only are on one side across a road and are approximately 500 feet away. Mr. Sogard said he is uncertain what the developer is planning for the property directly north of the proposed Cooperative because all he has been able to find out is that it will be a multi-story high-density building. He asked if the citizens of Ames should be able to rely on the commitments and integrity of its city leaders when it comes to zoning and long-range planning. Mr. Sogard stated that he and others had invested thousands and thousands of dollars in their homes believing that the city leaders would stand by zoning commitments that they had made.

Paul Twedt, 1516 Golden Aspen Drive, Ames, questioned why a portion of the development where persons had invested in their homes would be allowed to be rezoned from Medium-Density Residential to High-Density Residential. The current home owners were told that they were purchasing properties in the first phase of a luxury townhome development and that the second phase would consist of additional townhomes. Mr. Twedt said that there is land available west of the current townhome development, and he felt that that would be a great location for the proposed cooperative housing complex. He stated that he and other residents would welcome The Village Cooperative at that location. The City Council was asked by Mr. Twedt to very carefully consider the purpose of the request of the developer as it impacts many others besides him.

Donna Sogard, 1517 Golden Aspen Drive, Ames, told the Council that her home was one of the ones that would be affected the most by the proposed Cooperative and the increased traffic along South 16<sup>th</sup> Street. She explained how her and her husband's search for a townhome on a golf course had led them to Aspen Ridge. Ms. Sogard referenced the promise of the developer of more townhomes to be constructed, which never came to fruition. It saddens her that the view outside her home could be a three-story building. The building would be 90 feet from her home at the most. Ms. Sogard asked the Council to retain the zoning as Medium-Density as was promised when she and her husband purchased their home.

Nina Rasmussen, 417 Aspen Ridge Road, Ames, explained her many concerns with the proposal. She referenced a conflict between what the letter stated that was sent by the City to residents, which she received on July 30, 2013, and the information presented at the Planning and Zoning Commission meeting. Ms. Rasmussen explained that the letter stated that the proposal was to change the land use designation from Highway-Oriented Commercial to High-Density Residential and from Medium-Density Residential to High-Density Residential. However, at the meeting, staff stated that the proposal was to change Medium-Density Residential to High-Density Residential, but that the Highway-Oriented Commercial would remain. According to Ms. Rasmussen, the purchasers of the Aspen Ridge Townhomes were told by the developer that they were buying into a luxury townhome golf course community. She said that the townhome owners were also told by the developer that the townhome complex would be built in three phases. Townhomes were to be built all the way to Grand Avenue and residential would be on the other side. Three years ago, the zoning was changed. West of Grand Avenue, apartment buildings were constructed in a very short period of time. Because the townhome residents did not live within 300' of those buildings, they were not informed that the changes were taking place. Nothing that has been done in the recent past was what they were promised by the developer prior to them purchasing their townhome. Ms. Rasmussen said that she is not opposed to a retirement complex being built; however, her main concern of The Village Cooperation is the height of the building and the setbacks for the complex. An additional concern is that South 16<sup>th</sup> Street, a two-lane roadway, could not withstand the additional traffic. She had been told that the roadway is an institutional road, and it would be the responsibility of Iowa State University (ISU) to expand it to four lanes. Ms. Rasmussen said that she had also been told that ISU did not have the money in its budget to expand South 16<sup>th</sup> Street to four lanes. She asked that the City Council honor its promise to the residents who have purchased property that the area would remain a residential area.

Shane Wright, 1400 Corporate Center Curve, Suite 100, Eagen, Minnesota, spoke as a representative of the residential housing development company planning the construction of The Village Cooperative. Mr. Wright said that his company carefully selected the City of Ames as the place to build The Village Cooperative as the community has a retirement home deficit. He advised that the location is ideal for a retirement community due to its access to the University and South Duff commercial area. Mr. Wright advised that since his company began marketing the Cooperative, 35 out of the 50 units have been reserved. Mr. Wright purported that The Village Cooperative would be a very good neighbor; all units are owner-occupied. Mr. Wright showed a drawing depicting the elevations for The Village Cooperative compared to the Sogard townhome. He also showed a map indicating the buffers between The Cooperative and the Aspen Ridge Townhomes.

Ken Janssen, 3006 Grove Avenue, Ames, identified himself as one of the subscribers to become a resident of the proposed Village Cooperative. He has lived in Ames for over 40 years and is a retired civil engineer and land surveyor. Mr. Janssen noted that all patios are at grade. He also showed a schematic of the traffic pattern for The Cooperative. Mr. Janssen reported that he had reviewed the landscaping plan and found it to be very acceptable; however, none of the plans had been submitted to the City; they are strictly preliminary. According to Mr. Janssen, all of the traffic in and out of the Cooperative would be at one point on South 16<sup>th</sup> Street. He pointed out that it would be way out of people's way to exit the area of The Cooperative by going through the townhome area. He said that the setback on the building is actually 66' on the east end. Mr. Janssen asked the Council to support the developer's request.

Nancy Janssen, 3006 Grove Avenue, Ames, identified herself as a potential resident of the proposed Village Cooperative. At her request, the other potential residents of the proposed development stood. She noted that she and those persons all support the request for a LUPP change and believe that The Village Cooperative is a good fit for the area and for Ames. Ms. Janssen addressed some of the concerns of the owners of Aspen Ridge Townhomes. The residents of The Cooperative are basically all retired and would be avoiding rush-hour traffic. A good percentage of those people would be gone for most of the winter months. Ms. Janssen agreed that the possible apartment complex plans to the north of the proposed Village Cooperative may have some effect on the values of the Aspen Townhome properties. However, she disagreed that the construction of The Village Cooperative would de-value the Aspen Ridge Townhomes. She purported that The Cooperative would be comprised of a different type of people, i.e., age 55 and older and not coming and going during all hours of the day and night. Ms. Janssen contended that The Village Cooperative building would actually buffer some of the noise emanating from the large apartment complexes on the west. She pointed out that the side-yard setback requirements are 12' feet, and the plans show The Village Cooperative building would be 66'. It was the opinion of Ms. Janssen that The Village Cooperative plan would be an upgrade from conventional apartments, which is what might be built there. Ms. Janssen stated that Ames needs more retirement housing for those who wish to down-size.

David Grant, 832 L Avenue, Boone, advised that he and his wife explored many communities before selecting Ames and the proposed Village Cooperative. He believes that it would be hard to argue that the proposal goes against the greater good for the citizens of Ames. It will provide 50 units of first-class affordable housing for those 55 years old and older. The building design is very attractive and traffic will be kept self-contained. When prospective residents down-size from their current homes, the homes they vacate will be available for other residents. Mr. Grant urged the Council to follow the recommendation of the Planning and Zoning Commission.

Donald Baer, 431 Aspen Ridge Road, Ames, alleged that, without the next phase of townhomes, several things will be lost. He expects that property values will go down. Mr. Baer is extremely concerned about what type of building will be allowed on the north side if the zoning is changed to allow The Village Cooperative. He said that he purchased a home in the medium-density zone and asked the Council to preserve that density.

Pam Brinton, 427 Aspen Ridge Road, Ames, relayed that the Townhome owners are not opposed to the prospective residents moving into their neighborhood. She said that she is very concerned that a zoning change would provide the right to the developer to do whatever he wants; in particular, build more apartment complexes for college students. Ms. Brinton urged the Council to retain the Medium-Density Residential zoning designation.

Mayor Campbell requested that property owner Matt Randall address the Council concerning the promises that were made to the purchasers of townhomes pertaining to future land use and the changes that have been made.

Matt Randall, as representative for the developer, said that the word "promise" would mean that the developer is breaking its promise; however, for the developer to assume in 2004 that everything would be the same as it is today would be incorrect and highly unlikely. Mr. Randall reported that the developer had hoped and intended for the property in question to be developed as a professional, high-quality project. He contended that, so far, that had been done. According to Mr. Randall, the economy had changed in the Ames community and the world, and the

potential projects that had been envisioned were no longer feasible. He said that developing \$400,000 townhomes at the time they were built worked out well, but the developer no longer foresees that to be a long-term project. Mr. Randall reported that the developer had been approached by representatives for numerous other projects over the years, and many had been turned down. The developer now believes that a comparable product has been found to match the high standards that have been developed at Aspen Ridge, Cold Water Golf Links, and the Aspen Business Park. Mr. Randall said that he lived in Aspen Ridge and was extremely happy there. He only moved from there because he now has three children and needed a larger yard. According to Mr. Randall, the developer has a high-quality product being proposed. From an aesthetics standpoint, the developer has worked diligently to produce a high-quality product and feels that it will blend in very well. Mr. Randall said that sometimes things change; however, when a change is needed, the developer needs to make sure that the change is the best change possible. The developer believes that the project in question is going to be a great neighbor for Aspen Ridge.

Council Member Larson referenced a suggestion of Mr. Twedt, who would like consideration to be given for moving The Village Cooperative farther to the west where Lots 1, 2, and 3 are planned to give more buffer space. Mr. Larson said he did not want to create a situation similar to what had occurred with the LaVerne Apartments and the Ames Christian School. Mr. Randall guaranteed that that situation would not happen again. He alleged that the Laverne Apartments project was the result of the City of Ames' requirements in that they do not allow parking to be constructed in front of the building; the location was dictated by those requirements. Relating to the project in question, Mr. Randall said that the developers chose the best location; however, it probably could be moved to the west. Mr. Randall stated that they have no specific plans for the property to the north of the townhomes.

Council Member Szopinski referenced the promises that were made to the current owners of the townhomes and promises made to potential landowners of The Village Cooperative that they will have a golf course view. She asked if there were any contractual agreements implied when Phase I of the townhome development was approved. City Attorney Parks said that she had not heard of any contractual agreements made with the first phase of the development.

Council Member Larson said that the development was taken to an additional level of approval in that the zoning change to Medium-Residential was approved with a Planned Residential Development (PRD) overlay. Planning Director Diekmann explained that the base zone would be Medium-Residential, which sets the density, with the PRD being approved as the design standard.

Moved by Larson, seconded by Szopinski, to 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 and to encourage the owner of the property to come back with an alternative location to the west for The Village Cooperative.

Council Member Goodman noted that the City Council many times gets pressure from people to make changes that ultimately affect a lot more people in the future. He noted that the land in question was formerly zoned Highway-Oriented Commercial and then rezoned for residential. The property is located on a busy roadway, which is not conducive to retirement living.

Vote on Motion: 5-0-1. Voting aye: Davis, Larson, Orazem, Szopinski, Wacha. Voting nay: None. Abstaining due to a conflict of interest: Goodman. Motion declared carried.



The meeting recessed at 9:17 p.m. and reconvened at 9:26 p.m.

**UPDATE ON XENIA RURAL WATER ISSUE:** Assistant City Manager Bob Kindred indicated that staff had worked extensively since the Council's last discussion on Xenia Rural Water and growth to the north to find the history needed to help facilitate a Council decision. He reminded the Council that it had, on June 25, 2013, directed staff to continue to work with Xenia to attempt to negotiate an agreement to buy out the right to provide water service to the areas that are proposed for annexation and to Rose Prairie development that had already been annexed. Staff had also been directed to work with Xenia's creditors in an attempt to accelerate negotiations. In addition, the Council had requested staff to provide a map to the Council showing the surrounding area (in a two-mile limit) that would be in Xenia's service territory. A number of legal issues had also been raised.

Mr. Kindred told the Council that the research into the history behind the City's dealings with Xenia is extensive, and staff will need a couple more weeks to complete that work. In addition, the City Attorney needs to review all the documents.

City Attorney Parks reported on various legal issues. She advised that the City had selected Dorsey & Whitney as outside counsel to represent the City in its negotiations with Xenia. Ms. Parks stated that it is crucial to know what the facts are; however, currently, there is an absence of documentation of past practices between the City and Xenia. Addressing a past referral to staff from the City Council, i.e., the Constitutional provision of the Iowa Constitution that indicates "the state shall never assume or be responsible for the debts or liabilities of any association or corporation," Ms. Parks said that, in the context of this situation, as long as the City does not become liable as a surety for the debt, it can pay Xenia for the right to provide water service. She provided the definition of surety. Another question raised was whether a monthly surcharge could be imposed on the portion of residents who would be served by Xenia. In response, Ms. Parks advised that neither she nor Dorsey & Whitney had found a clear answer to that question. It is clear, however, that connection fees could be set up as a financing option. Even assuming that 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. The third question pertained to installing infrastructure in the absence of a buy-out. It has not yet been proven that the 1996 Agreement between the City and Xenia is valid; however, if so, there would be considerable risk of subjecting the City to legal action if it moved ahead and installed infrastructure and began serving the area.

Assistant City Manager Kindred advised that, since June 25, staff had 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 information gleaned at the meeting with USDA was summarized by Mr. Kindred. The Council was told that, on August 6, staff spoke with representatives of Assured Guaranty Municipal Corporation's New York office (Assured). 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. Mr. Kindred reported on the highlights of that meeting. Both the USDA and Assured would require their review and approval of any agreement entered into between the City and Xenia. Water and Pollution Control Director John Dunn explained that

representatives of the USDA and Assured Guaranty Municipal Corporation indicated that their review of any signed agreement could occur concurrently.

Regarding the financial condition of Xenia Rural Water, Finance Director Duane Pitcher summarized the review of its audit reports. He reported that, for the past year ending December 31, 2012, Xenia did have some improvement in its financial condition related to the debt restructuring and forbearance agreements, which lowered its interest rate and extended the time of the payments. Mr. Pitcher provided additional information related to the Auditor's opinion that significant uncertainties remain regarding Xenia's ability to continue its operations and to satisfy its obligations to its creditors on a timely basis..

Mr. Kindred reported on the progress of negotiations with Xenia concerning a buy-out option. Xenia officials had indicated that its Board's Finance Committee had directed them to prepare an evaluation of the income potential under a series of different scenarios. City representatives were told that none of the scenarios contained repayment of any of Xenia's current debt. Based on that analysis, Xenia's position was for the City to pay a monthly fee of \$17.92/customer, which would be inflated 2% annually, over the next 28 years. That would equate to \$31.30/month/customer by the end of the agreement. Each of the four proposals offered by the City were reviewed by Mr. Kindred:

1. The City would pay a \$3.98/month/customer fee with no annual inflation adjustment over 28 years.
2. There would be a connection fee of \$486/new customer with no annual inflation adjustment over 28 years.
3. Four scenarios that were based on the Council's June 25 motions:
  - a. 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.
  - b. A proration of the projected number of Ames customers (1,000) compared to Xenia's total customers (currently 9,400).
  - c. A per-acre payment amount equivalent to what Barilla paid the Central Iowa Water Association in 1997. An equivalent payment to Xenia for the proposed annexation areas (including Rose Prairie) would be 459.22 acres x \$75.23 = \$34,550. Inflation could be added to that amount.
  - d. 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. An equivalent payment to Xenia for the proposed annexation areas, including Rose Prairie, would be 459.22 acres x \$700/acre = \$321,500. Inflation could bring the amount up to \$437,000.
4. A one-time \$3,762 fee charged when the customer is connected to City water service.

Xenia staff indicated that they could recommend No. 4 to their Board.

Council members were told by Mr. Kindred that, given the significant monthly and/or up-front costs future Ames citizens would have to incur, they might want to consider whether it would be acceptable to allow Xenia to retain the annexed service territory. According to Xenia officials, it would still impose an up-front charge estimated at \$1,000/customer that each homeowner would pay to help cover the cost of Xenia's new infrastructure in the area. City Manager

Schainker emphasized that the charge to each customer would be \$3,762 to connect to the system, \$1,000/customer up-front charge, the ongoing monthly charges to cover Xenia's system availability charge, which is currently \$17.92, plus the actual cost of water purchased by each customer from Ames.

Mr. Kindred noted that if that option is pursued, the City would impose additional terms to be confirmed in an agreement approved by both governing bodies, which would include:

1. Xenia would provide an urban level of water service, which would include building and maintaining its infrastructure to City standards and making its hydrants and water available to the City for fire fighting.
2. Xenia would serve the area with Ames water.
3. The City would inspect Xenia's water main construction and maintain Xenia's distribution system within the City.
4. The City would handle billing and collections for Xenia's water service.
5. A rate formula would be specified that confirms the basis for rates charged to Xenia customers living in Ames.
6. 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.

Lastly, Mr. Kindred summarized key findings of the report, which were to be taken into consideration by the City Council when making a decision. If the Council decides to proceed, staff would recommend that the City pursue a buy-out option with a one-time non-inflating connection fee with no monthly customer charge. The downside to that approach is that the \$3,762 fee imposes a significant additional cost to the price of housing in Ames and sets an unwelcome precedent for other cities that are experiencing the same type of interaction with rural water. However, if the City Council feels that the buy-out option is still too costly, staff could be directed to communicate that to Xenia and to present additional buy-out offers.

Council Member Larson said that the first thing that must be determined is if Xenia legally has jurisdiction.

Mr. Kindred gave an update on the role legislators play concerning rural water issues. He stated that there continue to be discussions with affected cities and the Iowa League of Cities.

Moved by Wacha, seconded by Goodman, to accept the staff report.

Chuck Winkleblack, 105 S. 16<sup>th</sup> Street, Ames, noted that no one from the development community was consulted about or agreed to the 1996 Agreement between the City and Xenia. He alleged that the Agreement was ambiguous at best. Mr. Winkleblack pointed out that the Council should not be referring to what the developer should or should not do or have done because the development community was never consulted. He advised that this construction season has already been lost and urged that the City move as rapidly as possible to resolve this issue as there is an imminent need for more buildable lots.

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

Moved by Szopinski, seconded by Wacha, to direct staff, after the maps are received delineating the boundaries of water rights, to consider looking at other annexation opportunities within the two-mile fringe.

Council Member Davis disagreed with the motion, stating his belief that it is not the City's responsibility to negotiate with landowners. Council Member Larson concurred, stating the developers usually have a keen sense of what land might become available. City Manager Schainker noted that, in 2009, he was directed by the Council to be proactive and began contacting land owners. Ultimately, it was determined that that was not the best practice.

Motion withdrawn.

**URBAN DEER MANAGEMENT:** Police Chief Chuck Cychosz recalled that the Task Force recommendations to the City Council included an annual survey of deer population, a ban on deer feeding, public education efforts, and limited urban bow hunting of deer. He advised 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. According to Chief Cychosz, densities exceeding 30 deer/square mile are generally thought to be the most likely to have human-deer conflict at a level where intervention is warranted. During 2012, there were 32 tags purchased and ten deer were harvested.

According to Chief Cychosz, 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 members 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. Mr. Cychosz informed the Council of the recommendations and votes of the Task Force members. Summarizing, he advised that a majority of the Task Force members supported the continuation of hunting in designated City locations. He noted that dates for those locations are recommended by the Parks and Recreation staff. Chief Cychosz noted that, in addition to the votes, the feedback included 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 the recommendations were shared by Chief Cychosz.

The Council was reminded by Chief Cychosz that the Iowa Department of Natural Resources (DNR) establishes legal hunting hours and dates for the City of Ames. However, the City may modify those as long as they fall within the overall DNR timeline.

The staff recommendations were presented by Chief Cychosz pertaining to the locations, dates, and times for deer hunting. He noted that all dates are subject to adjustment by the Ames Police Department, and hunting may be temporarily suspended by the Ames Police Department in any location for safety-related reasons.

Mr. Cychosz stated that, in addition, the Urban Deer Task recommended continuation of the process that allows private property or other non-city public property to be enrolled as urban deer

hunting locations. He noted that 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 and requests must include owner/agent permission for at least three contiguous properties.

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

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

**LIBRARY RENOVATION AND EXPANSION PROJECT:** Moved by Goodman, seconded by Wacha, to adopt RESOLUTION NO. 13-383 approving revised Change Order No. 4 with A&P/Samuels Group for a reduction of \$22,714.

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

Moved by Goodman, seconded by Szopinski, to adopt RESOLUTION NO. 13-384 approving Change Order No. 5 with A&P/Samuels Group for an increase of \$79,082.

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

**HEARING ON AMES PUBLIC LIBRARY WOOD WINDOW RESTORATION PROJECT:**

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

Moved by Goodman, seconded by Orazem, to adopt RESOLUTION NO. 13-385 approving final plans and specifications and awarding a contract to Scott Petersen Construction, Inc., of Tyler, Minnesota, in the amount of \$125,860.

At the inquiry of Council Member Larson, Construction Manager Brad Heemstra advised that the wooden windows will result in approximately \$50,000 additional cost.

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

Moved by Goodman, seconded by Orazem, to adopt RESOLUTION NO. 13-386 approving the contract and bond.

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

**WATER METERS AND RELATED PARTS:** Moved by Davis, seconded by Szopinski, to direct staff to prepare an amendment to Appendix Q of the Municipal Code to adopt new meter fees.

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

Moved by Davis, seconded by Szopinski, to adopt RESOLUTION NO. 13-387 awarding a contract to Badger Meter of Milwaukee, Wisconsin, to furnish water meters and related parts at an estimated annual cost of \$263,000.

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. 13-388 approving contract renewal with Elster AMCO of Ocala, Florida, to furnish water meters and related parts at an estimated annual cost of \$15,000.

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

**DESIGN FEES FOR NEW WATER TREATMENT PLANT:** Water and Pollution Control Director Dunn reminded the Council that it had, on August 28, 2012, approved a Professional Services Agreement with Fox Engineering for the final detailed design of the new water treatment plant, including bidding and construction phase services. He noted that, as the design process evolved, the estimated cost of the project had increased. The design process for the project included a value engineering (VE) session that was to be conducted at the 80% complete stage. However, after receiving the most-recent cost estimate at the 40% completion stage, staff determined that it was necessary to begin a comprehensive re-evaluation of the design immediately in order to look for ways to reduce costs without sacrificing the fundamental mission of the facility.

According to Mr. Dunn, the VE review is still in process; however, staff had already decided to adopt two changes to reduce the construction costs:

1. Reduce the size of the clearwell and backwash recovery basin.
2. Eliminate the at-grade vehicle entrance into the west end of the pipe gallery.

Director Dunn said that staff will bring the results of the completed evaluation back to the City Council. 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. To keep the design process on schedule, staff recommended that the Council authorize an additional \$71,300 in design fees to Fox Engineering for redesign of the two specific above-listed elements.

Moved by Davis, seconded by Wacha, to adopt RESOLUTION NO. 13-389 approving an increase of \$71,300 to FOX Engineering for additional design fees for new Water Treatment Plant.

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

**ORDINANCE REZONING PROPERTY AT 4130 LINCOLN SWING:** Moved by Davis, seconded by Larson, to pass on second reading an ordinance rezoning property located at 4130 Lincoln Swing from Residential Low Density “RL” to Residential High Density “RH.”

Roll Call Vote: 5-1. Voting aye: Davis, Goodman, Larson, Orazem, Wacha. Voting nay: Szopinski. Motion declared carried.

**ORDINANCE REVISING PARKING REGULATIONS ON BURNHAM DRIVE:** Moved by Goodman, seconded by Davis, to pass on second 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 third reading and adopt ORDINANCE NO. 4156 correcting Table 29.808(2) pertaining to uses in the Downtown Service Center zone.

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

**COUNCIL COMMENTS:** Council Member Orazem recognized that the Council had received a letter from the Ames Rental Association (ARA) asking that it direct staff to review Chapter 13 of the *Municipal Code*. Noting that the Council had held many meetings reviewing Chapter 13 in the recent past and made several changes to the *Code*, Mr. Orazem requested a brief staff report on where “some of the sticking points had been” given that it had been approximately 18 months since that review. He specified that he did not want an entire review, however.

City Manager Schainker asked for clarification of the request, asking if he were directing staff to meet with the ARA. Council Member Larson said that he would not want staff to attempt to “second-guess” the entire Chapter.

Moved by Orazem, seconded by Goodman, directing staff to meet with representatives of the Ames Rental Association to determine where the issues are and report back to the Council via a memo.

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

Moved by Davis, seconded by Goodman, to refer to staff the request of Jason Cantonwine regarding a Habitat for Humanity build on Duff Avenue south of 9<sup>th</sup> Street.

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

Moved by Szopinski, seconded by Wacha, to direct staff, after further information has been received regarding Xenia service territory maps and agreements, to overlay those maps on the fringe to investigate other developable land opportunities within the two-mile fringe.

Council Member Davis offered that he could only support the motion if the Council could see the maps of the Xenia service territory prior to directing staff to do anything.

Council Member Larson stated that he would not be supporting the motion because he believes negotiating for land development is a private-sector function. He would rather have the staff devote its time to resolving the issues with Xenia.

Council Member Goodman said that having the information available provides more options for the City. He believes that having alternatives only strengthens the City’s position.

City Manager Schainker asked if the Council was asking staff to talk to property owners or only to overlay the map on the fringe area. Ms. Szopinski clarified that the motion was for staff to overlay the map over the two-mile fringe area. Mr. Larson pointed out that there are other areas that might be available, e.g., School District property, Christofferson property, old Middle School property.

Vote on Motion: 4-2. Voting aye: Goodman, Orazem, Szopinski, Wacha. Voting nay: Davis, Larson. Motion declared carried.

Moved by Szopinski, seconded by Goodman, to refer to staff for a memo as to whether the City would consider the request of residents in the Garfield/Ross Road/Quebec area for the City to acquire a portion of 1105 Garfield for use as a community garden.

Ms. Szopinski advised that this proposal was just brought to her attention by neighbors of the property. She said it was time-sensitive since the property was now for sale.

Citing the Council's policy on referrals, Council Member Davis said the request needed to be provided to the Council members for review first. He was not willing to refer it to staff without first seeing the proposal.

Council Member Larson said he would prefer that the request come through the budgeting process in the fall. There are many issues, i.e., zoning, subdividing. He would like the request to come first before the Parks & Recreation Commission.

Vote on Motion: 2-4. Voting aye: Goodman, Szopinski. Voting aye: Davis, Larson, Orazem, Wacha. Motion failed.

*Ex officio* Member Alexandria Harvey referenced a e-mail memo that she had sent on August 9, 2013, to the Mayor and City Council pertaining to the Council workshop on rental inspections of Greek houses currently scheduled to occur on August 20. She had talked to several student representatives, and they are not available on August 20, 2013. Ms. Harvey asked that the workshop be moved to a date in September so that more students from the Greek Community to participate in the discussion.

Moved by Goodman, seconded by Wacha, to direct that staff to set September 17, 2013, to hold the workshop concerning rental inspections of the Greek houses.

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

Ms. Harvey advised that she had received an e-mail from ISU student William Richard, who lives in the Fountainview Apartments on Mortensen Road. In the e-mail, Mr. Richard had expressed concern for the safety of bicyclists and pedestrians at night and requested that the City look into placing lights between Hayward and Seagrave. Ms. Harvey acknowledged that a segment of Mortensen Road is an institutional road, Mr. Madden had responded to her indicating that the Ames School District and the City share responsibility for that road. Since the area is rapidly developing, Ms. Harvey feels it is an urgent issue. She requested that the Council direct staff to meet with Iowa State and pertinent stakeholders to address the safety concern.

Moved by Goodman, seconded by Szopinski, to direct staff to meet with relevant stakeholders about visibility and safety on the section of Mortensen Road from the Towers to the Middle School.

City Manager Schainker asked Mr. Goodman to be more specific as to what stakeholders were to be invited. Council Member Wacha answered that he felt it would be representatives of Iowa State and the School District.

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

**ADJOURNMENT:** Moved by Davis to adjourn the meeting at 11:00 p.m.

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Diane R. Voss, City Clerk

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Ann H. Campbell, Mayor



# MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

AUGUST 21, 2013

The Ames City Council met in special session at 10:00 a.m. on the 21st day of August, 2013, in City Hall Conference Room 233, 515 Clark Avenue, pursuant to law with Mayor Ann Campbell presiding. Because it was impractical for the Council members to be present in person, Council Members Matthew Goodman, Jami Larson, Peter Orazem, Victoria Szopinski, and Tom Wacha were brought into the meeting telephonically. Council Member Jeremy Davis and *Ex officio* Member Alexandria Harvey were absent.

**PROPOSED SALE OF 3317 MORNINGSIDE STREET:** Moved by Szopinski, seconded by Goodman, to adopt RESOLUTION NO. 13-383 proposing the sale of 3317 Morningside Street to Shaun Strader and Megan Louis and setting the date of public hearing for August 27, 2013. Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

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

**ADJOURNMENT:** Moved by Goodman to adjourn at 10:05 a.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

AUGUST 22, 2013

The Ames Civil Service Commission met in regular session at 8:15 a.m. on August 22, 2013, in the Council Chambers of City Hall, 515 Clark Avenue, with Commission Members Adams, Crum, and Shaffer present. Also in attendance was Human Resources Director Julie Huisman.

**APPROVAL OF MINUTES:** Moved by Shaffer, seconded by Crum, to approve the minutes of the July 25, 2013, Civil Service Commission meeting as written.

Vote on Motion: 3-0. Motion declared carried unanimously.

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

|  |                  |    |
|--|------------------|----|
| Animal Control Supervisor:                   | Ron Edwards      | 94 |
|  | Rick Smith       | 86 |
|  | Julie Curtis     | 78 |
| Electric Services Operations Superintendent: | Curtis Spence    | 90 |
|  | Todd Safly       | 77 |
| Housing Inspector:                           | Holly McDonald   | 83 |
|  | Sadie Kleppe     | 77 |
| Procurement Specialist I:                    | Julie Janssen    | 79 |
|  | Susan Clifford   | 75 |
|  | George Esper     | 75 |
|  | Michael Phillis  | 75 |
|  | David Allen      | 72 |
|  | Laurie McCracken | 70 |

Vote on Motion: 3-0. Motion declared carried unanimously.

**COMMENTS:** The next regularly scheduled Civil Service Commission meeting was set for September 26, 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

*Caring People  
Quality Programs  
Exceptional Service*

**6a-e**

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

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

**DATE:** August 18, 2013

**SUBJECT:** Beer Permits & Liquor License Renewal Reference City Council Agenda  
August 27, 2013

The Council agenda for August 27, 2013, includes beer permits and liquor license renewals for:

- Class E Liquor, C Beer, and B Wine – Hy-Vee Drugstore, 500 Main Street (wine tasting)
- Class C Liquor and Outdoor Service – Indian Delights, 127 Dotson Drive
- Class C Liquor – Mandarin Restaurant, 415 Lincoln Way
- Special Class C Liquor and Outdoor Service – Noodles & Company, 414 S Duff Avenue
- Class E Liquor, C Beer, and B Wine – Cyclone Liquors, 626 Lincoln Way

A routine check of police records found no violations for any of the licensed establishments.  
The police department would recommend renewal of all five licenses.



*Caring People ♦ Quality Programs ♦ Exceptional Service*

# MEMO

7

**To:** Members of the City Council  
**From:** Ann H. Campbell, Mayor  
**Date:** August 23, 2013  
**Subject:** Appointment to Fill Vacancies on Public Art Commission

Chris Martin and Kathranne Knight, members of the Public Art Commission, have submitted their resignations from the Commission. Since Chris's and Kathranne's terms of office do not expire until April 1, 2014, and April 1, 2016, respectively, appointments need to be made to fill these vacancies.

Therefore, I request that the City Council approve the appointment of Kerry Dixon-Fox (filling Chris Martin's position) and Curtis Engelhardt (filling Kathranne Knight's position) to the Public Art Commission.

AHC/jlr



August 19, 2013

8

Mayor Ann Campbell  
Members of the City Council  
City of Ames  
515 Clark Avenue  
Ames, IA 50010

Dear Mayor and City Council:

The Public Art Commission's Neighborhood Art Committee is asking for your permission to roll over the unspent balance of \$2,329 to the 2013-14 fiscal year. That portion of the Neighborhood Art budget was not yet spent when the 2012-13 fiscal year ended on June 30.

This money will be used to pay for the installation of the three sculptures that were purchased during the 2012-13 fiscal year. Installation of the neighborhood sculptures is usually completed prior to June 30. However, this year there were delays in the installations. Approval of this request will allow continuation of paying for the sculptures and their installation in the same fiscal year; and will preserve the 2013-14 appropriation for additional sculptures to be purchased and installed next spring.

Thank you for your consideration of our request.

Sincerely,

Mary Ann Lundy, Chair  
Neighborhood Art Committee  
Public Art Commission

Cc Allison Sheridan, PAC Co-chair  
Greg Fuqua, PAC Co-chair

**COUNCIL ACTION FORM**

**SUBJECT:**        **STORY COUNTY SAFE SEAT PROJECT**

**BACKGROUND:**

In mid-August the Police Department learned of an opportunity to work with Story County Decategorization Board to distribute child car safety seats to qualifying families as part of the Story County Safe Seat Project. The department currently has five officers certified in the evaluation and installation of child car seats. These officers regularly meet with parents to assist them with instruction, review and installation of child car seats.

Under the project guidelines, selected social services agencies in Story County would refer at-risk families, as defined by the Department of Human Services, to the Police Department for assistance with a child car seat. The Decategorization Board would purchase and supply the child cars seats to the Police Department for distribution to these families. There would be no cost to the family. The Board would initially purchase seven car seats for the department to distribute. The Board views this as a pilot project and, depending on the success of the initial offering, additional car seats could be made available to the department.

The project requires no financial match from the City. A Memorandum of Understanding would be executed between the City and the Decategorization Board to provide documentation of the project.

**ALTERNATIVES:**

1. Authorize the Police Department's participation in the Story County Safe Seat Project.
2. Do not authorize the Police Department's participation in the Story County Safe Seat Project.

**MANAGER'S RECOMMENDED ACTION:**

This project presents a unique opportunity to promote safety for children of Ames and Story County. The installation and maintenance of child safety seats is often more complicated than it first appears, and this project will allow trained officers to provide expertise to parents and guardians to insure that the child passengers in their vehicles are safe. In addition, it will allow those officers to actually provide an appropriate and safe seat for children when car owners are not otherwise able to do so.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby authorizing the Police Department's participation in the Story County Safe Seat Project.

**COUNCIL ACTION FORM**

**SUBJECT: PUBLIC UTILITY EASEMENT VACATION – LINK SUBDIVISION  
(SOUTH KELLOGG AVENUE)**

**BACKGROUND:**

Staff received a request from the property owner at 1614 South Kellogg Avenue to vacate the existing public utility easement as shown on the attached map. **This particular request was officially made on August 16<sup>th</sup> with the expectation that the vacation could be initially presented to Council at the August 27, 2013 Council Meeting. The property owner has been notified that the earliest hearing date for the potential vacation of the easement would then be at the September 10, 2013 Council Meeting.**

The owner of 1614 South Kellogg Avenue is in the process of selling this property. During the processing of the sale, the abstractor discovered that the existing easement appeared to be located under the existing building. The existing easement was established in 1974 as a part of the original Southtown Subdivision. In 2004 the property was re-platted as Link Subdivision and subdivided in order to construct the Grand Stay Hotel and Old Chicago Restaurant. Specific language in the subdivision easement document for the Link Subdivision clearly states the existing north/south easement was to remain in “full force and effect”.

Vacation requests involve substantial outreach to all right-of-way users to determine if there are utilities in the existing easement and if there are intentions of using the easement in the future. Public Works staff contacted all registered right-of-way users to determine the extent of utilities in this immediate area. **Under normal circumstances, a vacation request would not be presented to Council until all questions regarding impacts to the utility companies are known.**

As of August 20, 2013, seven utility companies have yet to respond to staff as to the impacts related to this public utility easement. One utility has responded that their facility maps were inconclusive as to the exact location related to the easement, so they are doing further investigation to locate their facilities in the area. Staff has emailed and left voice messages with the utility companies and requested to have responses prior to noon on August 26, 2013.

**In this case, the property owner has asked for special consideration in order to maintain his schedule for the sale of the property. Since the typical process is not being followed, this has the potential to not be completed prior to the Council meeting. Should there still be a nonresponsive utility or a response that there is a utility in the existing easement, this item will be pulled from the Council agenda**

**on August 27. The sale of the property cannot take place until the easement issue has either been resolved or vacated.**

**ALTERNATIVES:**

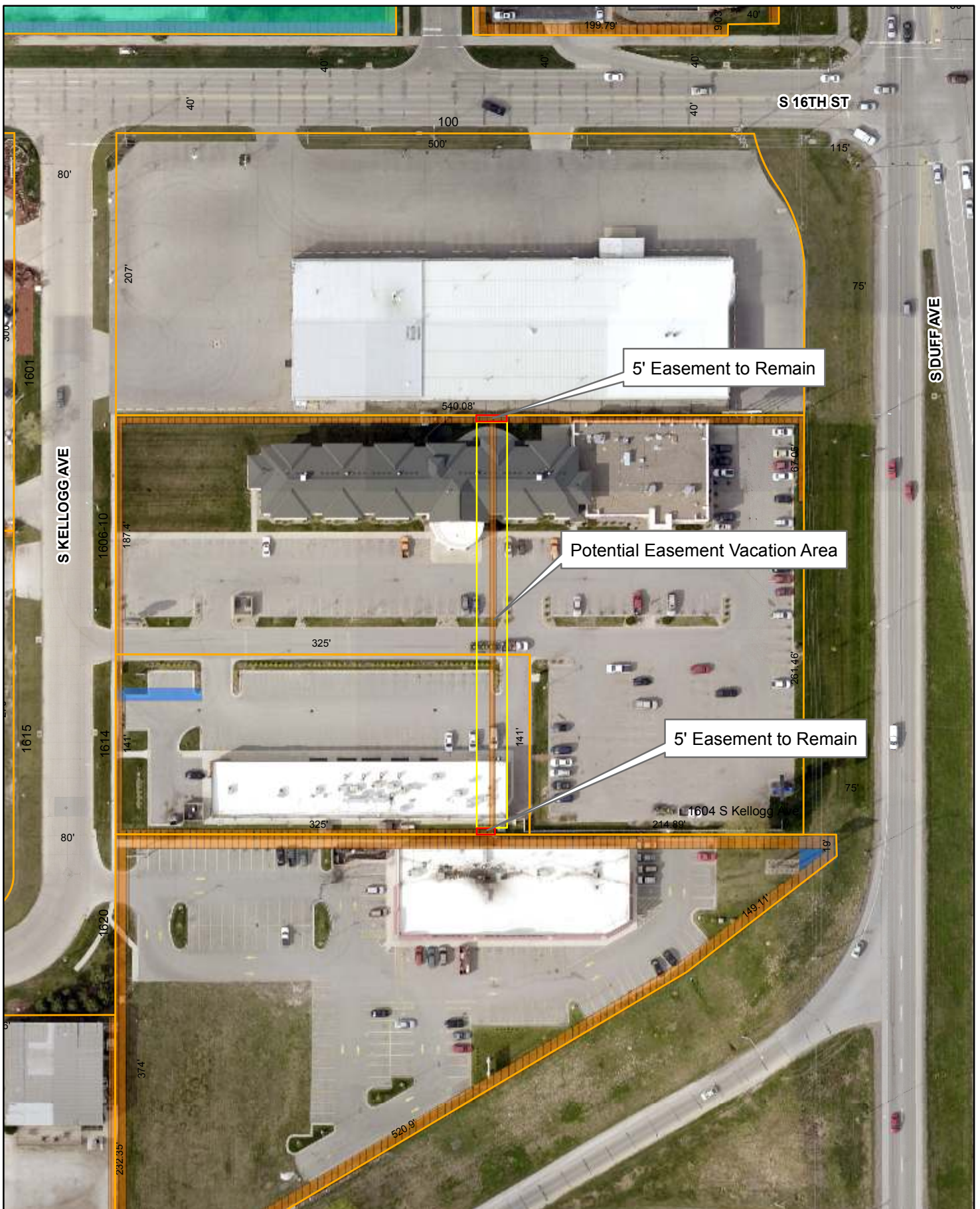
1. Set the date of public hearing as September 10, 2013 for approving the vacation of the existing public utility easement at 1606, 1610, and 1614 South Kellogg Avenue.
2. Choose not to approve vacation and maintain control of the current easement.
3. If there is a nonresponsive utility or a response that there is a utility in the existing easement, this item should be removed from the Council agenda and action deferred until the issue is resolved.

**MANAGER'S RECOMMENDED ACTION:**

**In order to expedite this issue for a customer, staff has placed it on the agenda prior to receiving the necessary input from all utility companies that currently might be using this easement.** Council vacation of the easement will meet this property owner's expedited needs. This will facilitate moving forward with the final platting process for the subdivision and subsequent sale and improvements of the lots.

**Assuming staff has received a positive response from all right-of-way users prior to the City Council meeting, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the vacation of the existing public utility easement at 1606, 1610 and 1614 South Kellogg Avenue as shown and set the date of public hearing for September 10, 2013.**





Geographic Information System (GIS) Product Disclaimer: City of Ames GIS map data does not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership & land use nor does it replace field surveys of utilities or other features contained in the data. All features represented in this product should be field verified. This Product is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the User.



1606-1614 South Kellogg  
Potential Easement Vacation Area



|                      |
|----------------------|
| Scale: 1 in = 100 ft |
| Date: 8/20/2013      |

**COUNCIL ACTION FORM**

**SUBJECT: POWER PLANT SUPERHEATER ATTEMPERATOR REPLACEMENT**

**BACKGROUND:**

This project is for procurement and installation of an attemperator to replace the original attemperator in the superheater of the Power Plant's Unit #8 boiler. Attemperators are assemblies that allow for injection of water into the steam flow to control (cool) the final steam temperature to the turbine. Controlling the temperature of the steam to the turbine is necessary and important to protect the turbine from damage from steam that is too hot.

This particular portion of the project is for design and fabrication of a replacement in-kind primary superheater attemperator.

During the Spring 2013 outage, the attemperator was inspected and the internal liner was found to be dislocated, and the original equipment manufacturer of the boiler recommended replacement. A total failure of this equipment would render Boiler #8 inoperable, while consequential damages from the failed components migrating downstream could result in a very expensive and extended repair outage.

**The Council should note that this bid is for the purchase of the attemperator only. Installation for this attemperator will be bid separately at a later date.**

The engineer's estimate for the purchase of the attemperator is \$155,000. This project will be completed during the Spring 2014 planned outage. Funding is available in the approved FY2013/14 Electric Production operating budget.

**ALTERNATIVES:**

1. Approve the preliminary plans and specifications for the Replacement Superheater Attemperator and set September 11, 2013, as the bid due date and September 24, 2013, as the date of public hearing and award of contract.
2. Delay replacing the superheater attemperator.

**MANAGER'S RECOMMENDED ACTION:**

Unit #8 would be inoperable if attemperator failure occurred, and the consequential damage could be very significant. Funding is included in the Power Plant operating budget. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

**COUNCIL ACTION FORM**

**SUBJECT: PURCHASE OF ELECTRIC DISTRIBUTION AND TRANSMISSION  
UTILITY POLES**

**BACKGROUND:**

This proposed action is for the purchase of electric distribution and transmission utility poles needed to meet the anticipated needs of the Electric Services Department for new construction and maintenance. These poles will be purchased from an Electric Department inventory asset account and charged to the appropriate operations accounts as the poles are put into use. Generally, over a million dollars in assets are available in the Electric inventory at any given time for use in new service and maintenance activities.

This contract is to provide distribution and transmission utility poles for the period from September 1, 2013 through August 31, 2014. The contract includes a provision that would allow the City to renew the contract for up to four additional one-year terms.

Under the proposed contract, poles would be purchased at the City's discretion which may be quarterly or on an as-needed basis. This provides the City with flexible inventory management and helps to reduce the need for storage space. Bid prices are exclusive of sales taxes, which are applicable to the purchase of this equipment and are paid directly by the Utility. **Council should note that no contract amount is being authorized at this time, since payments will be made as these poles are purchased.**

On July 25, 2013, an invitation to bid (IFB) document was issued to eighteen firms. The IFB was advertised on the Current Bid Opportunities section of the Purchasing webpage, and it was also sent to one plan room.

On August 8, 2013, seven bids were received as shown on the attached report. Council should note that the evaluation amount is based on unit prices and estimated quantities purchased in the previous three years. The recommended award is based on the estimated total evaluated cost. **Per the bidding document, the "City of Ames reserves the right to award all distribution poles to one bidder and all transmission poles to another bidder."**

Staff reviewed the bids and determined that the bid submitted from Laminated Wood Systems was non-responsive because it did not provide a proposed not-to-exceed percentage escalator for renewal periods with the bid. Instead of meeting this requirement, it was stated on the bid that the "*prices to be negotiated at the end of each*

*contract*". Since this is a renewable contract, the percentages are a mandatory requirement because they provide a cap on any cost increases for each renewal year.

Staff also determined that the bids submitted by Bell Lumber & Pole Co. and RESCO were both non-responsive because they did not submit bids where the prices will be fixed for the mandatory requirement period of one year. Each one stated in their bids that *"prices are subject to review based on fiber, freight, and preservative solution. The pricing will be reviewed quarterly..."*

As a result, four bids remained for consideration for distribution poles and two bids remained for transmission poles. Staff then used typical quantities of poles ordered in the past to evaluate the different bidders. Staff concluded that the apparent low bids based on estimated quantities submitted by Baldwin Pole & Piling, Inc., Des Moines, IA, for the distribution poles and McFarland Cascade, Tacoma, WA for the transmission poles are acceptable.

**ALTERNATIVES:**

1. a. Award a contract to Baldwin Pole & Piling, Inc., Des Moines, Iowa, for the purchase of electric distribution utility poles in accordance with unit prices bid.  
  
b. Award a contract to McFarland Cascade, Tacoma, Washington, for the purchase of electric transmission utility poles in accordance with unit prices bid.

Poles will be purchased as requested. Payments will be based on unit prices bid and actual quantities ordered, plus applicable sales taxes.

2. Reject all bids and attempt to purchase electric distribution and transmission utility poles on an as needed basis at unpredictable prices.

**MANAGER'S RECOMMENDED ACTION:**

It is important to purchase distribution and transmission utility poles at the lowest possible cost with minimal risk to the City. It is also imperative to have these poles available to meet customer needs for new service or emergency replacements.

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



**RFQ 2014-003 DISTRIBUTION AND TRANSMISSION UTILITY POLES FOR ELECTRIC SERVICES BID SUMMARY**

| BIDDER:                                      |                            |     | Baldwin Pole & Piling, Inc.<br>Des Moines, IA | Bridgewell Resources<br>Dierks, AR | McFarland Cascade<br>Tacoma, WA | MVA Power, Inc<br>Montreal, QC | Laminated Wood Systems<br>Seward, NE | Bell Lumber & Pole Co.<br>New Brighton, MN | RESCO<br>Ankeny, IA |            |   |  |  |       |
|--|----------------------------|-----|---|------------------------------------|---------------------------------|--------------------------------|--------------------------------------|--|---------------------|------------|---|--|--|-------|
| <b>GROUP 1: DISTRIBUTION POLES</b>           |                            |     |   |                                    |                                 |                                |                                      |  |                     |            |   |  |  |       |
| ITEM #                                       | DESCRIPTION                | Qty | Unit Price                                    | Total                              | Unit Price                      | Total                          | Unit Price                           | Total                                      | Unit Price          | Total      | Unit Price  | Total  | Unit Price   | Total |
| 1  | POLE, WOOD, 30 FT CLASS 5  | 12  | \$155.00                                      | \$1,860.00                         | \$160.00                        | \$1,920.00                     | \$154.00                             | \$1,848.00                                 | \$200.71            | \$2,408.52 | NON-RESPONSIVE<br>Did not provide not-to-exceed percentage escalator. | NON-RESPONSIVE<br>Prices are not fixed. Subject to review quarterly. | NON-RESPONSIVE<br>Prices are not fixed. Subject to review quarterly. |       |
| 2  | POLE, WOOD, 35 FT CLASS 5  | 11  | \$197.00                                      | \$2,167.00                         | \$199.00                        | \$2,189.00                     | \$200.00                             | \$2,200.00                                 | \$254.91            | \$2,804.01 |   |  |  |       |
| 3  | POLE, WOOD, 40 FT CLASS 1  | 2   | \$434.00                                      | \$868.00                           | \$445.00                        | \$890.00                       | \$450.00                             | \$900.00                                   | \$553.77            | \$1,107.54 |   |  |  |       |
| 4  | POLE, WOOD, 40 FT CLASS 3  | 15  | \$336.00                                      | \$5,040.00                         | \$331.00                        | \$4,965.00                     | \$335.00                             | \$5,025.00                                 | \$445.36            | \$6,680.40 |   |  |  |       |
| 5  | POLE, WOOD, 45 FT CLASS 1  | 4   | \$533.00                                      | \$2,132.00                         | \$539.00                        | \$2,156.00                     | \$544.00                             | \$2,176.00                                 | \$665.11            | \$2,660.44 |   |  |  |       |
| 6  | POLE, WOOD, 45 FT, CLASS 3 | 8   | \$400.00                                      | \$3,200.00                         | \$407.00                        | \$3,256.00                     | \$400.00                             | \$3,200.00                                 | \$514.22            | \$4,113.76 |   |  |  |       |
| 7  | POLE, WOOD, 50 FT CLASS 1  | 3   | \$644.00                                      | \$1,932.00                         | \$638.00                        | \$1,914.00                     | \$649.00                             | \$1,947.00                                 | \$789.64            | \$2,368.92 |   |  |  |       |
| 8  | POLE, WOOD, 50 FT CLASS 3  | 2   | \$466.00                                      | \$932.00                           | \$471.00                        | \$942.00                       | \$480.00                             | \$960.00                                   | \$591.86            | \$1,183.72 |   |  |  |       |
| 9  | POLE, WOOD, 55 FT CLASS 1  | 3   | \$751.00                                      | \$2,253.00                         | \$741.00                        | \$2,223.00                     | \$759.00                             | \$2,277.00                                 | \$918.56            | \$2,755.68 |   |  |  |       |
| 10   | POLE, WOOD, 55 FT CLASS 3  | 3   | \$544.00                                      | \$1,632.00                         | \$551.00                        | \$1,653.00                     | \$562.00                             | \$1,686.00                                 | \$685.62            | \$2,056.86 |   |  |  |       |
| Sales and/or Use tax on above materials (7%) |                            |     |   | \$1,541.12                         |                                 | \$1,547.56                     |                                      | \$1,555.33                                 |                     | \$1,969.79 |   |  |  |       |
| <b>Group 1 Overall:</b>                      |                            |     | <b>\$23,557.12</b>                            |                                    | <b>\$23,655.56</b>              |                                | <b>\$23,774.33</b>                   |  | <b>\$30,109.64</b>  |            |   |  |  |       |
| <b>Lead Time from PO Receipt Date:</b>       |                            |     | 7-14 days ARO                                 |                                    | 14-16 days ARO                  |                                | 20-30 days ARO                       |  | 5-10 days ARO       |            |   |  |  |       |
| <b>Not-to-exceed percentage escalator</b>    |                            |     | 3%  |                                    | 3%                              |                                | 10%                                  |  | 10%                 |            |   |  |  |       |

**NOTES:**

For truck shipments that include 55' poles, add \$1,075.00 for additional freight.

| <b>GROUP 2: TRANSMISSION POLES</b>           |                            |     |            |       |            |       |                    |            |                    |            |   |  |  |       |
|--|----------------------------|-----|------------|-------|------------|-------|--------------------|------------|--------------------|------------|---|--|--|-------|
| ITEM #                                       | DESCRIPTION                | Qty | Unit Price | Total | Unit Price | Total | Unit Price         | Total      | Unit Price         | Total      | Unit Price  | Total  | Unit Price   | Total |
| 1  | POLE, WOOD, 60 FT CLASS 1  | 1   | NO BID     |       | NO BID     |       | \$1,425.00         | \$1,425.00 | \$1,746.90         | \$1,746.90 | NON-RESPONSIVE<br>Did not provide not-to-exceed percentage escalator. | NON-RESPONSIVE<br>Prices are not fixed. Subject to review quarterly. | NON-RESPONSIVE<br>Prices are not fixed. Subject to review quarterly. |       |
| 2  | POLE, WOOD, 60 FT CLASS 2  | 1   | NO BID     |       | NO BID     |       | \$1,201.00         | \$1,201.00 | \$1,470.56         | \$1,470.56 |   |  |  |       |
| 3  | POLE, WOOD, 65 FT CLASS 1  | 1   | NO BID     |       | NO BID     |       | \$1,693.00         | \$1,693.00 | \$2,049.09         | \$2,049.09 |   |  |  |       |
| 4  | POLE, WOOD, 65 FT CLASS 2  | 1   | NO BID     |       | NO BID     |       | \$1,454.00         | \$1,454.00 | \$1,693.57         | \$1,693.57 |   |  |  |       |
| 5  | POLE, WOOD, 70 FT CLASS 1  | 1   | NO BID     |       | NO BID     |       | \$1,873.00         | \$1,873.00 | \$2,278.56         | \$2,278.56 |   |  |  |       |
| 6  | POLE, WOOD, 70 FT, CLASS 2 | 1   | NO BID     |       | NO BID     |       | \$1,595.00         | \$1,595.00 | \$1,974.75         | \$1,974.75 |   |  |  |       |
| 7  | POLE, WOOD, 75 FT CLASS 1  | 1   | NO BID     |       | NO BID     |       | \$1,924.00         | \$1,924.00 | \$2,569.44         | \$2,569.44 |   |  |  |       |
| 8  | POLE, WOOD, 75 FT CLASS H1 | 1   | NO BID     |       | NO BID     |       | \$2,567.00         | \$2,567.00 | \$3,459.86         | \$3,459.86 |   |  |  |       |
| 9  | POLE, WOOD, 85 FT CLASS 1  | 1   | NO BID     |       | NO BID     |       | \$2,688.00         | \$2,688.00 | \$3,122.11         | \$3,122.11 |   |  |  |       |
| 10   | POLE, WOOD, 85 FT CLASS 2  | 1   | NO BID     |       | NO BID     |       | \$2,298.00         | \$2,298.00 | \$2,882.94         | \$2,882.94 |   |  |  |       |
| 11   | POLE, WOOD, 90 FT CLASS 1  | 1   | NO BID     |       | NO BID     |       | \$3,210.00         | \$3,210.00 | \$3,509.95         | \$3,509.95 |   |  |  |       |
| Sales and/or Use tax on above materials (7%) |                            |     |            |       |            |       |                    | \$1,534.96 |                    | \$1,873.04 |   |  |  |       |
| <b>Group 2 Overall:</b>                      |                            |     |            |       |            |       | <b>\$23,462.96</b> |            | <b>\$28,630.77</b> |            |   |  |  |       |
| <b>Lead Time from PO Receipt Date:</b>       |                            |     |            |       |            |       | 50-60 days ARO     |            | 28-35 days ARO     |            |   |  |  |       |
| <b>Not-to-exceed percentage escalator</b>    |                            |     |            |       |            |       | 10%                |            | 10%                |            |   |  |  |       |

**NOTES:**

\*For truck shipments that include 75' and shorter poles, add \$690.00 for additional freight.  
\*For truck shipments that include 85/90' and shorter poles, add \$1,780.00 for additional freight.

ITEM# 13  
DATE: 08-27-13

**COUNCIL ACTION FORM**

**SUBJECT: 2013/14 TRAFFIC SIGNAL PROGRAM – VIDEO CAMERA DETECTION RETROFIT**

**BACKGROUND:**

In the 2013/14 year of the Capital Improvements Plan, a project is identified to retrofit existing video camera detection equipment at the 1) Lincoln Way & University Boulevard, 2) Lincoln Way & Dakota Avenue, and 3) South Dakota Avenue & Mortensen Road intersections. Although the existing traffic signals installations will not require full replacement for several years, the video detection equipment is obsolete and replacement parts are no longer available. **This project will replace the current equipment with new standard radar detection.** These locations are along arterial streets where traffic flow efficiency is critical.

**Brown Traffic Products, Inc. of Davenport, Iowa, is the sole provider of MS SEDCO radar detection equipment for the Midwest region. This was also determined to be a single source purchase, since the radar system components are brand-specific to ensure compatibility with all other traffic signal installations in Ames. Since the quote from Brown Traffic Products was in excess of \$50,000, the City's Purchasing Policies require City Council approval.**

**VENDER:**  
Brown Traffic Products, Inc.

**MAKE:**  
MS SEDCO

**QUOTE:**  
\$58,856.00

**FUNDING:**  
Road Use Tax Fund

**FY 13/14 BUDGET:**  
\$60,000

**ALTERNATIVES:**

1. a. Approve Brown Traffic Products, Inc. of Davenport, Iowa as the sole provider of MS SEDCO radar detection equipment.
- b. Approve a waiver of the City's Purchasing Policies, and award the quote to upgrade three video camera detection systems with MS SEDCO radar detection systems to Brown Traffic Products, Inc., of Davenport, IA in the amount of \$58,856.00.
2. Reject this quote.

**MANAGER'S RECOMMENDED ACTION:**

The replacement of the existing video camera detection systems will bring the affected intersections up to current equipment standards. The new radar based detection will ensure stable and efficient operation of the traffic signals now and into the future. The lone bidder is a single/sole source provider of the required equipment.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving Brown Traffic Products, Inc. of Davenport, Iowa as the sole provider of MS SEDCO radar detection equipment, approving waiver of City of Ames Purchasing Policies, and awarding the quote to upgrade three video camera detection systems with MS SEDCO radar detection systems to Brown Traffic Products, Inc., of Davenport, IA in the amount of \$58,856.

**COUNCIL ACTION FORM**

**SUBJECT: REVISED PAYMENT AUTHORIZATION FOR 2013/14 CONCRETE STREET PAVEMENT IMPROVEMENTS ENGINEERING SERVICES**

**BACKGROUND:**

At the June 11, 2013 City Council Meeting, Council approved an Engineering Services contract for the 2013/14 Concrete Street Pavement improvements (Knapp Street - Welch Ave to Lynn Ave and Lynn Ave - Knapp Street to Storm Street) design work to Veenstra and Kimm in an amount not to exceed \$66,750.

It has recently been discovered by staff that the amount shown in the Council Action Form was incorrect. The actual amount of the Engineering Services Contract shown in the fee proposal was not to exceed \$66,875.

Based on Council's approval of the incorrect amount shown by staff, Council approval of the correct amount is now requested.

**ALTERNATIVES:**

1. Approve the actual amount of the engineering services agreement for the 2013/14 Concrete Street Pavement Improvements (Knapp Street – Welch to Lynn and Lynn Avenue – Knapp to Storm) with Veenstra & Kimm, Inc. from West Des Moines, Iowa, in an amount not to exceed \$66,875.
2. Maintain the current amount of \$66,750 as previously approved by Council.

**MANAGER'S RECOMMENDED ACTION:**

Due to a clerical error, the design fee proposed to the City Council during a previous meeting was understated by \$125. In fairness to Veenstra & Kimm, staff feels it is appropriate to correct this mistake and ask the Council to approve the contract with the City in an amount previously negotiated.

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





# MEMO

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

**From:** City Clerk's Office

**Date:** August 23, 2013

**Subject:** Contract and Bond Approval

There are no Council Action Forms for Item Nos. 15 and 17. Council approval of the contract and bond for these projects is simply fulfilling a *State Code* requirement.

/jr

**COUNCIL ACTION FORM**

**SUBJECT: CYRIDE BUS FACILITY EXPANSION PROJECT CONSTRUCTION  
CHANGE ORDER #8**

**BACKGROUND:**

CyRide's continues facility construction that is expanding bus storage, adding flood walls and gates, as well as duct work reconfigurations to raise the ceiling height in portions of the storage building. The following list details the history of these contract modifications:

|   |                    |
|---|--------------------|
| Original Contract Sum                                       | \$ 4,489,000.00    |
| Net change with Change Order # 1-7                          | \$ 123,196.08      |
| Contract sum prior to Change Order #8                       | \$4,612,196.08     |
| <b>Change in Contract Sum Requested per Change Order #8</b> | <b>\$ 9,979.87</b> |
| New Contract Sum including Change Order #8                  | \$4,622,175.95     |

Henkel Construction is now requesting a \$9,979.87 **change order** to modify the piping system from a single fuel dispensing station to one that will accommodate a dual system. CyRide currently has a dual system; however, the specifications indicated reinstallation of a single system. Since CyRide's current the fuel system will not be replaced as part of this project, the correct piping must be installed.

The Transit Board of Trustees' next meeting is August 28, 2013. Therefore, approval by the City Council will be contingent upon approval by the Transit Board at that meeting.

Funds for the change order are available from the CyRide Bus Facility Expansion Project contingency budget, which currently equals \$138,924.02. After this \$9,979.87 reduction, the remaining project contingency will be \$128,944.15.

**ALTERNATIVES:**

1. Approve Change Order #8 to Henkel Construction Company for an additional amount of \$9,979.87 to modify the piping to accommodate a dual fuel dispensing system, contingent upon approval by the Transit Board of Trustees.
2. Table consideration of Change Order #8 until after the Transit Board of Trustees has taken action.
3. Do not approve Change Order #8 for modifications to the fuel dispensing system.

**MANAGER'S RECOMMENDED ACTION:**

Approval of this modification will allow for reuse of an existing system, thereby reducing project costs as well as allowing for a more efficient fueling system to be maintained to fuel CyRide buses.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving a \$9,979.87 change to the Henkel Construction contract, increasing this contract to \$4,622,175.95.

**COUNCIL ACTION FORM**

**SUBJECT:**           **POWER PLANT STEAM TURBINE NO. 8 OVERHAUL –  
CHANGE ORDER #7**

**BACKGROUND:**

This project is required to repair or replace worn parts discovered after the opening and inspection of the Power Plant's Unit No. 8 turbine and generator for repairs needed to avoid serious future damage. Repairs and replacement of worn parts are completed as the inspection progresses and work is defined. **Large change orders are a normal and expected part of a major turbine-generator overhaul, due to the fact that many repair needs are unknown until the unit is opened and inspected.**

On January 22, 2013, Council awarded the contract to NAES Corporation, Houston, TX, for Steam Turbine No. 8 Overhaul in the amount of \$807,800. This original amount included the following elements:

- \$443,800 for the lump sum base bid contract portion.
- \$91,500 for the time and material based "not to exceed" contract portion.
- \$272,500 for the estimated time and material based contract portion.

Six change orders have previously been issued for this project.

**Change Order No. 1** for \$171,482.00 was to increase funds to cover costs associated with turbine repairs that were more extensive than what was included in the base bid.

**Change Order No. 2** for \$75,276.95 was for additional steam turbine shell repairs, a recommended hydrogen sealing modification and control valve rack repairs.

**Change Order No. 3** for \$18,250.00 was for additional work related to the nozzle block which required significant field lapping to get 100% metal to metal contact between the nozzle block and the shell.

**Change Order No. 4** for \$30,000.00 was for extra field labor hours and premium pay for the extended time required to clean and flush the turbine lube oil system and to complete the generator air test.

**Change Order No. 5** for \$25,304.00 was for extra field labor hours and premium pay for the extended time for the removal of the stop valve fine screen.

**Change Order No. 6** for \$10,309.39 was for additional work related to machining of packing butt caps and new thrust bearing shoes and additional disassembly requested for oil flush.

The total cost of the base contract plus the previous six change orders listed and described above is \$1,138,422.34.

**City Council authorization for a seventh change order is now needed. This change order is for extra work to repair or replace seventeen components and equipment assemblies of Unit 8's turbine-generator. This work by NAES Corporation or by its subcontractors was needed in order to bring the unit on-line for the summer heating season.** The seventeen items of extra work are as follows:

- 1) Extra work associated with the repair of #3 and #4 hydrogen seal housing
- 2) Repair of the control valves camshaft
- 3) Replacement of parts and repair of the turning gear
- 4) Replacement of parts and repairs made to the turbine-generator control system and governor
- 5) Replacement of parts and repair of five steam control valves
- 6) Replacement of the shaft and repair of the DC oil pump
- 7) Replacement of the shaft and repair of the auxiliary oil pump
- 8) Replacement of parts and repair of the main stop valve
- 9) Repair of diaphragm packing
- 10) Replacement of the #4 control valve seat (sealing surface)
- 11) Extra work to repair steam erosion cuts to the sealing surfaces on the upper and lower shells of the steam chest
- 12) Extra work to inspect and clean the turbine rotor following shop repairs
- 13) Extra work to check and measure the T1 bearing torque check
- 14) Extra work to inspect and clean T2 and T4 bearings following shop repairs
- 15) Extra work necessary to prepare T1 bearing ready to oil flush
- 16) Extra work to measure diaphragm spill strips for machining for proper fit and clearance
- 17) Extra work associated with shipping, receiving, and handling diaphragms as a part of the inspection, measurement, and repair process

The total cost of Change Order No. 7 is \$78,121.00.

**These work items could not be anticipated at the time overhaul of the unit began. In addition, there was not sufficient time to suspend work to gain pre-approval from the City Council prior to completion of the work without impacting service. Staff authorized these 17 work items in accordance with Section 8.02 "Rapid-need Purchases" in the City's Purchasing Policies and Procedures.**

**This seventh change order will increase this portion of the Steam Turbine No. 8 Overhaul project cost by an additional \$78,121.00. This will bring costs for this portion of the project to \$1,216,543.34.**

**The engineer's estimate to perform the overhaul work with the original work scope, parts, and a reasonable amount of repair was \$2,585,000.00.** The approved FY 2012/13 Budget and Capital Improvements Plan included \$3,500,000 for the turbine generator overhaul, including parts, professional technical assistance, and contractor services. Approximately \$627,000 remains from that budget, which will be carried over to cover the costs associated with this Change Order. **It is worth noting that under a separate Council Action Form before the City Council tonight, staff is requesting delay of a contract that once approved would reduce the balance by roughly an additional \$250,000.**

**ALTERNATIVES:**

1. Approve contract Change Order No. 7 to NAES Corporation of Houston, TX, in the amount of \$78,121.00 for the City of Ames Steam Electric Plant Steam Turbine No. 8 Overhaul.
2. Reject contract Change Order No. 7.

**MANAGER'S RECOMMENDED ACTION:**

This work was needed to help restore the steam turbine back to good working order in time for the 2013 summer season. The contractor originally billed the City \$131,925 for this work. Staff has devoted the past 4 months to reviewing these costs and working with NAES to insure that the City would only pay for work that was not included in the original project scope.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving contract Change Order No. 7 to NAES Corporation of Houston, TX, in the amount of \$78,121.00.

**COUNCIL ACTION FORM**

**SUBJECT: LIBRARY RENOVATION AND EXPANSION PROJECT –  
CHANGE ORDER NO. 4 WITH ABATEMENT SPECIALTIES, LLC.**

**BACKGROUND:**

The environmental survey submitted to the Library Board of Trustees by Terracon Consultants in June 2012 revealed that the tan and gray plaster on the ceilings and walls of the Library's 1940 addition contain asbestos. While it is acceptable for these materials to remain in the building as long as they are stable and undisturbed, State and Federal regulations require removal if they are damaged or if they have a high probability of crumbling, being pulverized or reduced to powder during renovation or demolition.

This is the fourth change order with Abatement Specialties, LLC, the project's abatement contractor. It includes additional work necessary in the west end of the 1940 building to abate plaster at eight electrical penetration and conduit locations, and to apply encapsulating sealer at 35 locations where perimeter radiant heaters were removed. The cost for abatement of approximately 50 square feet of this asbestos-containing plaster is \$3,432.

Change Order #4 also calls for asbestos abatement of the ceiling and walls of the former mechanical room on the 1940 second floor. Roof joists must be made accessible to perform fireproofing work during the renovation, and the existing plaster walls are already crumbling. The cost to abate approximately 361 square feet of asbestos-containing materials in this room is \$11,597.

**Change Order #4 will result in the addition of \$15,029 to Abatement Specialties' contract sum.** A summary of expenses on this contract appears below:

|   |                     |
|---|---------------------|
| Original Contract Sum                                       | \$ 49,659.00        |
| Net change with Change Orders 1 through 3                   | \$ 20,199.00        |
| Contract sum prior to Change Order 4                        | \$ 69,858.00        |
| <b>Change in Contract Sum requested per Change Order #4</b> | <b>\$ 15,029.00</b> |
| New Contract Sum including Change Order #4                  | \$ 84,887.00        |

**Funds for the payment of services included in this change order are available from the Library's Renovation and Expansion Project contingency budget, which currently equals \$1,087,227.** After this \$15,029 reduction, the remaining project contingency will be \$1,072,198.

On August 15, 2013 the Library Board of Trustees considered this request and voted to recommend that the City Council approve this change order.

**ALTERNATIVES:**

1. Approve Change Order #4 to the contract with Abatement Specialties, LLC, for an addition of \$15,029 to the contract sum.
2. Do not approve Change Order #4.

**MANAGER'S RECOMMENDED ACTION:**

The work described in Change Order #4 is for removal of asbestos materials that is required by law and must be carried out by a permitted asbestos abatement contractor and disposed of at an approved landfill. Funds are available in the Renovation and Expansion Project contingency.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving Change Order #4 to the contract with Abatement Specialties, LLC, for an addition of \$15,029 to the contract sum.



**COUNCIL ACTION FORM**

**SUBJECT: EMERGENCY COMMUNICATION CENTER FURNITURE**

**BACKGROUND:**

As part of the City Hall Renovation project, the City's Emergency Communication Center ("dispatch" center) was removed from its previous location, and the space it formerly occupied will now be part of the new Emergency Operations Center. This function has been temporarily relocated to the basement of City Hall. When the construction is completed, dispatch will operate in a new location on the first floor near the new Emergency Operation Center.

The needs of today's Emergency Communications Center are highly technology driven. In the past few years, the Emergency Communications Center updated the radio consoles, the computer aided dispatching system, mapping tools and new 911 telephone routing equipment. These updated were funded from local sources, the Story County E911 Services Board and several federal grants. The systems that have been acquired provide interoperability with the communication centers at Iowa State University and the Story County Sheriff's Office to improve information flow and to provide alternatives in case of a catastrophic facility or system failure in dispatch.

Dispatch is staffed 24 hours a day every day of the year with no exceptions. During busy times, dispatchers on duty get limited time away from their station. The work stations used by the dispatchers are complex desks that include height and depth adjustment, environmental controls, an array of computer monitors that are adjustable, digital equipment to manage calls, radio traffic and information, and durable work surfaces that are designed to last years under constant use. The work stations formerly used in the old dispatch location are outdated and do not fit efficiently in the new Emergency Communications Center space. Therefore, as part of the renovation project, the work stations used by the dispatchers will be replaced.

On April 16, 2013, staff released an Invitation to Bid for design of new work stations and for related furniture for the dispatch area. At that time the exact location of each work station had not been finalized and the bid sought recommendations from vendors for layout options. The City received bids from four vendors. On July 10, staff awarded a contract for the furniture to Ergoflex Systems, dba Xybix Systems (XyBix), in the amount of \$40,293.25.

During the shop drawing review process, staff determined that there were a number of additional items that are necessary to include in the final layout of the furniture. Major changes include the following items:

1. The 4<sup>th</sup> work station was upgraded from a training station to a full work station to allow maximum separation between the dispatchers in the limited space of the room and to allow for four fully operational stations during critical incidents or large public events.
2. Overhead storage bins were added to provide storage for reference and resource materials for the dispatchers. The space available in the room did not allow for the anticipated storage in a floor filing unit.
3. Environmental controls for the computer equipment were added. The large amount of computer equipment in the limited space will generate additional heat that needs to be dealt with.
4. Similarly, a larger electrical support than was built into the work stations is needed to provide adequate power to all of the computer equipment.
5. Status indicator lights were added to provide a visual marker to dispatchers and officers when a dispatcher is talking on the phone or radio.
6. Several items identified as optional in the bid were added to the final project because they improved the functionality of the work station or the overall space. Those items include task lighting and small storage lockers.

The proposed change order, Change Order No. 1, would increase the cost by \$21,857.50 to \$62,150.75. The contract price includes delivery, installation and a service maintenance agreement. Xybix will manufacturer, deliver and install the furniture for the Emergency Communication Center after September 15, 2013.

The original bid process included three other bidders. After the changes proposed in this change order, the total cost to Xybix is still lower than the bids from all other bidders as bid. Similar changes to the other bidders' proposals would have similarly increased their costs. The cost for this furniture after the change order still represents the best value for the City, and will provide the most effective and efficient communications center design for the lowest price.

Funding for the purchase of the furniture is through the City Hall Renovation Project. The budget for the City Hall Renovation is as follows:

A. Funding Source:

|                     |                  |             |
|---------------------|------------------|-------------|
| City funds (CIP)    | \$800,000        |             |
| EOC/FEMA Grant      | <u>\$600,000</u> |             |
| Total project funds |                  | \$1,400,000 |

B. Project Expenses

|   |                     |
|---|---------------------|
| Original construction contract with HPC | \$770,000.00        |
| 3 change orders have been processed     | <u>\$ 21,471.00</u> |

|                                  |                     |
|----------------------------------|---------------------|
| Sub-total construction           | \$791,471.00        |
| Shive-Hattery architectural fess | \$150,955.00        |
| Construction advisory fee to ISU | \$ 30,000.00        |
| Relocation expenses              | \$ 55,000.00        |
| EOC equipment and furnishings    | \$ 49,000.00        |
| Dispatch furniture               | <u>\$ 62,150.75</u> |
| Sub-total other                  | \$347,105.75        |
| <br>Total expenses               | <br>\$1,138,576.75  |

The Shive-Hattery architectural fees include both the cost of the originally negotiated contract and the addition to finish phase 1. Relocation expenses include costs associated with relocating technology, wiring, power and other non-construction costs. All expenses except the relocation expenses and the dispatch furniture are subject to cost sharing under the EOC/FEMA grant. Relocation expenses and the dispatch furniture are funded with City funds.

**ALTERNATIVES:**

1. Approve contract Change Order No. 1 to Ergoflex System, Inc., dba Xybix Systems, Inc, in the amount of \$21,875.50. This will bring the total contract \$62,150.75.
2. Reject contract Change Order No. 1.

**MANAGER'S RECOMMENDED ACTION:**

These adaptations to the Emergency Communication Center furniture contract are needed to allow staff to function effectively on an around-the-clock basis, as well as to make the best use of the new dispatch space.

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

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY FOR 227-231-233 S. KELLOGG AVENUE**

**BACKGROUND:**

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

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

The site is located at:

Street Address: 227-231-233 S. Kellogg Ave.  
Assessor's Parcel #: 0911128110, 0911128100  
Legal Description: See attached  
Owner: 227 S. Kellogg Ave. – Shelter Housing Corporation  
231-233 S. Kellogg Ave. – Story County Housing, Inc.

**This plat expands the area of 231-233 S. Kellogg for the purpose of constructing a four-unit residential 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 that the proposed lots meet zoning standards, e.g. lot area, width, depth, access, **with the condition that the Plat of Survey not be recorded until the existing garage at 227 S. Kellogg is relocated or demolished.** The existing garage structure would be located too close to a lot line if it was not removed prior to creation of the new lot line.

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 renders 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.**

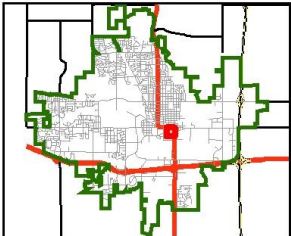
Approval of the resolution will allow the applicant to prepare the official plat of survey. Once the existing garage at 227 S. Kellogg Ave. is relocated or demolished, the Planning & Housing Director will review and sign the plat of survey confirming that it fully conforms to all conditions of approval. 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.

ATTACHMENT A

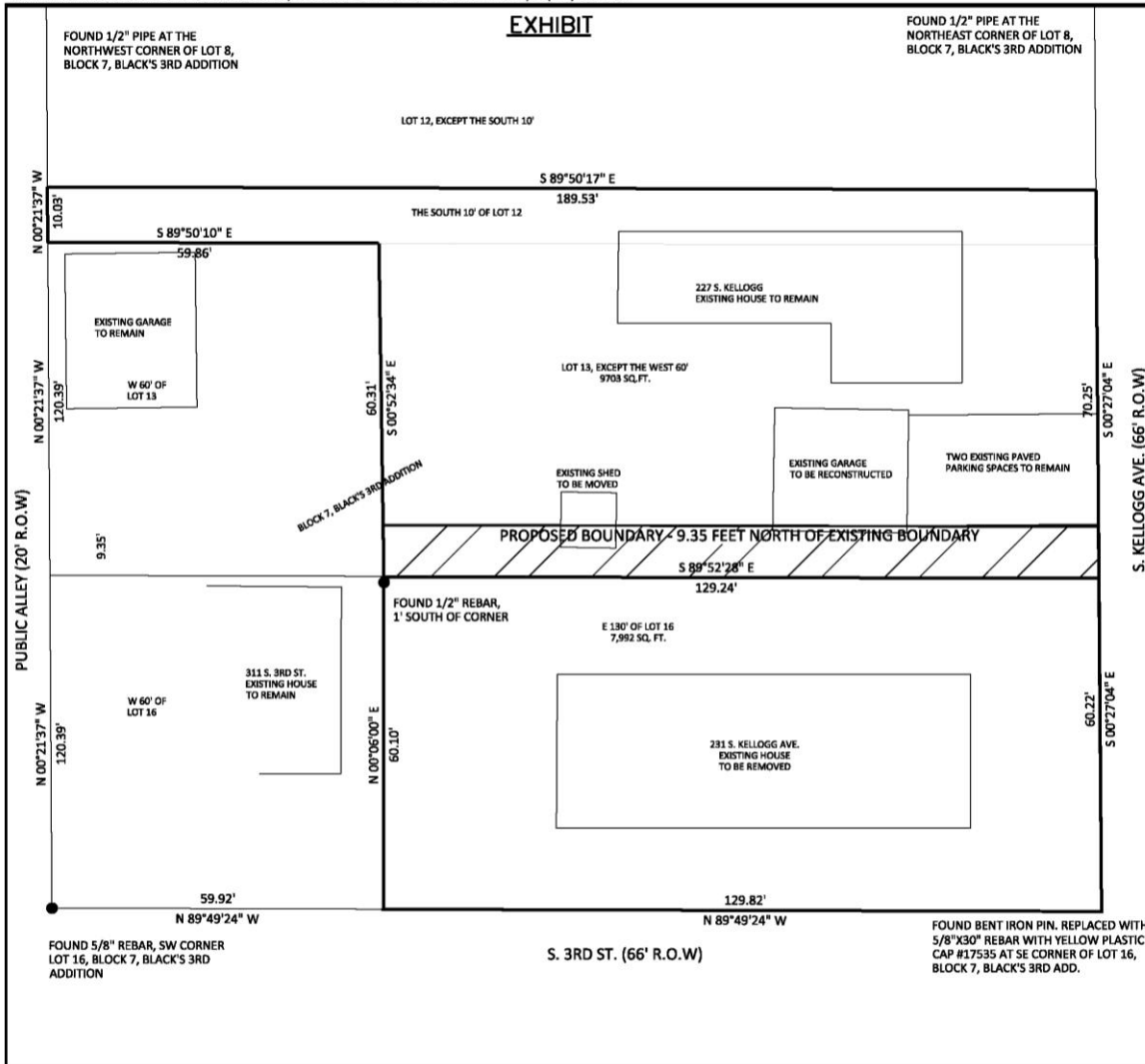


**Location Map**  
**227-231-233 S. Kellogg Ave.**

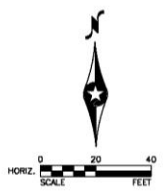


# ATTACHMENT B – EXISTING CONDITIONS

PREPARED BY: EUGENE DREYER BOLTON & MENK, INC. 2730 FORD PO BOX 668 STREET AMES, IA (515) 233-6100



● LEGEND:  
FOUND MONUMENT  
(AS NOTED)

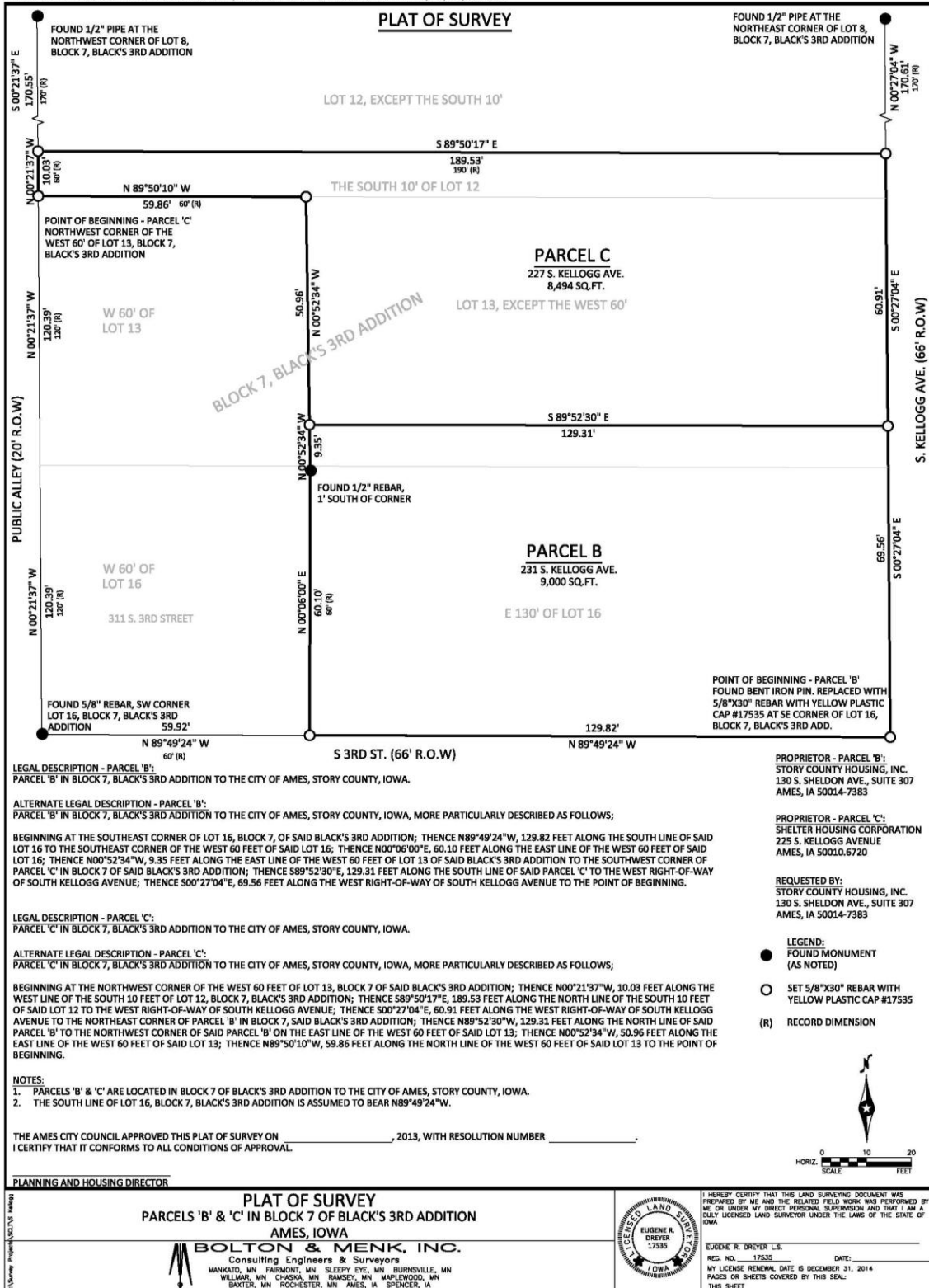


**EXHIBIT OF EXISTING CONDITIONS  
BLOCK 7 OF BLACK'S 3RD ADDITION  
AMES, IOWA**

**BOLTON & MENK, INC.**  
Consulting Engineers & Surveyors  
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN  
WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN  
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

# ATTACHMENT C – PROPOSED PLAT OF SURVEY

PREPARED BY: EUGENE DREYER BOLTON & MENK, INC. 2730 FORD PO BOX 668 STREET AMES, IA (515) 233-6100





License Application ( )

23

**Applicant**

|                         |                        |                   |  |
|-------------------------|------------------------|-------------------|--|
| Name of Applicant:      | <u>Burgers Ink LLC</u> |                   |  |
| Name of Business (DBA): | <u>Blue Owl Bar</u>    |                   |  |
| Address of Premises:    | <u>223 Welch Ave</u>   |                   |  |
| City: <u>Ames</u>       | County: <u>Story</u>   | Zip: <u>50014</u> |  |
| Business Phone:         | <u>(515) 292-4121</u>  |                   |  |
| Mailing Address:        | <u>223 Welch Ave</u>   |                   |  |
| City: <u>Ames</u>       | State: <u>IA</u>       | Zip: <u>50014</u> |  |

**Contact Person**

|        |                       |                |                              |
|--------|-----------------------|----------------|------------------------------|
| Name:  | <u>Jason Crimmins</u> |                |                              |
| Phone: | <u>(515) 450-9688</u> | Email Address: | <u>charleyokes@gmail.com</u> |

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

Term: 12 months

Effective Date: 08/28/2013

Expiration Date: 01/01/1900

Privileges:

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

**Status of Business**

|                      |                                  |                       |                   |
|----------------------|----------------------------------|-----------------------|-------------------|
| Business Type:       | <u>Limited Liability Company</u> |                       |                   |
| Corporate ID Number: | <u>437709</u>                    | Federal Employer ID # | <u>45-5412828</u> |

**Ownership**

**Jason Crimmins**

First Name: Jason

Last Name: Crimmins

City: Ames

State: Iowa

Zip: 50010

Position OWNER

% of Ownership 50.00 %

U.S. Citizen

**Michael Roberts**

First Name: Michael

Last Name: Roberts

City: Boone

State: Iowa

Zip: 50036

Position Owner

% of Ownership 50.00 %

U.S. Citizen

**Insurance Company Information**

Insurance Company: Illinois Casualty Co

Policy Effective Date:

Policy Expiration Date:

Bond Effective Continuously:

Dram Cancel Date:

Outdoor Service Effective Date:

Outdoor Service Expiration Date:

Temp Transfer Effective Date:

Temp Transfer Expiration Date:

License Application ( )

24

**Applicant**

|                         |  |                   |  |
|-------------------------|--|-------------------|--|
| Name of Applicant:      | <u>Gateway Center Associates, LLP</u>      |                   |  |
| Name of Business (DBA): | <u>Gateway Hotel and Conference Center</u> |                   |  |
| Address of Premises:    | <u>ISU football parking lot</u>            |                   |  |
| City: <u>Ames</u>       | County: <u>Story</u>                       | Zip: <u>50011</u> |  |
| Business Phone:         | <u>(515) 331-1753</u>                      |                   |  |
| Mailing Address:        | <u>200 10th St., Ste 300</u>               |                   |  |
| City: <u>Des Moines</u> | State: <u>IA</u>                           | Zip: <u>50309</u> |  |

**Contact Person**

|        |                         |                |                                      |
|--------|-------------------------|----------------|--------------------------------------|
| Name:  | <u>Michelle Mathews</u> |                |                                      |
| Phone: | <u>(515) 331-1753</u>   | Email Address: | <u>mmathews@orchestrate-mgmt.com</u> |

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

Term: 5 days

Effective Date: 09/14/2013

Expiration Date: 01/01/1900

Privileges:

- Outdoor Service
- Special Class C Liquor License (BW) (Beer/Wine)

**Status of Business**

|                      |                            |                       |                   |
|----------------------|----------------------------|-----------------------|-------------------|
| BusinessType:        | <u>Limited Partnership</u> |                       |                   |
| Corporate ID Number: | <u>86769</u>               | Federal Employer ID # | <u>42-1068825</u> |

**Ownership**

**Douglas Drees**

First Name: Douglas

Last Name: Drees

City: Des Moines

State: Iowa

Zip: 50313

Position Manager

% of Ownership 0.00 %

U.S. Citizen

**Friends of ISU Hotel Holdings**

First Name: Friends of ISU

Last Name: Hotel Holdings

City: Des Moines

State: Iowa

Zip: 50313

Position Partner

% of Ownership 1.00 %

U.S. Citizen

**Gateway Center Holdings, Inc.**

First Name: Gateway Center

Last Name: Holdings, Inc.

City: Des Moines

State: Iowa

Zip: 50313

Position Partner

% of Ownership 99.00 %

U.S. Citizen

**Michelle Mathews**

First Name: Michelle

Last Name: Mathews

City: Des Moines

State: Iowa

Zip: 50309

Position Controller

% of Ownership 0.00 %

U.S. Citizen

**Insurance Company Information**

Insurance Company: General Casualty

Policy Effective Date: 09/14/2013

Policy Expiration Date: 09/19/2013

Bond Effective Continuously:

Dram Cancel Date:

Outdoor Service Effective Date:

Outdoor Service Expiration Date:

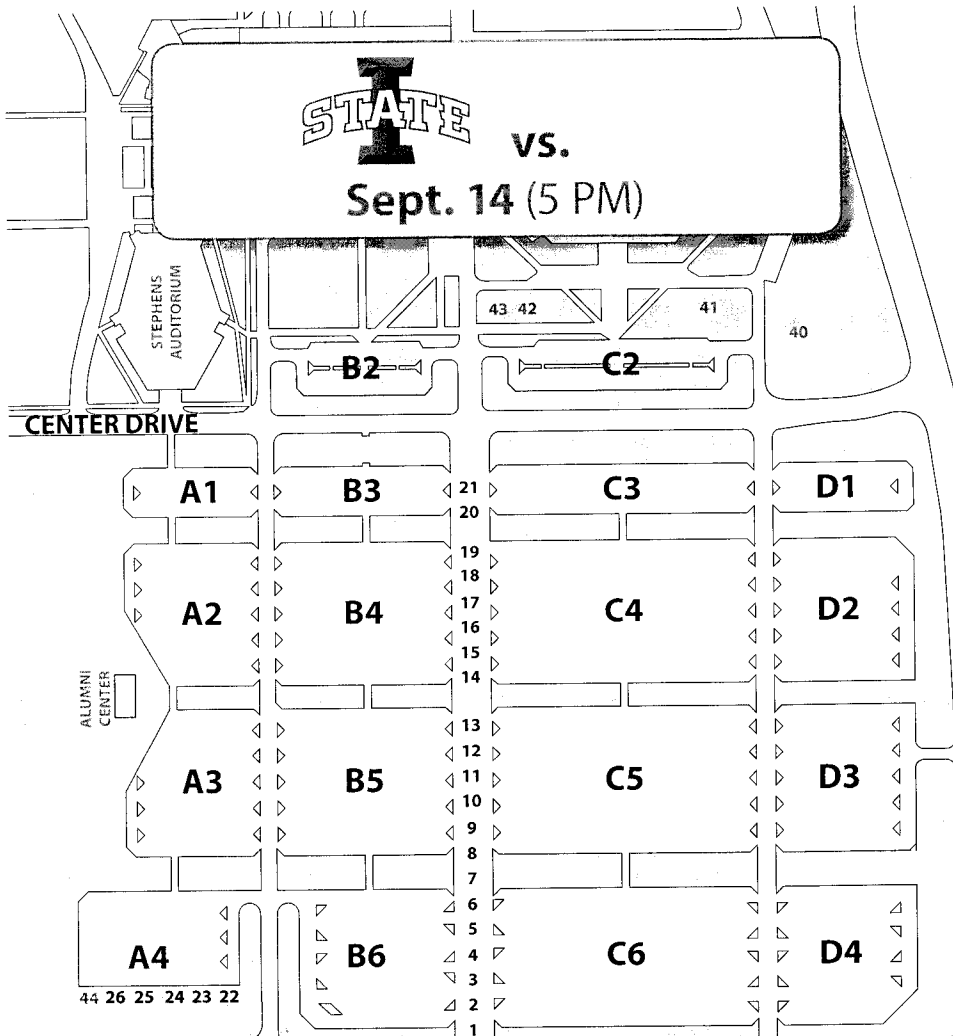
Temp Transfer Effective Date:

Temp Transfer Expiration Date:

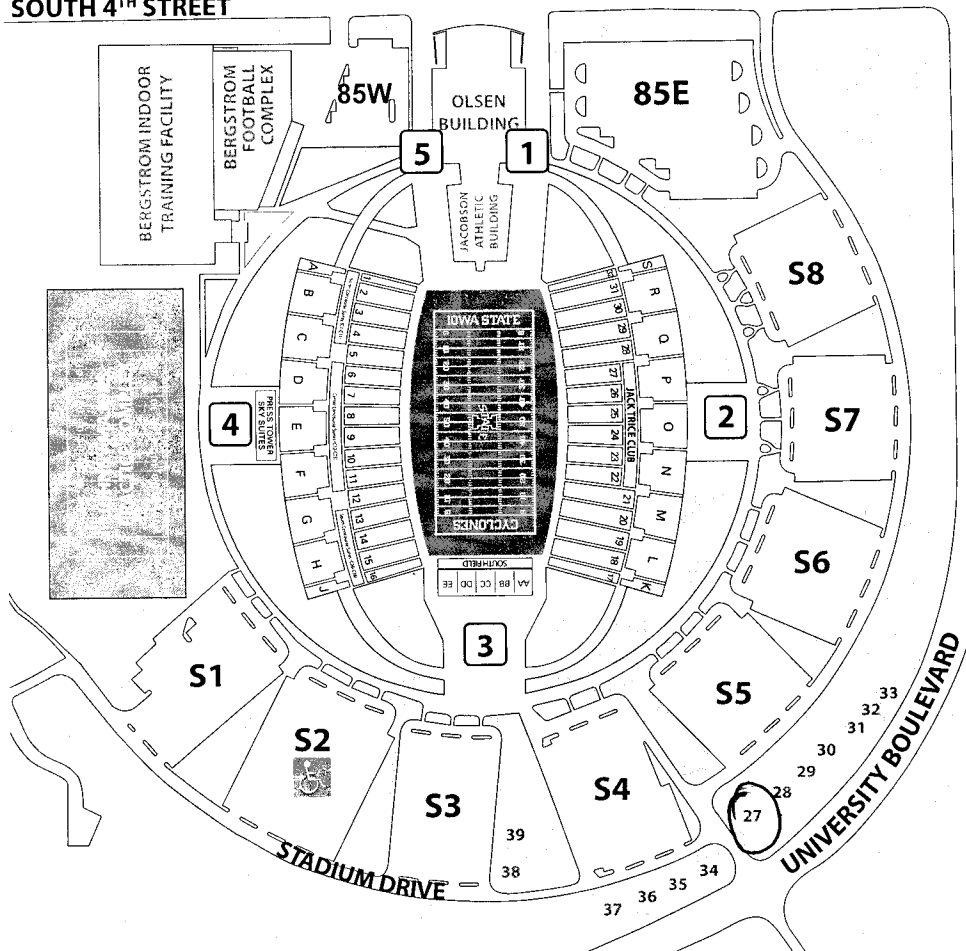
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Sept. 14 (5 PM)

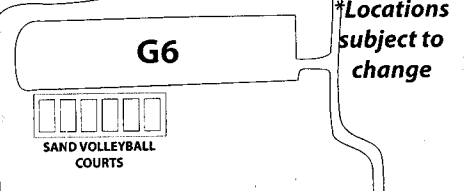


SOUTH 4TH STREET



### STANDARD TENTS

1. Latham Hi-Tech Seeds
2. Tent II Crew
3. Phoenix Recycling
4. Monsanto - Asgrow/DEKALB
5. ISU College of Engineering
6. Cyclone Gridiron Club
7. Cy's Roost
8. North Cy-Ders
9. Edge Companies
10. Office of the President
11. Helena Chemical
12. Community Choice Credit Union
13. Allied Insurance
14. AGP
15. AGP
16. LightEdge Solutions
17. Flint Hills Resources
18. CUNA Mutual Group
19. Midstates Marketing
20. North-Central Adjustment Company
21. EFG Group / Straits Financial
22. Heartland Finishes
23. Sigma Phi Epsilon Fraternity
24. Putco Inc.
25. GreenLeaf Genetics
26. Triangle Fraternity



\*Locations subject to change

### AUXILIARY TENTS

27. Iowa Corn Growers Association
28. INTL FCStone
29. AgriGold
30. Allied Solutions
31. Bayer Crop Science
32. Monsanto
33. Bravo Sports Marketing
34. DuPont Pioneer
35. Alexander Open Systems
36. ADM
37. Novozymes
38. Cyclone Sports Properties
39. Echo Group Inc
40. United Suppliers
41. Mississippi Valley Stihl
42. Iowa State Women's Basketball
43. Iowa State Men's Basketball
44. TicketMaster



License Application ( )

252.

**Applicant**

|                         |                                 |                   |  |
|-------------------------|---------------------------------|-------------------|--|
| Name of Applicant:      | <u>Christiani's Events, LLC</u> |                   |  |
| Name of Business (DBA): | <u>Christiani's Events</u>      |                   |  |
| Address of Premises:    | <u>420 Beach Avenue</u>         |                   |  |
| City: <u>Ames</u>       | County: <u>Story</u>            | Zip: <u>50011</u> |  |
| Business Phone:         | <u>(515) 360-8069</u>           |                   |  |
| Mailing Address:        | <u>1150 E Diehl</u>             |                   |  |
| City: <u>Des Moines</u> | State: <u>IA</u>                | Zip: <u>50315</u> |  |

**Contact Person**

|        |                       |                |  |
|--------|-----------------------|----------------|--|
| Name:  | <u>Peter</u>          |                |  |
| Phone: | <u>(515) 360-8069</u> | Email Address: |  |

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

Term: 5 days

Effective Date: 08/26/2013

Expiration Date: 01/01/1900

Privileges:

Class C Liquor License (LC) (Commercial)

**Status of Business**

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

**Ownership**

**Carol Christiani**

First Name: Carol

Last Name: Christiani

City: Des Moines

State: Iowa

Zip: 50321

Position member

% of Ownership 100.00 %

**U.S. Citizen**

**Insurance Company Information**

|                                 |                                   |                                  |                   |
|---------------------------------|-----------------------------------|----------------------------------|-------------------|
| Insurance Company:              | <u>Founders Insurance Company</u> |                                  |                   |
| Policy Effective Date:          | <u>08/26/2013</u>                 | Policy Expiration Date:          | <u>08/31/2013</u> |
| Bond Effective Continuously:    |                                   | Dram Cancel Date:                |                   |
| Outdoor Service Effective Date: |                                   | Outdoor Service Expiration Date: |                   |
| Temp Transfer Effective Date:   |                                   | Temp Transfer Expiration Date:   |                   |

License Application ( )

25b.

**Applicant**

|                         |                                 |                   |  |
|-------------------------|---------------------------------|-------------------|--|
| Name of Applicant:      | <u>Christiani's Events, LLC</u> |                   |  |
| Name of Business (DBA): | <u>Christiani's Events</u>      |                   |  |
| Address of Premises:    | <u>420 Beach Avenue</u>         |                   |  |
| City: <u>Ames</u>       | County: <u>Story</u>            | Zip: <u>50011</u> |  |
| Business Phone:         | <u>(515) 360-8069</u>           |                   |  |
| Mailing Address:        | <u>1150 E Diehl</u>             |                   |  |
| City: <u>Des Moines</u> | State: <u>IA</u>                | Zip: <u>50315</u> |  |

**Contact Person**

|        |                       |                |  |
|--------|-----------------------|----------------|--|
| Name:  | <u>Peter</u>          |                |  |
| Phone: | <u>(515) 360-8069</u> | Email Address: |  |

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

Term: 12 months

Effective Date: 09/21/2013

Expiration Date: 01/01/1900

Privileges:

Class C Liquor License (LC) (Commercial)

**Status of Business**

|                      |                                  |                       |  |
|----------------------|----------------------------------|-----------------------|--|
| Business Type:       | <u>Limited Liability Company</u> |                       |  |
| Corporate ID Number: | <u>0</u>                         | Federal Employer ID # |  |

**Ownership**

**Carol Christiani**

First Name: Carol

Last Name: Christiani

City: Des Moines

State: Iowa

Zip: 50321

Position member

% of Ownership 100.00 %

U.S. Citizen

**Insurance Company Information**

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

License Application ( )

262.

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

Term: 5 days

Effective Date: 09/05/2013

Expiration Date: 01/01/1900

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:

License Application ( )

266.

**Applicant**

|                         |                                  |                   |  |
|-------------------------|----------------------------------|-------------------|--|
| Name of Applicant:      | <u>LJPS Inc</u>                  |                   |  |
| Name of Business (DBA): | <u>Olde Main Brewing Company</u> |                   |  |
| Address of Premises:    | <u>228 Gray Ave.</u>             |                   |  |
| City: <u>Ames</u>       | County: <u>Story</u>             | Zip: <u>50014</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: 09/07/2013

Expiration Date: 01/01/1900

Privileges:

Class C Liquor License (LC) (Commercial)

**Status of Business**

|                      |                                   |                       |                   |
|----------------------|-----------------------------------|-----------------------|-------------------|
| BusinessType:        | <u>Privately Held Corporation</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: 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 ( )

26C.

**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>50014</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: 09/10/2013

Expiration Date: 01/01/1900

Privileges:

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

**Status of Business**

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

License Application ( )

26d.

**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>50014</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: 09/16/2013

Expiration Date: 01/01/1900

Privileges:

Class C Liquor License (LC) (Commercial)

**Status of Business**

|                      |                                   |                       |                   |
|----------------------|-----------------------------------|-----------------------|-------------------|
| BusinessType:        | <u>Privately Held Corporation</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: <u>Founders Insurance Company</u> |                                  |
| Policy Effective Date:                               | Policy Expiration Date:          |
| Bond Effective Continuously:                         | Dram Cancel Date:                |
| Outdoor Service Effective Date:                      | Outdoor Service Expiration Date: |
| Temp Transfer Effective Date:                        | Temp Transfer Expiration Date:   |

License Application ( )

26e.

**Applicant**

|                         |                                  |                   |  |
|-------------------------|----------------------------------|-------------------|--|
| Name of Applicant:      | <u>LJPS Inc</u>                  |                   |  |
| Name of Business (DBA): | <u>Olde Main Brewing Company</u> |                   |  |
| Address of Premises:    | <u>1407 University Blvd</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: 09/21/2013

Expiration Date: 01/01/1900

Privileges:

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

**Status of Business**

|                      |                                   |                       |                   |
|----------------------|-----------------------------------|-----------------------|-------------------|
| BusinessType:        | <u>Privately Held Corporation</u> |                       |                   |
| Corporate ID Number: | <u>286196</u>                     | Federal Employer ID # | <u>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:**        **OCTAGON ART FESTIVAL**

**BACKGROUND:**

The Octagon Center for the Arts plans to host the 43<sup>rd</sup> Annual Art Festival in the Ames Main Street Cultural District (MSCD) on Sunday, September 22, 2013. The event is scheduled to begin at 10:00 a.m. and conclude at 5:00 p.m. Booths selling art work, crafts and food items will be in operation that day. In addition, there will be entertainment on the sidewalks in Tom Evans Plaza and in Cynthia Duff Plaza.

To facilitate this event, the following items are requested:

1. Closure of the following streets, from 6:00 a.m. to 6:00 p.m.:
  - a. Main Street, east of Clark (not blocking Wells Fargo Driveway) to just west of Duff Avenue (allowing traffic to access parking lot behind businesses)
  - b. Douglas Avenue, 5<sup>th</sup> Street to Main Street
  - c. Kellogg Avenue, 5<sup>th</sup> Street to Main Street
  - d. Burnett Avenue, south of the alley to Main Street
2. Waiver of costs for electricity during the event (estimated at \$10 cost)
3. Approval of a Blanket Temporary Obstruction Permit for the Central Business District
4. Approval of a Blanket Vending License for the duration of the event
5. Waiver of fee for Blanket Vending License (\$50)

Insurance coverage for the event has been provided by The Octagon Center for the Arts. Notification signs will be placed on parking meters on Saturday evening after 6:00 p.m. Since the event occurs on a Sunday, there is no potential loss of parking meter revenue. The Public Works Department will provide the necessary barricades for the street closures. The Main Street Cultural District has been informed of the Art Festival and has sent the attached letter of support.

**ALTERNATIVES:**

1. The City Council can approve the requests from The Octagon Center for the Arts for the Art Festival on September 22, 2013, including: closure of various streets from 6:00 a.m. to 6:00 p.m., blanket Vending License and waiver of fee for Vending License, Blanket Temporary Obstruction Permit for sidewalks adjacent to closed streets, and waiver of costs for electricity during the event.
2. The City Council can approve the requests, but require payment for the Blanket Vending License and reimbursement for electricity use.
3. The City Council can deny any of the requested actions.

**MANAGER'S RECOMMENDED ACTION:**

This will be the 43<sup>rd</sup> year that the Octagon will sponsor the Art Festival. There will be more than one hundred artists on hand with unique, hand-crafted artwork for sale, two stages with live entertainment, and local food vendors. No admission is charged, and Festival organizers expect 12,000 people to attend. The Main Street Cultural District has expressed its full support of the event.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving the requests from The Octagon Center for the Arts for the Art Festival on September 22, 2013.

# Main Street

## CULTURAL DISTRICT

Ames, Iowa

August 23, 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 proud to have the Octagon Center for the Arts in Downtown Ames. The programs and events they offer greatly enhance the culture of the district and benefit the entire community. We would like to express our support of the 43<sup>rd</sup> Octagon Art Festival that will take place on Sunday, September 22<sup>nd</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 festival.

Sincerely,



Cari Hague  
Executive Director  
Main Street Cultural District

Cc: Emily Burton

**COUNCIL ACTION FORM**

**SUBJECT: AMES HIGH SCHOOL HOMECOMING REQUESTS**

**BACKGROUND:**

Ames High School has requested permission to hold its Homecoming Parade on Monday, September 23, 2013. Parade entries will stage in Parking Lots MM and M and on Pearle and 5<sup>th</sup> Street. The parade will start on Main Street and proceed east to Douglas Avenue, north on Douglas to 5<sup>th</sup> Street, and west on 5<sup>th</sup> back to City Hall. It will begin at 6:30 p.m. and last approximately 45 to 60 minutes. To help facilitate this event, the Homecoming Committee asks that the City Council approve the following closures:

- Pearle Avenue, Douglas Avenue and Clark Avenue (all from Main Street to 5<sup>th</sup> Street), and Main and Fifth Streets from Pearle Avenue to Douglas Avenue, from 5:30 to approximately 7:30 p.m.
- City Parking Lot MM and the south half of Lot M at 5:30 p.m. for parade staging

Clark Avenue from Main Street to Fifth Street is scheduled to be under construction until the week of the event. The parade route has been modified to detour around this construction. However, in the event the construction is completed before the parade occurs, this request includes the closure of that portion of road.

City Hall employees will be notified of the Lot M closure and official vehicles still in the lot will be moved to the northern stalls. Barricades, staffed by adult volunteers, will be placed on streets along this route for traffic control purposes. Parade organizers are requesting a waiver of parking meter fees and enforcement along the parade route from 5:30 to 6:00 p.m. Lost revenue to the Parking Fund would equate to approximately \$50. Permission to display fireworks after the football game on September 27 (at approximately 9:15 p.m.) at Ames High Stadium and a waiver of the Fireworks Permit fee in the amount of \$25 have also been requested.

After the parade has concluded, a pep rally will be held at Bandshell Park. Parent volunteers will help to make sure that the participants cross Duff Avenue safely, but no police or signal alterations are being requested. The Main Street Cultural District has been informed of the parade and supports the activity again this year. A Noise Permit will be issued for the pep rally activities.

City staff is also requesting that the Council grant a waiver of parking meter fees and enforcement from 5:00 to 6:00 p.m. on September 23rd in Lot N, east of City Hall. There

are a number of heavily-attended classes in the Community Center on Monday evenings, and attendees normally park in Lot M or in metered spaces on 5<sup>th</sup> Street. Staff would like to provide free parking in Lot N for those who are displaced by parade closures. The estimated loss of revenue to the Parking Fund is less than \$10.

**ALTERNATIVES:**

1. The City Council can approve the requests for parking lot and street closures and waiver of parking meter fees in connection with the parade to be held on September 23, 2013; a fireworks display on September 27, 2013; waiver of the Fireworks Permit fee; and waiver of meter fees and enforcement in Lot N from 5:00 to 6:00 p.m. on September 23.
2. The City Council can approve the requests for parking and street closures for September 23, 2013 and approve the fireworks display for September 27, 2013, but require payment for the fireworks permit (\$25) and lost parking revenue (\$60).
3. The City Council can deny any of the requested actions by the City Council.

**MANAGER'S RECOMMENDED ACTION:**

The Ames High Homecoming Parade is a long-standing Ames tradition downtown and has the support of the Main Street Cultural District. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the requests listed above.



August 23, 2013

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

Dear Mayor Campbell and City Council,

The Main Street Cultural District (MSCD) endorses and welcomes of the Ames High School Homecoming Parade on September 23, 2013. MSCD fully supports this event and recommends council approval be granted. Thank you for your continued support of downtown Ames.

Sincerely,

Cari Hague  
Executive Director

**312 Main Street, Ste 201, Ames, IA 50010 515.233.3472 AmesDowntown.org**

**COUNCIL ACTION FORM**

**SUBJECT:** REQUESTS FOR KHOI RADIO CHILI COOK-OFF

**BACKGROUND:**

KHOI, a non-profit community radio organization, is planning to hold its first annual Chili Rock-A-Billy cook-off fundraiser on September 28<sup>th</sup>. The event will take place from 4 p.m. to 8 p.m. on Douglas Avenue between Main Street and 5<sup>th</sup> Street. The cook-off will feature 30 to 40 Central Iowa restaurants and individuals who will provide samples of chili. Live music will also be featured at the event. Donations will be accepted from event participants. In order to facilitate the event, KHOI requests the following:

1. Closure of Douglas Avenue between Main Street and 5<sup>th</sup> Street from 2:00 p.m. to 9:00 p.m. on September 28<sup>th</sup>
2. A vending license for sales of merchandise and waiver of vending license fee (\$50 loss to City Clerk's Office)
3. A Temporary Obstruction Permit for the area of the street closure
4. Waiver of parking meter fees and enforcement for 14 parking spaces on Douglas Avenue (approximately \$11 loss to Parking Fund)
5. Waiver of costs for electricity (approximately \$5 loss to Electric Fund)

KHOI will be responsible for obtaining a food license to serve the public. Both the Main Street Cultural District and the Octagon Center for the Arts have expressed their support of the event.

**ALTERNATIVES:**

1. Approve the requested street closure, vending license, and Temporary Obstruction Permit from 2:00 p.m. to 9:00 p.m. on September 28<sup>th</sup>, 2013; and approve waiver of fees for the vending license, parking meters and electricity.
2. Approve the requested street closure, vending license, and Temporary Obstruction Permit from 2:00 p.m. to 9:00 p.m. on September 28<sup>th</sup>, 2013, but require reimbursement for the vending license, parking meters and electricity.
3. Do not approve any one of the requested actions.

**MANAGER'S RECOMMENDED ACTION:**

KHOI is a newly established non-profit community radio organization located Downtown. This event is an opportunity to raise funds for its activities, and is open to the public. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.



August 21, 2013

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

Dear Honorable Mayor Campbell and City Council:

KHOI Heart of Iowa community radio is planning our First Annual Chili Cookoff contest on September 28<sup>th</sup>, 2013 in partnership with the Maximum Ames Music Festival in downtown Ames. The event will feature 30 to 40 Central Iowa restaurants/bars/breweries and possibly individuals who will provide samples of their favorite chili and KHOI will provide a stage with live music to fit our theme title Chili-Rock-A-Billy cookoff.

KHOI will also be asking for donations during the event to support KHOI and selling KHOI T-shirts, caps, mugs and radios.

In order to support this event on Douglas Ave. in partnership with Maximum Ames, KHOI requests the following:

1. Closure of Douglas Avenue from Main Street to 5th Street from 2:00 to 9:00 PM
2. Waiver of parking meter fees and enforcement for 14 meters on Douglas
3. Waiver of electricity costs, if needed
4. Vending Permit for event area and waiver of fee for permit

Please see attached letters of support. A Iowa Department of Health Special Event Food license has been applied for and will be in hand at the time of the event.

Thank you for your consideration of these requests and continued support of KHOI Heart of Iowa Community Radio. We look forward to meeting you at our First Annual Chili Cookoff.

Sincerely,



Ursula Ruedenberg  
Executive Director  
KHOI Radio  
410 Douglas, Ames Ia 50010



August 23, 2013

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

Dear Mayor Campbell and City Council,

The Main Street Cultural District (MSCD) endorses and welcomes the KHOI Radio Chili Rock-A-Billy Cookoff on September 27, 2013. MSCD fully supports this event and recommends council approval be granted. Thank you for your continued support of downtown Ames.

Sincerely,

Cari Hague  
Executive Director

**312 Main Street, Ste 201, Ames, IA 50010 515.233.3472 [AmesDowntown.org](http://AmesDowntown.org)**



www.octagonarts.org • 427 Douglas Ave, Ames, IA 50010 • 515.232.5331

August 21, 2013

Ames City Council  
515 Clark Avenue  
Ames, IA 50010

Re: Douglas Avenue closing request

To the Ames City Council:

On behalf of the Octagon Center for the Arts, this letter is in support of the closing of the 400 block of Douglas Avenue on Saturday, September 28, 2013 for the purpose of a chili and music event sponsored by KHOI FM radio.

Sincerely,

Ruth Wiedemeier  
Associate Director  
shop@octagonarts.org

**COUNCIL ACTION FORM**

**SUBJECT:**           **STREET CLOSURE FOR NCAA CROSS COUNTRY EVENT**

**BACKGROUND:**

On Friday, November 15, ISU will host the 2013 NCAA Cross Country Midwest Regional Meet. The event will take place at the Iowa State cross country course located along Mortensen Road between Hayward and State Avenues.

The Iowa State Athletic Department has requested the closure of Hayward Avenue between Mortensen Road and Storm Street between 8:00 a.m. and 4:00 p.m. on the day of the race. (Letter attached.) This closure is necessary to provide team vehicle parking and bus drop-off and pick-up. City barricades are requested, which will be staffed by Iowa State personnel.

There are two houses located along the west side of Hayward on this block. However, ISU staff has indicated that the closure will only extend to the driveway of Knapp-Storms, so as to allow access from the north to these houses and to allow ISU Dining employees access to the Knapp-Storms Dining Center. City staff will also place out detour signage directing motorists around the Hayward Avenue closure.

CyRide staff has reviewed this request and can re-route buses around this closure. Others affected by the closure will also be notified.

**ALTERNATIVES:**

1. Approve the closure of Hayward Avenue between Mortensen Road and Storm Street from 8:00 a.m. to 4:00 p.m. on November 15<sup>th</sup> as requested.
2. Do not approve the closure.

**MANAGER'S RECOMMENDED ACTION:**

Providing this road closure will allow for safe loading and unloading of team buses for this event. Iowa State has agreed to provide sufficient volunteers to staff the barricades for the duration of the event.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the closure of Hayward Avenue between Mortensen Road and Storm Street from 8:00 a.m. to 4:00 p.m. on November 15<sup>th</sup> as requested.



Department of Intercollegiate Athletics  
Jacobson Athletic Building  
Ames, IA 50011-1140  
515 294-5527  
FAX 515.294.2789

To: Emily Burton and Brian Phillips  
From: Brian Honnold  
Subject: NCAA Cross Country Regional Street Closure  
Date: July 30, 2013

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In preparation for the 2013 NCAA Cross Country Regional hosted by Iowa State University, we are looking to close down Hayward Avenue from Mortensen Road heading north to Storm Street. By doing this, we will be able to safely provide a bus drop off and pick up for participating teams (there will be roughly 32 teams in attendance), as well as a place for participating team vehicles to park. We would ask that the City provide barricades and Iowa State University would staff the barricades on the day of the event.

The event takes place on Friday, November 15th, 2013, with the first race starting at Noon. We would like to close the street down around 8am the morning of Friday, November 15. We would then open it back up around 4pm, or as soon as the team buses started clearing out of the area.

We feel this would provide a safe and efficient environment, than if we were to leave the road open throughout the day. If you have any questions or concerns, please feel free to contact me via cell phone (515-201-4324) or email ([bhonnold@iastate.edu](mailto:bhonnold@iastate.edu)).

**COUNCIL ACTION FORM**

**SUBJECT:**      **AMES COMMUNITY SCHOOL DISTRICT DONATION OF ROOSEVELT PROPERTY**

**BACKGROUND:**

The Ames Community School District (ASCD) has agreed to transfer 1.3 acres of the former Roosevelt school property to the City of Ames for use as a neighborhood park. During the 2013/2014 Budget hearings the City Council committed \$80,000 in the 2014/2015 Capital Improvement Program for developing this former school playground site as a neighborhood park.

All legal documents have now been finalized with ASCD for the transfer of the property. City staff has also confirmed that the property meets the "clean and green" requirement laid out by Council in order to accept the transfer to City ownership. ASCD completed the removal fencing and asphalt, graded and reseeded the area, repaired damaged sidewalk, and performed other maintenance to meet the "clean and green" requirement.

Neighborhood residents have been active supporters of the transfer of a portion of the Roosevelt property to the City for use as a neighborhood park. With completion of this transfer, it will be yet another positive benefit of the Ames Community School District and the City working together to benefit the residents of the City of Ames.

Parks and Recreation staff have begun meeting with the Friends of Roosevelt Park to gather input on the development of the neighborhood park for construction in 2014/15.

**ALTERNATIVES:**

1. Accept the donation of 1.3 acres of land on Roosevelt Avenue from the Ames Community School District for the purpose of a neighborhood park.
2. Do not accept the donation of this land for the purpose of a neighborhood park.

**MANAGER'S RECOMMENDED ACTION:**

The City and the Friends of Roosevelt Park are appreciative of the Ames Community School District's donating this land to the City for use as a neighborhood park. The "clean and green" requirements established by the City Council have all been fulfilled.

Therefore, it is the recommendation of the City Manager that the Council accept Alternative 1 as stated above.

## KINGLAND SYSTEMS CAMPUSTOWN REDEVELOPMENT PROJECT

August 27, 2013

### **BACKGROUND:**

On March 26, 2013 the City Council heard a presentation from representatives from Kingland Systems regarding their proposed redevelopment project along Lincoln Way in the Campustown Business District. At that time they were seeking Council approval for a modification to the step-back requirement reflected in the Zoning Ordinance for their properties along Lincoln Way and Welch Avenues.

Rather than give consideration to their request that evening, the City Council asked Kingland officials first to accomplish three tasks:

- 1) To come back with a more thorough explanation of what the project would entail;
- 2) To meet with the Historic Preservation Commission (HPC) to gain their feedback; and
- 3) To meet with the Campustown Action Committee (CAA) to gain their input.

At that meeting Warren Madden expressed the University's support for the project and indicated their intention to lease office space in the new building as well as to consider the possibility of University student housing on the upper floors. After not hearing from the Kingland representatives for some time, they recently reestablished contact with City staff. The University has now expressed their desire to only lease office space in the proposed new development. In addition, as requested Kingland representatives met with the CAA and the HPC to obtain their feedback regarding the project. **Based on this input, the development concept has now been solidified and Kingland officials are prepared to share this information with the City Council.**

### **INPUT FROM THE CAMPUSTOWN ACTION ASSOCIATION:**

Campustown Action Association (CAA) has expressed in Attachment I its support for the Kingland project. This support is based on the following list of priorities to encourage redevelopment that follows the mission and vision of the Campustown Action Association and that maintains the character of the district. (It was emphasized that a project does not have to meet all of the items referenced below to gain support from the CAA.)

1. The proposed project will add a missing service to the mix of businesses currently offered in Campustown.
2. The proposed project will improve the aesthetics of the business district while maintaining the current scale and feel of the district as a whole.
3. The proposed project will preserve structures of historic significance to the district.
4. The proposed project will include incentives to retain small, unique businesses to retain the distinctive shopping experience of the district.
5. The proposed project will include a percentage of rentable ground floor commercial space at lower market rates for local, independent businesses.
6. The proposed project will include high-density uses in penetrable retail street-level spaces.
7. The proposed project will enhance the cultural experience in Campustown.
8. The proposed project will include spaces for university students/faculty/staff with the opportunity for different university departments to interact off campus.
9. The proposed project will include considerations for parking capacities in Campustown.
10. The proposed project will consider reimbursement of depreciated leasehold improvement values to displaced tenants.

CAA members expressed appreciation that Kingland Systems worked with CAA to obtain input on the new building. Their design team utilized suggested ideas by the CAA Board to make the project more in line with the mission and values of CAA. Changes to the design based on conversations with CAA include (1) additional retail on the first floor, and (2) a change in the façade design to be more in tune with other buildings in the district, as well as have the appearance of individual storefronts.

**The CAA feels that the Kingland Systems project will be the catalyst to further development in the district. With the design changes Kingland Systems has made, CAA supports their request for a variance on the stepback requirement for their project. If the City Council directs staff to develop a tax incentive program for this project, they encourage the Council to consider their list of priorities when developing the incentives.**



## **INPUT FROM THE HISTORIC PRESERVATION COMMISSION:**

On August 29<sup>th</sup>, Kingland Systems presented the concept design of its project to the Historic Preservation Commission to allow the Commission to provide feedback to City Council. (See Attachment II) The Commission discussed the following questions and issues:

- Review of the previous historic surveys of the site and area
- Viability of reusing some of the existing buildings or reuse of some of the architectural elements
- How to document the historical record that would be lost with demolition of the buildings
- Possibility of landscaping along the street facades
- Appearance of the back of the building
- Opening in block face on the east side of Welch, especially trade-off between providing needed parking and void space that could detract from Campustown
- Possibility of recesses in building footprint along Lincoln Way that would invite pedestrians to interact and spend more time in the area

Statements were made in support of what the project can do for Campustown, along with regrets that historic buildings will be demolished.

**Commissioners said the owner should document the existing structures before they are demolished.** Several stated that plaques should be placed on two historic sites and that some of the historic materials should be utilized in some way in the proposed new building. The Commission also discussed the design compatibility of the project with Campustown and referenced the historic storefront patterns of the area.

Roberta Vann stated that the street appearance of the new structure seems harsh and non-inviting, and she hopes that they might be able to do something to the proposed plans that will help promote a welcoming atmosphere to the public.

## **THE LATEST CONCEPT DRAWINGS:**

The latest concept reflects a 3-story 75,000 square foot building which will include 25,000 square feet of office space on the second floor for Kingland, 25,000 square feet of office space on the third floor for Iowa State University, and 25,000 square feet of retail space on the first floor for an anchor tenant and two small tenants. The plan includes 72 surface parking spaces and a drive-thru facility to serve the retail anchor at the corner of Lincoln and Welch. (See Attachment III.) The concept drawings are based on an assumption of no step-back requirement for either the Lincoln Way or Welch Avenue frontages.

## **ACTION SOUGHT BY KINGLAND BEFORE PROJECT CAN PROCEED:**

**While Kingland officials are poised to initiate the redevelopment project in Campustown, they are seeking approval regarding the following two issues before they incur the costs of developing final plans and construction drawings. (See Attachment IV.)**

### **ISSUE 1: Modification of the Step-back Requirement in the Zoning Ordinance**

On March 26, 2013, City Council considered a request from Kingland Systems for a modification of the City's current zoning step-back standard in Campustown. The request is to consider allowing a three-story building with no 15-foot step-back above the second floor for its site at Lincoln Way and Welch Avenue. The concern arises from the difficulty in achieving an efficient layout and additional construction costs when incorporating a step-back requirement on the upper level.

Zoning in Campustown allows for intense development of up to nine-story buildings. At the time of adopting the current zoning for the area, there were concerns about the intensity and height of buildings planned for the area compared to the surrounding 2-story building pattern. As a result, standards were adopted that required any building greater than two stories in height to either be set back from the street 15 feet or to step back the upper floors by 15 feet. In recognition of the limitations of this standard, additional building height was allowed within the zoning district to still encourage high density development. A full discussion of the urban design history for Campustown can be found in Attachment V.

#### **Options Regarding Step-Back Request:**

**Option 1. No action, leaving the current standard in place, and step-back the building.**

Kingland Systems can avoid the cost of the step-back by placing the front of the building 15 feet from the right-of-way. However, this will reduce available area for parking in the rear of the building which is required by the prospective tenants. **While this option appears to satisfy the safety and scale issues associated with tall buildings at the street right-of-way, it would not fit the current Kingland Systems concept design.**

**Option 2. Initiate a zoning text amendment with design standards for building façades that create interest at the street level and pedestrian scale.**

This approach recognizes the differences between each project and, with general standards and architectural review, can allow needed flexibility for buildings that

are not as tall or do not have residential units. This approach could replace the step-back standard or be an option for projects where the step-back standard is not appropriate. It would require a discretionary design review process for implementation. The impact of this option would depend on whether Kingland's design meets these standards.

**Option 3. Initiate a zoning text amendment deleting the step-back requirement for the block facing along Lincoln Way only.**

With the width of Lincoln Way and the open space of the University on the north side of the street, the character of this urban space is quite different from Welch Avenue and other streets within Campustown that are more narrow. To promote compatibility with existing buildings in the area, design standards as described in Alternative 2 could also be required within zoning. **This would partially meet Kingland Systems' interests, but would still require a step-back along Welch Avenue.**

**Option 4. Initiate a zoning text amendment revising the step-back standard by increasing the allowable height to allow a maximum of three stories without a step-back for all properties in Campustown, while prohibiting residential units on the third floor.**

The current requirement of a step-back for buildings over 30 feet, or two stories, is based on the predominant building height in the core area. There is no "correct" height standard, as its appropriateness may vary by context. Rather, the principle is to limit the height at the street face so that it is not greater than the right-of-way width, which on Welch Avenue is 66 feet. This option would apply to all buildings within the area specified in the Code and appears to satisfy the safety and scale issues associated with tall buildings at the street right-of-way. The 15 foot step-back requirement would be maintained for buildings over three stories, or for projects with residential uses. **This would meet Kingland Systems' stated interests.**

**Option 5. Initiate a zoning text amendment revising the step-back standard to 3-stories for all buildings on sites that have frontage on Lincoln Way and prohibiting residential units on the third floor.**

This would allow corner properties along Lincoln Way to have building facades extend down Welch and Stanton without a step-back. The 15 foot step-back requirement would be maintained for buildings over three stories. It would not affect the majority of Campustown properties; **and would meet Kingland Systems' interests.**

**It should be emphasized that, no matter which option is selected, the City Council will not be able to approve a modification of the step-back requirement on August 27<sup>th</sup>. Council will only be able to pass a motion**

directing staff to prepare a draft modification to the ordinance, which will then need to be sent through the Planning and Zoning Commission for recommendation before a final decision is made by the Council regarding this request.

**ISSUE 2: City Incentives Totaling \$2,064,530 (\$1,575,000 principal and \$489,530 interest)**

**Kingland officials are now seeking a financial commitment from the City that would allow them to borrow \$1,575,000 to be used for the funding gap they have identified to make their project financially viable before they move ahead to develop final construction design documents.**

They have indicated to the City staff that their latest estimates reflect construction costs of \$10,925,000 with an overall project cost of \$18,740,000. **After accounting for an equity contribution from the company, proceeds from a conventional loan, and benefits from various federal tax credit programs, the funding gap for their project is \$1,575,000.**

It is important to note that we currently have a Campustown Urban Revitalization Tax Abatement Program for the area in which this project will be located. However, to be eligible for tax abatement, projects need to involve such requirements as slum and blighted properties, structured parking, adaptive reuse of an existing building, including underrepresented uses, and various design standards. **A review of the proposal indicates that the Kingland project will not qualify for incentives under our existing program. (See Attachment VI) The City Council could ask staff to revise the existing tax abatement program so that the Kingland project would qualify, but because of the uniqueness of the project a program change for this one development does not seem prudent.**

Kingland officials have suggested that the City provide the requested \$1,575,000 incentive through a Tax Increment Financing (TIF) rebate agreement. Under this proposal, no debt would be incurred by the City. Rather, a development agreement would be finalized and TIF ordinance passed that would obligate the City to transmit all TIF qualified property tax revenue generated for the City, Ames School District, and Story County from the incremental assessed value of the new project to Kingland over a period of years agreed in advance, in this case 10 years. Staff believes Kingland's incremental valuation estimates are very conservative and the level of incentives that are being sought will be satisfied in less than 10 years.

**It should be noted that the TIF rebate does not provide up-front funding to the developers for the project. The guarantee of a TIF rebate will allow them to borrow \$1,575,000 for the project and use the rebated taxes to pay the**

principal and interest on the debt. Therefore, their request will require an incentive total of \$2,064,530 (\$1,575,000 principal and \$489,530 interest).

Under our traditional incentive program, the City could grant up to \$1,260,335 in tax abatement if the project fit the matrix and the developer selected the 10 year option. Therefore, the difficult policy decision before the Council is whether this project is worthy of an incentive amount greater than the standard partial tax abatement program.

The staff believes that a case can be made that this is a project worthy of uncommon incentives from the City which most likely will not be replicated in the Campustown area because of its size and relationship to job creation/retention (non-retail employment). If the City Council agrees with this assessment, a TIF reimbursement project with a cap of \$1,575,000 for the principal plus interest up to 10 years might be warranted. Under this proposal, the City's obligation to provide an incentive will end when the TIF rebate reaches the cap or when ten years have passed from the beginning of our contract, whichever is sooner.

Here again, it must be emphasized that the City Council will not be able to approve a \$1,575,000 incentive package on August 27<sup>th</sup>. You will only be able to pass a motion directing staff to initiate the process to accomplish the TIF strategy described above. Future staff work will include the creation of an Urban Renewal Plan and the preparation of a development agreement for the TIF rebate ordinance.

#### **Options Regarding Incentives:**

##### **Option 1. Deny the request to provide incentives to the Kingland project.**

The City Council has already made a decision on the level of incentives they want to offer in the Campustown area through establishment of the existing tax abatement program. This development, as currently proposed, does not qualify.

##### **Option 2. Provide the standard property tax abatement to the Kingland project.**

This option could yield up to \$1,260,335 of tax abatement to the project. However, in order to accomplish this option, the Urban Revitalization Criteria Matrix must be revised in such a way as to allow the Kingland project to qualify for abatement.

##### **Option 3. Provide a TIF Rebate Incentive that splits the incremental property taxes generated from the Kingland project between the taxing entities and the developers over the next 10 years.**

Under this option, the City would provide a TIF rebate to the developers that would provide them some percentage less than 100% of the TIF qualified property tax revenue generated from the incremental assessed value of the Kingland project.

For example, a 50% split is estimated to generate a total of \$1,238,718 over 10 years, allowing them to borrow \$787,000.

**Option 4. Provide a 100% TIF rebate with a cap of \$2,064,530 (\$1,575,000 principle and \$449,530 interest) up until the time the cap is reached or ten years have passed from the time of the development agreement, whichever comes first.**

This option satisfies the developer's request.

### **STAFF COMMENTS:**

For a number of years the City Council has been seeking a catalyst project to lead the way with the redevelopment of the Campustown Business District. The City's partnership with Lane4 to redevelop the area along Lincoln Way between Stanton and Hayward never materialized because of the challenges involved in acquiring the multiple properties necessary to accomplish this ambitious plan.

Staff believes that the Kingland proposal is worthy of an incentive package in excess of our traditional incentives because (1) the developers are offering the most significant redevelopment project in Campustown since the City Council placed a high priority on identifying a catalyst project, and (2) this project allows Kingland Systems to retain and expand a number of high paying, non-retail jobs in this commercial district, as well as a large number of part-time technical positions filled by ISU students.

**Staff has consistently cautioned Council about the use of TIF financing as a development incentive and that it should be utilized sparingly. Because of the unique set of circumstances involved with this project, staff believes the project warrants support in the form of Option 4 above.**

**With regards to the request to modify the step-back requirement, staff can support Option 5.** This support is based on the fact that the height of the Kingland project as proposed does not come near the maximum allowable height and is less likely to have the impacts associated with a "canyon effect" than originally anticipated. With the width of Lincoln Way and the open space of the University on the north side of the street, the character of the urban space is quite different from Welch Avenue and other streets within Campustown. The proposed height of three stories is also not excessively greater than the right-of-way width on Welch Avenue, which is 66 feet. It is also significant that the Kingland project will not include any residential units when considering the compatibility of the use in Campustown and not just building design issues.



campustown  
action  
association

Honorable Mayor Campbell and City Council  
Ames City Hall  
515 Clark Avenue  
Ames, IA 50010

August 22, 2013

RE: Kingland Systems Redevelopment Project

Dear Honorable Mayor Campbell and City Council,

Campustown Action Association (CAA) is in support of the proposed project submitted by Kingland Systems for the redevelopment of the buildings currently located between 2412 and 2430 Lincoln Way and 114 Welch Avenue in Campustown.

As part of the Five Year Strategic Plan for Campustown, CAA encourages development in our business district. As our Board discussed how to work with development projects requesting tax incentives, CAA composed the following list of priorities to encourage redevelopment that follows the mission and vision of Campustown Action Association and maintains the character of the district. Each priority will be weighed separately and no project needs to accomplish all ten goals in order to have the support of the CAA.

1. The proposed project will add a missing service to the mix of businesses currently offered in Campustown.
2. The proposed project will improve the aesthetics of the business district while maintaining the current scale and feel of the district as a whole
3. The proposed project will preserve structures of historic significance to the district.
4. The proposed project will include incentives to retain small, unique businesses to retain the distinctive shopping experience of the district
5. The proposed project will include a percentage of rentable ground floor commercial space at lower market rates for local, independent businesses
6. The proposed project will include high-density uses in penetrable retail street-level spaces
7. The proposed project will enhance the cultural experience in Campustown
8. The proposed project will include spaces for university students/faculty/staff with the opportunity for different university departments to interact off campus.
9. The proposed project will include considerations for parking capacities in Campustown
10. The proposed project will consider reimbursement of depreciated leasehold improvement values to displaced tenants.



campustown  
action  
association

We appreciate Kingland Systems working with CAA and meeting with our Board on several occasions throughout the design process to get our input on the new building. Their design team utilized suggested ideas by our Board to make the project more in line with the mission and values of CAA. Changes to the design based on conversations with CAA include additional retail on the first floor and a change in the façade design to be more in tune with other buildings in our district and have the appearance of individual storefronts. We feel that the Kingland Systems project will be the catalyst to further development in our district and are looking forward to working with them as the project moves forward.

With the design changes Kingland Systems has made, CAA supports their request for a variance on the setback requirement for their project.

If the City Council directs staff to develop a tax incentive program for this project, we encourage them to consider our list of priorities when developing the incentives.

We thank the City Council for encouraging Kingland Systems to seek our input, and hope that our list of ten priorities is kept in mind for all Campustown development projects moving forward. Thank you for your time and consideration.

Sincerely,

Ryan Jeffrey

Kim Hanna

CAA Board President  
Arcadia Café

CAA Executive Director

CC: Todd Rognes, Kingland Systems  
Dan Culhane, Ames Chamber of Commerce  
Brian Phillips, City of Ames



**TO:** Mayor and City Council

**FROM:** Jason Dietzenbach, Vice Chair  
Historic Preservation Commission

**DATE:** 23 August 2013

**SUBJECT:** The Proposed Kingland Campus Properties Development Project for the 2400 Block of Lincoln Way between Welch Avenue and Stanton Avenue.

At the special meeting on August 19, the Ames Historic Preservation Commission voted to provide input in response to the Proposed Kingland Campus Properties Development Project. The HPC would like to note that there are two buildings of significance that are planned to be demolished as part of this project:

- The Champlin Building, 2424 Lincoln Way, the first brick structure in Campustown
- The Historical Theater, 2420 Lincoln Way, the current Kingland Office.

Please see the end of this memo for the historical significance of these buildings per the HPC memo on July 26, 2010.

If these two buildings are allowed to be demolished the HPC recommends the following options:

- Buildings to be documented prior to demolition.
- Plaques of these two buildings and their significance to the community to be included in the new project.
- Utilize existing materials into the new project, as proposed by the design team.

The HPC would also like to note that this project may impact future projects by:

- Allowing taller building heights that may continue south along Welch, which will block the view of the campus's taller building structures.
- Provide precedence for future improvement grant standards.

We hope to remain involved and to continue to consult as necessary to see this important project through its next phases.

Jason Dietzenbach, Assoc. AIA  
Vice Chairperson, Historic Preservation Commission

CC: Kelly Diekmann, Director  
Jeff Benson, Planner  
Ray Anderson, Planner  
Lorrie Banks, Principal Clerk  
Sharon Wirth, HPC

Bill Malone, HPC  
Roberta Vann, HPC  
Matt Donovan, HPC  
Kimberly Hanna, HPC  
Marie Miller, HPC

The following references are taken from the HPC memo on July 26, 2010:

### **HISTORIC SIGNIFICANCE**

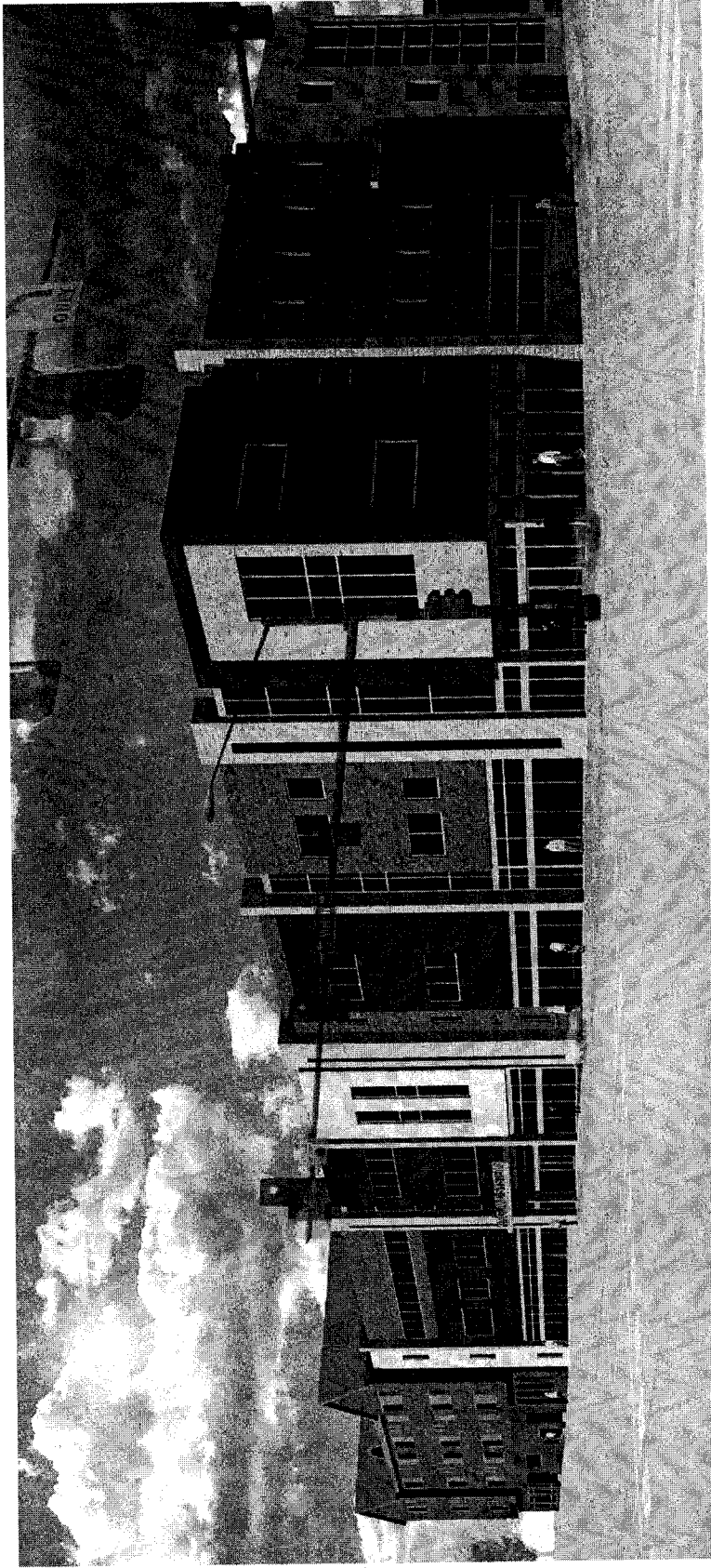
The buildings planned for demolition for this project comprise the South Campus area's first business district; this district has added national historical significance as a business district that developed on the Lincoln Highway, one of our nation's historic by-ways.

The HPC recognizes that extensive reconstruction or demolition of existing historic structures may be required, and so this memo also offers suggestions on how new construction might best maintain the historic character of the area by incorporating, to the extent possible, the characteristics outlined by public historian William Page in section E, pages 210 and 211, of the historic resource survey *Fourth Ward, Ames Iowa* (Page 2007). These characteristics include

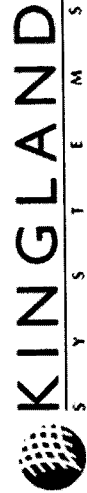
- small-sized buildings (predominantly 1-2 stories but no taller than 4 stories)
- brick facades in mixed tones, mostly reds but ranging to cream
- designs influenced by the Neo-Classical Revival and Commercial Styles popular from the early 1900s to the 1950s.

### **THE HISTORIC NATURE OF CAMPUSTOWN**

Since the completion of the historic resource survey of West Ames, *Fourth Ward, Ames, Iowa* (Page, 2007), the HPC has been aware of the potential to create a Campustown Historic District, an area comprised of approximately 50 buildings, most of which are of a character, age, and historical significance to be admitted onto the National Register. This potential Campustown Historic District, an area platted in the early part of the 20<sup>th</sup> century that encompasses the buildings bounded by Hayward on the west, Stanton on the east, Lincoln Way on the north, and Chamberlain on the south, also constitutes the heart of the Campustown Redevelopment area. Understandably, the HPC, as the governmental body charged with surveying and protecting the historic resources of Ames, believes that its input into this project is crucial if the city wishes to mitigate possible damage to the area's historic importance. The HPC also realizes that creating an historic district in Campustown may not be possible because of the failing structural integrity of some of the building stock, the potential lack of support for such a listing among property owners, and the need to move quickly to stop the continuing degradation of the area. The HPC, following the goals and objectives of the Ames Comprehensive Historic Preservation Plan, remains committed to pursuing such a National Register District. The hesitancy of the City Council to approve funding for an intensive historic resource survey of Campustown has made such a listing less of a priority for the HPC. The Commission believes that, for now, it must simply make known its concerns and provide consultation to the City and Lane4 Group as this project progresses.




LOOKING EAST DOWN LINCOLN WAY



# PRELIMINARY RENDERING



CAMPUSTOWN DEVELOPMENT | AMES, IOWA | 04.2013 | NO SCALE |  N

**BERGLAND + CRAM**  
 ARCHITECTS | PLANNERS | INTERIORS  
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 Mason City, Iowa 50401  
 P: 563.281.1100  
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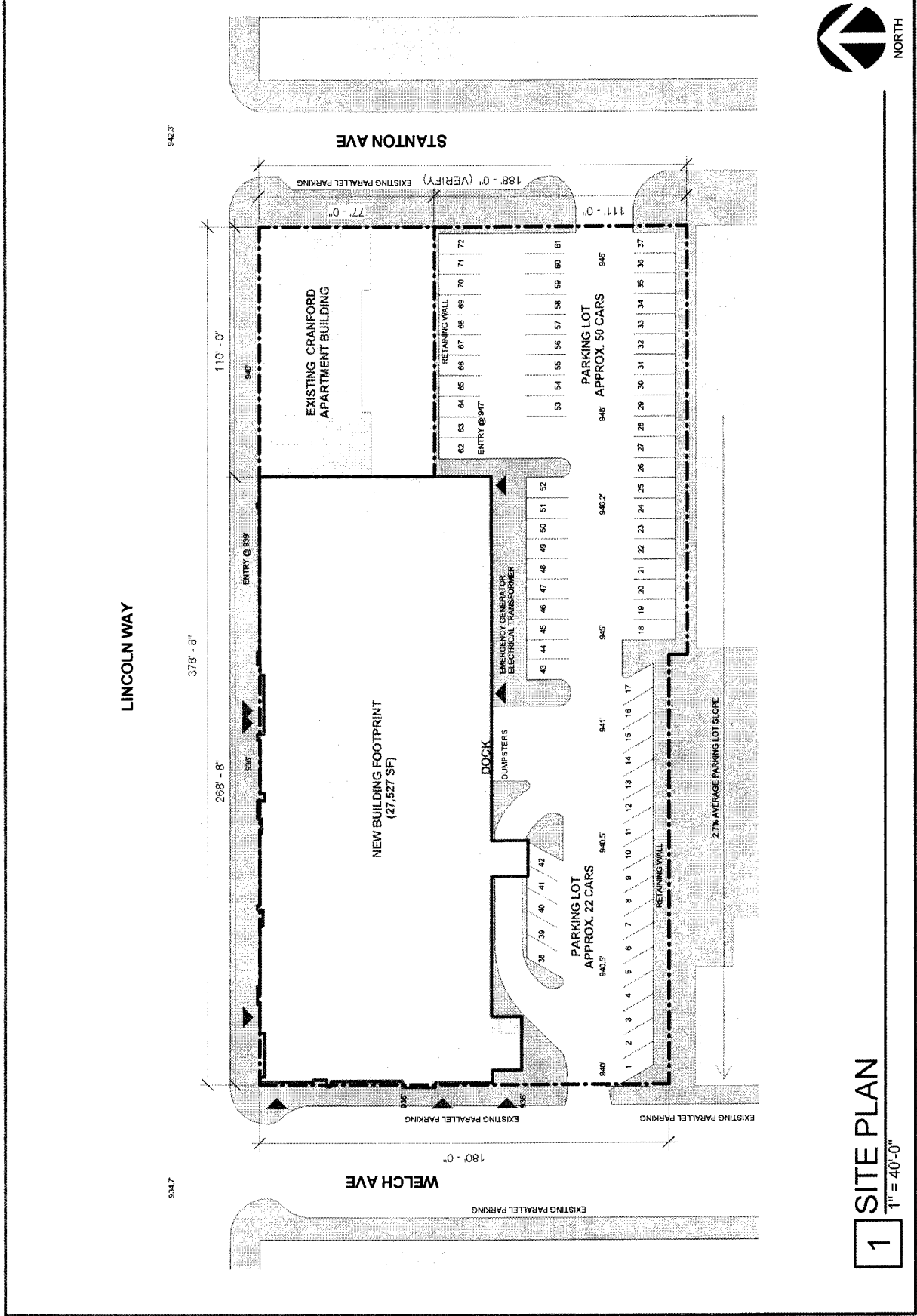
**KINGLAND CORP.**  
**CAMPUSTOWN DEVELOPMENT**  
 AMES, IA

**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 07.16.13

COPYRIGHT © 2013  
 DRAWN BY: ALM  
 REVISIONS:

PROJECT #  
**12044**

P\_1  
 1 of 3



**1 SITE PLAN**  
 1" = 40'-0"

940.3

934.7



August 22, 2013

The Honorable Mayor Ann Campbell and City Council Members  
 City of Ames  
 515 Clark Ave.  
 Ames, IA 50010

RE: Kingland Campustown Redevelopment Proposal

Dear Mayor Campbell and City Council Members:

We are pleased to submit the following proposal to the City of Ames for redevelopment of property in the Campustown area. Since the time of our earlier presentation to you in March, Kingland Systems has been diligently analyzing the financing and feasibility of its proposed redevelopment project. We have confirmed various aspects of the project financing and offer the information contained in this letter to advance the City's consideration of project.

At the time of our previous presentation, the direction you provided was to engage in conversations with the Campustown Action Association (CAA) and the Historic Preservation Commission (HPC), and to develop the building design concepts further, based on input received. The design images were intended to show the ways in which the 15 foot building setback that is required above the second floor for buildings in this area could be relaxed while achieving the design goals intended by the regulation.

We have held meetings with the CAA and the HPC. At CAA meetings in March and April, the project concepts were shared. The reaction of the CAA group is positive and they shared their thoughts about various aspects of the project design. As a result of those meetings, more commercial space has been added on the main floor, moving more of Kingland's office space to the second level. The horizontal orientation of the building façade has been modified to reflect the more vertical, historic lot-by-lot rhythm of the current block.

We also met with the HPC on August 19 to review the development concepts. Although several members expressed concern about the loss of existing buildings, overall their comments for the project were supportive. They seemed to appreciate the new façade design that reflects the historic type of lot-by-lot development. We discussed creative ways in which the history of certain buildings can be preserved through the incorporation of existing building materials and design elements into the new building and development of other interpretive elements that can be displayed on and in the new facilities. Kingland is committed to engaging assistance from local groups to achieve these elements into the project.

Kingland has had ongoing conversations with prospective tenants for the new project. These discussions have continued to be positive as we work through the details of their participation. After much study, ISU has determined that they wish to be part of the project and that they won't require that the space include a residential component. The strength of the desire by retail tenants for the main floor retail space has been confirmed in conversations with those prospective tenants. Conversations have been held with each of the existing tenants of the buildings to be included in the project. The project timing and impacts to their businesses have been updated for them.

The result of this analysis, conversation and design development is that Kingland is convinced that this project is achievable. It will provide a long overdue significant investment in the improvement of Campustown, if we can overcome the extraordinary financial burden that accompanies redevelopment projects.

1401 Sixth Avenue South, Clear Lake, Iowa USA 50428  
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Kingland Systems has maintained a presence and a significant employment base in Ames for over nine years. Kingland's business has consistently grown to the point that it needs larger and more flexible facilities to accommodate its growth. As it has examined locations for this to occur, Kingland has determined that expanding in Ames is the best strategic decision for its future. Although based in Clear Lake, the firm sees the Ames facility as an opportunity to expand both its part-time student employment base and its full-time staff. The ability to employ students and graduates from Iowa State University has and will continue to serve Kingland well, and it creates an opportunity for Ames to attract and retain professional employment positions.

In its years of operation in Ames, Kingland has employed some 1,000 students, in addition to the full time staff. Currently, approximately 100 students and 30 full-time staff members are employed at the Ames facility, for a total full-time-equivalent (FTE) employment level of 80. Total payrolls for 2013 in Ames are projected to be \$2.5 million. Through this expansion project, it is projected that all these jobs would be retained and 200-300 FTE or more office and retail jobs could be achieved in the facility through Kingland and other tenants.

The firm has found the proximity its current facilities have to the ISU campus is beneficial. Therefore, for its expansion, Kingland Systems proposes to undertake this redevelopment project. This will provide larger space for them and will provide additional retail and office space in a portion of Campustown that has long needed redevelopment.

#### **Development Proposal**

Kingland will construct a three-story building that will house offices for an expanded Kingland Systems presence in the block, offices for an additional tenant and retail space. It expects to start construction in the spring of 2014, completing the project in 2015. By undertaking a temporary relocation of their offices to the existing building at 114 Welch in early 2014, the new construction has been simplified to be accomplished in one phase. This will minimize the disruption to the neighborhood by reducing the construction period.

The total area of the multiple floors of the new building will be 75,000 square feet. Retail tenants will occupy the main floor. The upper floors will be office space proposed to be occupied by Kingland and ISU. The private development investment leveraged by this project will be nearly \$19 million.

#### **Zoning Text Amendment Proposal**

The challenges of compliance with the current building setback requirements of your zoning ordinance, and the unique character of this site were discussed at a prior City Council meeting. The challenges include the increased cost of an additional column line within the structure to support a stepped-back wall, the inability to gain the needed building space within three floors and additional costs for elevators and infrastructure costs if the three floor design must be exceeded. It is our perception the current zoning regulations could be modified while still achieving the design goals intended by the current requirements:

- The fact that there will never be development on the north side of Lincoln Way eliminates the concern that a "tunnel effect" will be created by multi-story buildings built to the property lines on the south side of Lincoln Way. This potential impact can be further lessened by the specific building design, providing a more vertical orientation and a variety of building materials and design details for individual storefronts, rather than a broad, horizontal, monolithic design.
- Kingland proposes to commit to a limitation that the building will be no more than three stories tall and that it will not include residential use, thereby addressing another of the concerns that prompted the 15' setback requirements.
- The interruption of the Welch Avenue frontage by an open parking lot, the entrance to which can be heavily landscaped, eliminates the "tunnel effect" concern along Welch Avenue.

It is proposed that the City's staff and Planning Commission be directed to prepare and propose a zoning text amendment that will address these concerns.

### **Financing Proposal**

The process of redevelopment is expensive and time-consuming. As an inducement to undertake this significant neighborhood improvement, Kingland Systems respectfully requests that the City of Ames provide financial assistance to help offset a portion of the extraordinary cost of redevelopment and training of a rapidly expanding employee base.

Tax Increment Financing (TIF): It is proposed that Kingland, as site redeveloper, will receive TIF assistance funded by 100% of the TIF received by the City for a period of 10 years. This will be explained in more detail later in this letter.

Grayfield/Brownfield Grant: The Iowa Economic Development Authority (IEDA) administers a program that can provide tax credits to redevelopment projects that are impacted by the existence of hazardous materials. Such materials, in the form of lead-based paint and asbestos, have been found within the buildings proposed for redevelopment. This program allows Kingland to receive tax credits (credits against income taxes) in the amount of 24% of eligible costs. The only requirement of the City in such an application is sponsorship of the application that is prepared by Kingland. There are no further monitoring, reporting or other financial requirements of the City after the sponsorship resolution is approved.

### **TIF Background**

The State of Iowa adopted tax increment financing (TIF) legislation nearly 50 years ago as a means to encourage redevelopment of existing community neighborhoods and to reduce the effects of urban sprawl. Since that time, it has also become a tool to encourage economic development, but its original intent is still being carried out by dozens of progressive Iowa communities as a means to accomplish redevelopment projects cities wish to achieve.

The basic premise behind this valuable incentive tool is to capture the increase in real estate taxes that occurs as the result of new investment in buildings, either through renovation of existing buildings or construction of new structures, using that tax increase to provide development incentives. TIF, in such circumstances, is frequently used to offset the extraordinary cost of buying land and buildings and paying for the cost of building removal, returning the site to a bare ground condition for construction of a new building.

Many communities have found TIF to be a useful tool to encourage and obtain the type of redevelopment projects they want to achieve, especially in commercial business districts. In this manner the community can expand its tax base and retain reasonable property values in older neighborhoods in which full municipal services are already provided, while reducing the City's necessity to extend expensive infrastructure to serve new areas at the fringe of the community.

Redevelopment is costly. It is less expensive to develop on bare land at the fringe of a community. In the case of the Kingland Systems project, these redevelopment cost challenges can be lessened if the City is willing to apply the use of TIF to the project. It is understood that the City allows the use of a similar revitalization tool, tax abatements, to encourage reinvestment in existing structures and neighborhoods. However, in this case, the high cost of redevelopment can be more effectively offset by use of TIF assistance.

The value of the buildings on the redevelopment site that must be demolished is approximately \$2,300,000. Additionally, there will be costs to demolish the buildings and remove the materials from the site, address hazardous environmental materials, and relocate and upgrade existing utilities. All this work is conducted within the constraints of a limited site upon which to complete the construction, adding further to the costs. Together, these costs represent an extraordinary investment of more than \$3 million that must be overcome as the company determines the financial feasibility of such an undertaking. It is also more costly to plan for and finance such projects, as the developer works through the complexities of a redevelopment project and incurs extra interest costs due to longer construction periods and a restricted construction site. It is important to Kingland that the City considers the use of TIF in this case to achieve an aggressive redevelopment of this block.

Kingland's proposal for TIF assistance is that the City would provide an annual rebate of 100% of the TIF produced by the project for a period of 10 years. This level of assistance is projected to provide an effective benefit to the project of \$1,575,000. The rebate approach to the TIF assistance is proposed, rather than an up-front grant, because it significantly reduces the City's financial risk in the project. The 10 year rebate period is proposed instead of a potential longer assistance term, to allow the City to complete its obligation to the project in a shorter time period, advancing the date that it will receive the full amount of increased tax revenues generated by the project.

It is understood that the City of Ames has historically not used TIF to achieve redevelopment efforts. It is also recognized that there have been several prior redevelopment proposals for this block that have all failed to proceed to completion. Kingland is poised to immediately undertake this much needed, overdue redevelopment of this site and is committed to its achievement if it can overcome the extraordinary cost impact of buying and removing buildings.

This project is a unique opportunity for Ames which we believe warrants the consideration of TIF assistance at these levels. It enables achievement of the original intended use of TIF; the redevelopment of existing neighborhoods, partially offsetting the inherent extraordinary costs of such an undertaking. At the same time, it furthers achievement of the City's economic development goals of retaining and adding valuable jobs within an existing neighborhood.

Kingland has assembled a redevelopment team that has extensive history in such projects, understanding the sensitivity of properly planning for their scope and impact, and communicating with the community about the value of such an effort. With the City's support, this long-awaited redevelopment project can occur, nearly \$19 million in private investment in the development can be leveraged, quality jobs can be retained in the community and additional jobs can be secured. Campustown can take on a new, vibrant function and appearance at the "front door" to the ISU campus, spurring further redevelopment and revitalization efforts in the future.

We respectfully request your consideration and support for this project. The next steps proposed would be your direction of City staff to proceed with the necessary amendment of the zoning regulations and the approval of tasks necessary to provide the TIF assistance as requested for this project. We look forward to attending your City Council meeting on August 27 to share project details with you. Thank you.

Sincerely,



Todd Rognes  
President



Staff Report

**HISTORY OF STEP-BACK REQUIREMENT IN CAMPUSTOWN**

August 27, 2013

One of the primary objectives of land use policy in the area south of the University campus has been to guide new infill development so that it is compatible with existing development. The Land Use Policy Plan describes this area as being made up of districts, each with a distinct character, well defined by building use, type, scale, setting, intended activity level, and other characteristics. It further states:

*At the core, in the Campustown Service Center, buildings will be the largest and residential densities will be the highest, supporting lively commercial activity at the street level. Building placement, design, and materials reinforce a dynamic, pedestrian-friendly neighborhood character. (P. 51)*

The Land Use Policy Plan calls for compatibility standards to guide the design integration of new development with existing development. Compatibility standards address scale, height, exterior materials, rhythms, and other building elements.

These compatibility standards, now in the Zoning Ordinance, are based on an inventory conducted in 2003 and 2004 of all buildings and property within the areas south and west of campus. The inventory and analysis identified a Center Commercial District consisting of seven portions of blocks within the Campustown Service Center. In this Center Commercial District, 85% of all buildings were two stories or less in height and most were located at the right-of-way line with a zero set-back. It was determined that these characteristics contribute to the "pedestrian-friendly neighborhood character" of this commercial area. In other words, the buildings along the street form the boundaries of urban space of a size that promotes and encourages people to walk as a means to go from place to place within the district. (See Attachment B for a graphical summary of the findings and conclusions of the planning for this area.)

In the several years immediately prior to this sub-area planning effort, two large residential projects were built. These are the Cyclone Plaza at 200 Stanton and the Legacy Tower at 119 Stanton. Both of these buildings are seven stories tall, which was the maximum permitted height at the time; but through use of mezzanine levels, the Legacy Tower is 114 feet tall. Each project provides more residential units at higher densities than had ever been developed previously. **Public input throughout the sub-area planning revealed that many people believe that these tall buildings significantly altered the physical character of the area. Furthermore, if this pattern of development continued, it was feared that a "canyon effect" could result. In addition, experience from these new structures showed that people in the living units adjacent to the streets could throw objects onto pedestrians.**

Public and stakeholders who provided input to the sub-area plan included neighborhood associations, ISU staff, Campustown business and property owners, students and the general public. Viewpoints from this input included the following perspectives:

- Support for the larger buildings,
- Concern that the capacity for new residential use in the area may have been reached due to traffic, parking and intensity concerns,
- Concern that tall buildings may change sun/shade and wind conditions, affecting the quality of the pedestrian environment,
- Concern that further height restrictions could reduce the feasibility of residential buildings, due to the relatively shallow depth from the street of some lots, and
- Some who feel the larger buildings are out of place.

In response, the sub-area plan states the following:

*Along Lincoln Way between Stanton and Hayward Avenue and along Welch Avenue between Lincoln Way and Chamberlain Street, as building height increases to the maximum, the building face should step back from any street right-of-way line.*

Since this standard would reduce the buildable volume available for each property, the Plan also stated that the maximum building height would be increased from seven stories to nine stories, approximately 115 feet.

In October 2005, a Staff Advisory Committee developed proposals for the specific zoning standards. This eight-person committee included business owners, property owners, a developer, a student, an ISU representative, a resident, an architect and a neighborhood representative. Among the Committee's findings was the following:

Purpose of Design Standards is, in an area that has traditionally contained mostly one and two-story buildings, to reduce the visual impact of new, taller buildings from the street.

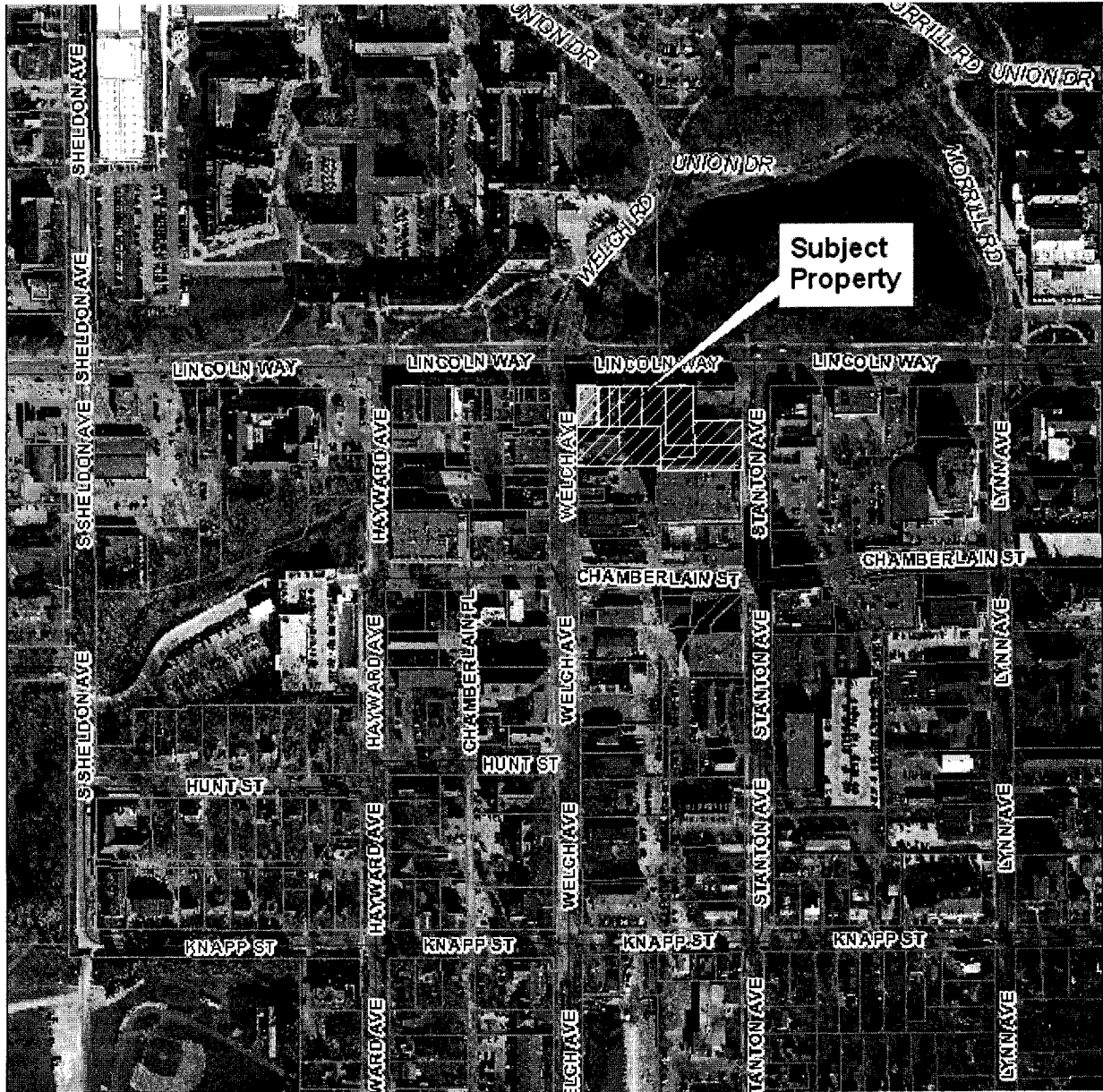
Committee Recommended Guideline as to Height is to require any portion of a building over 50 feet in height to step back 25 feet from the street right-of-way line. After discussion about structural issues, retail space requirements, and a possible prohibition on outside uses of the roof space on the lower, front part of the building, most of the Committee agreed on 25 feet for the step-back. One of the developers felt that any number is too arbitrary without knowing the situation of each lot and building. The University representative believed that two stories is about the right maximum height at the street.

The Committee considered an alternative to the step-back height requirement that allowed the use of materials; building form; placement of windows and doors; and details in the bottom two or three stories to create interest at the street level and

pedestrian scale. The Committee agreed that, if such architectural standards were to be required, an architectural review committee would be needed to respond to the variety of localized conditions in the area. Some of the issues involved in implementing an architectural review committee include its membership, authority, and scope of review. Specific guidelines would need to be established in advance to express the intent and objectives for its review. There would also be a significant cost in staff time for administering such a Committee. The time and cost of the applicant would likely be even more than for the City staff review.

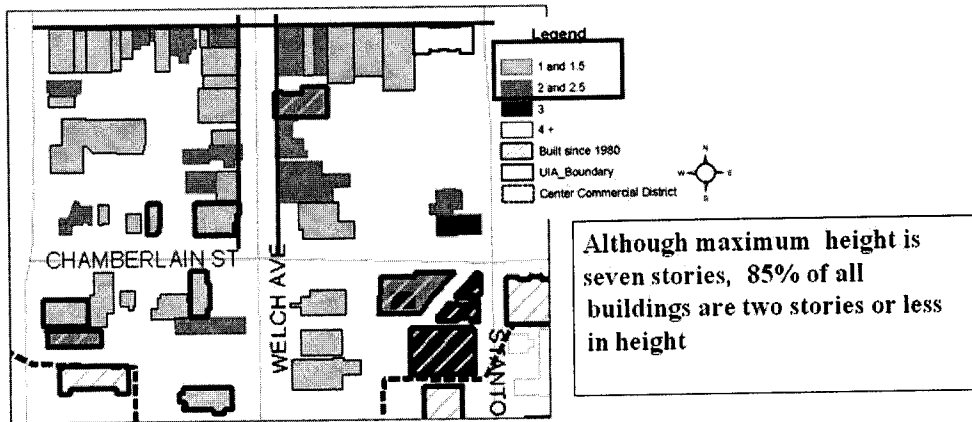
**Based upon this input, in March of 2006 the City Council approved the current zoning development standards for the Campustown Service Center that require a step-back of 15 feet for a building to be taller than 30 feet, or two stories, and a maximum height of 115 feet.**

**Attachment A - Location Map**



**Attachment B – Summary of Building Height and Step-back Standards**

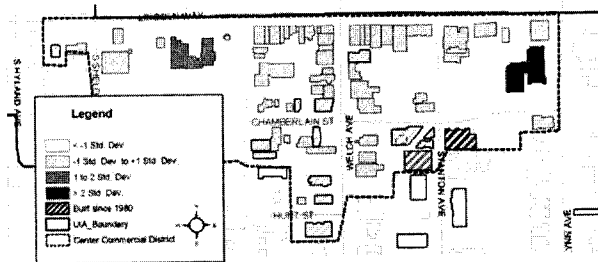
**Building Height in Center Commercial District**



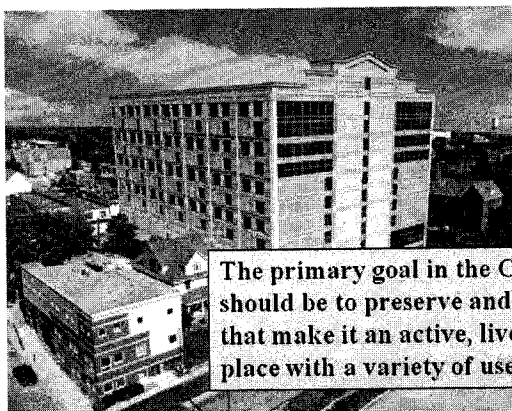
These buildings, placed at the street rights-of-way create a distinctly pedestrian scale at the center of this district.



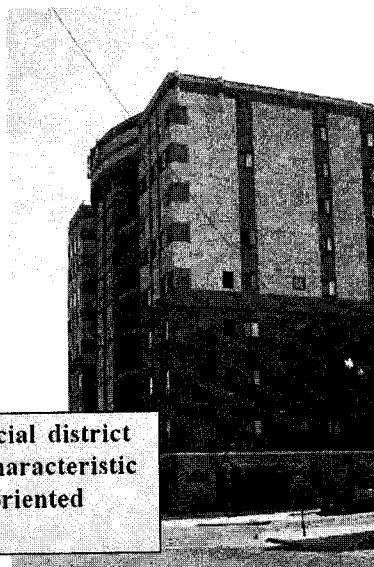
**Center Commercial District Distribution of Building Volume**



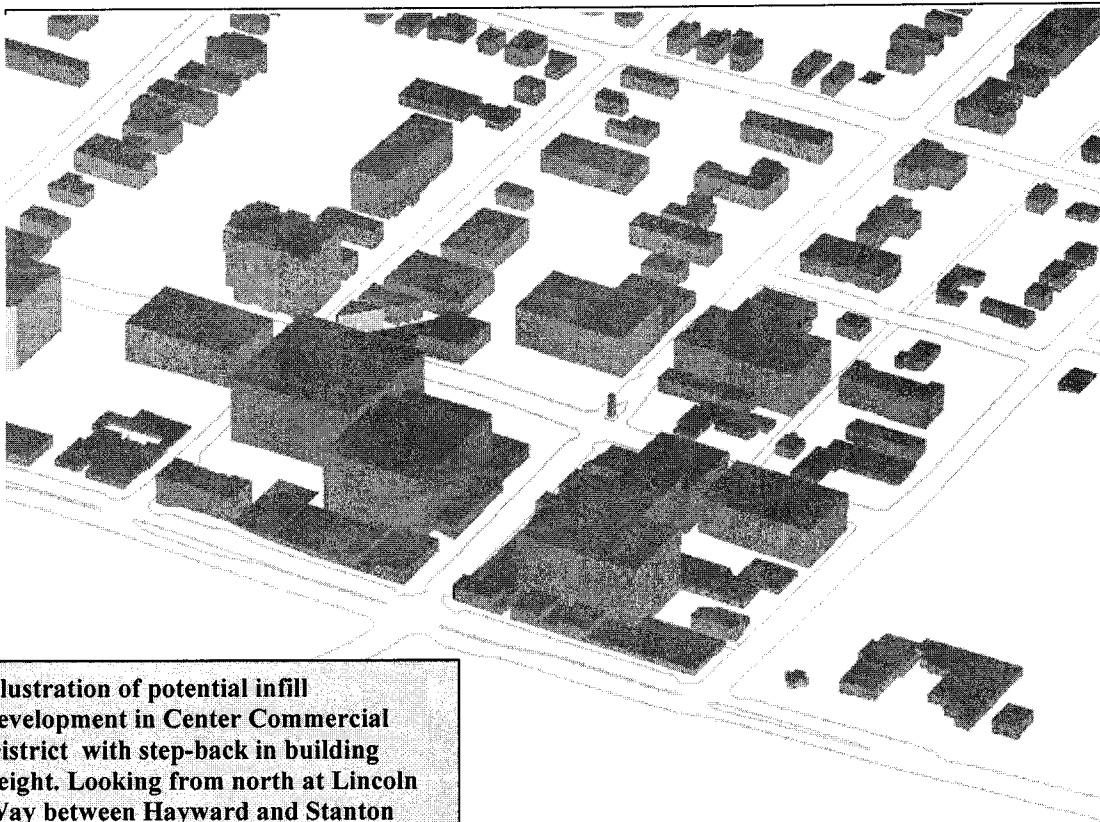
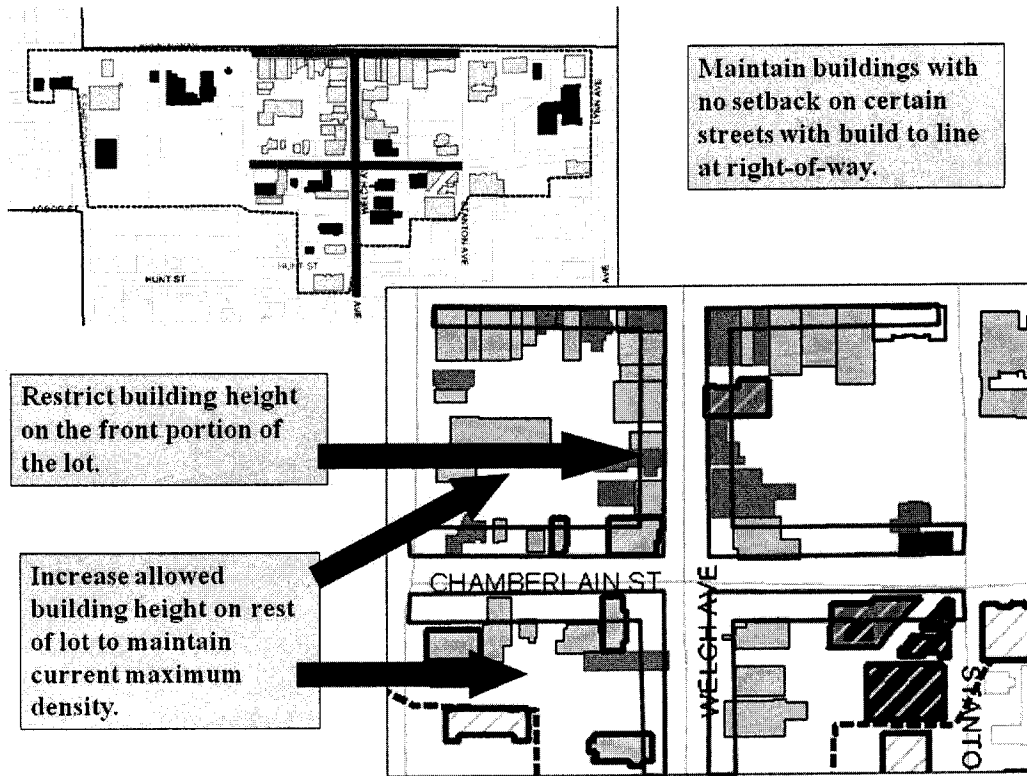
Recent and future development consistent with the city's land use and zoning policy will continue to significantly alter the physical character of the district.



The primary goal in the Center Commercial district should be to preserve and extend those characteristic that make it an active, lively pedestrian-oriented place with a variety of uses and spaces.



**Attachment B – Summary of Building Height and Step-back Standards**



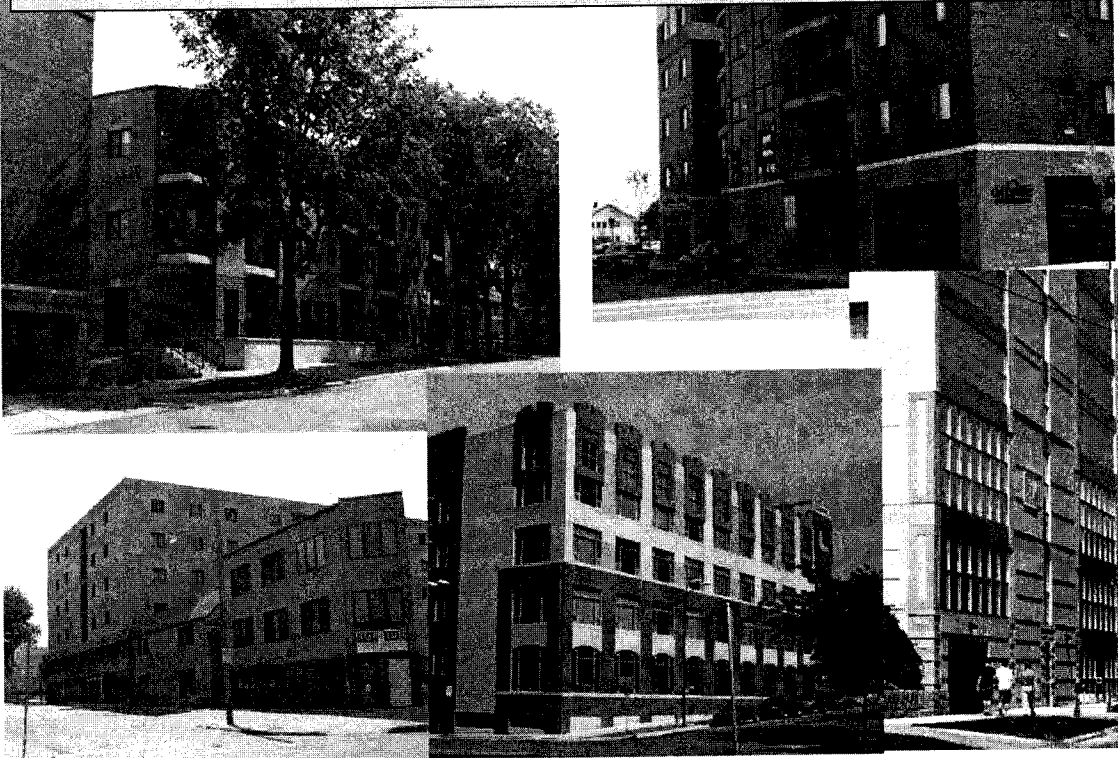
**Illustration of potential infill development in Center Commercial District with step-back in building height. Looking from north at Lincoln Way between Hayward and Stanton**

**Attachment B – Summary of Building Height and Step-back Standards**



**Example of building with step-back in height in Champaign, Illinois**

**Alternative: Use of materials, building form, windows, doors, and details in the bottom two or three stories should create pedestrian scale and encourage activity.**



# CAMPUSTOWN URBAN REVITALIZATION CRITERIA MATRIX

| PROJECT MUST MEET CRITERIA OF ONE OF THESE COLUMNS  |   | AND   |   | PROJECT MUST MEET CRITERIA OF ONE OF THESE COLUMNS   |   |
|---|---|---|---|--|---|
| <p><b>Slum and Blighted</b><br/>Properties where a majority of the assessed valuation of the properties has been determined to be <b>substantially</b> unsafe or to have an unsafe use by the City Council.</p>   | <p><b>Parking</b><br/>A minimum of 70% of the total required parking is provided in a structure. If utilizing a parking deck, the restrictions in Chapter 29.406 12 of the Municipal Code must be adhered to.<br/><b>AND</b><br/><b>Mixed Use</b><br/>The first floor must be used for permitted commercial and retail uses as shown in Table 29.803(2) of the Municipal Code. The second floor must be used for either commercial or retail uses as shown in the Table 29.803(2) or for household living. All floors above the second floor must be used for household living.</p> | <p><b>Adaptive Reuse</b><br/>The building on the site was originally built before 1941.<br/><b>AND</b><br/>70% of the area of existing exterior walls of the structure will remain<br/><b>AND</b><br/>Historic materials and designs are preserved and/or restored.</p> | <p><b>Underrepresented</b><br/>Properties that are to include a business use where that actual sales of the business use is below the expected sales for the business use as determined by the City Council to be of benefit to the City (should be supported by a retail leakage study).</p> | <p><b>Design Standards</b><br/>Retail and office uses on the first floor adjacent to a public sidewalk must have direct access to the public sidewalk.<br/><b>AND</b><br/><b>Signage</b><br/>The signage design, scale, materials, and colors shall be in proportion to and consistent with the architecture of the building and support the business identity.<br/><b>AND</b><br/><b>Brick Material</b><br/>100% of the front and 80% of the three remaining sides of the structure shall be faced with clay brick for the first four stories. On stories five through seven any other building materials except vinyl will be allowed.</p> | <p><b>Alternative Siding Material</b><br/>If historically significant - use and repair of historically appropriate siding material is permitted and must be maintained for the term of the selected tax abatement schedule.</p> |
| <p><b>ALL RESIDENTIAL USES SHALL ALSO MEET THE FOLLOWING CRITERIA OR EQUIVALENT AS APPROVED BY THE CITY COUNCIL</b></p>   |   |   |   |  |   |
| <ol style="list-style-type: none"> <li>1. Limit commercial space in the same building to the ground floor</li> <li>2. Provide separate entrances for commercial and residential uses</li> <li>3. Locate all residential entrances to be visible from the street and provide secure access control at each</li> <li>4. Prevent access from the exterior to the interior through doors that serve only as fire exits</li> <li>5. Prohibit public access to structured parking, using overhead door and secure access control</li> <li>6. Provide transparent glass windows into all stairwells</li> <li>7. Provide camera monitoring of all pedestrian and vehicle entrances and areas</li> <li>8. Minimum widths of all exit routes: 48" for halls, 42" for doors, 60" between rails for stairs</li> <li>9. No balconies are permitted</li> <li>10. Provide for natural daylight requirements of applicable codes with exterior windows</li> <li>11. On facades facing any street use only fixed windows</li> <li>12. Design of all other windows to prevent passing of sphere larger than 4" diameter</li> <li>13. Prevent by physical means access to all roofs</li> <li>14. Where access is not required, provide security fencing controlling access to all areas between new or existing buildings</li> <li>15. Provide a minimum of four 100 w. metal halide light fixtures on each building façade: two at elevation between first and second floors and two at elevation between third and fourth floor</li> </ol> |   |   |   |  |   |



**COUNCIL ACTION FORM**

**SUBJECT:**           **ADAPTIVE REUSE PLAN FOR 921 9<sup>TH</sup> STREET  
(FORMER ROOSEVELT SCHOOL)**

**BACKGROUND:**

On August 2, 2013, the applicant (Dean Jensen, RES Development, Inc.) submitted a complete application for approval of an Adaptive Reuse Plan (ARP) for conversion of the former Roosevelt School located at 921 9<sup>th</sup> Street to 23 multi-family residential units. The purpose of the adaptive reuse provisions in Section 29.306 of the Municipal Code is to foster the renovation and reuse of structures that have historic, architectural, or economic value to the City and are vacant or at risk of becoming under-utilized, vacant or demolished. **Adaptive reuse allows for some flexibility in design features to encourage retention of significant historic elements of a site or building.**

The applicant proposes to retain the former school building, including the original building, constructed in 1923, and the 1968 addition. The site is within the (UCRM) “Urban Core Residential Medium Density” zone and is approximately 2.3 acres. An addition to the building is proposed on the north end of the building, which will include an atrium that houses the new elevator and north staircase. The atrium will connect the new parking garage to the existing building. In summary, the developer is proposing to retain the historical features of the building, including the brick façade and original window openings. New features will include glass to fill the original window openings, door replacements to coordinate with the design of the windows, balconies in select locations on the center and top floors on the east and west facades only, a glass atrium to connect the new garage to the 1968 building addition, additional landscaping, and removal of asphalt surfacing east of the building.

As permitted as part of the ARP process, the applicant has requested an additional density allowance. The request allows for development of the project with 23 units, whereas a new development that did not reuse the existing building would be limited to 17 units.

The AP has been reviewed by City staff for compliance with the adopted City codes and policies, and by the HPC on August 12, 2013, finding the Plan to be a great example of historic preservation while allowing for a new use and life for the building, and recommending approval by the City Council. Likewise, the P&Z endorsed approval of the ARP at their meeting on August 21, 2013.

On July 16, 2013, the City Council approved text amendments to the Zoning regulations of the Municipal Code 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, and to allow a higher residential density if specified in an Adaptive Reuse Plan approved by the City Council.

On July 23, 2013, the City Council approved the rezoning of land at 921 9<sup>th</sup> Street from “S-GA” (Government/Airport) to (UCRM) “Urban Core Residential Medium Density.”

The attached addendum provides background and analysis of the proposal and the requested action.

**ALTERNATIVES:**

1. The City Council can approve the Adaptive Reuse Plan for conversion of the former Roosevelt School, located at 921 9<sup>th</sup> Street, to a multiple-family residential dwelling with 23 units as proposed or as modified.
2. The City Council can deny approval of the Adaptive Reuse Plan for conversion of the former Roosevelt School, located at 921 9<sup>th</sup> Street, to a multiple-family residential dwelling with 23 units.
3. The City Council can defer action on this request and refer it back to City staff and/or the applicant for additional information.

**MANAGER’S RECOMMENDATION:**

Staff has reviewed the proposed Adaptive Reuse Plan and finds that the proposal meets the conditions to qualify for City Council review and conforms to the Adaptive Reuse Performance Standards, as described in Section 29.306(3) of the Municipal Code. The applicant has also requested tax abatement through the creation of an urban revitalization area for the site. An approved ARP would also serve as the basis for preparation of an Urban Renewal Plan needed for tax abatement.

Therefore, it is the **recommendation of the City Manager that the City Council act in accordance with Alternative #1**, which is to approve the Adaptive Reuse Plan for conversion of the former Roosevelt School, located at 921 9<sup>th</sup> Street, to a multiple-family residential dwelling with 23 units.

## ADDENDUM

### BACKGROUND:

**Applicant Request.** Dean Jensen, RES Development, Inc. is seeking approval of a Adaptive Reuse Plan (Major Site Development Plan) to convert the former Roosevelt School building, located at 921 9<sup>th</sup> Street, to a multiple-family residential dwelling with 23 individual condominium units for sale. The applicant proposes to retain the former school building, including the original building, constructed in 1923, and the 1968 addition. A second addition to the original building is proposed on the north end of the building, which will include a glass atrium that houses the new elevator and north staircase. The atrium will connect the 1968 portion of the building to a new garage for residents of the units.

A total of 58 surface parking spaces exist on the site. The Plan proposes 30 surface parking spaces, including the addition of three handicap-accessible spaces, and 31 garage spaces bringing the total number of parking spaces on site to 61. A total of 54 parking spaces are required, based upon the number of bedrooms in each of the 23 units.

The applicant has provided information on the existing building and site conditions as follows (*see attached "Adaptive Reuse Narrative" submitted by the applicant*):

- No original windows, or doors exist. The voids are filled with commercial window and door frames along with metal and Styrofoam in-fills. Window air conditioners and venting also fill the former openings.
- The exterior brick and limestone are dirty but remain in relatively good shape. Some window air conditioners and venting do exist in the wall structure.
- Due to the age and condition of the original masonry roof and parapet wall, a newer low-profile custom, bronze colored, ribbed metal roof has been installed.
- The building site has asphalt parking and pea gravel along the west, north and east portions of the site.

Changes to the building and site, as proposed by the applicant, includes the following (*see attached "Adaptive Reuse Narrative" submitted by the applicant*):

- Window replacement:
  - Removal of the metal and Styrofoam inserts that fill the majority of the original window openings;
  - Installation of windows to fill the entire original window opening with divided lights in a 12 over 12 grill pattern, without an internal spacer, colonial wide profile, aluminum clad, bronze color. Glass will be double pane, insulated Low-E, clear. Operational single or double hung as available;
  - Installation of glass block on the lower level in place of the existing glass windows.

- Create new window openings:
  - Repeat window bays in the 1968 addition, and cut openings for windows on the east, west and north facades of the 1968 building addition, with five or three bands of windows, as shown on the attached building elevations.
  - Bays of windows for the apartment units on the lower level
- Door replacement:
  - Entry doors and new balcony doors to be wood, or fiberglass (wood grain) with matching divided lights;
  - Door hardware to match the 1920's vintage appearance.
  - The glass above and on either side of the main entry door will be installed in place of the existing solid panels inserted for energy efficiency years ago.
- Construct balconies for units on the first floor and second floor levels:
  - Black metal balcony and rail design, with five balconies on the east building façade, six balconies on the west facade of the 1968 addition.
- Construct a glass atrium entry to house the elevator and north staircase and serve as a link between the proposed garage and the multiple-family building.
- Construct a garage that connects to the atrium and provides direct access to the interior of the building from the enclosed garage.
  - Combination of brick, limestone, vertical metal siding, as found on the existing building;
  - 31 garage parking spaces;
- Cleaning of the building exterior materials:
  - Masonry, horizontal limestone bands;
  - Cornice ridges;
  - Tuck-pointing throughout
- Asphalt surfacing and landscaping:
  - Replace much of the existing asphalt with grass, plantings, gardens, curving sidewalks and patios.
- Parking and traffic flow:
  - Eliminating the through access between 9<sup>th</sup> Street and 10<sup>th</sup> Street;
  - Add a new garage structure with 31 parking spaces.

The residential units will be located in three levels of the building. The lower basement level is partially above grade, and includes three units, with a single unit that has one-bedroom, one two-bedroom, and one three-bedroom unit. The next level has nine units, including four one-bedroom units, one two-bedroom, and four three-bedroom units. The top level has eleven units, including two one-bedroom, three two-bedroom, and six three-bedroom. The 23 units have a total of 50 bedrooms.

**Adaptive Reuse Code Provisions.** The purpose of the adaptive reuse provisions in Section 29.306 of the Municipal Code is to foster the renovation and reuse of structures that have historic, architectural, or economic value to the City and are vacant or at risk of becoming under-utilized, vacant or demolished. Approval by the City Council must be

based on the project meeting these four conditions:

1. "The proposed adaptive reuse must be residential, commercial, or a combination of such uses...."

Staff Comments: The proposed adaptive reuse is a residential use, which complies with this condition.

2. **"The structure or group of structures proposed for adaptive reuse must have historic, architectural, or economic value to the City justifying renovation and preservation, as determined by the City Council."**

Staff Comments: The building has historic and architectural value to the City, as evidenced by listing of the property in the National Register of Historic Places, and as documented in the nomination for listing. (see "National Register Listing" section of this report)

3. "The City Council must determine that the long-term benefits of the proposed adaptive reuse outweigh any negative impact on the neighborhood of the proposed project and on the City, as compared with the alternative of having the structures demolished or remaining vacant or underutilized."

Staff Comments: The long-term benefits of the proposed adaptive reuse include, but are not limited to preservation of an historic building that is historically significant in terms of the architecture of the building, as well as in terms of the people and events that have been associated with this building, since its construction in 1923. Another benefit is the provision of multiple-family housing in an historical structure that is to be the product of an adaptive reuse of a former school building. There are no other buildings in Ames that offer this same housing opportunity in an historic school building.

4. **"In all matters relative to the administration of the Adaptive Reuse requirements, the City Council shall obtain a recommendation from the Historic Preservation Commission on all structures that are determined to have architectural or historic value."**

Staff Comments: This item is included on the August 12, 2013 agenda of the Historic Preservation Commission for review and recommendation of the Adaptive Reuse Plan to the City Council for consideration.

If the City Council determines that the proposed project, to convert the former Roosevelt School to a multiple-family dwelling in the "UCRM" zoning district, qualifies for consideration as an adaptive reuse, then the City Council may waive some or all of the applicable Zone Development Standards for the "UCRM" zone, as described in Table

29.703(3), and General Development Standards set forth in Article 4 of Chapter 29 of the Municipal Code, so long as the project conforms to the following performance standards in Section 29.306(3):

Staff Comments: The applicant is not requesting a waiver of any of the applicable Zone Development Standards for General Development Standards include in Chapter 29 of the *Municipal Code*.

- (a) **“The renovation and remodeling of structures for adaptive reuse may not destroy or obscure essential architectural features. In addition, such architectural features must be enhanced to the extent that it is feasible and prudent to do so.”**

Staff Comments: The applicant has stated in the Adaptive Reuse application that “Current building exterior brick and limestone will be preserved entirely on the south façade. Minimal intrusions for planned balconies on the east and west elevations. Period sensitive; as close as possible to original windows and doors will be installed. Parking garage and elevator/entry atrium will be integrated to existing materials (i.e. brick, glass and metal). Existing bronze metal roof and gutters remain with future trim to match.” In addition, staff notes that the south façade, which features two projecting bays that flank the monumental front entry, with the door centered on the façade and featuring a white stone cornice overhang and scrolled console bracket is preserved under the applicant’s proposal. The cornerstone inscribed with “1923” at the southeast corner of the building will also remain intact.

- (b) “Where landscaping and public space required by Section 29.403 cannot be provided on site, any area on site that is available for landscaping shall be so utilized. When the City grants permission, the owner or operator of the site must also use areas within the public right-of-way and adjacent to the site to satisfy landscaping requirements.”

Staff Comments: The applicant is not requesting a waiver of any of the applicable requirements.

- (c) “Where necessary parking cannot be provided on site, reasonable provision for parking shall be provided off site.”

Staff Comments: The applicant is not requesting a waiver of any of the applicable parking requirements.

**National Register Listing.** Roosevelt School was listed in the National Register of Historic Places effective March 2, 2010. The application for nomination includes information concerning the history of the Roosevelt school building and its architectural features as described in the following paragraphs:

*“The nominated property is specifically 2.5 acres in size and consists of the original*

*1923 school and 1968 addition and the area of the original grassy field/playground area on the north side of the school building and extending to Roosevelt Avenue. In 1968, a two-story gymnasium and classroom building was built on the north wall of the north wing of the original 1923 school building.”*

*“The lower basement level is partially above grade, with two full floors above. In 1996, a metal pitched roof was added over the flat roof of the 1923 building rising above but set back slightly from the original pedimented roofline. The original and shaped pediment remains intact although metal capping now covers the original white stone copying on the pediment. A similar metal roof was also added over the roof of the 1968 addition at the same time.”*

*“The exterior walls consist of a polychrome brick veneer laid in a running bond, with simple relief and decorative detail produced by brick panels formed by rowlock borders and diamond patterns within the borders in the larger panels. The façade also features two projecting bays that flank the monumental front entry, with the door centered on the façade and featuring a white stone cornice overhang and scrolled console brackets. A white stone cornice is around the base of the pediment, which further features the school name and emblem centered over the front entry and made of white stone low-relief panels. A cornerstone inscribed with “1923” is at the southeast corner of the façade. The window sills and water table band are made of white stone. Bands of windows extend across the inset section of the façade, with the projecting ells being ‘blind’ and lacking windows. The other sides of the building also feature bands of windows on the first and second floors. Four outside entry doors include: the main entry door in the central bay of the south façade; two rear access doors on either side of the north wing; and one on the east side of the gymnasium addition.”*

*“As noted above, the only modifications to the exterior of the original 1923 school building have consisted of: the 1968 gymnasium addition to the north side of the north wing of the building; the replacement and partial infill of the windows as part of an energy conservation effort in the late twentieth century; the replacement and partial infill of the front entry doors as part of this same effort; and the addition of a metal roof to the original flat roof in 1996. Although not in keeping with the overall character of the building, the window and door modifications do not appear to have been invasive to the building’s masonry fabric. The windows could be restored to their original appearance using windows and doors compatible with the historic material and style of the original windows and doors. The 1968 gymnasium is not considered a major detraction from the overall integrity of the building because it was built of similar materials and in a design that was compatible with the original building design but still distinguishable as a later addition to the building. Furthermore, the addition is set back from the sides so that it is not visible from the front view of the property and does not obscure much of the historic building. Because it is an attached addition, the gymnasium addition is not counted as a separate building.”*

*“The only modern intrusions on the original school property included: the 1968 addition to the rear of the school building, which reduced the playground area somewhat, and the construction of paved parking lots along the west side of the building and playground to accommodate changing modes of transportation in the modern era...In*

general, the school building retains its original brickwork and white stone details and still presents a sufficient sense of time and place of the 1920s-50 era of public education. It also retains the feeling and association of this property as a historic school building even though it currently sits vacant and unused.” **Land Use Designation/Zoning.** The LUPP designation is One- and Two-Family Medium Density Residential. The following tables provide the future land use designation and zoning of the subject property and other surrounding properties.

| Direction from Subject Property | LUPP Map Designation                        | Zoning Map Designation                         |
|---------------------------------|---|--|
| Subject Property                | One & Two Family Medium Density Residential | “UCRM” (Urban Core Residential Medium Density) |
| North                           | One & Two Family Medium Density Residential | “UCRM” (Urban Core Residential Medium Density) |
| East                            | One & Two Family Medium Density Residential | “UCRM” (Urban Core Residential Medium Density) |
| South                           | One & Two Family Medium Density Residential | “UCRM” (Urban Core Residential Medium Density) |
| West                            | One & Two Family Medium Density Residential | “UCRM” (Urban Core Residential Medium Density) |

**Existing Land Use.** Land uses that occupy the subject property and other surrounding properties are described in the following table:

| Direction from Subject Property | Existing Land Uses/ Ownership of Properties      |
|---------------------------------|--|
| Subject Property                | Former Roosevelt School<br>RES Development, Inc. |
| North                           | Single-Family Homes/<br>Individual Home Owners   |
| East                            | Single-Family Homes/<br>Individual Home Owners   |
| South                           | Single-Family Homes/<br>Individual Home Owners   |
| West                            | Single-Family Homes/<br>Individual Home Owners   |

**Infrastructure.** The subject area is already a developed lot and served by all City infrastructure. Public utility mains and streets are immediately adjacent to the subject property with infrastructure to serve the site.

**Access.** The present configuration of the subject property’s parking lot and access drive allows for access from 9<sup>th</sup> Street, 10<sup>th</sup> Street and Northwestern Avenue. The Adaptive



Reuse Plan maintains the existing accesses from 10<sup>th</sup> Street and Northwestern Avenue, and the access from 9<sup>th</sup> Street that is west of the building. However, the Plan shows the access east of the building along 9<sup>th</sup> Street will be eliminated with the site changes proposed.

**Impacts.** The applicant intends to utilize the former school building, existing parking lots west of the building and open space as shown on the attached Adaptive Reuse Plan, as part of this development. The amount of impervious surface will be reduced by the proposed Plan. Asphalt paving will be removed east of the building and section will be removed west of the building, as well. The 9<sup>th</sup> Street access west of the building will remain open. The traffic generated by the multiple-family dwelling is anticipated to be less than what the neighborhood experienced when the building was utilized as an elementary school.

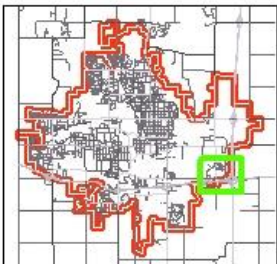
**Density.** The density of the proposed multiple-family dwelling is based on the number of dwelling units divided by the number of acres of land included in the site. A total of 23 units is proposed on 2.33 acres of land. This results in a density of 9.87 dwelling units per net acres, which must be approved by the City Council as part of the Adaptive Reuse Plan, since the density exceeds the maximum density allowed in the “UCRM” zoning district, which is no more than 7.26 dwelling units per net acre.

**Landscaping.** The attached Landscape Plan shows the addition of trees, shrubs, perennial beds, and walkways east of the building where asphalt paving currently exists. The asphalt will be removed to establish this landscaped setting next to the City park located between this site and Roosevelt Avenue. Other trees and shrubs will be added to the front façade abutting 9<sup>th</sup> Street to meet landscaping requirements for apartment buildings. Landscaping, including trees, shrubs, grass turf and a perennial bed will be added to the area west of the building, where asphalt is currently in place, and will also be planted in landscape islands to be added in the parking lots on the western portion of the site.

**Public Notice.** Notice was mailed to property owners within 200 feet of the site and a sign was posted on the subject property. As of this writing, no comments have been received.

# Attachment A

## Location Map



**Location Map**  
**921 9th Street**



# Attachment B

## Applicant Narrative-Page 1

Adaptive Re-Use Narrative, Former Roosevelt School, 921 9th Street, Ames, Iowa

Prepared by RES Development Inc., 8-2-13.

Adaptive re-use exists on a continuum between demolition and restoration that allows a structure to reflect past use and harmonize with additions or modifications to satisfy new use. The former Roosevelt School represents a wonderful opportunity to "Re-imagine" new life in a property that can no longer serve as a school, but has the "bones" and structural integrity to be sustainable and useful for decades to come.

The structure is on the National Registry of Historic Places which calls the adaptive reuse to be especially sensitive toward preservation of critical architectural features. In 1968, the building was given a major north addition along with the removal of original doors and windows. The 1968 addition permanently altered the east, west, and north elevations. The south elevation contains the bulk of the original exterior features of decorative cornice work and original horizontal limestone banding. (See attached photos of existing. Photo group "A"). The current condition of the property is summarized in the following:

1. No original windows or doors. The voids are filled with commercial window and door frames along with metal and styrofoam in-fills. Window air conditioners and venting also fill the former openings.
2. The exterior brick and limestone are dirty but remain in relatively good shape. Some window air conditioners and venting do exist in the wall structure.
3. Due to the age and condition of the original masonry roof and parapet wall, a newer low-profile custom, bronze colored, ribbed metal roof has been installed.
4. Building site has asphalt parking area and pea gravel along west, north, and east portions.
5. Interior mechanicals of HVAC, and plumbing are not functional and are abandoned.
6. Some newer electric is salvageable and can be used as a part of the future "house meter".
7. Most of the interior was modified in the 1968 renovation. Some interior trim and moldings are still in good shape and can be re-used.

Proposed changes to the current exterior of the structure can be summarized in the following:

1. Window and Door replacement. (See attached photo group "B" of probable original design). Replacement formal description: (See attached photo group "C"), classic, divided light with fixed exterior and interior 12 over 12 grill pattern without an internal spacer, colonial wide profile, bronze, aluminum color. Double pane, insulated Low-E, clear. Operational single or double hung as available. Entry doors to be wood or fiberglass (wood grain), with matching divided lights. Vintage look (1920's) hardware as available. This window and door replacement proposal matches the 3"-5" frame molding as close to the original as possible. The biggest

# Attachment B

## *Applicant Narrative-Page 2*

change would be the new windows would be bronze aluminum frames (not white, painted wood) and the glass would be insulated, not single pane.

2. The exterior masonry of the building will be carefully cleaned and tuck-pointed throughout.

Limestone horizontal bands and cornice ridges will be cleaned and tuck-pointed as well. The south facade of the original will be restored as close to the original as possible while the west and east elevations will be repaired where required, with the addition of orderly balconies. The balcony doors will be “integrated to the window bays” and the black, metal balcony and rail design will serve to accent the orderly design of the Progressive Era, Neo Classical architectural design. The metal rail is reminiscent of past fire-escapes typical of this age building.

3. Continuity, unity, and simplicity of design will be achieved by repetition of window bays in the 60’s addition, along with new glass block window in-fills in the garden level. Light will be enhanced to the low level through window wells which will allow larger bodies of glass window panes to this area.

4. The new glass atrium entry houses the elevator and north staircase. A transparent approach is given to this area in order to maintain a light and airy entry that allows the original brick exterior to be emphasized and viewed from the interior of this space. Exposure to the park-like setting of the grounds is also achieved by using this transparent approach. The atrium also serves as a transition to the new, enclosed, garage structure to the north which is key to the new function of the project. The materials used on the garage are simply repeated from the existing structure. Composed of brick, limestone, vertical metal siding and doors/windows that are all proposed design elements of the structure.

5. The new site is designed to enhance the park-like setting that will emerge with the addition of the city park to the east of the building. Much of the existing asphalt will be replaced with grass, plantings, gardens, curving sidewalks, and patios. The facade of the structure will take on a new residential quality while maintaining a strong echo to its original use as a school. The simplicity and repetition of building ingredients will serve as an excellent backdrop for color that can be encouraged with flowers, sculpture, and the like.

6. Parking and traffic flow is minimized by restricting and simplifying the points of entry as well as providing for the new garage feature.

**Attachment B**  
*Applicant Narrative-Page 3*

**Roosevelt Adaptive Reuse**

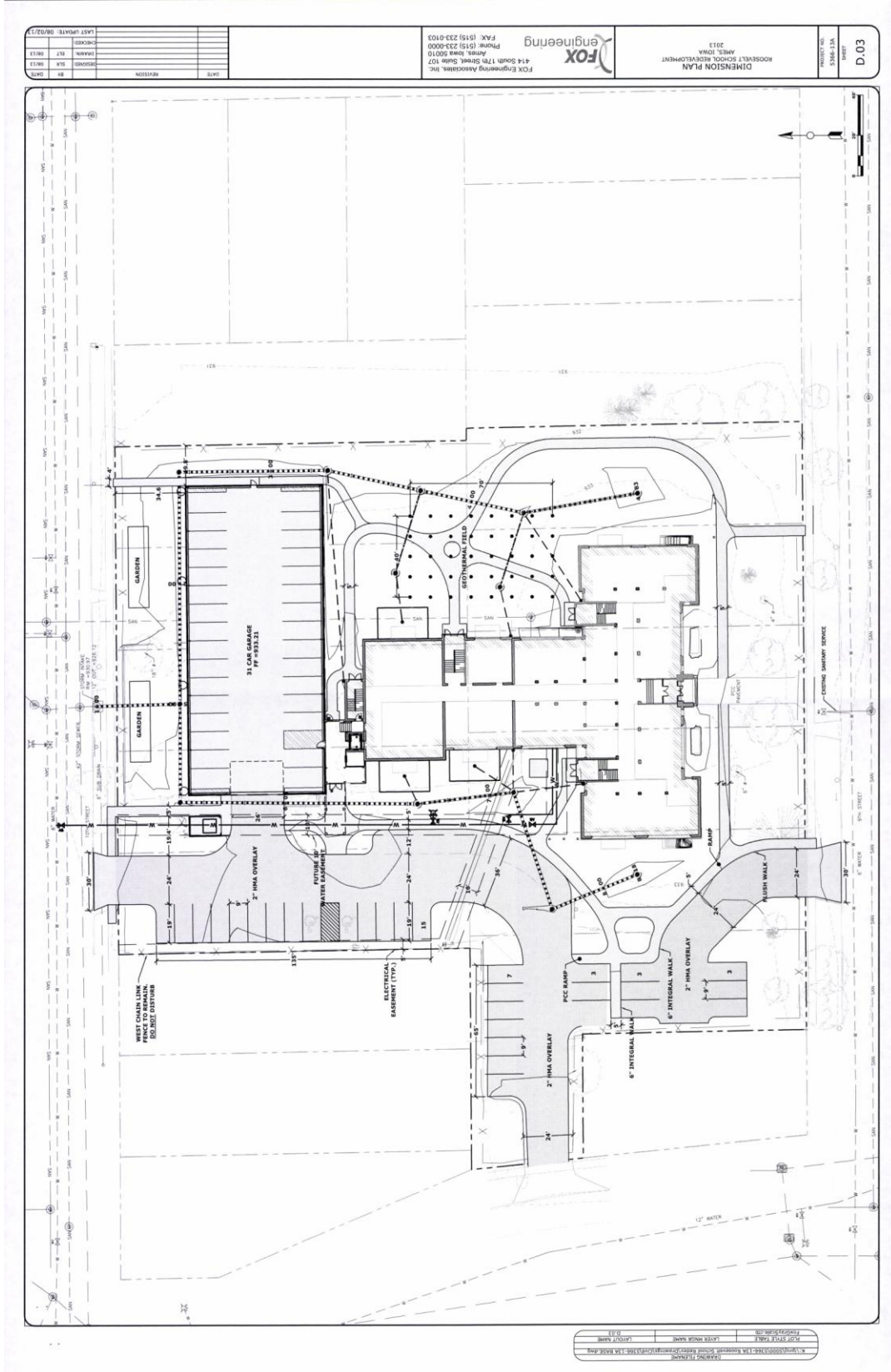
| UNIT            | Bedrooms           |
|-----------------|--------------------|
| 101             | 3                  |
| 102             | 2                  |
| 103             | 1                  |
| 201             | 1                  |
| 202             | 1                  |
| 203             | 1                  |
| 205             | 2                  |
| 206             | 1                  |
| 207             | 3                  |
| 208             | 3                  |
| 210             | 3                  |
| 211             | 3                  |
| 301             | 1                  |
| 302             | 1                  |
| 303             | 2                  |
| 304             | 2                  |
| 305             | 3                  |
| 306             | 3                  |
| 307             | 3                  |
| 308             | 3                  |
| 309             | 2                  |
| 310             | 3                  |
| 311             | 3                  |
| <b>23 Units</b> | <b>50 Bedrooms</b> |





# Attachment C

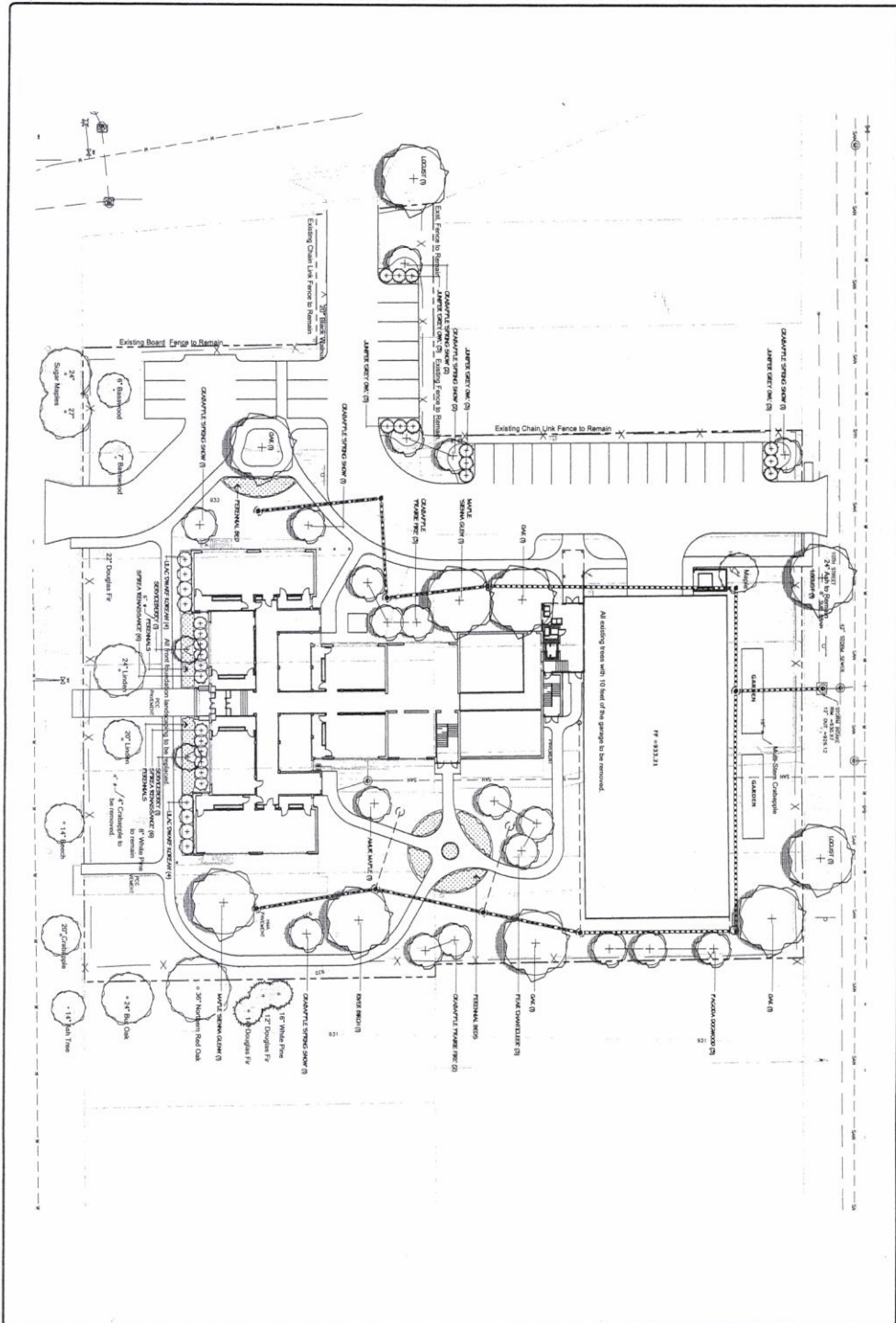
## Adaptive Reuse Plan (Dimension Plan)





# Attachment C

## Adaptive Reuse Plan (Landscaping)



DATE: JULY 2015  
 SCALE: 1/8" = 1'-0"  
 DRAWN: B.D.  
 REVIEWED:  
 APPROVED:

ROOSEVELT SCHOOL REDEVELOPMENT

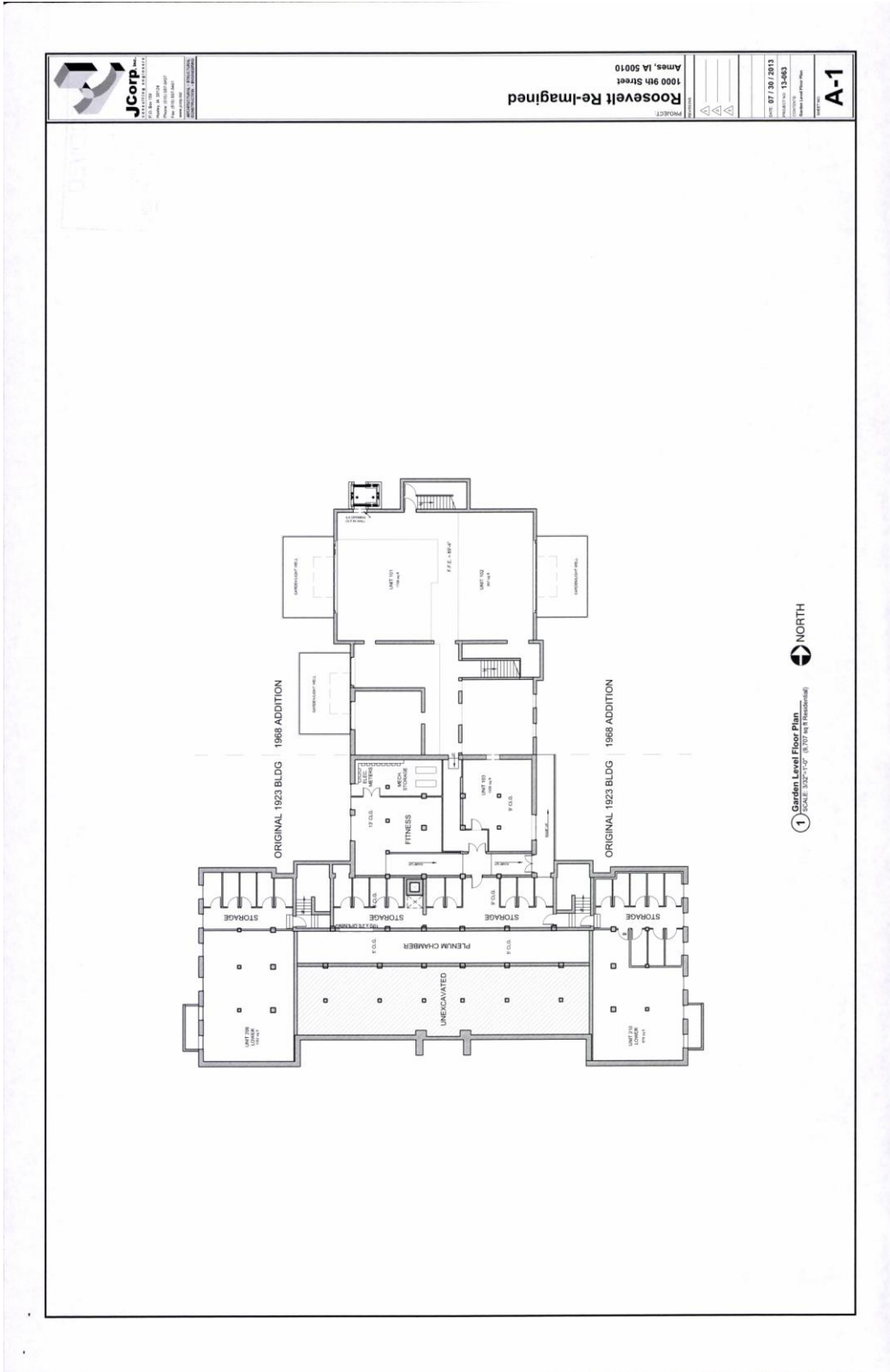
AMES, IOWA

**COUNTRY**  
 LANDSCAPES, INC.  
1800 10th Street, Suite 100  
 Ames, IA 50010  
 515.281.1111  
 www.countrylandscapes.com

SHEET L 01

# Attachment D

## Floor Plan-Garden Level



**JCorp**  
 1000 9th Street  
 Ames, IA 50010  
 Phone: 515.281.1000  
 Fax: 515.281.1001  
 Website: www.jcorp.com

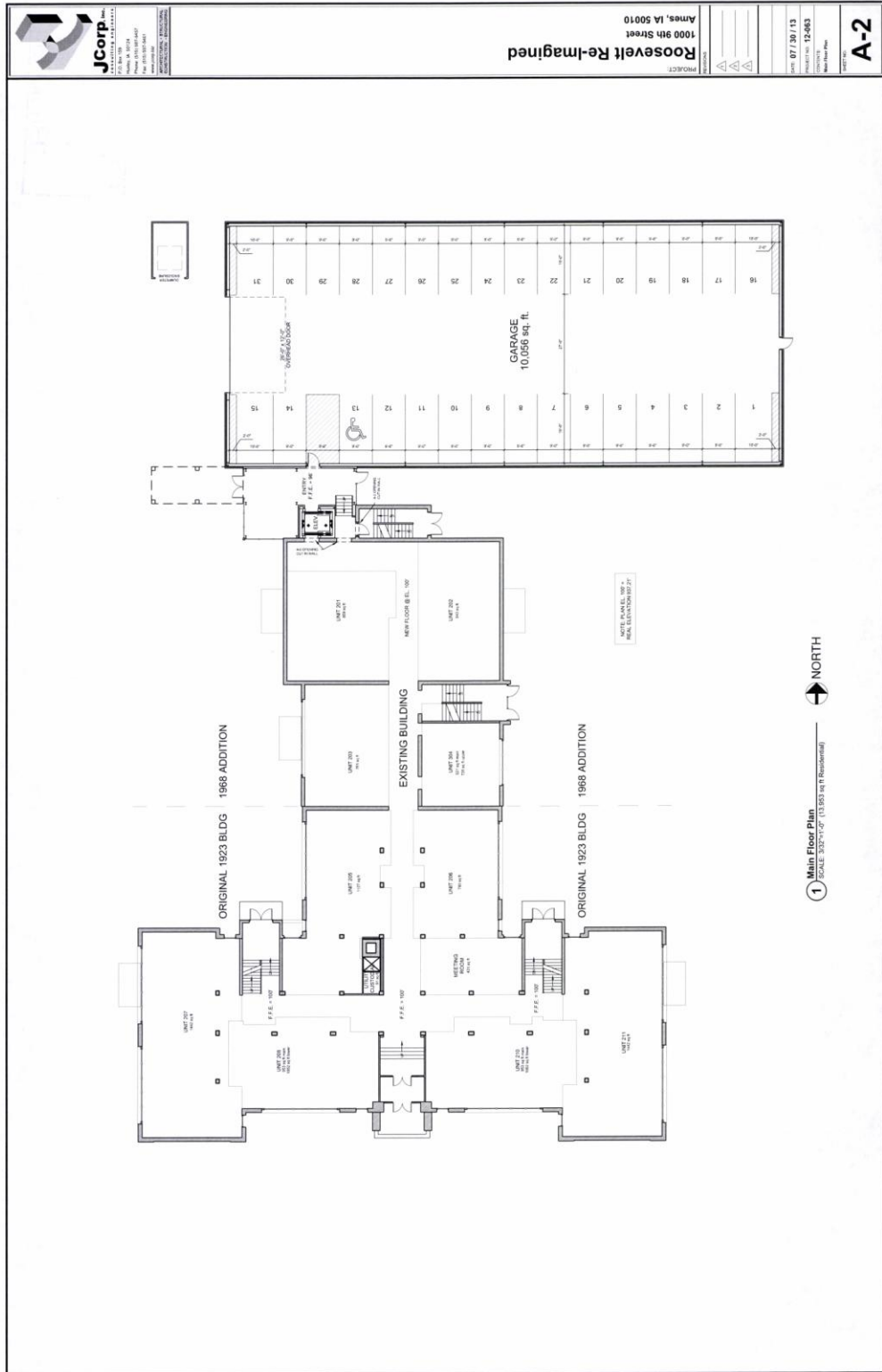
**Roosevelt Re-Imagined**  
 PROJECT  
 1000 9th Street  
 Ames, IA 50010

DATE: 07/30/2013  
 PROJECT NO.: 13-083  
 SHEET NO.: 13-083  
 SHEET TITLE: Floor Plan

**A-1**

# Attachment D

## Floor Plan-Main Floor Level



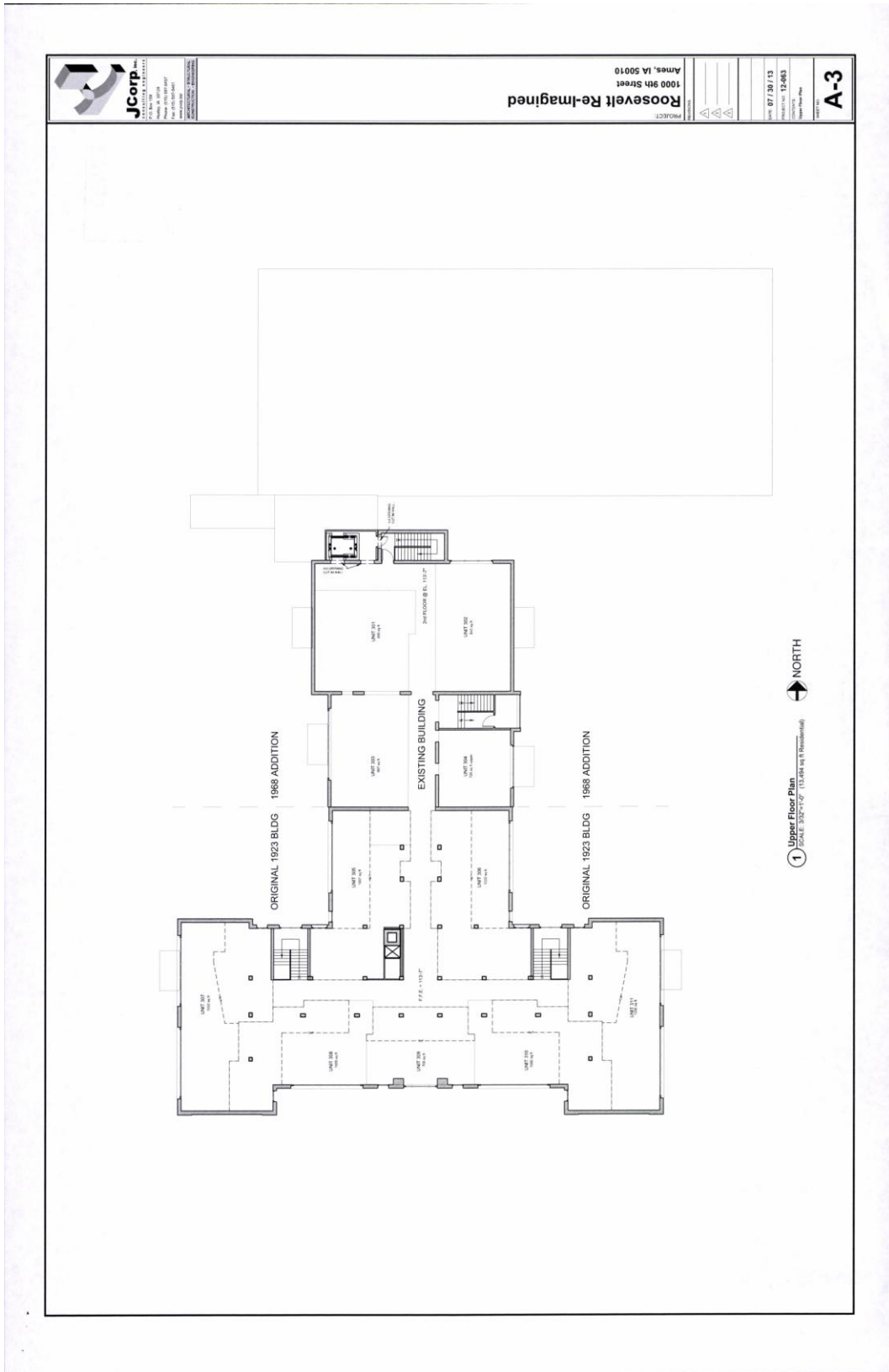
**Roosevelt Re-Imagined**  
1000 9th Street  
Ames, IA 50010

PROJECT  
DATE: 07/30/13  
REVISION: 1-2463  
DRAWN BY: [Name]  
CHECKED BY: [Name]

**A-2**

# Attachment D

## Floor Plan-Upper Floor Level



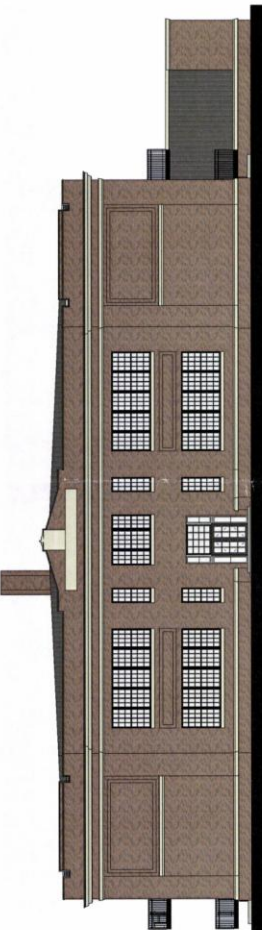
# Attachment E

## Proposed North and South Building Elevations

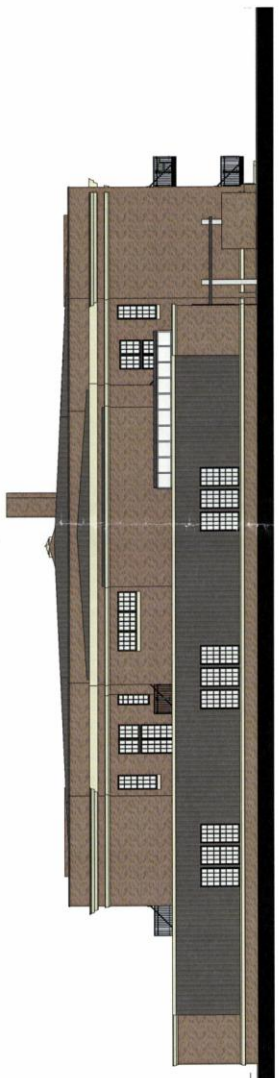


**JCorp**  
10000 J. P. Ruffin Blvd.  
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 Amherst, VA 24502-4007  
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 Fax: 434.622.4007  
 www.jcorp.com

**Roosevelt Re-Imagined**  
 921 9th Street  
 Amherst, VA 245010



**2 South Elevation**  
SCALE: 1/8" = 1'-0"



**1 North Elevation**  
SCALE: 1/8" = 1'-0"



**3 Dumpster Elevation - South**  
SCALE: 1/4" = 1'-0"

DATE: 06/02/2011  
 PROJECT NO: 12-003  
 SHEET NO: **A-4**

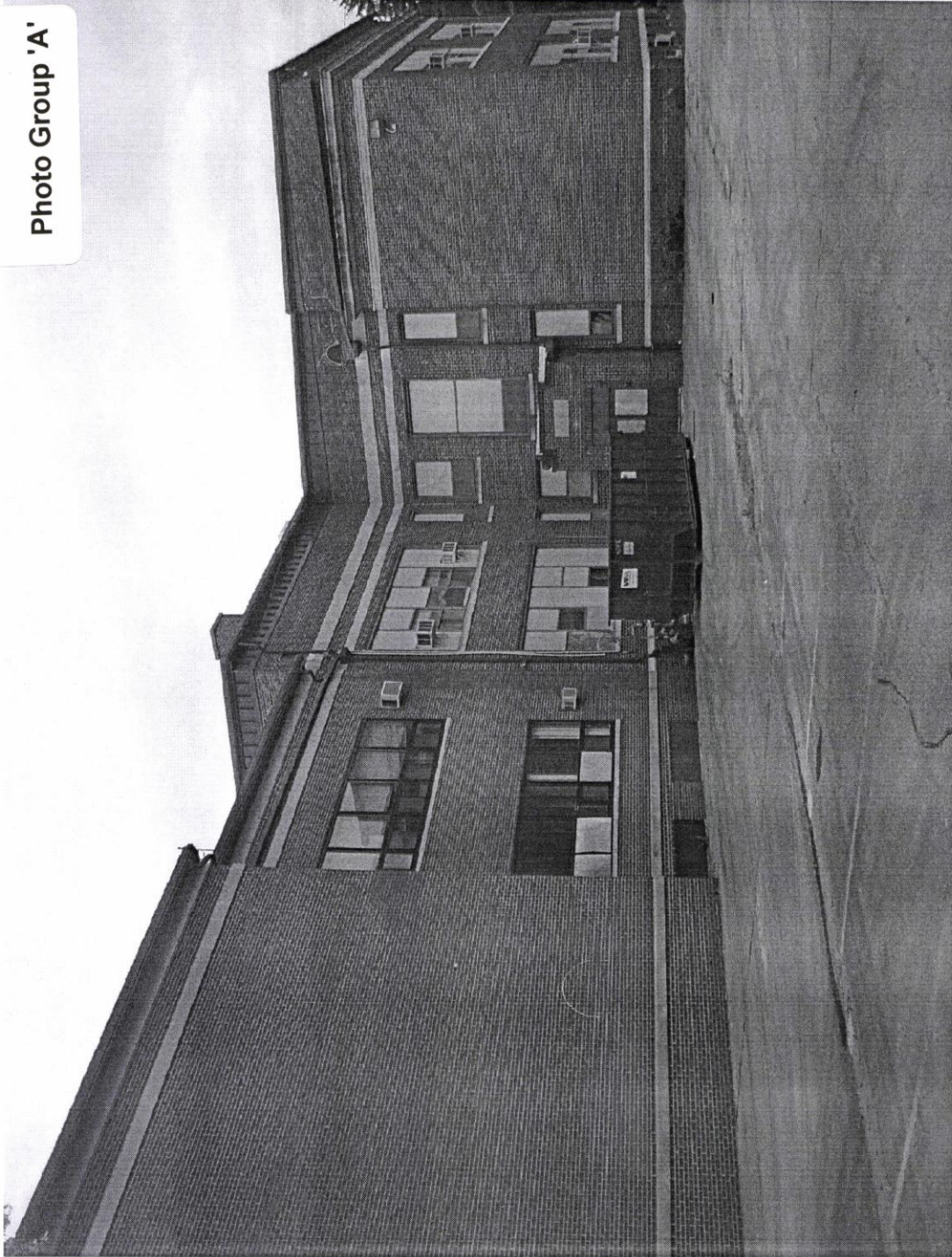
# Attachment F

## Proposed East and West Building Elevations



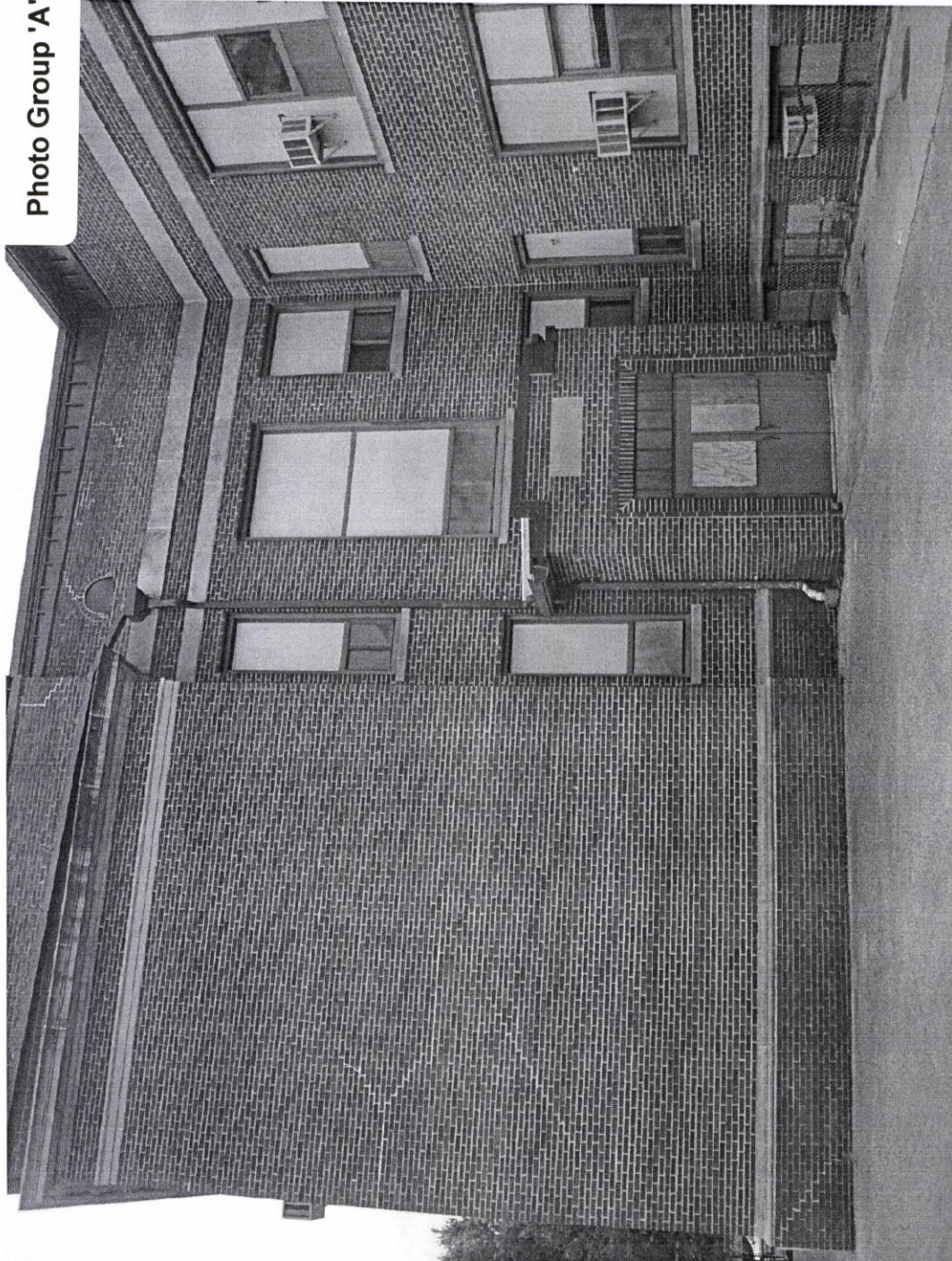
**Attachment G**  
*Photo #1-Existing*

Photo Group 'A'



**Attachment G**  
*Photo #2-Existing*

Photo Group 'A'



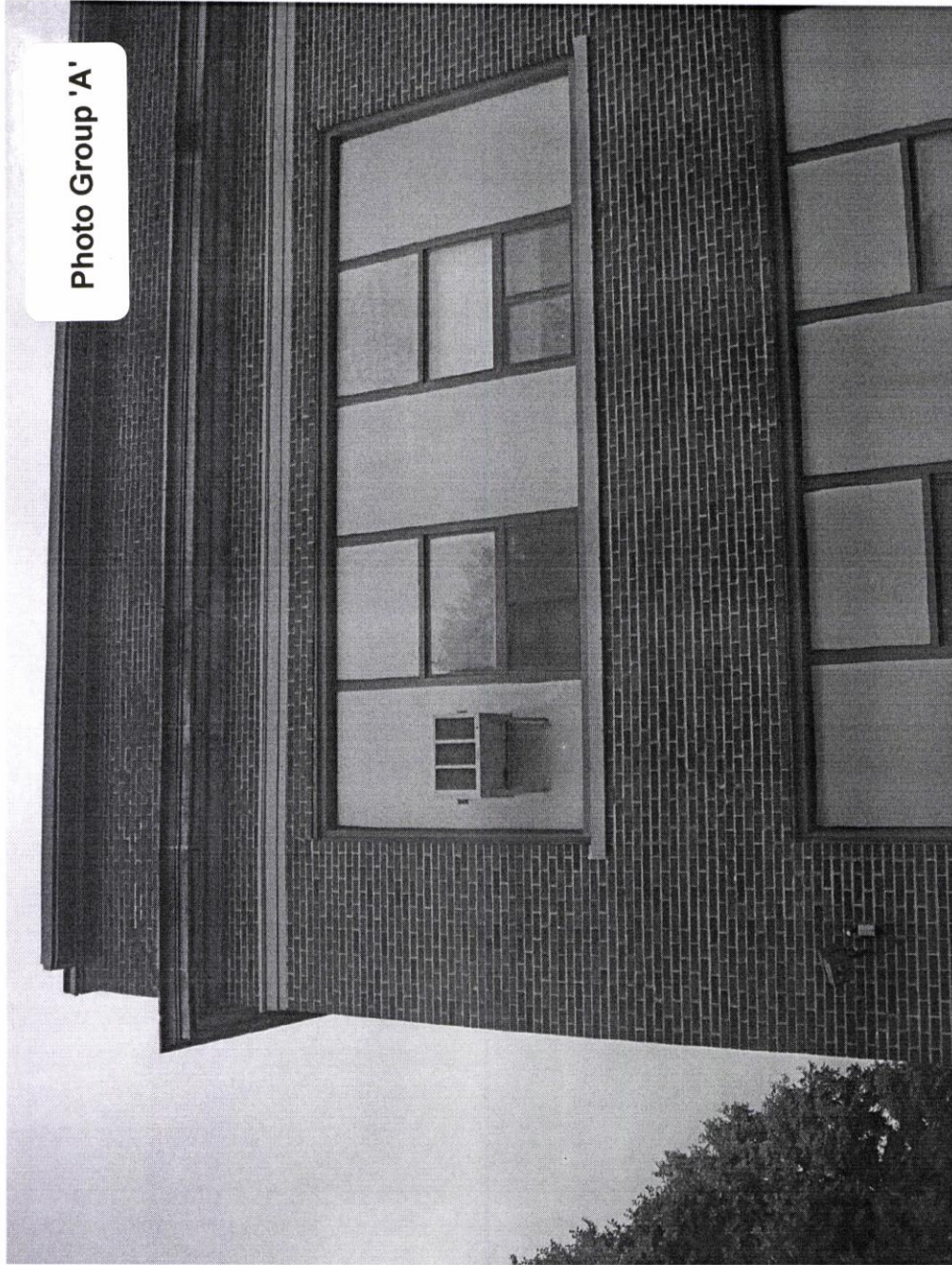


**Attachment G**  
*Photo #3-Existing*



**Attachment G**  
*Photo #4-Existing*

Photo Group 'A'



**Attachment H**  
*Photo #1-Historical*



**Attachment H**  
*Photo #2-Historical*



**COUNCIL ACTION FORM**

**SUBJECT: URBAN REVITALIZATION PLAN FOR ROOSEVELT SCHOOL SITE**

**BACKGROUND:**

In order to proceed with urban revitalization of the Roosevelt School site, the City Council must follow the statutory procedure established in the Code of Iowa for creating an Urban Revitalization Area. At this time, **the City Council is asked to take three actions:**

- 1.) Determine whether the proposed project meets the qualifying criteria established by the City Council, as described below;**
- 2.) Direct staff to prepare the Urban Revitalization Plan; and**
- 3.) Set the date of public hearing to consider an ordinance to designate the Roosevelt School site as an Urban Revitalization Area.**

On June 11, 2013, the City Council determined that the Roosevelt School site at 921 9<sup>th</sup> Street is eligible for designation as an Urban Revitalization Area (URA), under *Section 404.1 of the Code of Iowa*, in that this is “An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.” Establishing the policy for the school site provides for an individual to apply for approval of a URA Plan with specific project details and to be eligible for property tax abatement if the project is built to the specifications of an approved plan. The City Council also decided upon a policy establishing qualifying criteria for the proposed URA. The criteria established by the City Council are described as follows:

- 1. *The property includes a former public school building that is no longer used as a school; and,***
- 2. *The National Park Service has determined that one or more of the properties has a structure that meets the National Register Evaluation Criteria; and,***
- 3. *The renovation and remodeling of structures will not destroy or obscure essential architectural features. In addition, such architectural features must be enhanced to the extent that it is feasible and prudent to do so.***

On August 2, 2013, applicant Dean Jensen of RES Development, Inc. submitted a complete application requesting “Designation of an Urban Revitalization Area” for the former Roosevelt School site. Mr. Jensen proposes to convert the former elementary school building to 23 multi-family residential units (*see Applicant’s Narrative in Attachment C*).

An application for approval of an Adaptive Reuse Plan (ARP) was also submitted on

August 2, 2013. This ARP is a Major Site Development Plan that details the building and site improvements for the project site. In this circumstance, an approved ARP would also serve as the basis for preparation of a URA Plan. The applicant's ARP requirements in *Section 29.306(3) of the Municipal Code* are the same as the criteria listed above as Council Policy #3 for the URA in regards to historic evaluation and review.

The ARP has been reviewed by City staff for compliance with the adopted City codes and policies. It was also reviewed by the Historic Preservation Commission on August 12, which found the plan to be an excellent example of historic preservation while allowing for a new use and life for the building. The Commission recommended approval of the plan by the City Council. Likewise, the Planning and Zoning Commission also endorsed approval of the plan at their meeting on August 21.

The attached addendum provides background and analysis of the proposal and the requested action.

**ALTERNATIVES:**

1. The City Council can take the following actions:
  - A. Determine that the proposed Adaptive Reuse project meets the criteria for designating the Roosevelt School site as an Urban Revitalization Area;
  - B. Direct staff to prepare the Urban Revitalization Plan for the Roosevelt School site; and,
  - C. Set the date of public hearing as October 8, 2013, to consider an ordinance to designate the Roosevelt School site as an Urban Revitalization Area.
2. The City Council can determine that the proposed Adaptive Reuse project does not meet the criteria for designation as an Urban Revitalization Area.
3. The City Council can defer action on this request and refer it back to City staff and/or the applicant for additional information.

**MANAGER'S RECOMMENDED ACTION:**

The Roosevelt School site was sold to a private developer by the Ames Community School District. The building was listed in the National Register of Historic Places on March 2, 2010. The applicant has demonstrated in the attached site plans, building plans and narrative that the renovation and remodeling of the structure will not destroy or obscure essential architectural features, and will enhance such features as are feasible and prudent to do. The proposal by RES Development, Inc. clearly meets the three qualifying criteria, as established by the City Council, for designating the Roosevelt School site as an Urban Revitalization Area.

**Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1,** determining that the proposed Adaptive Reuse Plan project meets the qualifying criteria for designating the Roosevelt School site as an Urban Revitalization Area, directing staff to prepare the Urban Revitalization Plan, and setting the date of public hearing as October 8, 2013.

## ADDENDUM

### Project Analysis:

Dean Jensen, RES Development, Inc., is seeking designation of the Roosevelt School site at 921 9<sup>th</sup> Street as an Urban Revitalization Area to receive an abatement of real estate taxes on the added value for a period of time ranging from three to ten years.

The legal descriptions for properties to be included in the Urban Revitalization Area (URA) are included in *Attachment B*. **More than one property must be included in an Urban Revitalization Area; and the applicant's application includes only the property that was purchased from the Ames School District and has been approved by the City Council as "Parcel A" through a Plat of Survey. Therefore, it is the City Manager's recommendation that the park land (under City ownership) adjacent to the Roosevelt School property to the east also be included in the proposed Urban Revitalization Area, as shown on *Attachment A*. No additional buildings are planned for the park land, and the URA designation will have no effect on the park, since it is under City ownership.**

The developer proposes to convert the former Roosevelt School building to a multiple-family residential dwelling with 23 individual condominium units for sale. Plans are to retain the former school building, including the original building, constructed in 1923, and the 1968 addition. A second addition to the original building is proposed on the north end of the building, which will include a glass atrium that houses the new elevator and north staircase, as well as a new 31-car garage for residents of the units.

The condominium units will be located in three levels of the building (*see proposed floor plans in Attachment E*). The lower level is partially above grade, and includes a one-bedroom unit, a two-bedroom unit, and a three-bedroom unit. The next level has nine units, including four one-bedroom units, one two-bedroom, and four three-bedroom units. The top level has eleven units, including two one-bedroom units, three two-bedroom units, and six three-bedroom units. The 23 units have a total of 50 bedrooms.

The applicant states that "Current building exterior brick and limestone will be preserved entirely on the south façade (*see proposed building elevations in Attachment F and also existing photos in Attachment H and historical photos in Attachment I*). Minimal intrusions for planned balconies on the east and west elevations. Period sensitive materials, as close as possible to original windows and doors will be installed. Parking garage and elevator/entry atrium will be integrated to existing materials (i.e. brick, glass and metal). Existing bronze metal roof and gutters remain with future trim to match." In addition, staff notes that the south façade is preserved under the applicant's proposal, which features two projecting bays that flank the monumental front entry, with the door centered on the façade and featuring a white stone cornice overhang and scrolled console bracket. The cornerstone inscribed with "1923" at the southeast corner of the building will also remain intact. The building has historic and architectural value to the City, as evidenced by listing of the property in the National Register of Historic Places, and as documented in the nomination for listing.



The City Council has established qualifying criteria for the proposed Urban Revitalization Area, one of which is that, "***The National Park Service has determined that one or more of the properties has a structure that meets the National Register Evaluation Criteria.***"

The National Register "Evaluation Criteria" includes properties:

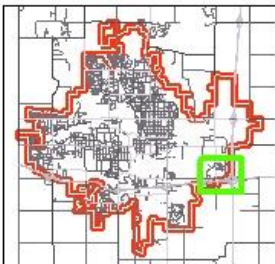
- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or***
- B. That are associated with the lives of persons significant in our past; or***
- C. That embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or***
- D. That have yielded, or may be likely to yield, information important in prehistory or history.'***

The Roosevelt School Site is significant under Criteria "A" and "C", as evidenced in the National Register nomination prepared for listing of the site. Roosevelt School was listed in the National Register of Historic Places effective March 2, 2010.

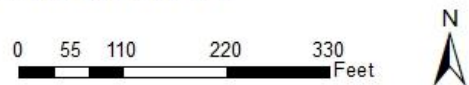
Public notice was mailed to property owners within 200 feet of the site and a sign was posted on the subject property. As of this writing, no comments have been received.

# Attachment A

## Location Map



### Location Map Roosevelt School Site Urban Revitalization Area



**Attachment B**  
***Legal Descriptions of***  
***Urban Revitalization Area Properties***

Roosevelt School Site: 2.21 Acres

Parcel 'A': Lots 5-9, Block 2 in Baird's Addition and Lots 9-13 and the North 55.00 feet of Lot 14, Block 26 in College Park Addition 2<sup>nd</sup> North, all in Ames, Story County, Iowa, and all being more particularly described as follows: Beginning at the Southeast Corner of said Lot 9, Block 26; thence N89°29'28"W, 299.91 feet along the South line of said Block 26 to the Southwest Corner of said Lot 13; thence N00°02'06"W, 110.08 feet along the West line thereof; thence N89°29'12"W, 61.00 feet along the South line of the North 55.00 feet of said Lot 14 to the East line of Northwestern Avenue; thence N04°48'22"W, 55.24 feet to the Northwest Corner of said Lot 14; thence S89°29'12"E, 109.57 feet along the North line of said Block 26 to the Southwest Corner of said Lot 9, Block 2; thence N00°03'21"W, 172.66 feet to the Northwest Corner of said Lot 9, Block 2; thence S89°30'23"E, 249.89 feet to the Northeast Corner of said Lot 5, Block 2; thence S00°03'32"E, 172.74 feet to the Southeast Corner of said Lot 5, Block 2; thence S89°29'12"E, 6.00 feet to the Northeast Corner of said Lot 9, Block 26; thence S00°02'49"E, 165.06 feet to the point of beginning, containing 2.21 acres

City Park: 1.30 Acres

Lots 1, 2, 3 and 4 in Block 2, Baird's Addition to the City of Ames, Story County, Iowa  
AND  
Lots 6, 7, and 8 in Block 26, College Park Addition North, City of Ames, Story County, Iowa

# Attachment C

## Applicant Narrative-Page 1

Adaptive Re-Use Narrative, Former Roosevelt School, 921 9th Street, Ames, Iowa

Prepared by RES Development Inc., 8-2-13.

Adaptive re-use exists on a continuum between demolition and restoration that allows a structure to reflect past use and harmonize with additions or modifications to satisfy new use. The former Roosevelt School represents a wonderful opportunity to "Re-imagine" new life in a property that can no longer serve as a school, but has the "bones" and structural integrity to be sustainable and useful for decades to come.

The structure is on the National Registry of Historic Places which calls the adaptive reuse to be especially sensitive toward preservation of critical architectural features. In 1968, the building was given a major north addition along with the removal of original doors and windows. The 1968 addition permanently altered the east, west, and north elevations. The south elevation contains the bulk of the original exterior features of decorative cornice work and original horizontal limestone banding. (See attached photos of existing. Photo group "A"). The current condition of the property is summarized in the following:

1. No original windows or doors. The voids are filled with commercial window and door frames along with metal and styrofoam in-fills. Window air conditioners and venting also fill the former openings.
2. The exterior brick and limestone are dirty but remain in relatively good shape. Some window air conditioners and venting do exist in the wall structure.
3. Due to the age and condition of the original masonry roof and parapet wall, a newer low-profile custom, bronze colored, ribbed metal roof has been installed.
4. Building site has asphalt parking area and pea gravel along west, north, and east portions.
5. Interior mechanicals of HVAC, and plumbing are not functional and are abandoned.
6. Some newer electric is salvageable and can be used as a part of the future "house meter".
7. Most of the interior was modified in the 1968 renovation. Some interior trim and moldings are still in good shape and can be re-used.

Proposed changes to the current exterior of the structure can be summarized in the following:

1. Window and Door replacement. (See attached photo group "B" of probable original design). Replacement formal description: (See attached photo group "C"), classic, divided light with fixed exterior and interior 12 over 12 grill pattern without an internal spacer, colonial wide profile, bronze, aluminum color. Double pane, insulated Low-E, clear. Operational single or double hung as available. Entry doors to be wood or fiberglass (wood grain), with matching divided lights. Vintage look (1920's) hardware as available. This window and door replacement proposal matches the 3"-5" frame molding as close to the original as possible. The biggest

# Attachment C

## *Applicant Narrative-Page 2*

change would be the new windows would be bronze aluminum frames (not white, painted wood) and the glass would be insulated, not single pane.

2. The exterior masonry of the building will be carefully cleaned and tuck-pointed throughout.

Limestone horizontal bands and cornice ridges will be cleaned and tuck-pointed as well. The south facade of the original will be restored as close to the original as possible while the west and east elevations will be repaired where required, with the addition of orderly balconies. The balcony doors will be “integrated to the window bays” and the black, metal balcony and rail design will serve to accent the orderly design of the Progressive Era, Neo Classical architectural design. The metal rail is reminiscent of past fire-escapes typical of this age building.

3. Continuity, unity, and simplicity of design will be achieved by repetition of window bays in the 60’s addition, along with new glass block window in-fills in the garden level. Light will be enhanced to the low level through window wells which will allow larger bodies of glass window panes to this area.

4. The new glass atrium entry houses the elevator and north staircase. A transparent approach is given to this area in order to maintain a light and airy entry that allows the original brick exterior to be emphasized and viewed from the interior of this space. Exposure to the park-like setting of the grounds is also achieved by using this transparent approach. The atrium also serves as a transition to the new, enclosed, garage structure to the north which is key to the new function of the project. The materials used on the garage are simply repeated from the existing structure. Composed of brick, limestone, vertical metal siding and doors/windows that are all proposed design elements of the structure.

5. The new site is designed to enhance the park-like setting that will emerge with the addition of the city park to the east of the building. Much of the existing asphalt will be replaced with grass, plantings, gardens, curving sidewalks, and patios. The facade of the structure will take on a new residential quality while maintaining a strong echo to its original use as a school. The simplicity and repetition of building ingredients will serve as an excellent backdrop for color that can be encouraged with flowers, sculpture, and the like.

6. Parking and traffic flow is minimized by restricting and simplifying the points of entry as well as providing for the new garage feature.

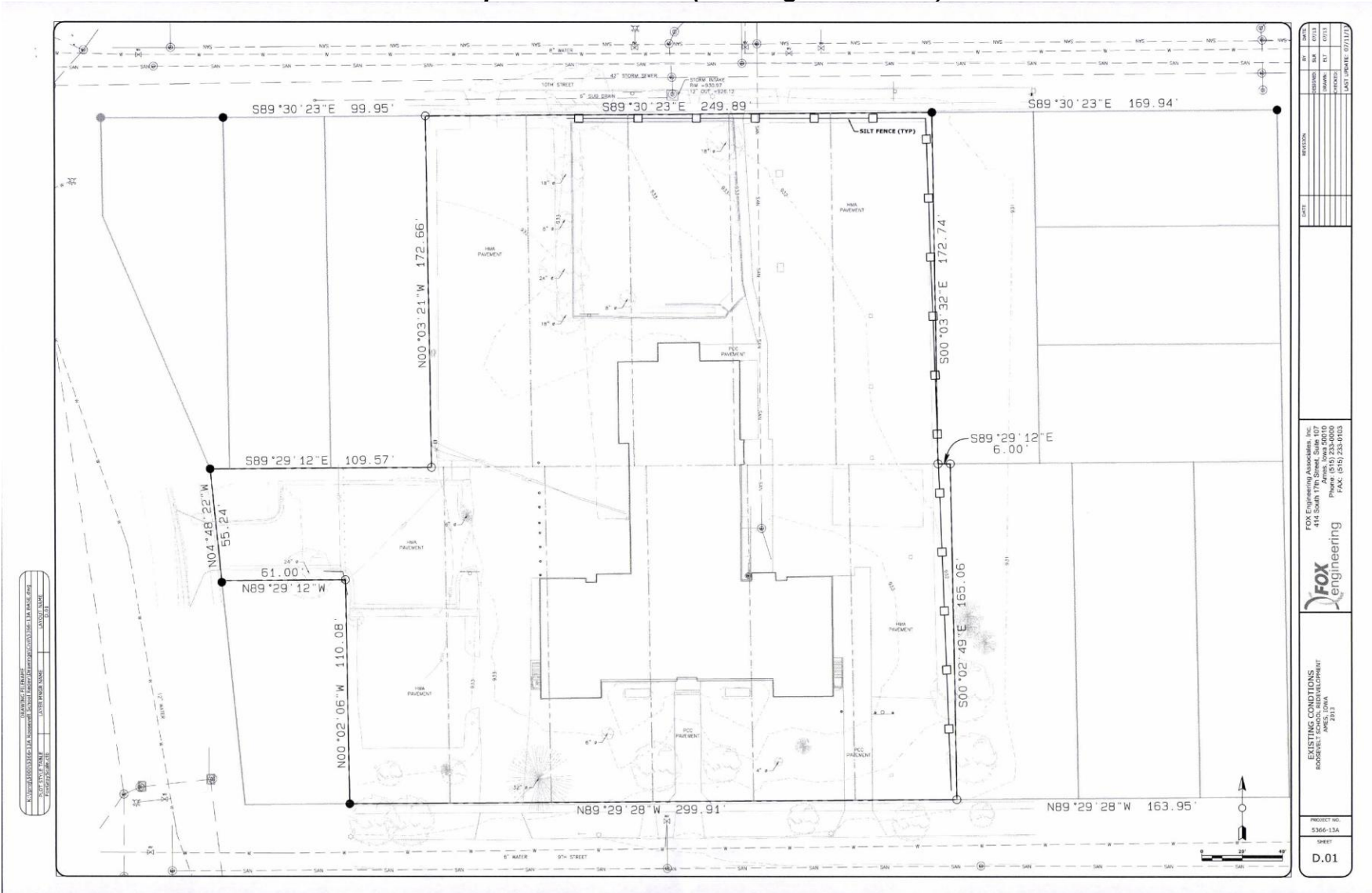
**Attachment C**  
**Applicant Narrative-Page 3**

**Roosevelt Adaptive Reuse**

| UNIT            | Bedrooms           |
|-----------------|--------------------|
| 101             | 3                  |
| 102             | 2                  |
| 103             | 1                  |
| 201             | 1                  |
| 202             | 1                  |
| 203             | 1                  |
| 205             | 2                  |
| 206             | 1                  |
| 207             | 3                  |
| 208             | 3                  |
| 210             | 3                  |
| 211             | 3                  |
| 301             | 1                  |
| 302             | 1                  |
| 303             | 2                  |
| 304             | 2                  |
| 305             | 3                  |
| 306             | 3                  |
| 307             | 3                  |
| 308             | 3                  |
| 309             | 2                  |
| 310             | 3                  |
| 311             | 3                  |
| <b>23 Units</b> | <b>50 Bedrooms</b> |

# Attachment D

## Adaptive Reuse Plan (Existing Conditions)



|  |                         |
|--|-------------------------|
| OWNER: FOX ENGINEERING ASSOCIATES, INC.            | DATE: 07/11/13          |
| PROJECT: ADAPTIVE REUSE PLAN (EXISTING CONDITIONS) | SCALE: AS SHOWN         |
| DRAWN BY: J. W. BROWN                              | CHECKED BY: J. W. BROWN |
| DATE: 07/11/13                                     | DATE: 07/11/13          |

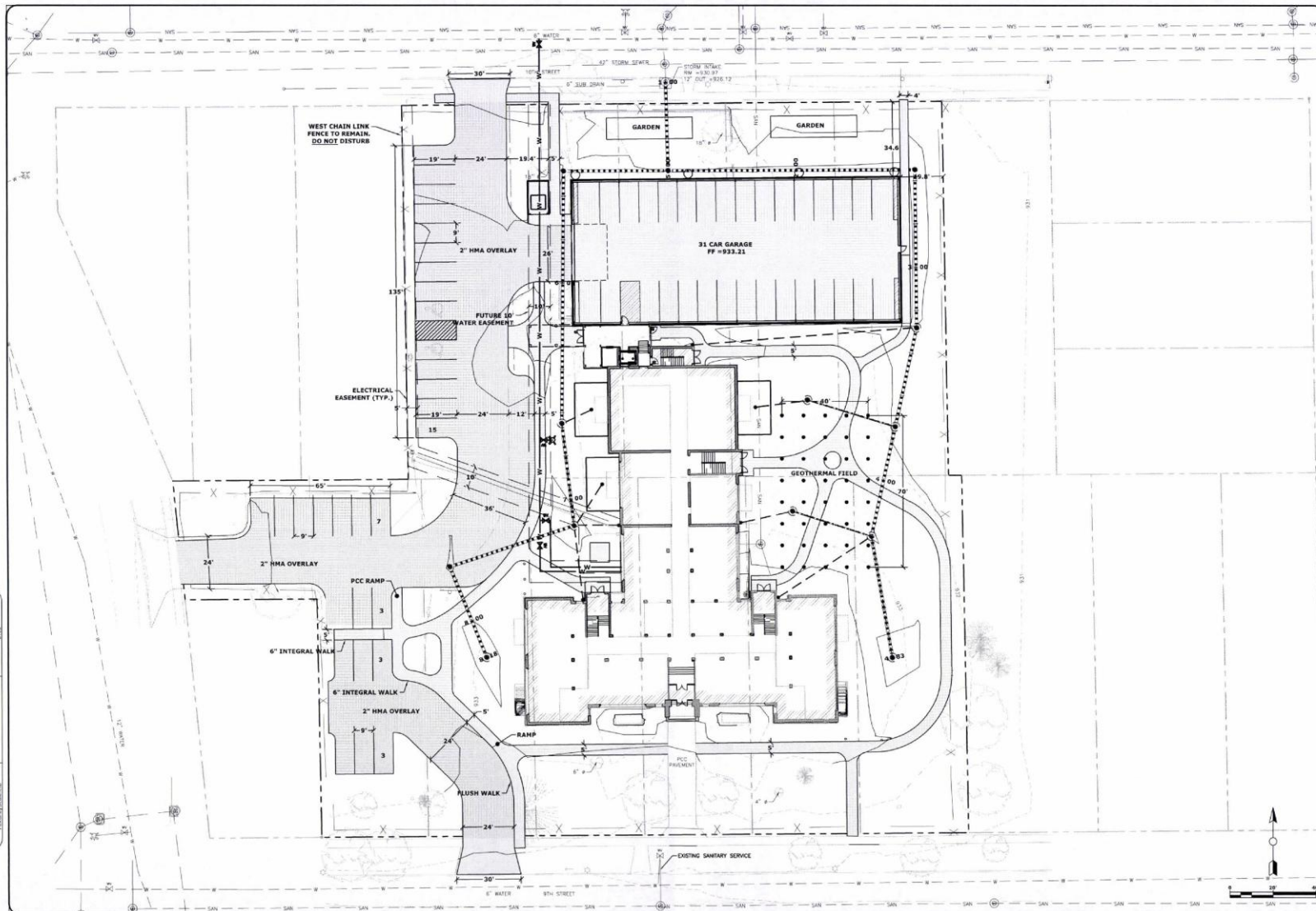
| <p>EXISTING CONDITIONS<br/>PROJECT: ADAPTIVE REUSE PLAN<br/>JAMES, IOWA<br/>2013</p> | <p>FOX Engineering Associates, Inc.<br/>441 South 77th Avenue, Iowa 50010<br/>Phone: (515) 233-0103<br/>Fax: (515) 233-0103</p> <p><b>FOX</b> engineering</p>   |             |      |             |  |  |  |  |  |  |  |  |  |  |  |  |
|--|---|-------------|------|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| <p>PROJECT NO:<br/>5366-13A</p>  | <p>DATE: _____</p> <p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>DATE: _____</p> <p>LAST UPDATE: 07/11/13</p> | NO.         | DATE | DESCRIPTION |  |  |  |  |  |  |  |  |  |  |  |  |
| NO.  | DATE  | DESCRIPTION |      |             |  |  |  |  |  |  |  |  |  |  |  |  |
|  |   |             |      |             |  |  |  |  |  |  |  |  |  |  |  |  |
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|  |   |             |      |             |  |  |  |  |  |  |  |  |  |  |  |  |
|  |   |             |      |             |  |  |  |  |  |  |  |  |  |  |  |  |





# Attachment D

## Adaptive Reuse Plan (Dimension Plan)



|              |      |
|--------------|------|
| DESIGNED BY  | DATE |
| CHECKED BY   | DATE |
| IN CHARGE    | DATE |
| PROJECT NAME | DATE |
| LOCATION     | DATE |

|  |      |    |      |       |      |
|--|------|----|------|-------|------|
| REVISION   | DATE | BY | DATE | SCALE | DATE |
|  |      |    |      |       |      |
| <p style="font-size: 10px; margin: 0;">FOX ENGINEERING ASSOCIATES, INC.<br/>414 SOUTH 17TH STREET, SUITE 107<br/>AMES, IOWA 50010<br/>PHONE: (515) 233-8100<br/>FAX: (515) 233-8103</p> <p style="font-size: 24px; font-weight: bold; margin: 0;">FOX</p> <p style="font-size: 14px; margin: 0;">engineering</p> |      |    |      |       |      |
| <p style="font-size: 10px; margin: 0;">DIMENSION PLAN<br/>HOOVERVILLE DEVELOPMENT<br/>AMES, IOWA<br/>2013</p>  |      |    |      |       |      |
| <p style="font-size: 10px; margin: 0;">PROJECT NO.<br/>5366-13A</p>  |      |    |      |       |      |
| <p style="font-size: 10px; margin: 0;">SHEET</p>   |      |    |      |       |      |
| <p style="font-size: 14px; font-weight: bold; margin: 0;">D.03</p>   |      |    |      |       |      |

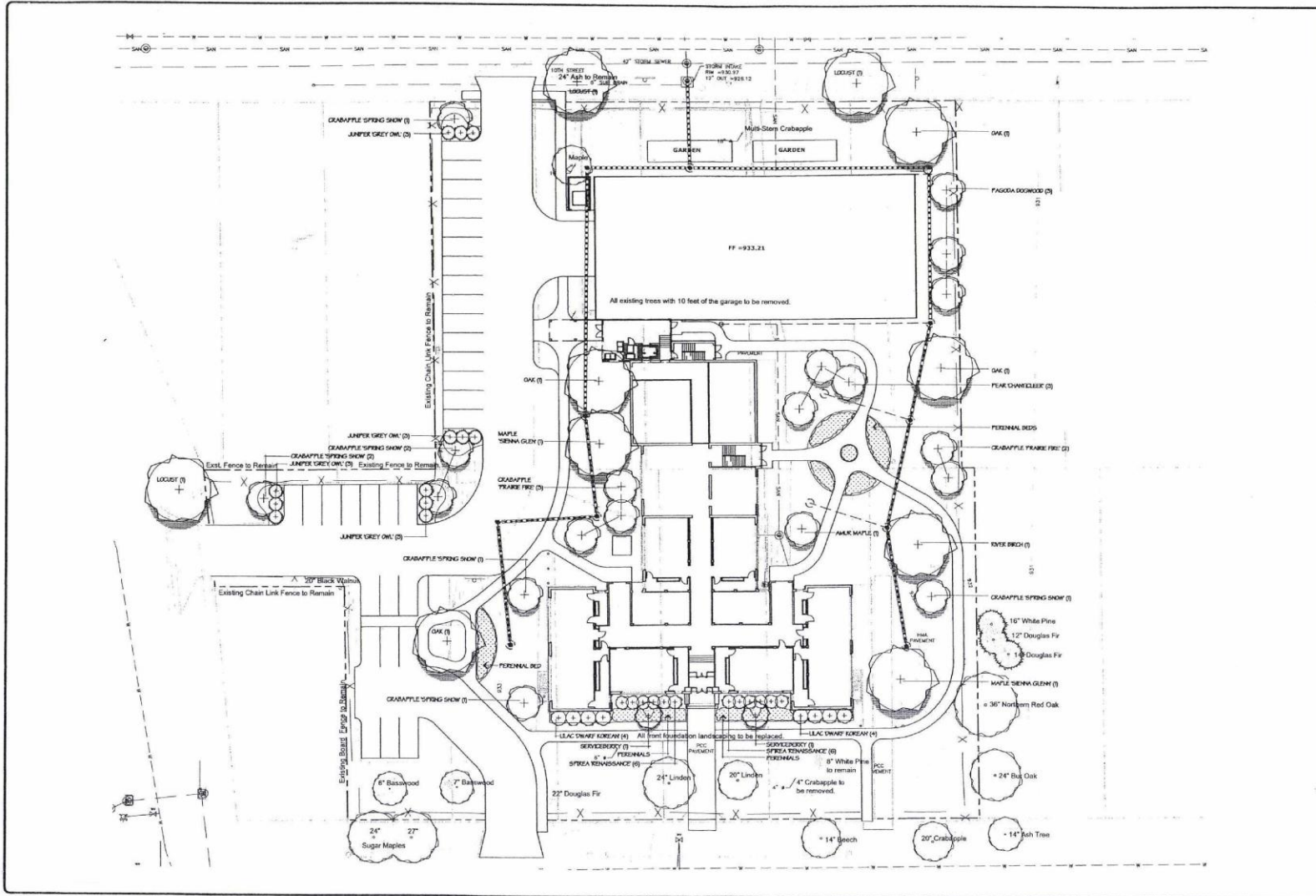
**Attachment D**  
*Adaptive Reuse Plan (Landscaping)*



ROOSEVELT SCHOOL REDEVELOPMENT

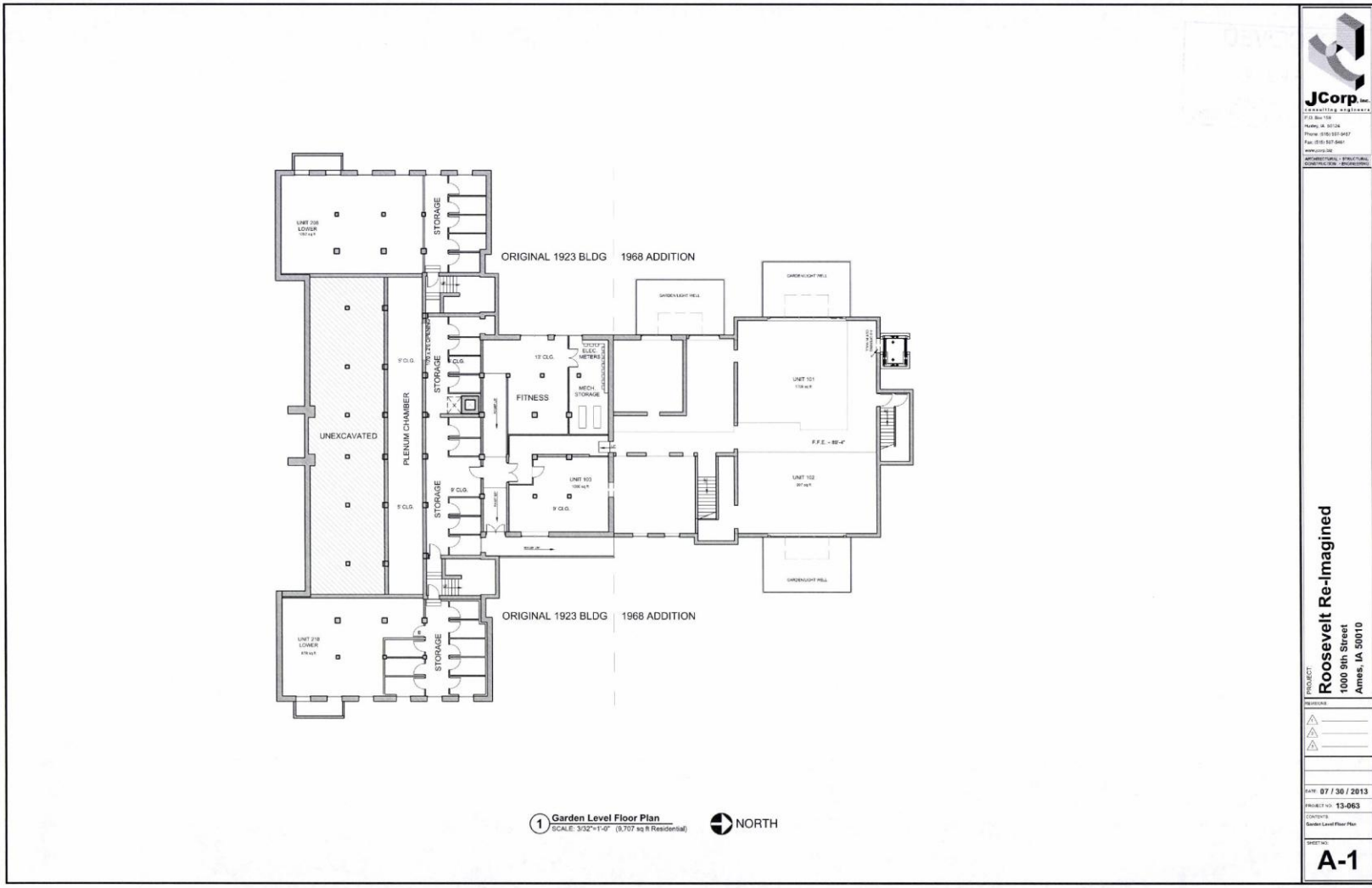
AKES, DWA

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PROJECT: ROOSEVELT SCHOOL  
SHEET: L.01



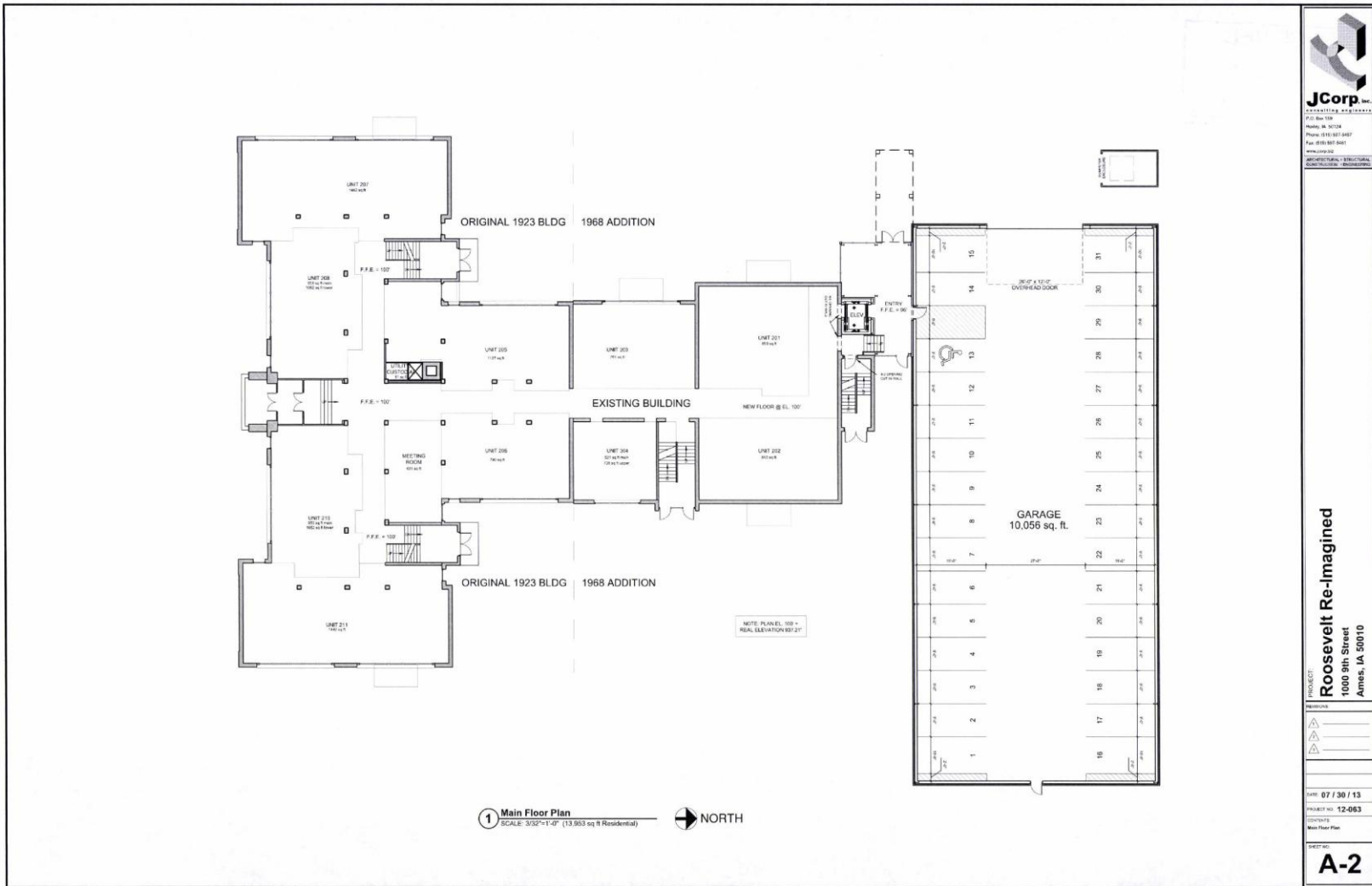
# Attachment E

## Floor Plan-Garden Level



# Attachment E

## Floor Plan-Main Floor Level



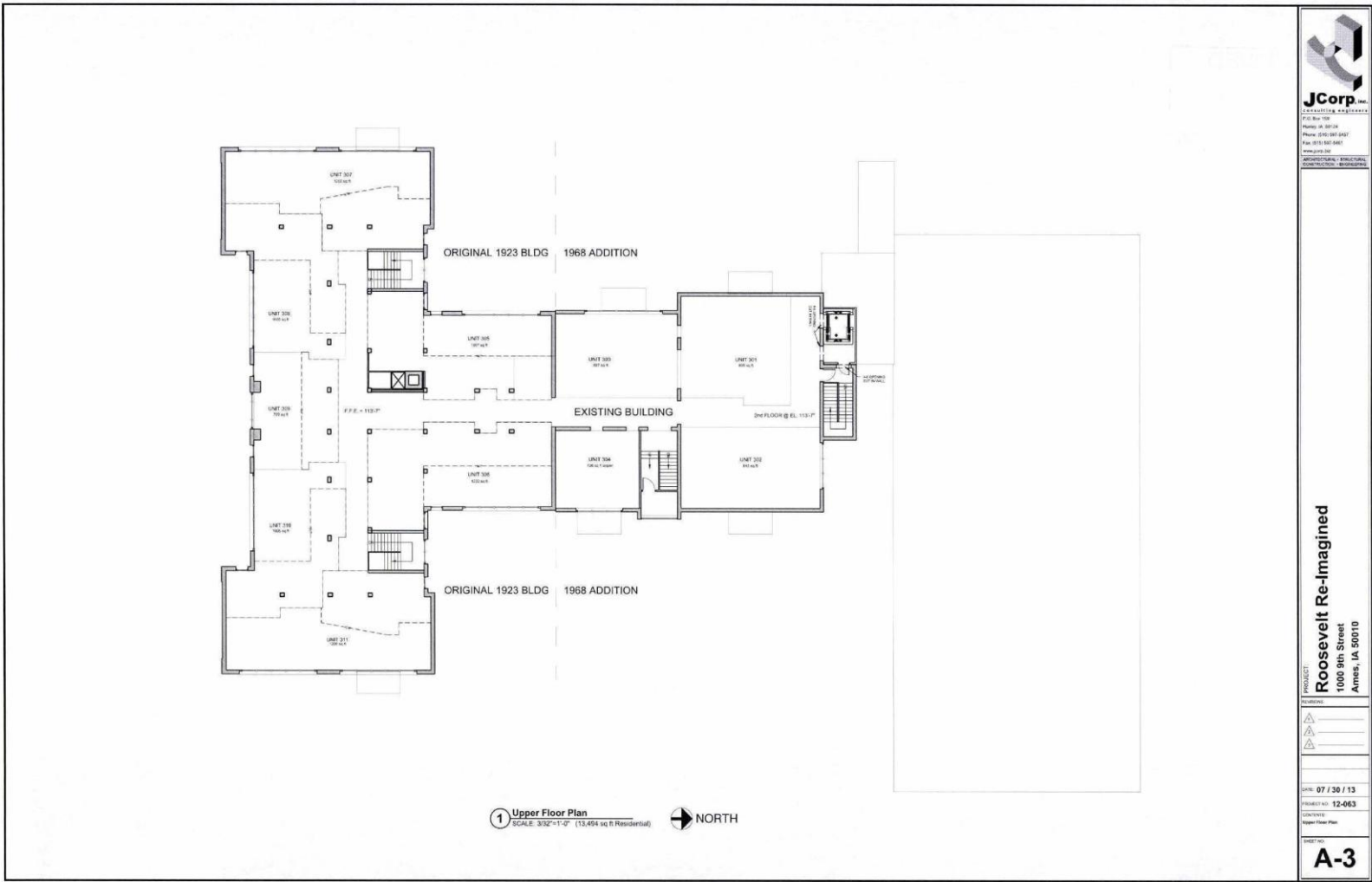
PROJECT  
**Roosevelt Re-Imagined**  
1000 9th Street  
Ames, IA 50010

REVISIONS

DATE: 07 / 30 / 13  
PROJECT NO: 12-063  
SHEET NO: Main Floor Plan  
SHEET NO: **A-2**

# Attachment E

## Floor Plan-Upper Floor Level



# Attachment F

## Proposed North and South Building Elevations



# Attachment G

## Proposed East and West Building Elevations

**1 East Elevation**  
SCALE: 1/8" = 1'-0"

**2 West Elevation**  
SCALE: 1/8" = 1'-0"



**JCorp, Inc.**  
1100 1st Street  
 Ames, IA 50010  
 Phone: (515) 262-2457  
 Fax: (515) 262-2461  
 www.jcorp.biz

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**PROJECT**  
**Roosevelt Re-Imagined**  
921 8th Street  
 Ames, IA 50010

REVISIONS

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |

DATE: 08 / 02 / 2013  
 PROJECT NO: 12-063  
 DRAWN BY:      

SHEET NO.  
**A-5**



# Attachment H

*Photo #1-Existing*

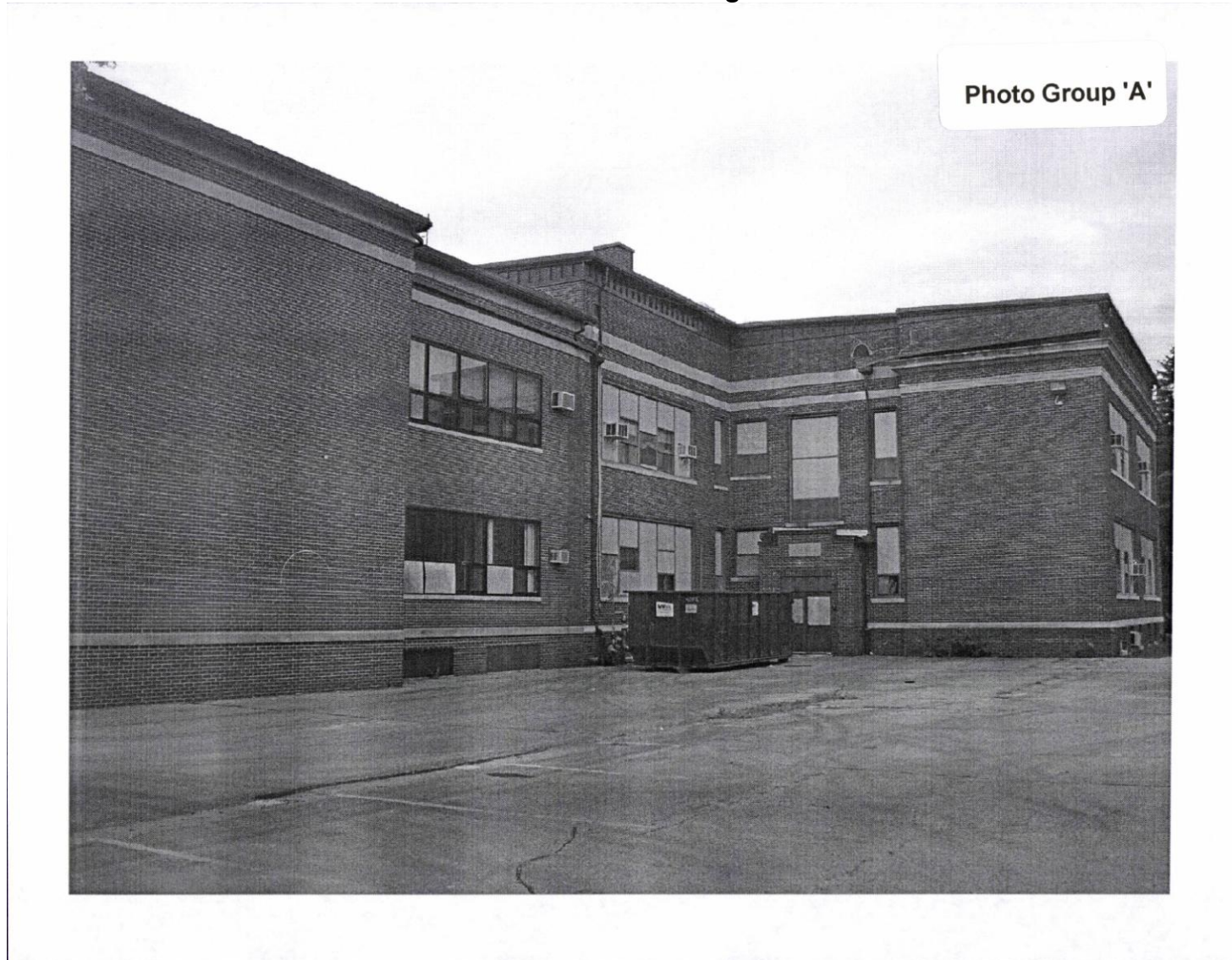


Photo Group 'A'

# Attachment H

*Photo #2-Existing*

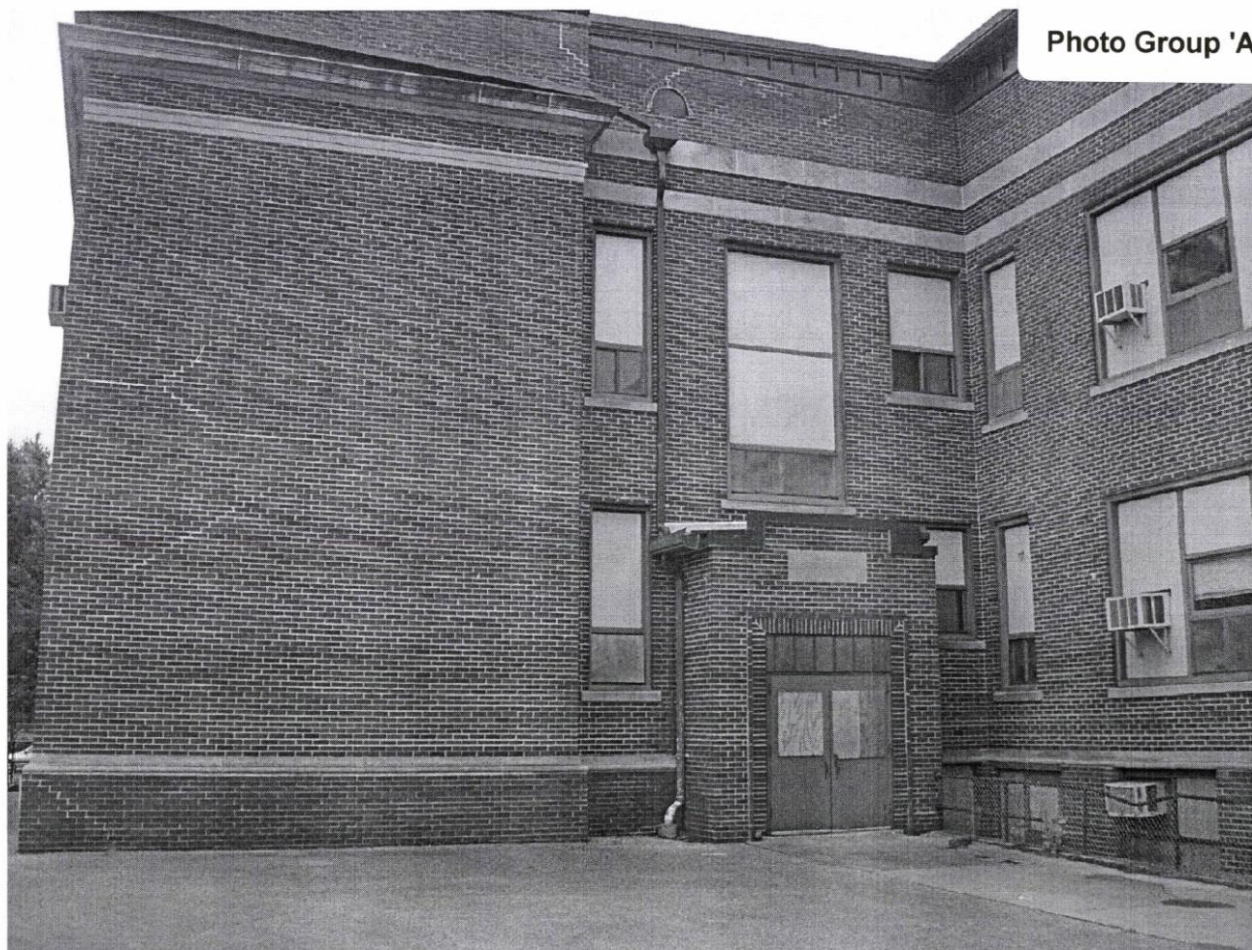


Photo Group 'A'

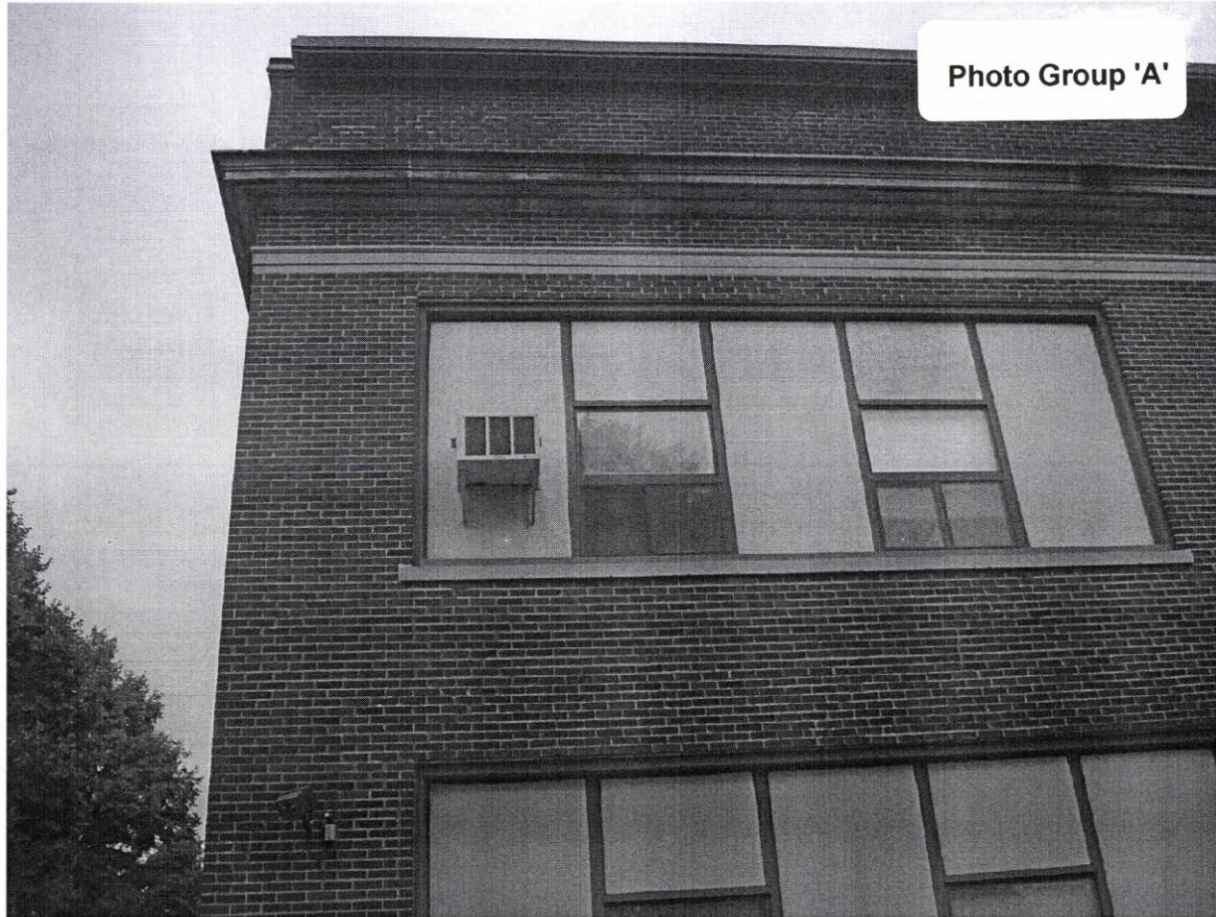
## Attachment H

*Photo #3-Existing*



# Attachment H

*Photo #4-Existing*



**Attachment I**  
*Photo #1-Historical*



**Attachment I**  
*Photo #2-Historical*



## STAFF REPORT

**SUSTAINABILITY COORDINATOR UPDATE**

August 27, 2013

**Background:**

City staff has requested that Merry Rankin, the City's Sustainability Coordinator, review the Sustainability Task Force Charge and share an update on the progress of completing Task Force recommendations under the 2012/2013 Sustainability Contract. Additionally, Rankin will be prepared to discuss the activities that will be completed during the 2013/2014 contract.

The 2012/2013 Scope of Services to focused on having the Sustainability Coordinator assisting the Electric Department staff with implementation of the Sustainability Task Force recommendations related to electric consumption reduction.

In 2013/2014 the Sustainability Coordinator's contract was clarified to provide more specific direction to the Coordinator as well as City staff. The focus continues to emphasize the implementation of the Sustainability Task Force's recommendations related to electric consumption reduction by planning, implementing and carrying out the following programs or initiatives:

- 1) Develop a program and related communications materials for businesses, non-profit and civic facilities entitled "Five Ways to Start Saving Energy". As part of this program, an awards/recognition component will be developed and branded around the City's 150th Anniversary and or Sesquicentennial.
- 2) Review of the City's building codes as it pertains to energy efficiency requirements and a report to the City Council regarding how the City compares other municipalities within the State of Iowa and nationally.
- 3) Advise the City on updating the Smart Energy programs on the City's website to provide a better customer experience.
- 4) Work with Iowa State University professors and students to develop a residential energy consumption comparison tool.
- 5) Work with Public Works and Electric to educate the ISU community and all residents on waste diversion and reuse as related to promoting the City's waste to energy program.

Staff has already met with the Sustainability Coordinator and begun the development of a work plan and phasing of these project for the 2013/2014 contract. The City Council will be updated as projects move forward.

The Sustainability Coordinator has been assisting with preparation of materials to provide to ISU students at Welcomefest, which will be held in the Memorial on Wednesday, August 28th.



**COUNCIL ACTION FORM**

**SUBJECT:    **LAW ENFORCEMENT SERVICES AT UNIVERSITY LEASED  
RESIDENTIAL PROPERTY****

**BACKGROUND:**

Iowa State University is responding to growing enrollment by leasing housing units on Stanton Avenue and Maricopa Drive. The intent of these leases is to expand the base of university operated housing while providing substantially similar support to students living in these areas.

**ISU officials have recommended that having the university provide law enforcement services to these locations would be consistent with their goal of trying to provide a living environment that is substantially similar to what is provided on campus. While the City of Ames normally provides law enforcement for these locations, ISU can provide the same services while also working more closely with university discipline and judicial processes. State law provides authority to the ISU Police when acting in the interests of the institution which is clearly the case in this arrangement.**

A Memorandum of Understanding has been prepared to confirm these arrangements. The Ames Police Department is supportive of this agreement and will continue to collaborate with ISU Police in the affected areas. When the ISU lease of these properties ends, law enforcement responsibility will return to the City of Ames.

**ALTERNATIVES:**

1. Approve the attached Memorandum of Understanding between Iowa State University and the City of Ames regarding the provision of law enforcement services to university leased residential housing property in Ames.
2. Do not approve the Memorandum of Understanding.

**MANAGER'S RECOMMENDED ACTION:**

The University desires to provide a common experience in the properties being leased on Stanton and Maricopa, and have determined that University police can provide a level and manner of service that is consistent with their on-campus locations. For that reason, ISU has requested that the City change our law enforcement jurisdiction during the period of their lease. There appear to be no disadvantages to the City.

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

**Memorandum of Understanding  
between  
Iowa State University of Science and Technology  
and  
City of Ames, Iowa  
Regarding the Provision of Law Enforcement Services to Residential  
Housing Property in Ames that is Leased to Iowa State University**

This Memorandum of Understanding (“MOU”) is entered into by Iowa State University of Science and Technology (“ISU”) on behalf of its Department of Public Safety (“ISU Police”) and the City of Ames, Iowa on behalf of its Ames Police Department (“Ames Police”) for the purpose of clarifying the provision of law enforcement services to residential housing property within the city of Ames that is leased to ISU and managed by the ISU Department of Residence.

**A. Purpose**

1. ISU maintains a sworn police force which provides law enforcement services to the university community.
2. The ISU Police may provide law enforcement services statewide when doing so is in the interest of the university.
3. ISU Police cooperate with local and state law enforcement agencies to provide these law enforcement services and has a long history of cooperation with Ames Police through a 28E Agreement for Combined Law Enforcement Operation.
4. ISU Police have developed strategies and methods for providing law enforcement support for university housing and university judicial processes, parking enforcement and security for campus entities.
5. ISU has leased residential housing property within the City of Ames that will be managed by the ISU Department of Residence and is more fully described as located at 119 Stanton Avenue and 4020, 4100, 4110 and 4130 Maricopa Drive, including its designated parking areas for residents (the “Leased Residential Property”).
6. ISU Police and Ames Police desire to clarify their respective responsibilities in regard to providing law enforcement services for the Leased Residential Property within the City of Ames that is managed by ISU Department of Residence.

**THEREFORE**, ISU Police and Ames Police establish this MOU to define the terms under which ISU Police will provide law enforcement services to the Leased Residential Property in Ames, Iowa that is managed by the ISU Department of Residence.

**B. Terms**

1. ISU Police will provide the primary law enforcement response to calls for law enforcement services from the Leased Residential Property during the period they are leased by ISU and managed by the ISU Department of Residence.
2. Ames Police will provide the secondary law enforcement response to calls for law enforcement services from the Leased Residential Property during the period they are leased by ISU and managed by the ISU Department of Residence.
3. Law enforcement services include, but are not limited to, routine patrol and crime prevention, the initial response to a call for service, record-keeping, investigations, charges, prosecution, report preparation, evidence collection, collaboration with prosecutors and service or support to crime victims.

4. In order to expedite these law enforcement services, residents will be encouraged by ISU Police and ISU Department of Residence to route their requests for law enforcement services to the ISU Police Communications Center.
5. Emergency calls will be routed to ISU by Ames Police in a manner similar to calls for emergency services from other university property.
6. Ames Police will provide law enforcement services to properties adjacent to the Leased Residential Property and the surrounding public areas. Ames Police may provide law enforcement services when requested to do so by ISU Police consistent with the existing 28E Agreement for Combined Law Enforcement Operation and may also provide emergency and "on view" services.
7. Law enforcement records will be maintained by the ISU Police in a manner that is consistent with other properties served by ISU Police.

This agreement may be terminated by the termination or non-renewal of ISU's lease of the Leased Residential Property, or by either party providing 15 days notice to the Chief of the Ames Police Department (if initiated by ISU) or to the Chief of the ISU Police (if initiated by the City of Ames).

**Agreed to and Signed by:**

\_\_\_\_\_  
**Mayor, City of Ames**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Chief of Police, City of Ames**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Iowa State University Administration**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Chief of Police, Iowa State University**

\_\_\_\_\_  
**Date**

**COUNCIL ACTION FORM**

**SUBJECT: VALUE ENGINEERING AND COST UPDATE FOR NEW WATER TREATMENT PLANT**

**BACKGROUND**

*This report describes efforts by staff and the City's consulting engineers to apply value engineering principles to the new water treatment plant, provides an updated cost estimate for the new plant, and recommends approval of a major change order to the engineering services agreement. The effect of these efforts is an estimated net savings to the project of approximately \$4,000,000.*

On August 28, 2012, Council approved a professional services agreement with FOX Engineering of Ames for the final detailed design of the new water treatment plant, including bidding and construction phase services. As a part of that agreement, FOX was to provide an updated Opinion of Probable Construction Costs (OPCC) as the design phase reached the 40%, 80%, and 100% stages.

Prior to that time, cost estimates for the project had been prepared based on limited information. The design at that level included definitions of the plant capacity, block schematics of the treatment process, flow and hydraulic diagrams for main process systems, and preliminary equipment lists. At that level of detail, the cost estimate was essentially a parametric estimate (that is, using cost curves and \$ per square foot), with some budget-level pricing from vendors included for major materials and equipment. That was the available level of detail when the cost estimate was prepared for the 2012-2017 Capital Improvements Plan (CIP). Because of the lengthy delay in land acquisition, little additional design detail was developed during the following year. As a result, the cost estimate used in the 2013-2018 CIP was simply an inflation adjustment from the prior year's estimate.

**UPDATED COST ESTIMATE**

In April of this year the design work reached the 40% threshold and the design team undertook the first cost opinion based on an actual set of working plans and specifications. Whereas the previous estimates had been primarily parametric estimates, the 40% cost opinion was more deterministic. There was an actual developed building floor plan with initial sections available, as well as Process and Instrumentation Drawings, yard piping plans, and a nearly complete listing of motors and process equipment. The 40% cost opinion was prepared by HDR Engineers, a sub-consultant to FOX Engineering. HDR's design-build team prepared the cost estimate. This provided the advantage of having the cost estimate prepared in the same fashion

as a contractor would prepare their bid; and provided an independent perspective to the cost estimate.

The previous CIP estimate had been reported in current day (October 2012) dollars only<sup>1</sup>, since the delays in land acquisition made it difficult to anticipate an actual bid date.

The 40% cost opinion was also prepared in current day dollars. As such, it incorporated inflationary increases from the May 2012 estimate to May 2013. Then the 40% estimate was for the first time inflated forward to reflect reasonably anticipated bid prices. The inflation estimate consisted of two components:

- Inflating the cost estimate forward from May 2013 to an anticipated bid date in the summer of 2014
- Inflating the cost estimate forward from the bid date to the mid-point of construction

The adjustment to the midpoint of construction is typically negligible for smaller projects of shorter duration. For a project of this magnitude with a 30-month construction window, however, the contractor will need to figure in inflation for work that will be occurring as much as two and a half years in the future.

To obtain the total project cost, the 40% cost opinion was combined with the cost of engineering services, land acquisition, environmental assessments, easements, and other non-construction expenses. **The resulting total project cost estimate now stands at \$77,795,000<sup>2</sup>.** This is an increase of \$9,677,000 over what is shown in the 2013-2018 CIP. Of that increase, \$5,116,000 is attributable to inflation-related adjustments from the October 2012 cost estimate to the anticipated mid-point of construction. The balance of the increase not related to inflation is \$4,561,000.

## **VALUE ENGINEERING**

In reviewing the scope of the project with the design team, there were only a handful of discrete changes made at the direction of staff that would have increased the cost estimate. The largest portion of the non-inflationary cost increase is simply the result of a different cost estimating method.

City staff was not anticipating that the 40% cost opinion would show any cost increase other than for inflation. Staff also noted that the estimate included only a very modest 2% change order allowance, and included no contingency for unexpected conditions during construction or for any owner-directed changes after the award of the contract.

The original design process for the project included a “value engineering” (VE) session that was to be conducted at the 80% complete stage at an estimated cost of \$500,000.

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<sup>1</sup> See 2013-2018 Capital Improvements Plan, Page 28 “New Water Treatment Plant” – “Note that any future inflation is not factored in at this time.”

<sup>2</sup> A detailed break-down of the cost estimate is attached to this report.

**After receiving the 40% cost estimate, however, staff determined that it was necessary to begin a comprehensive re-evaluation of the design immediately, looking for ways to reduce the cost without sacrificing the fundamental mission of the facility.**

An internal value engineering process was developed and facilitated by the senior staff team spearheading the project. The process began with an initial brainstorming session with department staff from operations, maintenance, engineering, and management; a process that generated 94 individual cost-saving ideas. Next that list of ideas went through a “screening” stage that eliminated ideas that were not possible to accomplish, or that on their face did not appear to generate tangible cost savings.

The remaining items next went through a formal scoring process that evaluated the degree to which each suggestion impacted the operational functionality of the facility. The 34 ideas that passed through this screen were presented to the outside design team for them to quantify the potential cost impacts.

When staff met with the consulting team to present the list of ideas, the consultants had prepared their own list of 46 cost-saving ideas. After extensive review and discussion, the ideas were consolidated into seven key areas (shown below) that the design team believed would generate the greatest level of cost savings.

1. Eliminating the large lime sludge holding tank. This tank was a ‘fail-safe’ in the event that the sludge lines that will run under the river were to become plugged or damaged. The tank would have also allowed the solids contact units (SCU’s) to be drained quicker when they needed service. Without the large tank, there will still be a smaller storage tank that will be capable of holding 12 hours of lime sludge production. There will also be two separate sludge lines running under the river. The SCU’s can still be drained, but they also would need to drain through the pipes under the river. The facility would lose the ability to capture and reclaim the water from the SCU’s when they are drained.
2. Redesigning the finished water clear well so that the bottom elevation was raised to match the elevation of the pipe gallery. This would reduce the difficulty of the excavation and the quantity of concrete. The trade-off is that it will be more complicated in the future to add an on-site ground storage reservoir between the treatment plant and the clear well.
3. Eliminating the at-grade entrance into the west end of the pipe gallery. This entrance was intended to allow a small vehicle to be able to pull into the pipe gallery to load or unload pipe, valves, or mechanical equipment from the lowest level of the facility. Eliminating the at-grade entrance will make this more difficult but not impossible, as there is still a ramp that connects the pipe gallery to an exterior doorway by passing through the chemical feed area.

4. Reallocate space in the chemical feed and maintenance areas. There were a number of design decisions made early in the process that dictated the size and placement of these functional areas along the south side of the facility. Through the brainstorming activities, however, several creative ideas were generated that allowed the square footage of the area to be reduced, as well as reducing the excavation quantities and eliminating the need for a second elevator to comply with ADA requirements.
5. Optimize the design of the administrative office space. The design included some additional office space that was not needed immediately. It also included entry atriums large enough to accommodate the frequent 30-40 person tour groups visiting the facility. Through a collaborative brainstorming effort between City staff and the design team, a number of options were identified that would still provide some additional square footage for future growth. The administrative space included a training room that was large enough to accommodate a group the size of the entire Water and Pollution Control Department staff at a training event seated classroom style. The revised floor plan reduced the size of the training room by approximately 20%. It will still accommodate a group of this size, though not in a classroom style arrangement.
6. Miscellaneous Changes. There were a number of smaller items that were either stand-alone suggestions or that individually offered smaller dollar savings. These items were consolidated into a single category for simplicity.
7. Materials of construction for the Solids Contact Units. Through the design process, staff performed a life cycle cost analysis for constructing the SCU's out of painted carbon steel versus unpainted stainless steel. Initially, the capital cost of the stainless steel option is approximately \$1,000,000 higher; but over the next 50 years would result in a savings of \$1,700,000 (or a net savings of \$700,000) from not needing to repaint the units every 15-20 years. Staff is still recommending that the stainless steel option be included in the base bid, but recommends that a bid deduct price be requested on the proposal form to substitute the painted carbon steel units. That way, the City can decide which option to select based on the actual out-of-pocket cost instead of based on non-binding quotations from equipment manufacturers.

**Nearly all of the cost saving ideas that made it to the end of the value engineering process were recommended by staff for adoption into the final design of the new facility, with an estimated gross reduction of \$3,474,855 from the 40% cost opinion. This estimate is based on direct construction costs only, and do not include roll-ups such as the contractor's overhead and profit, and have not been inflated to the future bid date. As such, the actual savings could potentially be even greater than presented here.** However, the precision of the estimates were "order of magnitude" only, and both City staff and the consultants are intentionally being conservative with the estimates at this time. **A more precise cost estimate will be**

**developed at the end of the calendar year and will be reflected in the CIP presented in January.**

In addition, by developing a value engineering process utilizing internal resources to identify cost-saving design modifications instead of hiring outside consultants, the process immediately saved the \$500,000 included in the 40% cost opinion estimate for independent VE consulting. **This brings the overall gross project savings generated by this process to an estimated \$3,974,600.**

### **SELECTED REDESIGN**

To incorporate these changes will require portions of the project that had already been designed to be redesigned. The design phase services in the contract with FOX Engineering did not include any contingency for additional redesign hours. It is appropriate to compensate the design team for the changes to the design that are now being requested by the City. It is worth noting that only those revisions that have a net reduction in the construction cost, including the redesign expense, are being recommended for the revised scope of the project.

Staff has worked with the consulting team to define the level of additional design work needed to incorporate the changes from the value engineering process. FOX Engineering has submitted a proposed change order to Task Order 4.1 to incorporate the design changes in the amount of \$529,745<sup>3</sup>. This includes \$71,300 authorized by Council on August 13<sup>th</sup>. The terms and conditions of the Master Agreement with FOX remain in place. **Staff believes the proposal to be an appropriate reflection of the additional work being requested, and recommends that the City Council approve the change order to Task Order 4.1**

|                                     |                      |
|-------------------------------------|----------------------|
| 40% OPCC                            | \$ 77,795,000        |
| - VE Recommendations                | 3,974,600            |
| + Redesign fees                     | 529,745              |
| <b>Total Estimated Project Cost</b> | <b>\$ 74,350,145</b> |

It is important to note that this is just an estimate, and the actual bid prices will depend on many additional factors outside the City's or the consultant's control. This includes the general bidding climate, contractors' estimates of inflation during the construction period, and the number of other projects bidding at the same time.

### **OTHER MEASURES TO MITIGATE IMPACTS ON WATER RATES**

**In addition to the value engineering process, staff is also looking for other ways to mitigate the impact of the project costs on our customers' water rates.** In particular, staff is working with the Iowa DNR to update the preliminary engineering report's projection of future drinking water demand. The project has been delayed by several years since the capacity was approved by the IDNR and there has been a new

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<sup>3</sup> A table showing the estimated cost savings versus redesign expense is attached.



census that supports a higher population projection. This could allow a higher percentage of the project costs to be eligible for inclusion in the SRF loan, reducing the amount that must be paid in cash. Staff is also working to provide a reprioritized CIP that may delay some projects, allowing the new water plant project to proceed as the higher priority.

The cost estimate for the project will be updated one more time prior to the next Capital Improvements Plan being presented to the City Council.

**ALTERNATIVES:**

1. Approve a change order to Task Order 4.1 under the Master Agreement with FOX Engineering for the design, bidding and construction of the new water treatment plant in an additional lump sum amount of \$529,745.
2. Do not approve the change order, and direct staff to remain with the design as envisioned in the 40% OPCC, with the estimated project cost of \$77,795,000.
3. Provide additional direction to staff on the project.

**MANAGER'S RECOMMENDED ACTION:**

The new water treatment plant project is exceptionally important for the long-term viability of the Ames community, both in terms of increasing the capability of the utility to meet growing demands, as well as to improve the redundancy and reliability of the treatment process. A project of this magnitude comes with a large price tag. The 40% Opinion of Probable Construction Cost is the first cost estimate for the project that is based on actual design details for the facility. **Staff and the design team have undertaken a substantial value engineering process that has identified a potential net savings of \$3,444,855 from the 40% OPCC cost estimate. To incorporate these changes into the design will require a change order with FOX Engineering. Staff has reviewed the proposed change order and believes that it appropriately reflects the level of additional design work needed.**

**Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving a change order to Task Order 4.1 under the Master Agreement with FOX Engineering for the design, bidding and construction of the new water treatment plant in the lump sum amount of \$529,745.**

Additional details of the costing and value engineering taken are shown on the following pages.

## 40% Opinion of Probable Construction Costs Estimate

June 28, 2013

|   | Treatment<br>Facilities | Water Pipelines  | Lime Pond<br>Facilities |
|---|-------------------------|------------------|-------------------------|
| General Conditions                                    | 200,000                 |                  |                         |
| Sitework and Yard Piping                              | 3,886,000               |                  |                         |
| Main Treatment Building                               | 18,426,000              |                  |                         |
| Chemical Feed Area                                    | 4,852,000               |                  |                         |
| Maintenance and Vehicle Area                          | 964,000                 |                  |                         |
| Administration Area                                   | 1,521,000               |                  |                         |
| Storage Building                                      | 97,000                  |                  |                         |
| Lime Sludge Tank and Pump Building                    | 1,091,000               |                  |                         |
| Electrical, Instrumentation, and Controls             | 8,331,000               |                  |                         |
| Interconnecting Pipelines                             |                         | 3,550,000        |                         |
| Lime Pond Modifications                               |                         |                  | 478,000                 |
| <b>Subtotal</b>                                       | <b>39,368,000</b>       | <b>3,550,000</b> | <b>478,000</b>          |
| Contractors Field Overhead and Mobilization           | 3,149,000               | 284,000          | 38,000                  |
| Contractor's Fee                                      | 3,401,000               | 307,000          | 41,000                  |
| Bonds & Insurance                                     | 689,000                 | 62,000           | 8,000                   |
| Undefined Scope of Work                               | 6,991,000               | 630,000          | 85,000                  |
| <b>Subtotal</b>                                       | <b>53,598,000</b>       | <b>4,833,000</b> | <b>650,000</b>          |
| Escalation from bid date to mid-point of construction | 2,010,000               | 48,000           | 7,000                   |
| Lime Sludge Removal (already under contract)          |                         |                  | 1,570,000               |
| <b>Subtotal</b>                                       | <b>55,608,000</b>       | <b>4,881,000</b> | <b>2,227,000</b>        |
| <b>Opinion of Total <u>Construction</u> Costs</b>     | <b>62,716,000</b>       |                  |                         |
| Escalation from date of estimate to bid date          | 2,085,000               | 98,000           | 13,000                  |
| Change Order Reserve                                  | 1,112,000               | 98,000           | 44,000                  |
| <b>Subtotal</b>                                       | <b>58,805,000</b>       | <b>5,077,000</b> | <b>2,284,000</b>        |
|   | <b>66,166,000</b>       |                  |                         |
| Engineering, Legal, Fiscal                            | 8,240,000               |                  |                         |
| Land/Easement Acquisition                             | 874,000                 |                  |                         |
| Value Engineering                                     | 500,000                 |                  |                         |
| Special Inspections                                   | 700,000                 |                  |                         |
| Independent Commissioning (LEED)                      | 75,000                  |                  |                         |
| LEED Registration                                     | 10,000                  |                  |                         |
| IDNR Construction Fees                                | 21,000                  |                  |                         |
| All Pre-design Phase Engineering                      | 774,000                 |                  |                         |
| Environmental Assessments                             | 3,000                   |                  |                         |
| Geotechnical Exploration                              | 6,000                   |                  |                         |
| Furniture / Technology Allowance                      | 175,000                 |                  |                         |
| City of Ames Building Fees                            | 250,000                 |                  |                         |
| <b>Opinion of Total <u>Project</u> Costs</b>          | <b>77,795,000</b>       |                  |                         |

## Final Value Engineering Alternatives Accepted

| Brief Description   | Estimated Construction Costs Reduction/Item | Estimated Redesign Fees | Estimated Net Cost Reduction |
|---|---|-------------------------|------------------------------|
| <b>Sludge Storage Reconfiguration</b>   |   |                         |                              |
|   | \$470,000                                   | \$83,800                | \$386,200                    |
| <b>Group Subtotal</b>   | <b>\$470,000</b>                            | <b>\$83,800</b>         | <b>\$386,200</b>             |
| <b>Reduce Clearwell and Backwash Recovery Basin</b>                                     |   |                         |                              |
|   | \$460,000                                   | \$26,900                | \$433,100                    |
| <b>Group Subtotal</b>   | <b>\$460,000</b>                            | <b>\$26,900</b>         | <b>\$433,100</b>             |
| <b>Eliminate Vehicle Entrance on West Side of Building into Pipe Gallery</b>            |   |                         |                              |
|   | \$443,500                                   | \$44,400                | \$399,100                    |
| <b>Group Subtotal</b>   | <b>\$443,500</b>                            | <b>\$44,400</b>         | <b>\$399,100</b>             |
| <b>South-side Reconfiguration <sup>(a)</sup></b>  |   |                         |                              |
| Eliminate CO2 room--Include in south side reconfiguration.                              | Estimated as a group                        |                         |                              |
| Delete two garage bays. South side reconfiguration. See FOX/HDR List Item D.            | Estimated as a group                        |                         |                              |
| <b>Group Subtotal</b>   | <b>\$513,000</b>                            | <b>\$146,700</b>        | <b>\$366,300</b>             |
| <b>Modify Architectural/Structural of Admin/Training</b>                                |   |                         |                              |
| Use polished concrete instead of terrazzo.  | \$35,000                                    |                         |                              |
| Eliminate precast veneer panels w/brick @ Main Treatment Bldg                           | \$216,000                                   |                         |                              |
| Eliminate thin-set brick from precast at Admin/Ops Bldg                                 | \$30,000                                    |                         |                              |
| Completely eliminate second entrance and training lobby.                                | \$171,500                                   |                         |                              |
| Remove both training room sinks.  | \$3,000                                     |                         |                              |
| Remove sidelights from around doors in conference room.                                 | \$0   |                         |                              |
| Remove dormer for south staff entrance  | \$25,000                                    |                         |                              |
| Eliminate standing seam metal roof and trusses. Replace with parapet wall where needed. | \$140,000                                   |                         |                              |
| Minimize lobby and eliminate Clerestory.  | \$217,500                                   |                         |                              |
| <b>Group Subtotal</b>   | <b>\$838,000</b>                            | <b>\$188,645</b>        | <b>\$649,355</b>             |

|  |                    |                  |                    |
|--|--------------------|------------------|--------------------|
| <b>Modify Chemical Systems</b>   |                    |                  |                    |
| Ammonia bulk storage only, no pumps or day tank.                             | \$21,000           |                  |                    |
| <b>Group Subtotal</b>  | <b>\$21,000</b>    | <b>\$2,000</b>   | <b>\$19,000</b>    |
| <b>Modify Architectural/Structural of Admin/Training</b>                     |                    |                  |                    |
| HSPS piping and electrical for only 5 MGD capacity.                          | \$79,900           | \$3,000          | \$76,900           |
| <b>Group Subtotal</b>  | <b>\$79,900</b>    | <b>\$3,000</b>   | <b>\$76,900</b>    |
| <b>Modify Site Work</b>  |                    |                  |                    |
| Pavement reduction on south side of building.                                | \$75,000           |                  |                    |
| Replace porous pavement parking with concrete parking.                       | \$9,000            |                  |                    |
| Reduce landscaping to minimum required by code.                              | \$0                |                  |                    |
| Do not demolish slabs on east side of property.                              | \$20,000           |                  |                    |
| Eliminate constructing lime cell 4B.   | \$90,000           |                  |                    |
| <b>Group Subtotal</b>  | <b>\$194,000</b>   | <b>\$1,000</b>   | <b>\$193,000</b>   |
| <b>Other Structure Modifications</b>   |                    |                  |                    |
| Eliminate storage space on top of lab.                                       | \$103,000          |                  |                    |
| Eliminate clean agent fire suppression.                                      | \$15,400           |                  |                    |
| Remove wall between lab and control room.                                    | \$16,800           |                  |                    |
| Replace submarine doors into SCUs with large diameter pipe and blind flange. | \$77,000           |                  |                    |
| Remove stairs, landing, guardrails from SCU submarine door access.           | \$33,000           |                  |                    |
| Minimization of parapet height.  | \$110,000          |                  |                    |
| Eliminate maintenance building.  | \$100,000          |                  |                    |
| <b>Group Subtotal</b>  | <b>\$455,200</b>   | <b>\$33,300</b>  | <b>\$421,900</b>   |
| <b>CONSTRUCTION TOTALS <sup>(b)</sup></b>                                    | <b>\$3,474,600</b> | <b>\$529,745</b> | <b>\$2,944,855</b> |

|                                   |                    |                  |                    |
|-----------------------------------|--------------------|------------------|--------------------|
| <b>Omit 80% Value Engineering</b> |                    |                  |                    |
| Outside VE Services               | \$500,000          |                  |                    |
| <b>Group Subtotal</b>             | <b>\$500,000</b>   | <b>\$0</b>       | <b>\$500,000</b>   |
| <b>PROJECT TOTALS</b>             | <b>\$3,974,600</b> | <b>\$529,745</b> | <b>\$3,444,855</b> |

(a) There is additional cost avoidance beyond what is indicated from equipment not included in the 40% OPCC (wheelchair lift or elevator)

(b) Costs shown are direct costs before multipliers (e.g. electrical rollup, overhead and profit, escalation to mid-point)

## Final Value Engineering Alternatives Rejected

| Brief Description   | Estimated Construction Costs Reduction/Item | Reason for Rejection  |
|---|---|---|
| Eliminate north door of electrical equipment room in chemical feed area | Not Quantified                              | The need for the door is dictated by code, and is dependent upon the capacity of the equipment in the room. Removal will be incorporated if code allows once equipment is sized.  |
| Reduce the capacity of lime silos from 25 MGD to 15 MGD                 | \$35,000                                    | The cost in the future to incrementally increase the capacity of the lime silos as the plant expands would be in the vicinity of \$200,000. The small incremental cost makes this appropriate to include in the initial construction. |
| Change architectural fencing to chain link                              | \$20,000                                    | Fencing immediately adjacent to the parking lot will be architectural fence; areas not visible to the public will be chain link.  |
| Leave 13th Street Grade 'as is'   | \$25,000                                    | This was a purely aesthetic issue when initially included. With other redesign suggestions, however, this quantity of fill dirt will likely be needed. Extent will be limited to only what is necessary for construction.             |
| Eliminate sidewalk from building to 13th Street                         | Not Quantified                              | This is a mandatory code issue and will be included in the design.  |

Old CAF  
39

ITEM # 1  
DATE 08-21-13

**COUNCIL ACTION FORM**

**SUBJECT: SALE OF CITY-OWNED PROPERTY AT 3317 MORNINGSIDE STREET**

**BACKGROUND:**

As part of City's Community Development Block Grant (CDBG) Neighborhood Sustainability Program, the acquisition/reuse program component seeks to acquire, demolish/remove single-family properties and/or lots for reuse for affordable housing to assist low- and moderate-income (80% or less of AMI) families. The program also provides for "minor" repairs to single-family properties, as needed. Where possible, the program matches eligible low and moderate-income first-time homebuyers through the City's CDBG Homebuyer Assistance Program to purchase City-owned properties.

The property at 3317 Morningside Street was targeted because it was a foreclosure property in a vital core neighborhood, and it met the City Council goals of Neighborhood preservation and addressing the need of low and moderate income (LMI) first time homebuyers. Without such assistance the majority of LMI house households could not afford to purchase and rehabilitate properties.

The property was purchased with funds from our regular CDBG Acquisition/Reuse Program, however, the funding from our 2009 Community Development Block Grant Recovery Program (CDBG-R) was utilized to rehabilitate the property. Using CDBG-R funds staff created the City's first "EcoSmart Housing Retro-fit" Program. The goal of the EcoSmart Housing Retro-Fit Program was to utilize an existing single-family home already owned by the City to incorporate "go-green" features as part of the rehabilitation of the property. The property would then be sold to an eligible, low and moderate income, first-time homebuyer, in conjunction with the City's CDBG Homebuyer Assistance Program. The overall goal of the program is to increase the availability of affordable housing to low income families and to maintain decent, safe, and sanitary housing stock in existing neighborhoods, while also creating an environmentally friendly, healthy, affordable home.

As part of the CDBG Homebuyer Assistance Program, under the educational seminar phase, Shaun Strader and Megan Louis successfully completed the program and recently received pre-loan approval for up to \$100,000. A purchase offer was entered with the City of Ames to purchase 3317 Morningside for \$100,000. The City purchased the property in 2008-09 for the same amount. Additionally, as part of the CDBG Homebuyer Assistance Program, the buyers are eligible to receive assistance towards the down payment in the form of a 2% low-interest loan payable over a 12-year period and a closing cost assistance grant for up to \$2,500. The funds from the purchase price will be reinvested back into the CDBG program.

**ALTERNATIVES:**

1. The City Council can approve the sale agreement of City-owned property located at 3317 Morningside Street to Shaun Strader and Megan Louis in the amount of \$100,000 for affordable housing for low and moderate income first time homebuyers and set the date of public hearing for the sale of the property for Tuesday, August 27, 2013.
2. The City Council can deny approval of the sale to Shaun Strader and Megan Louis in the amount of \$100,000.

**MANAGER'S RECOMMENDED ACTION:**

The sale of 3317 Morningside Street to Shaun Strader and Megan Louis will allow the City to continue to address its goals of assistance to low and moderate income first-time home buyers. The property at 3317 was a deteriorating foreclosed property in a vital older neighborhood that now will benefit these first-time buyers as well as the neighborhood.

It is the recommendation of the City Manager that the City Council approve Alternative #1. This alternative will approve the sale agreement of City-owned property located at 3317 Morningside Street to Shaun Strader and Megan Louis in the amount of \$100,000 for affordable housing for low and moderate income first time homebuyers and set the date of public hearing for the sale of the property to Tuesday, August 27, 2013.

**RESOLUTION NO. 13-383**

**RESOLUTION PROPOSING SALE OF 3317 MORNINGSIDE STREET AND  
SETTING DATE, TIME, AND PLACE OF PUBLIC HEARING THEREON; AND  
DIRECTING PUBLICATION OF NOTICE**

WHEREAS, as part of the City's Community Development Block Grant (CDBG) Neighborhood Sustainability Program, the acquisition/reuse program component seeks to acquire, demolish/remove single-family properties and/or lots for reuse for affordable housing to assist low- and moderate-income families; and,

WHEREAS, where possible, the program matches eligible low- and moderate-income first-time homebuyers through the City's CDBG Homebuyer Assistance Program to purchase City-owned properties; and,

WHEREAS, the City of Ames is the owner of property located at 3317 Morningside Street, legally described as Lot 16, Friedrich's Fifteenth Addition to Ames, Story County, Iowa; and,

WHEREAS, as part of the CDBG Homebuyer Assistance Program, the property at 3317 Morningside Street is proposed to be sold to Shaun Strader and Megan Louis in the amount of \$100,000; and,

THEREFORE, BE IT RESOLVED, by the City Council for the City of Ames, Iowa, that a public hearing on the proposed sale of the property as aforesaid shall be held as required by law to coincide with the City Council meeting of August 27, 2013, which will begin at 7:00 p.m. in the Ames City Hall, 515 Clark Avenue, Ames, Iowa.

BE IT FURTHER RESOLVED that the City Clerk is directed to provide notice pursuant to Iowa Code Section 362.3.

ADOPTED THIS 21<sup>st</sup> day of August, 2013.

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

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



Introduced by: Szopinski  
Seconded by: Goodman  
Voting aye: Goodman, Larson, Orazem, Szopinski, Wacha  
Voting nay: None Absent: Davis

Resolution declared adopted and signed by the Mayor this 21<sup>st</sup> day of August, 2013.

**COUNCIL ACTION FORM**

**SUBJECT: REHABILITATION OF WATER POLLUTION CONTROL FACILITY  
METHANE ENGINE – GENERATOR SET NO. 2**

**BACKGROUND:**

The City's Water Pollution Control (WPC) Facility has a Caterpillar engine that drives an electrical generator. Currently, this engine-generator set is not operational. It was installed in the mid-1980s and has approximately 47,028 hours of service. Rehabilitation of the engine is not a routine maintenance task, but is something that can be expected approximately every 30,000 hours.

The engine drives a generator that is connected to the plant's electrical grid via automatic switchgear. Hot water from the engine is used to heat the primary digesters in order to treat the sludge generated by the WPC Facility. This process, in turn, produces methane that powers the Caterpillar engine that drives the electrical generator. Thus, electrical energy is generated by using byproducts from the treatment process.

On July 9, City Council granted approval to issue a Notice to Bidders for the WPC Methane Engine-Generator Set No. 2 Rehabilitation Project. On August 15, bids were received to provide all labor, equipment, materials, and other components necessary to complete this project according to the City's specifications.

One bid was received as follows:

|                                    | <b>Lump Sum Bid</b> |
|------------------------------------|---------------------|
| Ziegler Power Systems, Altoona, IA | \$176,608.00        |

The FY 13/14 CIP includes \$200,000 for one final overhaul of Unit #2 before its scheduled replacement in 2019. The engineer's estimate for the overhaul is \$185,000. An engineering services contract has already been awarded in the amount of \$2,000.

**ALTERNATIVES:**

1. Accept the bid from Ziegler Power Systems of Altoona, Iowa in the amount of \$176,608 to provide all labor, equipment, materials, and other components necessary to complete the WPC Methane Engine-Generator Set No. 2 Rehabilitation Project.
2. Do not accept bids at this time for the above-mentioned project.

**MANAGER’S RECOMMENDED ACTION:**

Methane Engine-Generator Set No. 2 is a primary component of the WPC Facility’s digester heating and electrical energy production systems. Sludge stabilization is an integral and vital part of the treatment process at the Facility. Production of electrical energy through the use of byproducts from the treatment process is an excellent example of “green energy.” It is in the City’s best interest to restore this unit to service as soon as possible.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the bid of \$176,608 from Ziegler Power Systems of Altoona, Iowa.

**COUNCIL ACTION FORM**

**SUBJECT: 2010/11 STORM WATER FACILITY REHABILITATION PROGRAM –  
SPRING VALLEY SUBDIVISION (UTAH DRIVE/OKLAHOMA DRIVE)  
AND THE 2012/13 FLOOD RESPONSE AND MITIGATION PROGRAM  
(CLEAR CREEK LANDSLIDE – UTAH DRIVE)**

**BACKGROUND:**

In accordance with requirements in the Municipal Code, new developments within the community are required to provide storm water management quantity control. This involves regulating storm water runoff discharge to pre-developed conditions through extended detention and/or retention. In previous development agreements, the City has accepted responsibility for the long-term maintenance of many of these facilities. This annual Capital Improvements Plan (CIP) program includes funding to address these maintenance responsibilities.

The 2010/11 Storm Water Facility Rehabilitation Program location identified in the CIP is the Spring Valley Subdivision (Utah Drive/Oklahoma Drive). The project consists of clearing out overgrown vegetation, removing excess silt from an overflow structure, improving the overflow structure, installing new storm sewer piping, and planting new woodland vegetation. The project also includes the Utah Drive Landslide improvements located just southwest of this area. This is a part of the Flood Response and Mitigation Program, as prioritized by Council in June 2012. The project also has an optional alternate that includes bid items for a different style of permanent erosion control.

On August 21, 2013, bids were received as follows:

| <b>Contractor</b>   | <b>Base Bid</b> | <b>Alternate<br/>(Optional)</b> | <b>Total with<br/>Alternate</b> |
|---------------------|-----------------|---------------------------------|---------------------------------|
| Engineer's Estimate | \$308,325       | \$17,660                        | \$325,985                       |
| Con-Struct, Inc.    | \$333,075       | \$ 3,555                        | \$336,630                       |
| Keller Excavating   | \$335,670       | \$ 3,960                        | \$339,630                       |

Engineering and Administration costs are estimated at \$67,500, bringing **total estimated project costs to \$404,130.**

The project is financed from the 2010/11 Storm Water Facility Rehabilitation Program in the amount of \$100,000 from Storm Sewer Utility Funds, \$175,000 in G.O. Bonds as part of the 2012/13 Flood Response and Mitigation Program, and \$150,000 in Storm Sewer Utility Funds from the 2010/11 Storm Sewer Intake Rehabilitation Program, bringing **total available funding to \$425,000.**

**ALTERNATIVES:**

- 1a. Accept the report of bids for the 2010/11 Storm Water Facility Rehabilitation Program - Spring Valley Subdivision (Utah Drive/Oklahoma Drive) and the 2012/13 Flood Response and Mitigation (Clear Creek Landslide – Utah Drive).
  - b. Approve the final plans and specifications for the 2010/11 Storm Water Facility Rehabilitation Program - Spring Valley Subdivision (Utah Drive/Oklahoma Drive) and the 2012/13 Flood Response and Mitigation (Clear Creek Landslide – Utah Drive).
  - c. Award the 2010/11 Storm Water Facility Rehabilitation Program - Spring Valley Subdivision (Utah Drive/Oklahoma Drive) and the 2012/13 Flood Response and Mitigation (Clear Creek Landslide – Utah Drive) including the bid alternate, to Con-Struct, Inc., of Ames, Iowa, in the amount of \$336,630.
2. Reject the project

**MANAGER'S RECOMMENDED ACTION:**

By accepting the report of bids, approving final plans and specifications, and awarding the contract it will be possible to move forward with the rehabilitation of this area in the fall or early winter of 2013 with project completion in the spring of 2014.

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

**COUNCIL ACTION FORM**

**SUBJECT: UNIT 8 GENERATOR REPAIRS/RE-WEDGING STATOR**

**BACKGROUND:**

On July 23, 2013, City Council approved preliminary plans and specifications for the Unit #8 Generator Repairs/Re-wedging Stator. The complete project is to re-wedge the stator and replace connection ring ties in the Unit 8 turbine generator.

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

On August 14, 2013, eleven bids were received as shown below:

| <b>BIDDER</b>   | <b>LUMP SUM PRICE</b> | <b>SALES/USE TAXES INC.</b> | <b>EVALUATED TOTAL</b> |
|---|-----------------------|-----------------------------|------------------------|
| Generator & Motor Services<br>Turtle Creek, PA          | \$225,400.00          | \$4,600.00**                | <b>\$220,800.00</b>    |
| TurboCare, Inc.<br>Houston, TX                          | \$230,881.00          |                             | <b>\$230,881.00</b>    |
| Turbinepros<br>Rogers, MN                               | \$260,243.00          |                             | <b>\$260,243.00</b>    |
| HPI-LLC<br>Houston, TX                                  | \$280,960.00          | \$16,040.54                 | <b>\$264,919.46</b>    |
| Power Plant Services<br>Ball Ground, GA                 | \$379,319.00          | \$24,483.00                 | <b>\$354,836.00</b>    |
| Power Generation Service, Inc.<br>Anoka, MN             | \$360,000.00          | \$3,600.00                  | <b>\$356,400.00</b>    |
| National Electric Coil Company, L.P.<br>Columbus, OH    | \$393,020.00          |                             | <b>\$393,020.00</b>    |
| NAES Corporation<br>Houston, TX                         | \$460,289.00          | \$30,113.00                 | <b>\$430,176.00</b>    |
| General Electric International, Inc.<br>Omaha, NE       | \$539,664.00          |                             | <b>\$539,664.00</b>    |
| Mitsubishi Power Systems America, Inc.<br>Orlando, FL   | Non-responsive        |                             |                        |
| Keystone Specialty Services Company<br>Turtle Creek, PA | Non-responsive        |                             |                        |

**\* Evaluated Totals are less all applicable taxes to ensure fair evaluation of prices, since five bidders are not licensed to collect Iowa sales tax.**

**\*\*Generator & Motor Services is one of the bidders not licensed to collect Iowa sales tax. Their bid includes use tax only.**

After the initial evaluation, staff determined that the bids submitted by Mitsubishi Power Systems America, Inc. and Keystone Specialty Services Company were both non-responsive due to bid security not being submitted along with their bids.

**As a result, nine bids remain. The apparent low bidder submitted additional terms and conditions along with its bid. Due to the additional terms, staff needs additional time to review those terms before a recommendation can be made to Council. The review will ensure that the added conditions do not pose any unnecessary risks to the City.**

The engineer's estimate of this project is \$270,811.

The approved FY 2012/13 Budget and Capital Improvements Plan included \$3,500,000 for the turbine generator overhaul, including parts, professional technical assistance, and contractor services. Approximately \$627,000 remains from that budget, which will be carried over to cover the costs associated with this project.

Upon City Council approval and receipt of favorable bids, the work would begin during the 2013 fall outage, which is scheduled to start on or about October 26, 2013.

**ALTERNATIVES:**

1. Accept the report of bids and delay award for the Unit #8 generator repairs / re-wedging stator.
2. Award a contract to the apparent low bidder.
3. Reject all bids and direct staff to rebid.

**MANAGER'S RECOMMENDED ACTION:**

This stator re-wedge is critical because, if not completed, the risk of catastrophic failure will increase significantly for the generator. **By choosing Alternative No. 1, staff will have enough time to evaluate the apparent low bidder's submitted terms and conditions to ensure there is minimal risk to 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 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 is 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 existing core neighborhoods.

This specific project is part of the 2013/14 Community Development Block Grant (CDBG) Annual Action Plan. It involves reconstruction of 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 bidding the pavement replacement as an alternate for either an asphalt pavement section or a concrete pavement section. Additionally, a section of water main at the intersection of South 3<sup>rd</sup> and South Maple will also be replaced.

On August 21, 2013, bids on this project were received as follows:

| <b>Contractor</b>   | <b>Base Bid</b> | <b>Alternate A (asphalt)</b> | <b>Alternate B (concrete)</b> | <b>Total (Base Bid plus Alt A or B)</b> |
|---------------------|-----------------|------------------------------|-------------------------------|---|
| Engineer's Estimate | \$321,313.00    | \$130,244.50                 | \$138,594.00                  |   |
| Con-Struct Inc.     | \$270,787.40    | No Bid                       | \$97,015.80                   | \$367,803.20                            |
| Manatts             | \$290,724.57    | \$113,513.65                 | No Bid                        | \$404,238.22                            |

This project is recommended for award based on the lowest cost of the base bid plus Alternate B (concrete), which totals \$367,803.20.

Engineering and Administration costs are estimated at \$56,000, bringing total estimated project costs to \$423,803.20



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, bringing total available funding to \$480,000. Estimated engineering and construction administration costs will be financed by unobligated G.O. Bond funds, since CDBG funds cannot be used for design and project inspection.

**ALTERNATIVES:**

- 1a. Accept the report of bids for 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).
  - b. Approve the final plans and specifications for 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).
  - c. Award 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) including Alternate B (concrete) to Con-Struct, Inc. of Ames, Iowa, in the amount of \$367,803.20.
2. If the City Council believes asphalt is a superior product for this situation, then the contract should instead be awarded to Manatts, Inc.
  3. Do not proceed with this project.

**MANAGER'S RECOMMENDED ACTION:**

Proceeding with this project will strengthen and improve one of the City’s core existing neighborhoods. Constructing this street with Portland cement provides the best value for our citizens.

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

**COUNCIL ACTION FORM**

**SUBJECT: ZONING TEXT AMENDMENT REGARDING WEIGHT OF TRUCKS SERVING SPECIAL USE PERMIT USES IN RESIDENTIAL ZONES**

**BACKGROUND:**

On July 9, 2013, City Council referred to staff a memo describing an issue with truck weight limits for Special Use Permitted uses in residential zones. The referral was in response to the Ames Community Pre-school Center's (ACPC) recently approved Special Use Permit to operate at the former Willson-Beardshear School at E. 9<sup>th</sup> Street and Carroll Avenue. ACPC's weekly food delivery is from a small semi-tractor that exceeds the 26,000 pound maximum weight limit specified in our zoning code. **In response to this specific issue, staff has prepared a minor text amendment to add a food delivery truck exception to the Special Use standards.**

The Planning and Zoning Commission reviewed the proposed text amendment at its August 7, 2013 meeting and unanimously recommended that the City Council approve the food delivery truck exception.

**PROPOSED AMENDMENT:**

The text amendment would allow exemption of food delivery vehicles from the weight requirement as one of the criteria for consideration of a Special Use Permit in a residential zone by the Zoning Board of Adjustment. In addition, the word 'pounds' would be inserted after '26,000' for clarity. Section 29.1503(4)(b)(iii) would be replaced with the following language.

(iii) Not generate truck trips by trucks over 26,000 pounds g.v.w (gross vehicular weight) to and from site except for food delivery vehicles, waste collection vehicles and moving vans

Zoning Analysis:

Ames Municipal Code, Section 29.1503(4)(b) describes the criteria that Special Use Permits must meet in order to be approved by the Zoning Board of Adjustment. Included is the following standard for residential zoning districts:

(iii) Not generate truck trips by trucks over 26,000 g.v.w (gross vehicular weight) to and from site except for waste collection vehicles and moving vans.

Within residential zoning districts, a number of uses are allowed by Special Use Permit that may include some type of service delivery vehicle. These include:

1. Group Living
2. Colleges and Universities
3. Child Day Care Facilities
4. Religious Institutions
5. Schools
6. Social Service Providers
7. Funeral Facilities
8. Hospices
9. Assisted Living
10. Nursing Homes

Food delivery trucks are similar in operation to the waste collection vehicles already exempted. Both provide a needed ancillary service to businesses and other uses. Both provide their services on a more-or-less regular schedule and along a more-or-less fixed route. Finally, both services are operated by a third-party vendor outside the direct control of the business that receives their services. Larger trucks usually mean more infrequent deliveries. In the ACPC circumstance, deliveries are made just once a week.

**ALTERNATIVES:**

1. The City Council can approve the proposed draft amendment language to exempt food delivery vehicles from the weight limit for Special Use Permits in residential zones.
2. The City Council can approve modified zoning text amendment language.
3. The City Council can not adopt the proposed text amendments.

**Recommendation of the Planning & Zoning Commission.** At its meeting of August 7, 2013, the Planning and Zoning Commission unanimously recommended that the Council adopt Alternative 1 as described above.

**RECOMMENDED ACTION:**

This amendment, although written in response to one particular approved Special Use Permit, would apply to any future Special Use Permit applications in a residential zoning district. Residential zoning includes a variety of low, medium, and high density zoning districts throughout the City. However, the limited impact of introducing food delivery trucks over 26,000 pounds is not anticipated to impact the quality of life of residents near these Special Permit uses.

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative No. 1, thereby approving the proposed draft amendment language to exempt food delivery vehicles from the weight limit for Special Use Permits in residential zones.

**ORDINANCE NO.**

**AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING SECTION 29.1503(4)(b)(iii) AND ENACTING A NEW SECTION 29.1503(4)(b)(iii) THEREOF, FOR THE PURPOSE OF WEIGHT OF TRUCKS SERVING SPECIAL USE PERMIT USES IN RESIDENTIAL ZONES; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.**

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

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by enacting a new Section 29.1503(4)(b)(iii) as follows:

**“Sec. 29.1503. SPECIAL USE PERMIT.**

...

**(4) Review Criteria.**

...

(b) Residential Zone Standards. The Zoning Board of Adjustment shall review each application for the purpose of determining that each proposed use in a residential zone meets the following standards, as well as those set forth in Section 29.1503(4)(a) above and, in addition, shall find adequate evidence that each use in its proposed location will:

...

(iii) Not generate truck trips by trucks over 26,000 pounds g.v.w (gross vehicular weight) to and from site except for food delivery vehicles, waste collection vehicles and moving vans.”

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

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

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

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

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

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



*Caring People  
Quality Programs  
Exceptional Service*

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**TO:** Honorable Mayor and City Council

**FROM:** Kelly Diekmann, Planning & Housing Director

**DATE:** August 23, 2013

**SUBJECT:** REQUEST FOR CONTINUANCE – ZONING ORDINANCE TEXT AMENDMENT TO SECTION 29.401(5) TO ELIMINATE PROVISION (C) PERTAINING TO MORE THAN ONE SINGLE FAMILY OR TWO-FAMILY STRUCTURES ON THE SAME LOT

On August 21, 2013 the Planning and Zoning Commission voted to continue the request for a Zoning Ordinance Text Amendment for Section 29.401(5) to remove provision (c) relating to the allowance for multiple Single Family and Two-Family structures on a lot larger than one acre.

The Commission felt a continuation of the item was necessary to gain more information regarding the background of the proposal and to further review any implications of the proposed change to the code. Staff will be providing additional information to the Commission and then will place the item back on the Planning and Zoning Commission Agenda for the September 4, 2013 meeting. Staff is therefore requesting that this item be continued to the September 10, 2013 City Council meeting.

KD/km

**COUNCIL ACTION FORM**

**SUBJECT: WATER METER SETTING FEE REVISIONS TO APPENDIX Q**

**BACKGROUND:**

The City Council approved purchase agreements for water meters and related parts on August 13. These new agreements are part of an interim step in an eventual transition to an Automated Meter Reading system. This transition is due to older model meter registers no longer being available.

The meter setting fees shown in Appendix Q of the Municipal Code include, among other things, the cost of the meters and appurtenances. **Because no purchase agreements were in place at the time, those fees were estimated at the start of the fiscal year. With the new meter pricing now finalized, Council directed staff to prepare a revision to Appendix Q to update the meter setting fees.** The attached ordinance accomplishes that direction. Changes between the current and proposed fees are shown below:

|                                       |                       |                   |
|---------------------------------------|-----------------------|-------------------|
| Meter & Setting Fees - Disc Style     |                       |                   |
| 5/8" or 5/8" x 3/4" disc              | <del>\$215.00</del>   | <b>\$295.00</b>   |
| 3/4" disc                             | <del>\$220.00</del>   | <b>\$325.00</b>   |
| 1" disc                               | <del>\$255.00</del>   | <b>\$350.00</b>   |
| 1 1/2" disc                           | <del>\$605.00</del>   | <b>\$655.00</b>   |
|                                       |                       |                   |
| Meter & Setting Fees - Magnetic Style |                       |                   |
| 1 1/2"                                | <del>\$1,460.00</del> | <b>\$1,465.00</b> |
| 2"                                    | <del>\$2,095.00</del> | No Change         |
| 3"                                    | <del>\$2,770.00</del> | <b>\$2,850.00</b> |
| 4"                                    | <del>\$3,575.00</del> | <b>\$3,560.00</b> |
| 6"                                    | <del>\$5,060.00</del> | <b>\$4,825.00</b> |
|                                       |                       |                   |
| Meter & Setting Fees - Turbo Style    |                       |                   |
| 2"                                    | <del>\$1,340.00</del> | <b>\$1,690.00</b> |
| 3"                                    | <del>\$2,030.00</del> | <b>\$2,270.00</b> |
| 4"                                    | <del>\$2,765.00</del> | <b>\$3,300.00</b> |
| 6"                                    | <del>\$3,980.00</del> | <b>\$6,075.00</b> |
|                                       |                       |                   |
| Frozen/damaged<br>Construction Meter  | <del>\$215.00</del>   | <b>\$295.00</b>   |

These fees are only charged at the time of initial installation. Perpetual maintenance of the meters, including routine replacement, is built into the overall water rate structure.

**ALTERNATIVES:**

1. Approve the attached ordinance updating the City's water meter setting fees as described above.
2. Do not approve the attached ordinance. Meter setting fees would then remain as shown in the current Appendix Q.

**MANAGER'S RECOMMENDED ACTION:**

The fees charged to customers for the initial water meter installation include the cost of the water meter and appurtenances. **The City's cost for purchasing new water meters has changed from what was estimated at the start of the fiscal year. It is appropriate to adjust the meter fees to pass the updated costs on to those who request new water services.**

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving on the attached ordinance updating the City's water meter setting fees.

**ORDINANCE NO.**

**AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING APPENDIX Q WATER AND POLLUTION CONTROL FEES & CHARGES AND ENACTING A NEW APPENDIX Q WATER AND POLLUTION CONTROL FEES & CHARGES THEREOF, FOR THE PURPOSE OF REVISION OF WATER METER FEES; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE.**

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

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by enacting a new Appendix Q as follows:

**APPENDIX Q  
WATER AND POLLUTION CONTROL FEES & CHARGES**

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**“Water Division**

Bulk Water Service.....\$0.74/100 gallons

**Water Meter Division \***

**Meter & Setting Fees - Disc Style**

5/8" or 5/8 " x 3/4" disc..... **\$295.00**  
3/4" disc..... **\$325.00**  
1" disc..... **\$350.00**  
1 1/2" disc..... **\$655.00**

**Meter & Setting Fees - Magnetic Style**

1 1/2" ..... **\$1,465.00**  
2" ..... **\$2,095.00**  
3" ..... **\$2,850.00**  
4" ..... **\$3,560.00**  
6" ..... **\$4,825.00**

**Meter & Setting Fees - Turbo Style**

2" ..... **\$1,690.00**  
3" ..... **\$2,270.00**  
4" ..... **\$3,300.00**  
6" ..... **\$6,075.00**

**Meter & Setting Fees - Misc. Meters**

Larger than 4" or alternative styles

- to be determined when ordered

Hydrant Meter\*\* ..... **\$210.00**

**Frozen/damaged meter**

**Construction Meter**..... **\$295.00**

Meters 1-1/2" and larger..... \$120 trip fee + repairs/replacement

Meters 1" and smaller..... \$65.00 trip fee + Depreciated Value

Depreciated Value is a straight line depreciation of the Meter and Setting Fees above, based on length of time meter has been in service.

< 1 year ..... 100%



|                 |     |
|-----------------|-----|
| < 2 years ..... | 90% |
| < 3 years ..... | 80% |
| < 4 years ..... | 70% |
| < 5 years ..... | 60% |
| < 6 years ..... | 50% |
| < 7 years ..... | 40% |
| < 8 years ..... | 30% |
| < 9 years ..... | 20% |
| <10 years.....  | 10% |
| >10 years.....  | \$0 |

|  |                            |
|--|----------------------------|
| Unauthorized use of water .....                    | \$165.00/occurrence        |
| Unmetered use of water.....                        | \$2.17/day + \$14.44/month |
| Resetting fee for unauthorized meter removal ..... | \$ 65.00                   |
| Customer requested meter test fee .....            | \$120.00                   |
| Service or meter disconnect or reconnect fee ..... | \$ 65.00/trip              |

\* Meter setting fees above include two service trips (one to set the temporary/construction meter, and one to set the permanent meter). A fee of \$65.00 will be charged for additional trips due to unexposed or inoperable curb boxes, incomplete remote wire installations, or other circumstances where the meter installation cannot be completed.

\*\* Hydrant meter fees include the cost to install and remove the meter. Requests to move the meter to a new location will be charged one-half of the hydrant meter fee. Consumption will be billed at the "Irrigation and Yard Water" rate. For usage that covers more than 30 days, the block sizes will be adjusted accordingly.

**WPC Division**

Waste Hauler Fee - Ames locations\*

|                                 |  |
|---------------------------------|--|
| Domestic/Residential Waste..... | \$43.00/load + \$29.14/100 gallons<br>(\$58.86/cubic yard) |
| Restaurant Grease Traps .....   | \$43.00/load + \$22.97/100 gallons<br>(\$46.60/cubic yard) |
| Non-Domestic Waste .....        | \$43.00/load + unit rate to be determined                  |

|                                     |                            |
|-------------------------------------|----------------------------|
| * Non-Ames location surcharge ..... | 15%                        |
| Unauthorized Sewer Use.....         | \$180.00/occurrence        |
| Unmetered Sewer Use.....            | \$2.31/day + \$15.83/month |

**High-Strength Surcharge Rates**

| <u>Parameter</u>   | <u>Surcharge Rate</u> |
|--------------------|-----------------------|
| Oxygen Demand      |                       |
| CBOD <sub>5</sub>  | \$0.38/lb.            |
| COD                | \$0.14/lb.            |
| Nitrogen           |                       |
| NH <sub>3</sub> -N | \$1.33/lb.            |
| TKN                | \$0.86/lb.            |
| Solids             |                       |
| TSS                | \$0.56/lb.            |

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

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

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

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

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