

**AGENDA**  
**REGULAR MEETING OF THE AMES CITY COUNCIL**  
**COUNCIL CHAMBERS - CITY HALL**  
**MARCH 24, 2015**

**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 “Eco-Fair Day,” April 4, 2015
2. Proclamation for “Good Neighbor Emergency Assistance Month,” April 2015

**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 March 3, 2015, and Special Meeting of March 10, 2015
5. Motion approving certification of civil service applicants
6. Motion approving Report of Contract Change Orders for February 16-28, 2015, and March 1-15, 2015
7. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
  - a. Class C Liquor – Sips/Paddy’s Irish Pub, 124 Welch Avenue
  - b. Class E Liquor, C Beer, and B Wine – Wal-Mart Store #749, 3015 Grand Avenue
8. Motion approving new Class C Liquor & Outdoor Service – Blue Owl Bar, 223 Welch Avenue
9. Motion approving 5-day (April 11-16) Class C Liquor License for Christiani’s Events at ISU Alumni Center, 420 Beach Avenue
10. Motion approving 5-day (April 2-April 6) Class C Liquor License for Olde Main Brewing Company at ISU Alumni Center, 420 Beach Avenue
11. Motion approving 5-day (April 3-7) Outdoor Service Privilege for The Mucky Duck Pub, 3100 South Duff Avenue
12. Motion approving City Council’s additional questions to Resident Satisfaction Survey 2015
13. Resolution approving and adopting Supplement No. 2015-2 to *Municipal Code*
14. Ames Foundation Tree-Planting Partnership:
  - a. Motion authorizing staff to enter into an Agreement with Ames Foundation for tree planting
  - b. Resolution approving reallocation of \$15,000 from 2014/15 Neighborhood Improvement Project grant program
15. Resolution approving renewal of Municipal Pool Agreement with Ames Community School District
16. Requests from Iowa Wildlife Center for All Species, One Earth on Saturday, April 25:
  - a. Motion approving a rain date of Sunday, April 26
  - b. Resolution approving closure of portions of Fifth and Sixth Streets, Burnett Avenue, Douglas Avenue, and Kellogg Avenue, as well as City Lot S, from 1 p.m. to 2 p.m.

- c. Resolution approving suspension of parking enforcement for closed areas
- 17. Requests from Healthiest Ames for Healthy Streets on Sunday, May 3:
  - a. Motion approving blanket Temporary Obstruction Permit
  - b. Resolution approving closure of portions of Main Street, Douglas Avenue, and Sixth Street from 8 a.m. to 6 p.m.
  - c. Resolution approving suspension of parking enforcement for closed areas
  - d. Resolution approving waiver of fee for electrical usage
- 18. Resolution approving preliminary plans and specifications for Valve Maintenance and Related Services and Supplies for Power Plant; setting April 29, 2015, as bid due date and May 12, 2015, as date of public hearing
- 19. Resolution approving preliminary plans and specifications for 2013/14 Asphalt/Seal Coat Street Rehabilitation Program (Ashmore Drive, Ashmore Court, Ashmore Circle, South Franklin Avenue); setting April 22, 2015, as bid due date, and April 28, 2015, as date of public hearing
- 20. Resolution approving preliminary plans and specifications for 2013/14 Concrete Pavement Improvements Program #2 (North 2<sup>nd</sup> Street); setting April 22, 2015, as bid due date and April 28, 2015, as date of public hearing
- 21. Resolution approving preliminary plans and specifications for 2012/13 Concrete Pavement Improvements Program #3 (Lincoln Way Frontage Road); setting April 22, 2015, as bid due date and April 28, 2015, as date of public hearing
- 22. Resolution approving preliminary plans and specifications for ISU Research Park Water and Sanitary Sewer; setting April 22, 2015, as bid due date and April 28, 2015, as date of public hearing
- 23. Resolution approving preliminary plans and specifications for 2015 WPC Facility Make-Up Air Unit and Heat Recovery Units Replacement; setting April 16, 2015, as bid due date and April 28, 2015, as date of public hearing
- 24. Emerald Ash Borer Tree Removals, Stump Grinding, Treatment, and Tree Replacement:
  - a. Resolution awarding contract for Ash Tree Removals, Stump Grinding, and Treatment (Years 1 and 2) to LawnPro, LLC, of Ames, Iowa, in the amount of \$99,234.37
  - b. Resolution awarding contract for Ash Tree Replacement (Years 1 and 2) to Country Landscapes, Inc., of Ames, Iowa, in the amount of \$87,777.80
- 25. Resolution awarding contract for Diesel Generator Removal and Building Demolition and Substation Removal for Electric Services to Peterson Contractors, Inc., of Reinbeck, Iowa, in the amount of \$130,000
- 26. Resolution awarding contract for Boiler Tube Spray Coating and Related Services and Supplies for Electric Services to Integrated Global Services, Inc., of Richmond, Virginia, for hourly rates and unit prices bid in an amount not to exceed \$250,000
- 27. Resolution waiving City's purchasing policies requirements and awarding contract to Open Systems International, Inc., of Medina, Minnesota, for SCADA Software Support for Electric Services in the amount of \$95,200
- 28. Resolution approving Change Order No. 3 with Serigraphics Signs Systems, Inc., in the amount of \$2,367.62 for Library Renovation and Expansion
- 29. Resolution approving contract and bond for DCS System
- 30. Resolution approving contract and bond for Water Pollution Control Facility Screw Pump Repainting & Drive Replacement
- 31. Resolution approving contract and bond for 2012/13 Concrete Pavement Improvements, Contract #2 (Southeast 5<sup>th</sup> Street)
- 32. Resolution approving contract and bond for 2011/12 Asphalt Street Paving Improvements Program (Ironwood Court)
- 33. Resolution approving contract and bond for Underground Trenching for Electric Services (Primary Contract)
- 34. Resolution approving contract and bond for Underground Trenching for Electric Services (Secondary Contract)

35. Resolution approving contract and bond for 2014/15 Concrete Pavement Improvements, Contract #2 (Ridgewood Avenue, 9<sup>th</sup> Street, Park Way)
36. Resolution approving contract and bond Water Treatment Plant - Contract 1 (Utilities)
37. Resolution accepting completion of Furnishing 69kV SF6 Circuit Breakers for Electric Services
38. Resolution accepting completion of WPC Facility Trickling Filter Pump Station Check Valve Replacement Project
39. Resolution approving Plat of Survey for 201 Gray 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.**

### **PLANNING & HOUSING:**

40. Motion referring to Planning and Zoning Commission the Voluntary Annexation Petition for 3535 - 530<sup>th</sup> Avenue
41. Resolution approving Final Plat for Pfeffer Subdivision in Boone County

### **ADMINISTRATION:**

42. Motion approving Advanced Analytical Technology, Inc.'s (AATI) request to relocate
43. Requests from Ames Chamber of Commerce for Ames Main Street Farmers' Market on Saturdays from May 2 to October 17, 2015:
  - a. Motion approving blanket Temporary Obstruction Permit and Blanket Vending License
  - b. Resolution approving closure of 300 and 400 blocks of Main Street, and Burnett Avenue from Main Street north to alley, from 5:00 a.m. to 1:30 p.m.
  - c. Resolution approving waiver of fee for blanket Vending License
  - d. Resolution approving request to waive parking enforcement in CBD Lots X and Y
  - e. Resolution approving/motion denying request to waive parking meter fees in 300 and 400 blocks of Main Street and portion of Burnett Avenue and electric usage fees
44. Requests for Greek ExCYtement and Greek Visit Day on Friday and Saturday, April 10-11:
  - a. Resolution approving closure of portions of Ash Avenue, Sunset Drive, Gray Avenue, Greeley Street, and Pearson Avenue from 6 p.m. to 11 p.m. on Friday, April 10, and from 1 p.m. to 5 p.m. on Saturday, April 11
  - b. Resolution approving suspension of parking enforcement for closed areas
45. Motion directing staff to draft an ordinance to modify *Municipal Code* Chapter 21 by including definition of real estate sign
46. Motion approving/denying Encroachment Permit for 116 Welch Avenue
47. Discussion of City Council meeting times:
  - a. Motion establishing new standard meeting time

### **HEARINGS:**

48. Hearing on Cooling Tower Replacement Project:
  - a. Resolution approving final plans and specifications and awarding contract to Evaptech, Inc., of Lenexa, Kansas, in the amount of \$2,810,000
49. Hearing on GT1 Return to Service Project:
  - a. Motion approving report of bids and delaying award of contracts
50. Hearing on 2011/12 and 2012/13 Retaining Wall Reconstruction Program:
  - a. Resolution approving final plans and specifications and awarding contract to Miner Hardscape of Granger, Iowa, in the amount of \$63,899.40

**ORDINANCES:**

51. Third passage and adoption of ORDINANCE NO. 4211 pertaining to littering
52. Third passage of and adoption of ORDINANCE NO. 4212 rezoning property at 710 South Duff Avenue from Agricultural (A) to Highway-Oriented Commercial (HOC)

**COUNCIL COMMENTS:**

**CLOSED SESSION:**

53. Motion to hold Closed Session as provided by Section 21.5(1)(c), *Code of Iowa*, to discuss matters presently in litigation

**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*.**



## REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

MARCH 3, 2015

The Regular Meeting of the Ames City Council was called to order by Mayor Campbell at 7:00 p.m. on the 3rd day of March, 2015, in the City Council Chambers in City Hall, 515 Clark Avenue. Present from the Ames City Council were Gloria Betcher, Amber Corrieri, Tim Gartin, Matthew Goodman, Chris Nelson, and Peter Orazem. *Ex officio* Member Lissandra Villa was also present.

It was announced by Mayor Campbell that the Council would be working from an Amended Agenda; a Closed Session had been added after Council Comments.

**CONSENT AGENDA:** Mayor Campbell noted that Item No. 13 (preliminary plans and specifications for Valve Maintenance and Related Services/Supplies for the Power Plant) had been pulled from this Agenda by staff and will be placed on the March 24 Agenda.

Council Member Betcher requested that Item No. 7 (Greek Week 2015 Requests) be pulled from the Consent Agenda for separate consideration.

Moved by Nelson, seconded by Corrieri, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving minutes of Regular Meeting of February 24, 2015
3. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
  - a. Class C Liquor & Outdoor Service – Coldwater Golf Links, 615 S. 16<sup>th</sup> Street
  - b. Class E Liquor – Kum & Go #227, 2108 Isaac Newton Drive
  - c. Class E Liquor – Kum & Go #113, 2801 E. 13<sup>th</sup> Street
  - d. Class A Liquor w/Outdoor Service – Elks Lodge #1626, 522 Douglas Avenue
  - e. Class C Beer & B Native Wine – Swift Stop #4, 1118 South Duff Avenue
  - f. Class C Beer and B Wine – Swift Stop #5, 3218 Orion Street
  - g. Special Class C Liquor – The Spice Thai Cuisine, 402 Main Street
  - h. Special Class C Liquor – Valentino's, 823 Wheeler Street, #1
  - i. Class E Liquor, C Beer, and B Wine – Sam's Club #6568, 305 Airport Road
4. Motion approving 5-day (March 10-15) Class C Liquor License for Olde Main Brewing Company at the ISU Alumni Center, 420 Beach Avenue
5. Motion approving 5-day (March 17-21) Class C Liquor License for Olde Main Brewing Company at the ISU Alumni Center, 420 Beach Avenue
6. Motion approving 8-month Class B Beer Permit & Outdoor Service for Homewood Golf Course, 401 East 20<sup>th</sup> Street
7. RESOLUTION NO. 15-115 approving appointments to City's various boards and commissions
8. Corporate RESOLUTION NO. 15-116 designating authorization to conduct financial and banking business
9. RESOLUTION NO. 15-117 adopting Rental Housing Registration Fee Schedule to be effective April 1, 2015
10. RESOLUTION NO. 15-118 endorsing application to Iowa Department of Transportation to designate Jefferson Highway Heritage Byway as State Heritage Byway
11. RESOLUTION NO. 15-119 approving preliminary plans and specifications for 2014/2015 Right-of-Way Restoration Program; setting April 8, 2015, as bid due date and April 14, 2015, as the date of public hearing
12. Lease of Mowers for Park Maintenance:
  - a. RESOLUTION NO. 15-120 awarding contract to Turfwerks for two Jacobsen R311 11-foot-wide mowers at a cost of \$75,450 for three years

- b. RESOLUTION NO. 15-121 awarding contract to MTI for two Toro GM360 8-foot-wide mowers at a cost of \$53,613.18 for three years
- 13. RESOLUTION NO. 15-122 approving contract and bond for North Dakota Water Tower Removal Project
- 14. RESOLUTION NO. 15-123 approving contract and bond for River Valley Park Complex Irrigation Project
- 15. RESOLUTION NO. 15-124 approving contract and bond for Non-Asbestos Insulation and Related Services and Supplies
- 16. RESOLUTION NO. 15-125 approving Change Order No. 22 in the amount of \$103,641 with A&P/Samuels Group of Wausau, Wisconsin, for Library Expansion and Renovation
- 17. Roll Call Vote: 6-0. Resolutions/Motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a part of these Minutes.

**GREEK WEEK 2015 REQUESTS:** Council Member Betcher referenced the Council's previous directive that event organizers provide a written notification plan pertaining to street closures to the City prior to event approval.

Representing Greek Week 2015 were Luke Gosse, Logistics Coordinator, 201 Gray Avenue, Ames; and Chance Wiese, General Co-Chair, 201 Gray Avenue, Ames. Mr. Gosse advised that their plan had been part of the Special Events application. He further stated that letters had been sent to the South Campus residential community. In addition, Greek Week 2015 committee members will be going door-to-door to all houses in the area of the closures and e-mailing all the property managers. Two Greek Week representatives will also be placed at each barricade.

Moved by Betcher, seconded by Goodman, to adopt RESOLUTION NO. 15-113 approving closure of portions of Sunset Drive, Ash Avenue, Gray Avenue, Greeley Street, and Lynn Avenue from 8:00 a.m. to 8:00 p.m. on Saturday, March 28  
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Betcher, seconded by Goodman, to adopt RESOLUTION NO. 15-114 approving suspension of parking regulations for portions of Gray Avenue, Ash Avenue, Greeley Street, Pearson Avenue, Lynn Avenue, and Sunset Drive from 5:00 p.m. Friday, March 27, to 8:00 p.m. Saturday, March 28  
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**PUBLIC FORUM:** There being no one requesting to speak, the Mayor closed Public Forum.

**HEARING ON AMENDMENTS TO FISCAL YEAR 2014/15 BUDGET:** Mayor Campbell opened the public hearing. She closed same after no one came forward to speak.

Moved by Goodman, seconded by Betcher, to adopt RESOLUTION NO. 15-126 amending the budget for the current Fiscal Year ending June 30, 2015.  
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**HEARING ON ADOPTION OF 2015/16 BUDGET:** The public hearing was opened by the Mayor. No one came forward to speak, and Mayor Campbell closed the hearing.

Moved by Nelson, seconded by Corrieri, to adopt RESOLUTION NO. 15-127 approving the 2015/16 Budget.  
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**HEARING ON GENERAL OBLIGATION CORPORATE PURPOSE AND REFUNDING BONDS IN AN AMOUNT NOT TO EXCEED \$20,950,000:** The Mayor opened the public hearing and closed same after no one came forward to speak.

Moved by Corrieri, seconded by Gartin, to adopt RESOLUTION NO. 15-128 approving the Loan Agreement.  
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**HEARING ON TURBINE CONTROL SYSTEM:** Mayor Campbell opened the public hearing. There being no one wishing to speak, the Mayor closed the hearing.

Moved by Nelson, seconded by Betcher, to accept the report of bids and delay award of contract.  
Vote on Motion: 6-0. Motion declared carried unanimously.

**HEARING ON INIS GROVE PARK SAND VOLLEYBALL COURT LIGHTING:** The Mayor opened the public hearing and closed same after no one requested to speak.

Moved by Goodman, seconded by Corrieri, to accept the report of bids.  
Vote on Motion: 6-0 Motion declared carried unanimously.

**DEMAND SERVICE PLAN FOR HIRTA:** Assistant City Manager Melissa Mundt provided a summary of the discussions that had occurred during the process improvement project to identify and better understand issues and development improvements for door-to-door transportation services provided for the elderly, disabled, and the general public in Ames. One general public meeting and a series of four meetings with human service agencies and transportation providers had been held from November 2014 through January 2015. According to Ms. Mundt, four immediate action steps, out of 23, were recommended by the Task Force to be taken to improve demand response service for human service agencies/organizations and their clients who utilize service within Story County.

Ms. Mundt advised that the Demand Response Action Plan will be distributed to local funding agencies (Story County, City of Ames) and to HIRTA for possible future implementation considerations. It had already been presented to the Transit Board.. The Plans will also be shared with the United Way's Transportation Collaboration Committee.

Also, Ms. Mundt stated that to continue critical communication between human service agencies/organizations and transportation providers, the Task Force members recommended that the following actions be taken by the parties involved:

1. Establish a formal complaint process
2. Establish response time frames
3. Schedule quarterly meetings

4. Establish formal transportation liaison representatives within the human service agencies/organizations

Council Member Orazem asked if there were certain individuals whose needs were not being met or were there unmet needs by random individuals. Ms. Mundt advised that everyone who attended the forums expressed that they had needs that were not being met. Transit Director Sheri Kyras said she believed that there are different expectation levels among riders, human service agencies/organizations, and HIRTA.

Answering a question from Council Member Orazem, Ms. Kyras explained that the federal resources have not changed much on the demand response side. She again referenced that there are different expectations. Ms. Kyras noted that the four priority actions may require substantial increased financial resources, which may not be possible.

Ms. Kyras offered that increased collaboration needs to occur. She indicated that the Transit Board recently directed that another unscheduled bus be added to increase reliability for customers.

Ms. Mundt stated that the HIRTA Board will be discussing the Demand Response report on March 26, 2015.

**2014 DEVELOPMENT PROCESS USER SURVEY:** City Business Development Coordinator Tiffany Coleman presented the results of the City's 2014 Development Process Survey.

**REPORTING REQUIREMENTS FOR SECONDHAND GOODS DEALERS:** Police Chief Chuck Cychosz recalled that, on December 16, 2014, the City Council had received a report outlining the shortcomings of the existing *Municipal Code* requirements for secondhand goods dealers in reporting their transactions. He advised that currently, the *Municipal Code* requires paper records for transactions conducted by pawnbrokers and itinerant dealers. Other businesses buying the same items have no such requirement to report their transactions or hold items prior to disposal. City staff has identified an effective electronic reporting system called Leads Online that could be used to replace the existing paper records system. Several local businesses already use that system, which has been used to successfully identify items stolen from Ames residents and sold to dealers out of the area.

During its meeting on December 16, 2014, the City Council had requested additional information on several issues. Chief Cychosz noted that those questions were answered in the Council Action Form.

Council Member Gartin acknowledged the e-mail received from Gary Youngberg, owner of Ames Silversmithing. Kirk Youngberg, 3113 Harrison, Ames, representing Ames Silversmithing, commented that numismatic coins are very distinguishable and more difficult for thieves to sell. He believes that bullion coins should be exempted, instead of exempting numismatic coins, as they are very difficult to distinguish. Mr. Youngberg also told the Council that his father, Gary, continues to have concerns about the confidentiality of sellers.

At the inquiry of Council Member Goodman, Police Commander Geoff Huff advised that, since January 2015, the Ames Police Department has used information gathered from Leads Online

to file charges in two felony cases with one conviction and one pending, an aggravated misdemeanor case, and an ongoing criminal conduct case.

Council Member Betcher questioned the waiting period. Kirk Youngberg explained that a ten-day waiting period would be detrimental to both the purchaser and the seller. Gold prices change, and if it were several days, that would pose a risk for them (the purchaser) as well as for the seller. Chief Cychosz explained that it sometimes takes owners some time before they even are aware that their property has been stolen. He noted that a uniform ten-day holding period would increase the likelihood of recovering stolen property.

Kirk Youngberg asked how trades would be handled. He explained that there are times when they give a store credit in exchange for the gold or jewelry. Chief Cychosz stated that staff had not studied that question. He believes that it would depend on the amount of gold or jewelry being brought in and under what circumstances. A problem could arise if a family member brought in jewelry to sell that another family member might have wanted to retain and didn't know that it was being sold.

At the inquiry of Council Member Goodman, Mr. Youngberg advised that the time to enter the information into a database was not really an issue.

Chief Cychosz pointed out that there is also the emotional aspect to consider; people care deeply about getting jewelry back after it was stolen. He believes that with coins and gold bars, it is all about the money.

Council Member Gartin said that he believed the issue was uniformity; it isn't so much that Ames does this, but that a network of agencies do it too. He pointed out that jewelry stolen in another community might be brought to Ames to sell.

Moved by Goodman, seconded by Corrieri, to direct staff to prepare an ordinance requiring electronic recordkeeping for dealers of secondhand goods, including all pawnbroker and itinerant dealer transactions, and purchases and sales of jewelry, precious metals, gemstones, and electronics, excluding coins purchased by a professional numismatist, with transactions under \$100 in total being exempt from reporting.

Council Member Goodman said his concern was with the resources of the Police Department. He tried to weigh that with the concerns of the businesses.

Council Member Nelson felt it might be a good idea to lessen the waiting period for bullion since it is often not identifiable and the price fluctuates, causing risk for the business (purchaser) and the seller.

Moved by Goodman, seconded by Corrieri, to amend the motion to remove the ten-day holding period for bullion or silver bars or precious metals or however the Police Department would define it.

Chief Cychosz said staff would have to work on a definition and the boundaries.

Commander Huff asked the Council to revisit the dollar threshold. He pointed out that a stolen item is 100% profit for the thief. If each stolen piece was taken to a different place to sell, that \$100 threshold might not be reached and none of those transactions would be recorded.

Motion and amendment withdrawn.

Moved by Goodman, seconded by Corrieri, to direct staff to prepare an ordinance requiring electronic recordkeeping for dealers of secondhand goods, including all pawnbroker and itinerant dealer transactions, and purchases and sales of jewelry, precious metals, gemstones, and electronics, excluding coins purchased by a professional numismatist, removing the holding period for bullion, and not entering a dollar threshold.

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

#### **FLOOD HYDRAULIC ANALYSIS OF 1204 S. 4<sup>TH</sup> STREET (RIVERSIDE MANOR):**

Council Member Gartin indicated that he had a conflict of interest on this issue; therefore, would not be participating in the discussion or voting if a vote would be taken.

Planning and Housing Director Kelly Diekmann said that, at its December 9, 2014, the City Council had deferred action on a Minor Final Plat for a proposed two-lot subdivision at 1204 S. 4<sup>th</sup> Street, which is the proposed site of Prairie Village Subdivision located at Riverside Manor. The Council requested that staff ask for a third-party evaluation of the hydraulic effects of the proposed project on the Oak-Riverside Neighborhood north of the site and to explore what level of oversight would be needed to ensure that the project would be built as approved. On January 13, 2015, staff presented to Council a report evaluating the impacts of a 100-year flood event to the Oak-Riverside Neighborhood. The impacts were calculated to increase the water surface level of a 100-year flood between 0.02 and 0.07 of a foot. The Council then requested a flood study to model the impacts of a 500-year event. With that direction, the City, at its own cost, contracted with HDR to complete the new analysis.

Mr. Diekmann summarized the report. The proposed grading and fill at Riverside Manor would result in an expected increase in the water surface level of a 500-year flood of between 0.08 and 0.22 of a foot at the same four locations noted in the January report. The modeling indicated that the greatest increase in water surface level would be approximately 0.61 foot in the area near the existing eastern entrance to Riverside Manor. Mr. Diekmann indicated that the modeling does really depict where water would go. Council Member Goodman clarified that, with the project, in the event of a 100-year flood, the water surface level would be changed by approximately 0.1 (of a foot) whereas a 500-year flood would change it 0.6 (of a foot).

According to Director Diekmann, if there were no objections to HDR's report, the Prairie Village Subdivision Final Plat will be placed on the March 24, 2015, City Council meeting agenda.

Council Member Goodman said that no matter what happens with this project, the Council needs to be paying more attention to developments in the floodway fringe that are close to existing residential development when fill is being brought in.

**2015/16 PROPOSED ANNUAL ACTION PLAN PROJECTS FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM:** Vanessa Baker-Latimer, Housing Coordinator, reported on the input received during the public forum held on February 24 and 25,

2015, regarding possible projects for consideration for the 2015/16 CDBG Annual Action Plan. A total of eight persons attended and participated in the discussions. The overall feedback continued to center around the lack of and need for more affordable housing for low-income households in the areas of rental, shelters, transitional, and homeownership units. There was an overall consensus that the 2014/15 Action Plan activities will begin to address the needs; however, more needs to be done.

Ms. Baker-Latimer reported that staff was recommending that the City continue with the projects adopted in the 2014/15 Action Plan, as follows:

1. Acquisition/Reuse for Affordable Housing (Budget: \$600,000):
  - a. Purchase of Vacant In-Fill Lots for Development
  - b. Purchase of Foreclosure Properties for Rehabilitation
2. Operation and Repairs for Foreclosed Properties (Budget: \$65,000)
3. Housing Improvement Rehabilitation Programs (Budget: \$202,438):
  - a. Single-Family Homeowners
  - b. Rental Property Owners
4. Homebuyer Assistance for First-Time Homebuyers (Budget: \$50,000)
5. Renter Affordability Programs (Budget: \$60,000):
  - a. Deposit and First-Month's Rent
  - b. Transportation Assistance
6. Public Facilities Improvement Program (Budget: \$110,000)

Ms. Vanessa Baker-Latimer presented staff's rationale for making that recommendation. She advised that the City was notified by the Department of Housing and Urban Development that its 2015/16 CDBG allocation will be \$484,294, which is approximately \$3,900 less than the 2014/15 allocation. Of that amount, approximately \$387,438 is available for programming, not including the 2014/15 Program rollover. According to Ms. Baker-Latimer, she is cautiously anticipating that the rollover amount will be approximately \$700,000.

Director Diekmann noted that there are no infrastructure projects included on the list of possible projects. If Project 1 does not come to fruition, there is no back-up project. If a back-up project were to be added, the Plan would have to be amended; that would take additional time. Ms. Baker-Latimer commented that the Rehabilitation Programs also take some time.

Moved by Gartin, seconded by Goodman, to direct staff to continue with all of the 2014/15 Annual Action Plan Program projects for 2015/16 and proposed budget in connection with the City's CDBG Program for the six projects listed above.

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

The meeting recessed at 9:00 p.m. and reconvened at 9:08 p.m.

**UNIVERSITY AVENUE AND AIRPORT ROAD ROUNDABOUT:** Civil Engineer Eric Cowles provided the background as to the events that led up to where the project is today. He reported

that staff had originally held a project information meeting attended by approximately 20 individuals representing area businesses, property owners, and residents on January 15, 2015, to discuss the project and receive input on the project concept. At that meeting, members of the Ames Bicycle Coalition (ABC) expressed concerns regarding speed, layout, and both bike/pedestrian and bike/vehicle interaction. There was also discussion about incorporating additional facilities not specifically related to the project, which included extending on-street bike facilities east on Airport Road from University and north on University from Airport Road, adding a shared use path connection west along Oakwood Road to State Avenue, and paving the current gravel path from Airport Road north to Grand Avenue. Mr. Cowles stated that staff had exchanged emails with multiple ABC members, after which ABC asked the project team to hold a separate meeting with them to hear their project concerns in more detail and to discuss ideas and options as to what alternatives might be implemented. Mr. Cowles described the design changes that had been made to the initial concept as a result of the input received from the ABC. He noted that, at the February 24, 2015, meeting, the City Council had requested additional information related to meetings, comments, and discussions with the ABC regarding its requests for the University Avenue and Airport Road roundabout, which is what staff would be sharing at this meeting.

Mr. Cowles specifically addressed the issue of speed through the roundabout. The posted speed would be 15 miles-per-hour (mph) for vehicles, and vehicles would have to yield to bicyclists and pedestrians at all times. To address concerns over speed, the “splitter island” has been extended. An island called a refuge has also been added to the design. Mr. Cowles also stated that the points of conflict for bicyclists and pedestrians have been reduced with the new concept.

The Council was told by Mr. Cowles that as part of the scope, the design team submitted the roundabout design to the Iowa Department of Transportation (IDOT) for national peer review (by the “experts of the experts”); very few comments were received. Adding the splitter island was one of the recommendations made as a result of that peer review.

Mr. Cowles noted that additional public informational meetings will be held within the next two to three weeks. Staff will also meet with Workiva individually.

Traffic Engineer Damion Pregitzer said a typical question is what type of facility is the right facility and in what corridor. He noted that, on March 31, 2015, a Council workshop will be held on the Long-Range Transportation Plan, which incorporates all modes of traffic. At the meeting on March 31, the Policy Committee of the Metropolitan Planning Organization will have an opportunity to provide recommendations to the City of Ames as to how it wants to support regional goals and if there is financial sustainability to support them long term. Mr. Pregitzer also alluded to the tight schedule and accelerated time line for the project as it is connected to other projects in the area and the Long-Term Transportation Plan.

Mr. Cowles commented that the main point of the ABC’s requests was to have separate off-street, bike-only facilities in this area to accommodate commuters and other cyclists. The concept proposed by the ABC is called a “cycle track,” and would be somewhat similar to what is currently utilized on the west side of Ash Avenue next to the Cyclone Sports Complex. The ABC justified its request by stating that it is very common for cyclists to be going 20-25 mph or faster on the University Avenue route. Mr. Cowles described the issues that must be weighed if cycle tracks were added.



In addition, Mr. Cowles also noted that staff is on a tight time frame, and if the cycle track option would be added, it would take at least an additional month. Currently, staff is planning on a bid letting in April 2015. Cost is another issue. Just for the paving alone on a corridor-wide cycle track option (which is staff's recommendation to make it a viable transportation solution) from University Avenue/Airport Road to the Hub Building, it would cost approximately \$320,000. To extend it to where CyRide drops off near Wessex, it would cost approximately \$250,000 (with right-of-way acquisition). To include the cycle track option all the way to the Hub Building would cost an estimated \$500,000. Having cycle tracks around the roundabout area and tie in south of Airport Road would cost approximately \$125,000 to \$130,000. Mr. Cowles noted that project itself is already under-funded; to include cycle tracks would be an additional financial burden. Mr. Pregitzer pointed out that connectivity is another issue. It cannot be determined at this time as to what the cycle tracks would be connected.

Council Member Gartin offered that safety needs to be one of the factors that drives the design of the roundabout. He asked if there was a measurable safety factor that would warrant consideration of the ABC's proposal. Mr. Cowles stated that the roundabout itself will make the intersection safer than it is today. Mr. Pregitzer added that the entire reason that the staff asked for the IDOT review was for safety.

Mr. Cowles reported that, after extensive discussions with the ABC representatives and further exploration with the design consultant, staff does not believe the use of cycle tracks is advisable. Staff's reasoning was explained in detail. In summary, it is due to cost constraints and the potential to negatively affect progress on Phase III of the Research Park. It was noted that if the City Council/MPO Policy Committee determines that cycle tracks are desirable during development of the Long-Range Transportation Plan, that location could be prioritized for adaptation at a later time.

Council Member Goodman asked if it were just time and money why the ABC proposal cannot be considered. Mr. Cowles acknowledged that time and money were two issues; however, cycle tracks do not exist anywhere else in the City, and there are no plans to include those in the future. In addition, the easement area needs to be much larger in order to accommodate cycle tracks. That could result in another cost impact, as it is unknown how much the property owner will want in compensation.

Council Member Orazem said that, in looking at the design, he could not see that the cycle tracks would be safer. There is no 100% safety guarantee no matter what is done; however, that was the reason for the design review by the roundabout experts. Mr. Orazem asked if, with the cycle track option, there would still have to be a separate place for pedestrian traffic. Mr. Cowles stated that was true.

Dan DeGeest, 4212 Phoenix Street, Ames, on behalf of the Ames Bicycle Coalition, presented several concerns that the ABC has with the University/Airport Road Roundabout. One concern is that bicyclists normally would travel along the right side of vehicular traffic; however, with the current design, bicyclists would have to cross two lanes of vehicular traffic traveling at speeds up to 40 to 45 mph. Mr. DeGeest showed the ABC's recommended design, which included protected bikeways. Referencing the cost estimates, he pointed out that there is a lot of variability in the costs based on the treatment, e.g., pavement, bollards, paint. It was alleged by Mr. DeGeest that cycling at the roundabout intersection is not viable in its current design; it is designed for 1% of the population who would feel safe, and the rest of the population would

seek other ways. He also stated his belief that this roundabout will set a precedent for future ones. According to Mr. DeGeest, the user/public feedback process was too short. The ABC recommendation is for Council to direct staff to spend more time on a design for the protected bike path concept, traffic calming, directional striping, and wayfinding to make it safe for cyclists of all skill levels to get to, through, and beyond the roundabout.

Council Member Gartin commented that he is having difficulty understanding why the City is considering a roundabout at the University/Airport Road intersection. He prefers dedicated bike lanes with stop lights.

Trevin Ward, 2610 Northridge Parkway, #201, Ames, said that he was speaking from a cyclist's perspective. He believes that roundabouts are actually a very safe traffic device for bikes; that is why they are used in heavy-traffic areas. He is concerned, however, that there is no intuitive way for bicyclists to know where they are supposed to go when they have to cross two lanes of traffic. According to Mr. Ward, research has indicated that nine percent (9%) of the population travels by bicycle, and investment in dedicated infrastructure would increase that percentage.

Mr. Pregitzer noted that some of the things that are not shown on the conceptual design include all the signs and markings. He believes that those would definitely add to the safety aspect.

Mr. Cowles addressed the suggestion of Council Member Orazem to move the roundabout farther to the east. The challenges include the amount of fill that would need to be brought in to reach the level of slope needed and the possibility of a retaining wall, which would mean additional cost. The possibility of retrofitting a multi-use path/sidewalk for pedestrian use was discussed.

Council Member Goodman would like staff to see if the City could get easements; that is an unknown. He believes it would make it much more safe. Mr. Cowles pointed out that that is not in design team's scope of services, so it would mean additional fees. He believes that it would be land acquisition, not an easement. Mr. Goodman said it would not hinder the conversation for staff to see if the City could make the acquisitions.

Council Member Corrieri said she was uncomfortable because the community has not had a larger conversation as to what type of community it wants to be, e.g., pedestrian, cycling, traffic. She felt it would be valuable to have that conversation, rather than doing this piecemeal.

Moved by Goodman, seconded by Orazem, to request staff in their current process to have additional conversation with property owners and the design consultants about possible land acquisition to accommodate cycle tracks.

Mr. Goodman clarified that he wanted to ensure that, if the Council determines that it wants to expand this facility and there was an opportunity to acquire land around the intersection, it wasn't precluded from happening just because no one checked. However, if there are impediments to that, it would be good to know that now.

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

**NEW WATER PLANT - CONTRACT 1:** John Dunn, Director of Water and Pollution Control, advised that this project would extend the piping from old Water Plant site to the new Water

Plant site. Mr. Dunn informed the Council that there were five bids to be considered. Staff has had no previous experience working with the apparent low bidder, S. M. Hentges & Sons, Inc., of Jordan, Minnesota. Prior to making a recommendation, staff very carefully checked references from multiple prior municipal utilities.

Moved by Orazem, seconded by Goodman, to adopt RESOLUTION NO. 15-129 awarding a contract to S. M. Hentges & Sons of Jordan, Minnesota, for New Water Plant - Contract 1 in the amount of \$3,197,273.15.

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

**NEWLINK GENETICS CORPORATION FORGIVABLE LOAN AGREEMENT:** Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 15-130 approving NewLink Genetics Corporation request for extension of employment requirements for forgivable loan agreement.

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

**FINANCIAL ASSISTANCE FOR BARILLA AMERICA, INC.:** Moved by Orazem, seconded by Corrieri, to adopt RESOLUTION NO. 15-131 approving a contract for economic development assistance with Barilla America, Inc., and the Iowa Economic Development Authority with local match to be limited to Industrial Property Tax Abatement.

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

Moved by Orazem, seconded by Corrieri, to adopt RESOLUTION NO. 15-132 approving Industrial Property Tax Abatement for reconstruction under the project.

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

**FINANCIAL ASSISTANCE FOR BOEHRINGER INGELHEIM VETMEDICA, INC. (BIVI):** Moved by Corrieri, seconded by Nelson, to adopt RESOLUTION NO. 15-133 approving an Iowa Economic Development Authority High-Quality Jobs Program Contract for financial assistance for Boehringer Ingelheim Vetmedica, Inc. (BIVI).

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

**FEDERAL REIMBURSEMENT RESOLUTIONS:** Moved by Corrieri, seconded by Gartin, to adopt RESOLUTION NO. 15-134 pertaining to Iowa State University Research Park infrastructure improvements and Airport Terminal projects.

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

**LITTERING ORDINANCE:** Moved by Corrieri, seconded by Goodman, to pass on second reading an ordinance pertaining to littering.

Roll Call Vote: 6-0. Motion declared carried unanimously.

**REZONING 710 SOUTH DUFF AVENUE:** Moved by Betcher, seconded by Goodman, to pass on second reading an rezoning property at 710 South Duff Avenue from Agricultural (A) to

Highway-Oriented Commercial (HOC).

Roll Call Vote: 6-0. Motion declared carried unanimously.

**2014 NATIONAL ELECTRIC CODE:** Moved by Corrieri, seconded by Nelson, to pass on third reading and adopt ORDINANCE NO. 4210 pertaining to adoption of 2014 National Electric Code, with local edits.

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

**COUNCIL COMMENTS:** Moved by Gartin, seconded by Corrieri, to refer to staff the letter from Chuck Winkleblack dated February 27, 2015, requesting a solution for a possible project/overlay zone for 3505 and 3515 West Lincoln Way.

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

Moved by Corrieri, seconded by Goodman, to place on a future Agenda changing the start time for City Council meetings.

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

**CLOSED SESSION:** Council Member Gartin asked City Attorney Judy Parks if there was a legal reason to go into Closed Session. Ms. Parks replied in the affirmative.

Moved by Gartin, seconded by Nelson, to hold a Closed Session, as provided by Section 21.5c, *Code of Iowa*.

Roll Call Vote: 6-0. Motion declared carried unanimously.

The meeting reconvened in Regular Session at 11:06 p.m.

**ADJOURNMENT:** Moved by Orazem to adjourn the meeting at 11:07 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

MARCH 10, 2015

The Ames City Council met in special session at 7:00 p.m. on the 10<sup>th</sup> day of March, 2015, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Ann Campbell presiding. Council Members Gloria Betcher, Tim Gartin, Chris Nelson, and Peter Orazem were present. Council Member Matthew Goodman was brought into the meeting via *Facetime*. *Ex-Officio* Member Lissandra Villa arrived at 7:51 p.m. Council Member Amber Corrieri arrived at 7:54 p.m.

**DISTRIBUTED CONTROL SYSTEM (DCS) FOR POWER PLANT:** Electric Services Director Donald Kom explained that the DCS is a dedicated control system made up of hardware and software used for boiler controls and power plant systems; it is a crucial coordinating and communication system needed to operate the Plant. In November 2013, the City Council voted to convert the City's Power Plant from coal to natural gas. The DCS is a needed element to that conversion. On November 25, 2015, the City Council approved preliminary plans and specifications for the DCS. Three bids were received for this project: ABB, Emerson, and Schneider. Staff worked with Sargent & Lundy to perform an extensive evaluation of the bids. The bid from ABB was significantly higher than the other two, and staff advised Sargent & Lundy not to continue with the detailed technical evaluation of it. Based on the technical evaluation performed, it was concluded that the proposal of Emerson Process Management Power & Water Solutions was technically superior.

It was brought to Director Kom's attention that Schneider Electric had sent an e-mail to the City Council members just prior to tonight's meeting. Mr. Kom noted that staff was unaware of the e-mail in which Schneider was alleging that if the City went with its bid, it would save \$300,000 on Phase 2 of the Turbine Control System (TCS). A copy of the e-mail was provided to Mr. Kom and to the City Attorney, which they then reviewed. It was noted by Mr. Kom that the technical evaluation by Sargent & Lundy had recommended the selection of Emerson for the DCS. The price difference between Emerson's and Schneider's bids was approximately \$78,000. The Council was advised by Mr. Kom that the City currently has an Emerson system installed. Director Kom stated that, because the City already has an Emerson system, some of the existing hardware will already be in place, thus allowing for some credit (approximately \$51,000) during the installation phase; taking this into account, the cost difference between the two bids is insignificant. It was stated by Mr. Kom that, from a training and use standpoint, staff is familiar with the existing software and recommends Emerson's proposal. Responding to Schneider's e-mail, Mr. Kom said that the City purposely bid the DCS and TCS separately. Schneider's assertion that its combined bids for the DCS and TCS would result in a \$300,000 savings to the City is flawed. The two projects were bid separately and will be evaluated on a stand-alone basis, as dictated by the City's Purchasing Policies. Director Kom commented that it is highly likely that, once the TCS vendor is selected and approved by the City Council, the total cost of the DCS and the TCS will be lower than Schneider's combined proposals.

City Attorney Judy Parks said that, in most cases, the City attempts to award contracts to the lowest bidder; however, the *Iowa Code* states that a contract may be awarded, in the case of utilities, as is deemed to be in the best interest of the City. She believes that staff had gone above and beyond by having a third-party review the bids and an extensive review and analysis had been performed.

Moved by Gartin, seconded by Orazem, to adopt RESOLUTION NO. 15-135 awarding a contract for the DCS for the Power Plant to Emerson Process Management Power & Water Solutions, Inc., of Pittsburgh, PA, in the amount of \$1,595,000.

Council Member Goodman asked if there was any clarification that could come from further study of the letter that would result in the City making a different choice. Director Kom replied that City staff and Sargent & Lundy stand by their recommendation.

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

**PLANNING DEPARTMENT PROGRAM OF WORK:** Planning and Housing Director Kelly Diekmann referenced the lists of outstanding projects provided to the Council as part of the Staff Report for tonight's meeting. He pointed out that the Council recently approved an additional full-time planner position to increase the amount of time and resources available to work on policy planning issues. The Division's proposed split will be 35% for policy planning and 65% for current planning. It is hoped that the new planner will start work in May.

Mr. Diekmann pointed out that there are currently 30 projects listed for the Planning and Housing Department by Council referral from the past three years. He brought the Council's attention to the lists showing the description of each referral, its status, and estimated hours to complete each one. In order to help the Council sort and prioritize the large list of items, staff had categorized the referrals into four areas: Housing, Development Standards, Development Project Related, and Planning and Policy. In addition to that formal referral list, staff had included a list of additional projects based on Council comments from prior workshops and staff-identified interests for *Municipal Code* updates. It was reported by Mr. Diekmann that three additional requests have come in very recently, as follows: (1) Text amendment for mixed-use overlay, (2) Olde Main Brewery text amendment request, and (3) Definition of Floor Area Ratio relating to parking structures. Those have been added to the list of projects that have not been prioritized.

Mr. Diekmann provided a time line for 21 projects broken down from January to June 2015, July to December 2015, and January to June 2016. He also showed a list of 13 projects that had not been prioritized by staff. Director Diekmann stated that there was no open space for new referrals. He suggested that the Council recommend where to prioritize any new referrals. As an alternative, some space could be programmed in to accommodate new referrals; however, it is never known how many are going to come in and when.

The Council was told by Director Diekmann that there is one referral pertaining to lighting standards that staff believes could be removed. Mr. Diekmann said that, after consulting with staff, it is believed that it is no longer an issue. He also noted that there were a number of referrals that had been on the list for years. If they are clearly no longer a priority, staff would like to have those removed from the list.

Council Goodman commented that if staff thinks leveraging outside resources to deal with some of the projects would help the Planning staff to focus on priority projects, he would be in favor of doing so. Director Diekmann stated that City staff would still be involved in public outreach.

Council Member Gartin offered his opinion that the most focus should be on the review of the Land Use Policy Plan (LUPP).

Moved by Gartin, seconded by Nelson, to keep on the list of projects that are not prioritized the reevaluation of building and zoning codes to determine if changes should be made to improve the existing housing stock at a lower cost.

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

Discussion ensued about the referral of the Ames Urban Fringe Plan review with Story County and Gilbert on a potential update of land use classifications and future growth areas. Director Diekmann said that this request came in from the Story County Board of Supervisors. He discussed how this issue may relate to parts of the LUPP update and to the County writing a Comprehensive Plan.

Moved by Betcher, seconded by Goodman, to leave on the unprioritized list the Ames Urban Fringe Plan review with Story County and Gilbert on potential update land use classifications and future growth areas.

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

It was noted that the referral requesting a review of drive-through standards in commercial zones with high levels of pedestrian activity came from one resident of Ames. Council Member Gartin offered that he did not want staff to put in a lot of time on this referral; however, if there is a safety issue with this, staff should bring that to the Council's attention. Council Member Betcher said she was concerned about this one mostly because there will be increasing density in commercial areas where there will be a lot of pedestrian activity, and she is concerned about pedestrian safety. Also, she would not like to set a precedent that the City Council pays more attention to requests from developers than from individual residents. At the inquiry of Council Member Goodman, Mr. Diekmann advised that it would take approximately 15 hours of staff time. He also noted that the referral could be split into two: whether Council felt there were certain areas where drive-throughs should not be allowed; and then, in areas where drive-throughs could be allowed, whether they wanted to set certain standards for drive-throughs.

*Ex officio* Member Lissandra Villa arrived at 7:51 p.m.

Council Member Amber Corrieri arrived at 7:54 p.m.

Moved by Nelson, seconded by Orazem, to remove from the list a review of drive-through standards in commercial zones with high levels of pedestrian activity.

Council Member Goodman commented that he would like to keep it on the list because it would take a relatively short amount of staff time.

Vote on Motion: 3-3. Voting aye: Corrieri, Nelson, Orazem. Voting nay: Betcher, Gartin, Goodman. Mayor Campbell voted aye to break the tie. Motion declared carried.

Director Diekmann clarified that that referral would be removed from the list.

Council Member Gartin asked Director Diekmann to write a letter to the individual who requested the referral to give him some assurances that the City does look at safety. Mr.

Diekmann said that he would write the individual to indicate that the referral had been removed from the list. He noted that the City looks at the safety component on all projects.

Moved by Nelson, seconded by Orazem, to leave on the list of unprioritized projects the referral to expand airport protection area for land uses outside of the City.

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

Moved by Orazem, seconded by Gartin, to remove from the list the referral for a lighting standards text amendment to modernize down-lighting and glare standards.

Director Diekmann noted that this referral came as a result of the Deery Brothers car dealership. An ordinance addressing lighting for car dealerships had been adopted.

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

Moved by Betcher, seconded by Nelson, to remove from the list the referral pertaining to a hotel floor area ratio text amendment.

Council Member Orazem noted that one of the requests still to be discussed also deals with a floor area ratio text amendment. He would be in favor of removing this one from the list if he knew that it would not reappear due to the other outstanding request pertaining to floor area ratio in the HOC. Council Member Nelson pointed out that the two requests are similar, and he is in favor of placing them on one list or the other; they don't need to appear on both lists.

Motion withdrawn.

Moved by Orazem, seconded by Betcher, to leave on the list of unprioritized projects the referral requesting a hotel floor area ratio text amendment.

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

Moved by Corrieri, seconded by Orazem, to remove from the list the request to modify Campustown Service Center zoning standards for the 20-foot access corridor requirement for each block.

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

Moved by Orazem, seconded by Gartin, to leave on the list of unprioritized projects the request of Mr. Burgason for a Fringe Plan Amendment to the Urban Service Area pertaining to an annexation of nine acres.

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

Moved by Gartin, seconded by Corrieri, to prioritize the request from the Campustown Action Association for changes to Urban Revite criteria.

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

Moved by Betcher, seconded by Corrieri, to remove from the list the request for a lower apartment parking rate in the East University Impact Area.

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



Moved by Orazem, seconded by Corrieri, to leave on the list of unprioritized projects the review of Subdivision Code standards for consistency with the LUPP and Zoning Ordinance.

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

Director Diekmann noted that the last two on the list: the request from Olde Main Brewery for a text amendment and a request for a definition of floor area ratio related to parking structures came in last week and last night, respectively. He recommended that the Council give direction on these two requests now, rather than under Council Comments so as to avoid approving the work plan now and then amending it after Council Comments later on the Agenda.

Pertaining to the Olde Main Brewery request, Council Member Nelson asked if the craft-type use was allowed in any zone. Mr. Diekmann advised that it is allowed in the commercial zone under an ancillary use. That ancillary use allows for production up to a certain scale. Production of the product for major distribution across the state is not allowed in the commercial zone; that would be considered manufacturing.

Moved by Orazem, seconded by Corrieri, to refer to staff the Olde Main Brewery text amendment request.

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

Moved by Orazem, seconded by Corrieri, to make this a priority.

Council Member Corrieri said she would like staff to look at broader uses. Director Diekmann commented that it would probably mean inventing a process, probably a Special Use Permit.

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

Moved by Orazem, seconded by Goodman, to refer to staff to place on a future agenda a report on the floor area ratio related to parking structures in the HOC and possible strategies.

Council Member Gartin advised that he would be abstaining from voting on this item due to a conflict of interest.

Vote on Motion: 5-0-1. Voting aye: Betcher, Corrieri, Goodman, Nelson, Orazem. Voting nay: None. Abstaining due to a conflict of interest: Gartin. Motion declared carried.

Moved by Orazem, seconded by Goodman, to make this a priority.

Council Member Goodman stated that he wants information as to whether something similar has occurred in other areas. He doesn't want to spend valuable staff time if it is not even feasible.

Vote on Motion: 5-0-1. Voting aye: Betcher, Corrieri, Goodman, Nelson, Orazem. Voting nay: None. Abstaining due to a conflict of interest: Gartin. Motion declared carried.

Mayor Campbell updated the Council on the actions taken by the Legislature today pertaining to rental housing occupancy limits. Council Member Orazem said he would like to know if there was anything within the Rental Code that could tie the number of driving-age individuals residing in the rental property to the number of parking spaces. He would like to require that the number of parking spaces equal the number of driving-age individuals living there.

Moved by Goodman, seconded by Corrieri, to move this to the unprioritized list.

Vote on Motion: 4-2. Voting aye: Betcher, Corrieri, Goodman, Nelson. Voting nay: Gartin, Orazem. Motion declared carried.

Mr. Diekmann asked if there were any follow-up steps to the direction to use the RH Evaluation Tool. It was concurred by the Council that nothing else was needed on that.

Director Diekmann stated that the next task for the Council would be to determine where the three projects to be prioritized would fit into the work plan. He reported that those three projects combined would equate to approximately 150 hours. According to Mr. Diekmann, the Lincoln Way Corridor Plan will take approximately 370 hours. That is a large chunk of hours, and staff could be directed to not begin that yet and fit those three projects in there.

Council Member Goodman again asked if it would be advisable to see if staff could out-source some of its projects prior to determining what projects would have to wait in order to fit others in. According to Mr. Diekmann, nothing from the January to June could be out-sourced. Steve Schainker pointed out that funding for a consultant had already been programmed into the budget for the Land Use Policy Plan.

Council Member Gartin suggested to move two projects: Flood Plain and Environmental Sensitive Area Overlay standards for site disturbance and paving and the memorandum on inclusionary zoning overview to the unprioritized list to make room for the Campustown piece in from July to December 2015.

Council Member Nelson recommended that the Lincoln Way Corridor Plan be moved back three months and move the Flood Plain and Environmental Sensitive Area Overlay standards for site disturbance and paving and the memorandum on inclusionary zoning into the last half of this year.

Moved by Nelson, seconded by Orazem, to slide Campustown Urban Revite criteria to January to June 2015, move the FAR and artisan manufacturing zoning to the same time period, move the Flood Plain and Environmental Sensitive Area Overlay and the memorandum on inclusionary zoning to July to December 2015, and the Lincoln Way Corridor Plan starting in July to December, with the majority of hours moving to January to June 2016.

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

The meeting recessed at 9:15 p.m. and reconvened at 9:22 p.m.

**WATER AND SEWER RATES:** Water and Pollution Control Director John Dunn presented the staff recommendation of revenues necessary to support the planned operating and capital budgets for the Water and Sewer Funds. He noted the national and state trends in water and sewer rates.

Water Fund. Director Dunn reported on water and/or sewer rate adjustments in Ames from FY 2008/09 to FY 2014/15. He said that staff was recommending a rate increase of 4% across-the-board in water rates for bills mailed on or after July 1, 2015. According to Mr. Dunn, the three Water Revenue Categories are Metered Sales, which equated to \$8,915,000 in FY 2014/15; All Other Revenues, \$518,000 in FY 2014/15; and ISU Contract Sales, \$894,000 in FY 2014/15.

Mr. Dunn explained the Annual Fund Projections and Projected Water Fund Balance graphs. Based on prior direction given by the City Council, 10% is dedicated for operating reserve (approximately five weeks of expenses). For FY 2014/15, the Operating Reserve would be \$649,000 in the Water Fund and \$534,000 in the Sewer Fund. The purpose of an Operating Reserve is “to mitigate against current and future risks...and to ensure stable services and fees.” Mr. Dunn noted that the Government Finance Officers Association Best Practices recommends that the operating reserve equate to 45 days worth of annual operating expenses; the City has a little less than that. He noted the risk of unanticipated expenses and the approximate cost of those repairs. Council Member Orazem asked if the City should have more operating reserve. Mr. Dunn indicated that he was somewhat uncomfortable with only 10%. He noted that he surveyed nine other Iowa cities, and none of them had less than 25% in Operating Reserve. It was the recommendation of Director Dunn that the Operating Reserve remain at 10% of operating expenses through FY 2017/18 and begin to increase at 2% per year beginning in FY 2018/19 until it reaches 25%. He showed what impact that recommendation would have on water rates and the projection for the Water Fund balance.

The connection with Council Member Goodman was lost at 9:40 p.m.

Sewer Fund. The five categories for sewer revenue were shown as: Metered Sales, \$6,647,000; ISU Contract, \$1,132,000; NADC Contract, \$216,000; NVSL Contract, \$23,000; and All Other Revenues, \$384,000. It was noted that the minimum bill for sewer charges is \$10.20/month/customer. Staff is recommending a 5% across-the-board rate increase in sewer rates for bills mailed on or after July 1, 2015. The comparative impact on sewer rates was given. The Projected Sewer Fund Balance chart was explained. Mr. Dunn showed the combined pattern of water and sewer rate adjustments as it would impact customers. Again, staff is recommending that the Operating Reserve remain at 10% of operating expenses through FY 2017/18 and begin to increase at 2% per year beginning in FY 2018/19 until it reaches 25%.

Director Dunn explained the time line: the first reading of the ordinance would occur on April 14; the second, on April 28, and the third reading and adoption would occur on May 12, 2015. This would allow for the rates to be effective for the meter reads beginning in June 2015 for the utility bills mailed on or after July 1, 2015.

Moved by Orazem, seconded by Nelson, to set April 14, 2015, as the date of public hearing on the first reading of the Water and Sewer Rate Ordinance.

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

**ONE COMMUNITY:** As requested by the City Council at its 2014 Goal-Setting Session, Management Analyst Brian Phillips gave a summary of actions taken to date from the “One Community” report. According to Mr. Phillips, the summary fulfills the second task of the objective to review the report to identify action steps to improve community involvement and integration. The third and final task is for the City Council to hold a discussion to give direction if further actions are desired.

Mr. Phillips pointed out that several of the One Community Implementation Committee’s report elements were completed, although some were not pursued upon the report’s completion, but were instead independently accomplished at a later time.

Council Member Betcher said that she would like to explore the item that did not get considered

at all, which was creating a “One Community Commission.” That Commission would be comprised of a group chartered jointly by the City, University, and the Government of the Student Body (GSB). She felt this would provide for more consistent and sustainable effort. Ms. Betcher suggested that the City investigate what other communities are doing for a community relations board.

*Ex officio* Member Lissandra Villa expressed her hesitation with that recommendation. She noted the similarities to the Student Affairs Commission. According to Ms. Villa, the Student Affairs Commission is not working out well. Ms. Betcher stated her belief that the reason the Student Affairs Commission is not working out is because it is supposed to work in tandem with the One Community Commission. She has heard that there are a lot of individual “silos” in the community with concerns; however, there is no overarching monitoring body to keep the integration working. There is no committee working solely to improve relations. Ms. Villa said that she would like to try having task forces created first, rather than a One Community Commission. She said if the One Community Commission were to be formed, she would want to make sure that something gets done. Council Member Betcher said that she was not suggesting that the One Community Commission be created; she only wants to explore that possibility.

Mayor Campbell noted that the task force concept is in the hands of legal counsel at Iowa State right now. She agreed that she had had little success in keeping the Student Affairs Commission going.

Ms. Betcher said she just wants to explore what is being done in other communities. She believes the whole point of the One Community concept was to integrate the short- and long-term residents into the Larger Ames.

Council Member Gartin believes that it would be worth a little bit of staff time to see what is being done in other communities. Council Member Orazem said he is still not sure what the charge would be. Ms. Betcher said that is what would be determined by the information gleaned from other communities: what the models are, what would work in Ames, and if it would help to integrate the long- and short-term residents of the community.

Moved by Betcher, seconded by Gartin, to direct that staff prepare a report on models for community relations boards in similar-size college towns.

Council Member Orazem relayed his hesitancy to take up staff time to determine whether there should be a commission formed that has no defined mission. He referenced the Human Relations Commission that is already formed to accomplish some of the same things that Ms. Betcher was referencing.

Council Member Corrieri noted that she had served two terms on the Human Relations Commission. Without any goals or strategic plan for the Commission, she felt it was not effective.

Ms. Villa said that she was not opposed to the creation of a One Community Commission; however, she would like to try the task force concept first. Ms. Betcher noted that she was not against forming task forces; however, would like to explore the possibility of a One Community Commission as a monitoring body.

Vote on Motion: 3-2. Voting aye: Betcher, Gartin, Nelson. Voting nay: Corrieri, Orazem.  
Motion declared carried.

**ADJOURNMENT:** Moved by Betcher to adjourn the meeting at 10:28 p.m.

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Diane R. Voss, City Clerk

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Ann H. Campbell, Mayor

## MINUTES OF THE AMES CIVIL SERVICE COMMISSION

**AMES, IOWA**

**FEBRUARY 26, 2015**

The Ames Civil Service Commission met in regular session at 8:00 a.m. on February 26, 2015, in the Council Chambers of City Hall, 515 Clark Avenue, with Commission Members Crum, Pike, and Shaffer present.

**APPROVAL OF MINUTES:** Moved by Shaffer, seconded by Pike, to approve the minutes of the January 22, 2015, 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:

Building and Zoning Inspector:	Travis VerSteege	84
	Sam Sitzmann	79
	Tim Shickell	76
Construction Supervisor:	Brett Stupp	82
	Pete Bjorkman	74
	Thomas Bose	73
Lead Lane Worker:	Mansour Manci	89
	Caleb Humphrey	85
Process Maintenance Worker:	Justin Marshall	95
	Jason Stensland	91
	Shawn Kelly	90
	Travis Young	89
	Marty Noe	85

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

**REQUEST TO EXTEND PRINCIPAL CLERK ENTRY-LEVEL CERTIFIED LIST:** Moved by Shaffer, seconded by Crum, to grant the request to extend the Principal Clerk entry-level certified list until May 1, 2015.

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

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Michael Crum, Chair

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Jill Ripperger, Recording Secretary



## REPORT OF CONTRACT CHANGE ORDERS

Period:	<input type="checkbox"/>	1 <sup>st</sup> – 15 <sup>th</sup>
	<input checked="" type="checkbox"/>	16 <sup>th</sup> – End of Month
Month & Year:	February 2015	
For City Council Date:	March 24, 2015	

Department	General Description of Contract	Contract Change No.	Original Contract Amount	Contractor/ Vendor	Total of Prior Change Orders	Amount this Change Order	Change Approved By	Purchasing Contact (Buyer)
Public Works	2012/13 Concrete Pavement Improvements Contract #2	1	\$35,000.00	Howard R. Green	\$0.00	\$4,991.00	T. Warner	MA
Public Works	2014/15 Collector Street Pavement Improvements	1	\$82,400.00	Civil Design Advantage LLC	\$0.00	\$3,250.00	T. Warner	MA
Fleet Services	Aerial Lift & Fiberglass Utility Body	1	\$85,552.00	ABM Equipment & Supply	\$0.00	\$365.00	R. Iverson	MA
Water & Pollution Control	Lime Sludge Disposal Operation	4	\$481,300.00	Wulfekuhle Injection & Pumping	\$0.00	\$0.00	K. Evans	MA
			\$		\$	\$		
			\$		\$	\$		



## REPORT OF CONTRACT CHANGE ORDERS

Period:	<input checked="" type="checkbox"/>	1 <sup>st</sup> – 15 <sup>th</sup>
	<input type="checkbox"/>	16 <sup>th</sup> – End of Month
Month & Year:	March 2015	
For City Council Date:	March 24, 2015	

Department	General Description of Contract	Contract Change No.	Original Contract Amount	Contractor/ Vendor	Total of Prior Change Orders	Amount this Change Order	Change Approved By	Purchasing Contact (Buyer)
Facilities	City Hall Renovation Phase 2 Project	1	\$86,011.93	Storey Kenworthy	\$0.00	\$50.00	B. Kindred	LM
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		



*Caring People  
Quality Programs  
Exceptional Service*

**7a&b**

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

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

**DATE:** February 26, 2015

**SUBJECT:** Beer Permits & Liquor License Renewal Reference City Council Agenda  
March 24, 2015

The Council agenda for March 24, 2015, includes beer permits and liquor license renewals for:

- Class E Liquor, C Beer, & B Wine – Wal-Mart #749, 3015 Grand Ave
- Class C Liquor – Sips/Paddy's Irish Pub, 126 Welch Ave

A routine check of police records for the past twelve months found no violations for Wal-Mart #749. The police department would recommend renewal of these licenses.

Sips has had three incidents where violations were found in the past year. One was an arrest for public intoxication, one a citation for on premises, and one a citation for possession of alcohol underage, fake ID, and on premises. Paddy's had one arrest for public intoxication and was cited twice for fire code violations related to maximum occupancy. We are continuing to monitor compliance. We recommend renewal of this license at this time.

**Applicant License Application ( )**

<b>Name of Applicant:</b> <u>Tabloo LLC</u>		
<b>Name of Business (DBA):</b> <u>Blue Owl Bar</u>		
<b>Address of Premises:</b> <u>223 Welch Ave</u>		
<b>City</b> <u>Ames</u>	<b>County:</b> <u>Story</u>	<b>Zip:</b> <u>50014</u>
<b>Business</b>	<u>(515) 450-9688</u>	
<b>Mailing</b>	<u>4301 Crestmoor Ave</u>	
<b>City</b> <u>Ames</u>	<b>State</b> <u>IA</u>	<b>Zip:</b> <u>50010</u>

**Contact Person**

<b>Name</b>	<u>Jason Crimmins</u>		
<b>Phone:</b>	<u>(515) 450-9688</u>	<b>Email</b>	<u>litattooames@yahoo.com</u>

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

**Term:**6 months

**Effective Date:** 03/25/2015

**Expiration Date:** 01/01/1900

**Privileges:**

Class C Liquor License (LC) (Commercial)

Outdoor Service

Sunday Sales

**Status of Business**

<b>BusinessType:</b>	<u>Limited Liability Company</u>		
<b>Corporate ID Number:</b>	<u>488630</u>	<b>Federal Employer ID</b>	<u>47-3250658</u>

**Ownership**

**Jason Crimmins**

<b>First Name:</b>	<u>Jason</u>	<b>Last Name:</b>	<u>Crimmins</u>	
<b>City:</b>	<u>Ames</u>	<b>State:</b>	<u>Iowa</u>	<b>Zip:</b> <u>50010</u>
<b>Position:</b>	<u>Owner</u>			
<b>% of Ownership:</b>	<u>100.00%</u>	<b>U.S. Citizen:</b>	<u>Yes</u>	

**Insurance Company Information**

<b>Insurance Company:</b> <u>Illinois Casualty Co</u>	
<b>Policy Effective Date:</b>	<b>Policy Expiration</b>
<b>Bond Effective</b>	<b>Dram Cancel Date:</b>
<b>Outdoor Service Effective</b>	<b>Outdoor Service Expiration</b>
<b>Temp Transfer Effective Date</b>	<b>Temp Transfer Expiration Date:</b>



**Applicant License Application ( )**

<b>Name of Applicant:</b> <u>Christaini's Events LLC</u>		
<b>Name of Business (DBA):</b> <u>Christiani's Events</u>		
<b>Address of Premises:</b> <u>420 Beach venue</u>		
<b>City</b> <u>Ames</u>	<b>County:</b> <u>Story</u>	<b>Zip:</b> <u>50011</u>
<b>Business</b> <u>(515) 287-8069</u>		
<b>Mailing</b> <u>1150 E. Diehl</u>		
<b>City</b> <u>Des Moines</u>	<b>State</b> <u>IA</u>	<b>Zip:</b> <u>50315</u>

**Contact Person**

<b>Name</b> <u>Peter Worsham</u>
<b>Phone:</b> <u>(515) 360-8069</u> <b>Email</b>

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

**Term:**5 days

**Effective Date:** 04/11/2015

**Expiration Date:** 01/01/1900

**Privileges:**

Class C Liquor License (LC) (Commercial)

**Status of Business**

<b>BusinessType:</b> <u>Limited Liability Company</u>	
<b>Corporate ID Number:</b> <u>0</u>	<b>Federal Employer ID</b> <u>202195774</u>

**Ownership**

**Carol Christiani**

<b>First Name:</b> <u>Carol</u>	<b>Last Name:</b> <u>Christiani</u>
<b>City:</b> <u>Des Moines</u>	<b>State:</b> <u>Iowa</u> <b>Zip:</b> <u>50321</u>
<b>Position:</b> <u>member</u>	
<b>% of Ownership:</b> <u>100.00%</u>	<b>U.S. Citizen:</b> <u>Yes</u>

**Insurance Company Information**

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

# Applicant License Application ( )

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

## Contact Person

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

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

**Term:** 5 days

**Effective Date:** 04/02/2015

**Expiration Date:** 01/01/1900

**Privileges:**

Class C Liquor License (LC) (Commercial)

## Status of Business

<b>BusinessType:</b> <u>Privately Held Corporation</u>	
<b>Corporate ID Number:</b> <u>286196</u>	<b>Federal Employer ID</b> <u>77-0613629</u>

## Ownership

### Scott Griffen

**First Name:** Scott **Last Name:** Griffen  
**City:** Ames **State:** Iowa **Zip:** 50010  
**Position:** Owner  
**% of Ownership:** 50.00% **U.S. Citizen:** Yes

### Daniel Griffen

**First Name:** Daniel **Last Name:** Griffen  
**City:** Potomac **State:** Maryland **Zip:** 24854  
**Position:** Owner  
**% of Ownership:** 25.00% **U.S. Citizen:** Yes

### Susan Griffen

**First Name:** Susan **Last Name:** Griffen  
**City:** Potomac **State:** Maryland **Zip:** 24854  
**Position:** Owner  
**% of Ownership:** 25.00% **U.S. Citizen:** Yes

**Insurance Company Information**

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

<b>Name of Applicant:</b> <u>Mucky Duck Pub, L.L.C</u>		
<b>Name of Business (DBA):</b> <u>The Mucky Duck Pub</u>		
<b>Address of Premises:</b> <u>3100 S Duff avenue</u>		
<b>City</b> <u>Ames</u>	<b>County:</b> <u>Story</u>	<b>Zip:</b> <u>50010</u>
<b>Business</b> <u>(515) 598-5127</u>		
<b>Mailing</b> <u>3100 S Duff avenue</u>		
<b>City</b> <u>Ames</u>	<b>State</b> <u>IA</u>	<b>Zip:</b> <u>50010</u>

**Contact Person**

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

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

**Term:**12 months

**Effective Date:** 08/26/2014

**Expiration Date:** 08/25/2015

**Privileges:**

Class C Liquor License (LC) (Commercial)

Outdoor Service

**Status of Business**

<b>BusinessType:</b> <u>Limited Liability Company</u>	
<b>Corporate ID Number:</b> <u>462691</u>	<b>Federal Employer ID</b>

**Ownership**

**Marcus Johnson**

**First Name:** Marcus **Last Name:** Johnson  
**City:** Ames **State:** Iowa **Zip:** 50010  
**Position:** Owner  
**% of Ownership:** 100.00% **U.S. Citizen:** No

**LeAnne Rohrberg-Johnson**

**First Name:** LeAnne **Last Name:** Rohrberg-Johnson  
**City:** Iowa **State:** Iowa **Zip:** 50010  
**Position:** Spouse  
**% of Ownership:** 0.00% **U.S. Citizen:** Yes

**Insurance Company Information**

<b>Insurance Company:</b> <u>Scottsdale Insurance Company</u>
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**Policy Effective Date:** 08/26/2014

**Policy Expiration** 08/26/2015

**Bond Effective**

**Dram Cancel Date:**

**Outdoor Service Effective** 04/04/2015

**Outdoor Service Expiration** 04/04/2015

**Temp Transfer Effective**

**Temp Transfer Expiration Date:**



**To:** Mayor and Council

**From:** Susan Gwiasda, Public Relations Officer

**Date:** March 20, 2015

**Subject:** Resident Satisfaction Survey 2015

The following pages of the 2015 Resident Satisfaction Survey include the questions the City Council agreed to add to the survey, as well as the addition of “Improvements to Ames Municipal Airport” to the list of Capital Improvements Plan questions on the front page.

Two areas of interest have been added to this year’s survey. First, questions were included on the utilization of shared use paths for recreational users and commuters, along with connectivity concerns. The second area is identifying deficits in the area of human services.

The 2015 Resident Satisfaction Survey typically goes into the U.S. Mail in early April and is emailed to students at Iowa State University during the same time period. Recipients are given several weeks to complete and return the survey.

# CITY OF AMES, IOWA 33<sup>ND</sup> ANNUAL RESIDENT SATISFACTION SURVEY SPRING 2015



Instructions: Please respond to each question with your own opinions and practices. This is usually done by circling a number or filling in a blank. Opportunity is also provided for you to add written comments.

- A. The City Council has approved a five-year Capital Improvements Plan that defines more than \$100 million in needs. These needs will exceed the funds available from local option sales taxes, road use taxes, and bonds. If approved, additional property taxes may be needed to pay for these projects.

How UNIMPORTANT or IMPORTANT is it that the following projects are included in the Capital Improvements Plan?

	Very Unimportant	Somewhat Unimportant	Somewhat Important	Very Important
1. Improvements to existing parks .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Improvements to Ames Municipal Airport .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Bike path improvements .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Reconstructing existing streets.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Storm water drainage improvements .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Traffic flow improvements .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Other (please specify _____)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- B. Using the item number from Question A, which project should be the...

	Item No.
Highest priority?	_____
Second highest priority?	_____
Third highest priority?	_____

- C. The City levy for the next year is \$10.63 per \$1,000 of taxable valuation. This means that the City portion of the property tax on a \$100,000 home in Ames is about \$592.42 after rollback.

Given your spending preferences, what should be the adjustment in property taxes next year? (Circle ONE response.)

1. Substantial decrease
2. Modest decrease
3. No change
4. Modest increase
5. Substantial increase

Recreation and Commuter Trails
--------------------------------

A. How often did you use the following shared use trails in the past 12 months?

	More than once a week	Once a week	Once a month	Less than once a month	Never
1. Schilleter Village to Furman Aquatic Center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Ames High School to Furman Aquatic Center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Furman Aquatic Center through Brookside Park to 6th Street	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Brookside Park through Elwood Pasture to Lincoln Way	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Lincoln Way through Stuart Smith Park to S. 4th St.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. S. 4th Street (HyVee) through Coldwater Creek to S. 16th St.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. S. 16th Street under US 30 to Airport Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. West Lincoln Way	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. University Boulevard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. North Dakota Avenue	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. South Dakota Avenue	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. College Creek to Hayward Ave	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Mortensen Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. South Duff Avenue	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. S. 16th Street to Hunziker Youth Sports Complex	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. 13th Street/Ontario	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Bloomington Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Stange Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Hyland Avenue	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

B. Are there any trail connections missing for commuters?

1. Yes →  
2. No

B1. If yes, please state location(s) \_\_\_\_\_

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C. Are there any trail connections missing for recreational users?

1. Yes →  
2. No

C1. If YES, please state location(s) \_\_\_\_\_

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D. How important are the following to you?

	Not important at all	Somewhat not important	Uncertain	Somewhat important	Very Important
1. Expand the trail system for recreational users	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Expand the trail system for commuters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Improve the biking system through increased use of on-street markings and bike lanes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Increase the number of recreational trails connecting parks through greenbelts.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Human Services Needs

A. In fiscal year 2015/2016, the Ames City Council has allocated \$1.2 million from local option sales tax to support local human service agencies. Do you think there are unmet needs in Ames in the area of human services?

	Strongly Disagree	Somewhat Disagree	Somewhat Agree	Strongly Agree	Don't Know
1. Primary medical care	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Dental care	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Mental health services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Child and family welfare	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Disability services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Early childhood and youth development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Employment training/welfare to work	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Housing/Homelessness	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Income security	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Nutritional support	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Senior/Aging population needs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION APPROVING AND ADOPTING  
SUPPLEMENT NO. 2015-2 TO THE AMES MUNICIPAL CODE**

BE IT RESOLVED, by the City Council for the City of Ames, Iowa, that in accordance with the provisions of Section 380.8 Code of Iowa, a compilation of ordinances and amendments enacted subsequent to the adoption of the Ames Municipal Code shall be and the same is hereby approved and adopted, under date of April 1, 2015, as Supplement No. 2015-2 to the Ames Municipal Code.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 201\_.

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

Attest:

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

F8.cod

**COUNCIL ACTION FORM**

**SUBJECT:** AMES FOUNDATION TREE PLANTING PARTNERSHIP

**BACKGROUND:**

Following the success of the Ames 150 tree planting in the City's parks, the Ames Foundation approached the City about continuing the relationship with the City for additional tree planting. With the initiation of the Emerald Ash Borer work, this partnership could help with the reforestation and diversification of the City's tree canopy.

After discussing the possibilities with Ames Foundation representatives, a proposed agreement was developed. This agreement would have the City provide matching funds for the amount raised by the Ames Foundation. In return, the Ames Foundation would guarantee that the combined funds result in trees being planted by volunteers for the cost of the tree with no additional labor charges. It is anticipated that this collaboration will continue for multiple years.

To allow for planting to begin this spring, it is proposed that the City's matching funds for the first year be reallocated from the Neighborhood Improvement Grant Program in an amount not to exceed \$15,000. Staff projects that that portion of the 2014/15 funding will not be needed for other NIP projects. It is anticipated that the City match for future years can come from EAB funding that is budgeted for replacement of ash trees.

The agreement with the Ames Foundation will clarify that the planting of trees is a City activity, so any volunteer would be covered under the City's insurance. The planting of trees will be in rights-of-way along streets, and there will be no work on private property.

City staff will work on identifying areas for plantings and selecting the types of species that will be allowed. Plantings will be done proactively in established neighborhoods before removals begin, and may not always be directly related to ash tree removals.

**ALTERNATIVES:**

- 1) Authorize staff to enter into an agreement with the Ames Foundation for tree planting, and approve a \$15,000 reallocation of 2014/15 Neighborhood Improvement Grant Project money for the first year's matching funds.
2. Do not proceed with this cooperative project.

**MANAGER'S RECOMMENDED ACTION:**

By approving the agreement with the Ames Foundation, the City will be able to harness volunteer labor to help in the reforestation and diversification of the City's trees. This is especially important with the large impact the Emerald Ash Borer Plan will have on the community. This partnership will also see the public become more invested in new trees planted through volunteerism.

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

**COUNCIL ACTION FORM**

**SUBJECT:** MUNICIPAL POOL JOINT USE AGREEMENT RENEWAL WITH  
AMES COMMUNITY SCHOOL DISTRICT

**BACKGROUND:**

Municipal Pool is a City-owned facility located on Ames Community School District property. A joint use agreement between the City and the School District was originated May 1, 1965, and has been rescinded and superseded by agreements dated February 6, 1984; May 24, 1994; and May 25, 2009. The current agreement is set to expire on April 30, 2015.

In order to extend the agreement beyond 2015, City staff has had discussions with School District staff and determined which areas of the joint agreement needed to be altered. The revised agreement for the period from May 1, 2015 to June 30, 2017 is attached. The main modifications to the existing agreement are noted below:

- Term of agreement is now May 1, 2015 through June 30, 2017.
- Times for daytime lap swimming are extended and clarified.
- Bi-annual pool inspection is modified to occur when agreed upon by both parties.
- A three month written opt out notice must be given in the event either party begins operation of a new pool.
- Maintenance of the existing fiber optic line is specified as a City responsibility.

Staffs from both entities have also started discussions over what happens to Municipal Pool when a new pool is constructed by either party. Past agreements have never addressed who pays for the eventual demolition of Municipal Pool. Staffs from the District and the City will continue conversations about this issue.

This revised agreement will allow the City and School District to continue the joint use of Municipal Pool through June 30, 2017, while giving both parties additional time to determine what aquatics facilities are needed to serve the school and the community.

**ALTERNATIVES:**

1. Approve the attached Municipal Pool Joint Use Agreement between the City and the Ames Community School District extending from May 1, 2015 through June 30, 2017.
2. Do not approve the Municipal Pool Joint Use Agreement between the City and the Ames Community School District for May 1, 2015 through June 30, 2017.



3. Refer this back to staff.

**MANAGER'S RECOMMENDED ACTION:**

The current agreement between the District and the City is set to expire on April 30, 2015, and these proposed changes will extend the agreement through June 30, 2017. This extension is needed to allow both parties to continue to provide aquatics programs and services for the community. This also allows both parties to continue discussions related to a new aquatic facility or facilities.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving the attached Municipal Pool Joint Use Agreement between the City and the Ames Community School District extending from May 1, 2015 through June 30, 2017.

**MUNICIPAL POOL  
JOINT USE AGREEMENT**  
May 1, 2015 to June 30, 2017

This Agreement, made and entered into effective the 1<sup>st</sup> day of May, 2015, by and between the CITY OF AMES, IOWA, hereinafter called "City" and the AMES COMMUNITY SCHOOL DISTRICT; hereinafter called "School".

**WITNESSETH:**

**WHEREAS**, the City has previously constructed, and is the owner of, an indoor swimming pool and building on land owned by the School (see attached lease) and used as the site of the Ames Senior High School, pursuant to the provisions of a prior agreement between the City and School under date of May 4, 1965; and

**WHEREAS**, the 1965 agreement was rescinded and superseded by agreements dated February 6, 1984, and May 24, 1994, May 25, 2009: and,

**WHEREAS**, it is now desired that the said 2009 agreement be rescinded and superseded by a new agreement for joint and cooperative efforts in operating the City's indoor swimming pool on the aforesaid School land;

**NOW, THEREFORE**, the parties hereto, pursuant to and in accordance with the provisions of Chapter 28E Code for joint exercise of governmental powers, have agreed and do agree as follows:

1. **Site-Access Parking:** The School will provide the site on the High School campus that is the location of the subject pool, together with rights of access for ingress and egress thereto for the duration of this agreement. The persons employed at the swimming pool and persons using the swimming pool shall have the right to use the High School parking lot.
2. **Pool Programs:** The task of planning and executing a mutually agreeable program for the joint and cooperative use of the subject pool and pool building by the City and School shall be and is hereby delegated to the administrative personnel that each shall designate, provided that the City's programs and use thereof shall be subject to the general and specific powers and responsibilities of the Ames Park and Recreation Commission as now or hereafter provided by ordinance.
3. **Administration:** The Superintendent of Schools or designee shall be responsible for administering the joint and cooperative undertaking represented by this agreement. By way of specification but not limitation the same person shall have sole responsibility for

operation and maintenance of the physical plant of the subject pool and pool building. The responsibility for operation and maintenance shall include water quality, filtration, chlorination, and recirculation, with all attendant monitoring and record-keeping. In the discharge of the said administrative responsibility there shall be maintained and made available for inspection, detailed cost accounting records of all expenditures.

4. **Pool Staff:** The School will provide and pay for instructional staff and lifeguards when the School is using the pool, and the City will provide and pay for such staff and lifeguards when the City is using the pool.
5. **Time Sharing:** It is expressly agreed that in the scheduling and programming of the facilities the School shall have the exclusive use of the facilities during the school hours, until 5:15 PM, while school is in session. The City will be responsible for scheduling the programming the pool from 5:15 PM until 12:00 midnight on weekdays, all day on weekends, holidays and during vacation periods. During evening hours and vacation periods the School shall have the right to occasional use of the facilities on a schedule agreed to by both parties. Interscholastic swimming competition events shall preempt scheduled City recreation programs. The Superintendent of Schools or designee shall give a two-week notice to the City Manager or designee for any interscholastic swimming events that were not anticipated or planned at the time of said schedule. However, reasonable efforts to schedule events in advance will be made in order to allow for efficient operations on the part of the City.

The pool will be made available exclusively to the City for its daytime lap swimming program for a minimum of 1.5 hours each day, Monday through Friday, for a time and duration as agreed upon in writing by both parties.

6. **Cost Sharing:** All costs of capital improvements, operations, repair, replacement and maintenance at the subject pool and building, including by way of specification but not limitation, all costs of electricity, water, heat, chemicals, and custodial personnel, shall be shared on a basis of one-half (1/2) by the School and one-half (1/2) by the City. Capital items which are built-in or affixed to the pool or pool building in a manner intended to be permanent shall be shared unless used only by one party hereto. Costs for capital items which are used exclusively by one party for its programs only shall not be shared. The School, in conjunction with City staff, shall prepare a proposed operating budget and capital improvement plan and submit

the same to the City not later than October 1 of each year for review and consideration. Should the City and the School be unable to agree on the amounts to be budgeted for the pool, they will utilize the service of an arbitrator. The decision of the arbitrator will be final and binding on the City and School.

Unbudgeted capital improvements and repairs pertaining to the swimming pool which are estimated to cost \$5,000 or more shall not be done without the prior written approval of duly authorized representatives of both the City and the School.

When agreed upon by both parties, the School shall engage an appropriate consultant to inspect and report on the condition of: a) the pool building roof, b) the structural support members of the pool building, c) the electrical system pertaining to the municipal pool, d) the mechanical HVAC systems pertaining to the municipal pool and, e) the plumbing pertaining to the municipal pool to aid in planning and budgeting for proper maintenance and renewal expenditures pertaining to the pool facility. The cost of this consultant will be shared equally by the City and School.

Any and all building and construction work pertaining to the subject pool which is estimated to cost the City \$25,000 or more shall, by virtue of the statutory requirements, be done by the City in accordance with the contracting provisions and procedures of Sections 384.95 – 384.103 Code of Iowa. This shall include the emergency repair procedure of Subsection 384.103 (2). However, the City shall not proceed with any emergency repair or any other building or construction work pertaining to the pool facility without the prior written approval of the School.

7. **Insurance:** Each party shall purchase at their own expense such policies of insurance with respect to the subject pool and its use as they shall each deem prudent for their needs and interests. Insurance premiums shall not be a shared cost. In this regard it is expressly understood and agreed that the pool building, the pool, the pool heating boilers, the mechanical and electric system and all other built-in or attached fixtures pertaining to the pool facility are the property of the City.
8. **Fee and Rules:** The City may establish charge and retain reasonable fees and admission charges for use of the pool and pool building as a City recreation facility. The School may establish charge and retain reasonable fees and admission charges while the pool and pool building is in use by the School. The City shall establish written rules and policies for use of the pool as a City recreation facility,

which shall be posted in a conspicuous place at the pool and otherwise made available to the public at all times. The School may establish and promulgate such pool rules for school programs as it deems appropriate.

9. **Duration:** This agreement shall be in full force and effect for a period of two (2) years and two months from and after the date first above written to June 30, 2017.

If either party begins operation of a new pool facility, that party may opt out of this agreement given a written notice three months prior to the opt out date.

10. **Public Telephone:** The City may maintain a telephone for use by the public participating in the City swimming programs.

11. **Fiber Optic Line:** The City will, at their expense, maintain the existing fiber optic line between the ICN FOTS room located within Ames High School and the Municipal Pool. It is understood that in the event the School requests this line to be relocated the City will, at their expense, relocate and continue the ongoing maintenance of said line.

12. **Amendments:** During its term, the provisions of this agreement may be amended or made more specific by means of a signed and dated written addenda approved and executed by mutual agreement of the parties in the same manner as the basic agreement.

AMES COMMUNITY SCHOOL DISTRICT

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Board President

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Board Secretary

CITY OF AMES, IOWA

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Mayor

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City Clerk

**COUNCIL ACTION FORM**

**SUBJECT:** REQUESTS FOR ALL SPECIES, ONE EARTH EVENT

**BACKGROUND:**

The Iowa Wildlife Center is planning to host an event on April 25, 2015 celebrating biodiversity and educating people about the interconnectedness of plants and animals. This "All Species, One Earth" event is being organized in partnership with the Ames Public Library and the Parks and Recreation Department. The event will incorporate music and educational activities in the vicinity of the Ames Public Library, as well as a parade starting at 1:00 p.m. on the streets outside the Library. Organizers anticipate approximately 500 attendees at the event.

To facilitate the parade portion of the event, organizers have requested that the following streets be temporarily closed on April 25 from 2:00 p.m. to 4:00 p.m.: Fifth and Sixth Streets from Burnett Avenue to Douglas Avenue, and Burnett and Kellogg Avenues from Fifth Street to Sixth Street. Douglas Avenue will be closed from Fifth to Sixth Street from 1:00 p.m. to 4:00 p.m. Parking meters on each of these streets will be closed four hours in advance of the street closures to ensure that cars are not parked in the parade route. Streets and parking areas will be opened to the public upon the conclusion of the parade and cleanup. **No live animals or motorized vehicles will be involved in the parade.**

The street closures will require closure of 123 metered parking spaces on streets and in City Lot S. The loss of revenue to the Parking Fund is estimated to be \$151.20.

A rain date of April 26<sup>th</sup> has been requested. Organizers plan to go door-to-door with information for affected businesses prior to the event. Main Street Cultural District has expressed support for this event.

**ALTERNATIVES:**

1. Approve the requests for April 25, 2015, including a temporary obstruction permit, the closure of Fifth and Sixth Streets from Burnett Avenue to Douglas Avenue, and Burnett, Kellogg, Douglas Avenues from Fifth Street to Sixth Street, and City Lot S, suspension of parking enforcement for the closed areas, setting a rain date of April 26, 2015, and require reimbursement for the loss of revenue to the Parking Fund.
2. Approve the requests for April 25, 2015, including a temporary obstruction permit, the closure of Fifth and Sixth Streets from Burnett Avenue to Douglas Avenue, and Burnett, Kellogg, Douglas Avenues from Fifth Street to Sixth Street,

and City Lot S, suspension of parking enforcement for the closed areas, setting a rain date of April 26, 2015, but do not require reimbursement for the loss of revenue to the Parking Fund.

3. Do not approve the event.

**MANAGER'S RECOMMENDED ACTION:**

The All Species, One Earth event is intended to be a family-friendly event in the downtown to bring about awareness of biodiversity. It is being held in cooperation with the Ames Public Library and the Ames Parks and Recreation Department.

It is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving the requests for April 25, 2015, including a temporary obstruction permit, the closure of Fifth and Sixth Streets from Burnett Avenue to Douglas Avenue, and Burnett, Kellogg, Douglas Avenues from Fifth Street to Sixth Street, and City Lot S, suspension of parking enforcement for the closed areas, setting a rain date of April 26, 2015, and require reimbursement for the loss of revenue to the Parking Fund.

## SUMMARY OF EVENT

### DESCRIPTION

**Event Name** All Species, One Earth

**Description**

The purpose of the All Species, One Earth event is to celebrate biodiversity and the awakening spring, giving people a fresh perspective of the interconnectedness and interdependence of plants and animals. Major partners for this event are Iowa Wildlife Center, Story County Conservation, Ames Parks and Recreation, Ames Public Library and Upper Story Studio. We wish to engage the people of Central Iowa (of all ages) in honoring this one Earth and all her creatures by organizing a fun and educational event. All Species, One Earth will bring awareness and understanding of other species, imbue respect of others, excite imaginations and creativity and bring smiles to people's faces.

Concept: We propose a three-part event (this application involves the first part -- the parade):

1) We will organize a parade, or moving exhibit, of All Species (people masked as domestic or wild, plant or animal) to be held gathering at 1:00 the afternoon of April 25th at the Elks Lodge, 522 Douglas, departing at 2:00, and ending the parade at the Ames Public Library. We will meld art, science and human ingenuity to accomplish it. Mask- and costume-making workshops will be offered in the months prior to the parade. We have engaged an Artist-in-Residence, Molly Nagel, to lead six workshops in the next few months. Story County Conservation Partners group have stepped forward to sponsor four of these workshops at McFarland Park, Ames Park and Recreation and Ames Public Library. Reiman Gardens and the Octagon Center For the Arts will hold the other two workshops.

No motorized vehicles will be allowed, except motorized wheelchairs/scooters necessary for handicapped participants. Self-propelled and kinetic vehicles (ex: bicycles, shopping carts, strollers) will be allowed. No live animals will be allowed.

2) We will seek exhibitors who have information to share related to wildlife, conservation, and respectful treatment of animals in general, such as animal shelters, conservation organizations and agencies and zoos. These exhibitors will be given tabling space in the Ames Public Library from 2:30-5:00.

3) Douglas Wood & the Wild Spirit Band from Minnesota has been engaged for a family concert at the Ames Public Library from 7-10. Douglas, an award-winning children's book author and well-known singer-songwriter, has performed in Ames and Story County several times previously in past years, bringing hundreds of people to his performances.

**Event Category**

- |   |   |
|---|---|
| <input type="checkbox"/> Athletic/Recreation                | <input type="checkbox"/> Concert/Performance    |
| <input type="checkbox"/> Exhibits/Misc.                     | <input type="checkbox"/> Farmer/Outdoor Market  |
| <input type="checkbox"/> Festival/Celebration               | <input type="checkbox"/> Other (please explain) |
| <input checked="" type="checkbox"/> Parade/Procession/March |   |

**Anticipated Attendance**

Total 500 Per Day 500

**DATE/TIME**

<b>Setup</b>	Date <u>4/25/15</u>	Time <u>12:00 pm</u>	Day of Week <u>Saturday</u>
<b>Event Starts</b>	Date <u>4/25/15</u>	Time <u>1:00 pm</u>	Day of Week <u>Saturday</u>
<b>Event Ends</b>	Date <u>4/25/15</u>	Time <u>3:00 pm</u>	Day of Week <u>Saturday</u>
<b>Teardown Complete</b>	Date <u>4/25/15</u>	Time <u>4:00 pm</u>	Day of Week <u>Saturday</u>

**Rain Date, if applicable**

4/26/15

**Rain Location, if applicable**

same





March 12, 2015

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) supports the Iowa Wildlife Center's April 25 event in the downtown district, recognizing they will have a parade from the Elks Lodge to the City of Ames Public Library.

Sincerely,

A handwritten signature in black ink that reads "Jess Clyde". The signature is written in a cursive, flowing style.

Jess Clyde  
2015 MSCD Board President

**COUNCIL ACTION FORM**

**SUBJECT: REQUESTS FROM HEALTHIEST AMES FOR HEALTHY STREETS  
EVENT**

**BACKGROUND:**

On Sunday, May 3, the Healthiest Ames organization plans to host a wellness initiative called Healthy Streets. This event is intended to promote healthy living, support local businesses, and encourage sustainable transport. To achieve this, activities such as wellness education, healthy food samples, and play activities will occur in the downtown area. Organizers expect up to 500 participants in the event, and plan to have 50 to 100 volunteers on hand to manage the activities.

The event will take place from 1:00 p.m. to 4:00 p.m. To facilitate this event, organizers have made the following requests:

- Closure of the following streets from 8:00 a.m. to 6:00 p.m. Sunday, May 3: Main Street from Clark Avenue to Douglas Avenue, and Douglas Avenue from Main Street to Sixth Street
- Closure of 128 parking spaces on the streets listed above
- A blanket Temporary Obstruction Permit
- Use of electricity from City-owned electrical outlets along Main Street and waiver of electrical costs (approximately \$5 loss to the Electric Fund)

Although there will be vendors providing samples at the event, no money will change hands. Therefore, a Vending Permit is not required. Additionally, because the event takes place on a Sunday, no parking meter revenues will be affected. Event organizers have met with Main Street Cultural District (MSCD) staff regarding this event and MSCD has provided a letter of support.

Because this event is being coordinated by the City-sponsored Healthiest Ames organization, the Parks and Recreation Department is assisting with the coordination of activities. **In the opinion of the City's Risk Manager, this event can be considered an official City event, and is therefore covered under the City's liability insurance.** This arrangement is similar to that of the Ames 150 Committee, which was City-affiliated and covered under the City's liability insurance. The Risk Manager has indicated that the activities taking place at this event present no noteworthy exposures to the City's liability.

The organizers have provided a sample notification letter for each affected business and plan to go door-to-door to communicate with businesses and residents who may be

affected by the activities. May 17, 2015 has been identified as the rain date for this event.

**ALTERNATIVES:**

1. Approve the Healthy Streets Event requests for May 3 (with a rain date of May 17), including the street and parking closures, blanket Temporary Obstruction Permit, use of electricity and waiver of fees.
2. Approve the requests, but require \$5 reimbursement for the use of City electrical outlets.
3. Do not approve the requests.

**MANAGER'S RECOMMENDED ACTION:**

The proposed event is being conducted by a City-sponsored organization to promote healthy activities, nutrition, and lifestyles. It is a community event open to the public and will help draw residents to the downtown area. This event has received approval from the Main Street Cultural District.

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



CITY OF

Ames

## SPECIAL EVENT APPLICATION

## SUMMARY OF EVENT

## DESCRIPTION

Event Name Healthy Streets

Description

Please see attached document, Appendix A.

## Event Category

☒ Athletic/Recreation☐ Concert/Performance☐ Exhibits/Misc.☐ Farmer/Outdoor Market☒ Festival/Celebration☐ Other (please explain)☐ Parade/Procession/MarchAnticipated  
AttendanceTotal 100-500 Per Day 1

## DATE/TIME

Setup

Date 05/03/15Time 10:00 amDay of Week Sunday

Event Starts

Date 05/03/15Time 1:00 pmDay of Week Sunday

Event Ends

Date 05/03/15Time 4:00 pmDay of Week SundayTeardown  
CompleteDate 05/03/15Time 6:00 pmDay of Week Sunday

Rain Date, if applicable

05/17/15

Rain Location, if applicable

## **Appendix A: Special Events Application**

**Event Name:** Healthy Streets

**Description:**

We are pleased to announce that Healthiest Ames has been awarded a \$75,000 Matching Assets To Community Health (MATCH) grant from the Wellmark Foundation. The City of Ames has committed to an in kind contribution to match the \$75,000 grant. The project Engaging Ames in Complete Streets is focused on building environments and advancing policies that will enhance walkability and bikeability in the Ames community. Healthiest Ames' goal is to make Ames the healthiest community in Iowa. Healthiest Ames will continue to improve the quality of life of Ames citizens through education and collaboration that promotes lifelong engagement in healthy living.

A portion of these grant funds will be used to jump-start an Ames Wellness Initiative called Healthy Streets. Healthy Streets was spiraled off of an initiative that is celebrated throughout the nation called Open Streets. Open Streets initiatives temporarily close streets to automobile traffic to encourage people to use them for walking, bicycling, dancing, playing, socializing, and wellness education. The initial Open Street event was held in 1974 in Bogota, Columbia, and now events exist in over 90 cities throughout the nation, including: New York, Los Angeles, Minneapolis, Madison, Chicago, and Houston. Open Streets events are becoming increasingly common in cities seeking innovative and fun ways to achieve environmental, social, economic, and public health goals as well as innovative ways to promote healthy living, support local businesses and encourage sustainable transport!



March 12, 2015

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) supports the closure of Main Street from Clark Avenue to Douglas Avenue and from Douglas Avenue to 6<sup>th</sup> Street, for the Healthiest Ames event on Sunday, May 3, 2015.

Sincerely,

A handwritten signature in black ink that reads "Jess Clyde".

Jess Clyde  
2015 MSCD Board President

**COUNCIL ACTION FORM**

**SUBJECT: POWER PLANT VALVE MAINTENANCE SERVICES CONTRACT**

**BACKGROUND:**

The Power Plant's two coal-fired, high-pressure steam generation units are referred to as Units No. 7 and 8. These units require regular professional maintenance and repair. This consists of emergency service, as well as regularly scheduled planned repairs and services during scheduled outages. Services include a large variety of boiler and pressure vessel maintenance and repairs, structural steel, pump and piping work, coal handling system, coal pulverizer work, and other miscellaneous mechanical Power Plant work.

Due to these operational conditions, numerous valves are used to operate the Power Plant. These include isolation, control, check, relief and safety valves, which must be professionally repaired, tested, installed, replaced and maintained. Specially trained personnel perform this work.

The City currently has an annual renewable contract in place for these services. This contract is in the final year and expires on June 30, 2015.

**Staff recommends that these services continue to be outsourced on an annual renewable contract basis.** The benefits of having a contract for these services in place include the following:

- 1) Consistency of work and quality from a single contractor.
- 2) Reduction in the City's exposure to market forces regarding prices and availability for labor, travel, and supplies in preparation for a scheduled outage.
- 3) Rapid contractor mobilization to start emergency repairs, thus reducing generation downtime.
- 4) Saved City staff time obtaining quotes, evaluating bids and preparing specifications and other procurement documentation.

The approved FY2015/16 Power Plant operating budget includes \$70,000 for this contract. Invoices will be based on contract rates for time and materials for services actually received.

**ALTERNATIVES:**

1. Approve preliminary plans and specifications for the Valve Maintenance, Related Services and Supplies Contract for Power Plant, and set April 29, 2015 as the due date for bids and May 12, 2015 as the date of public hearing and award of contract.

2. Purchase valve maintenance services on an as-needed basis.

**MANAGER'S RECOMMENDED ACTION:**

This work is necessary to ensure that a qualified professional firm will respond to both scheduled and emergency needs for valve maintenance, and will also control costs by having established billing rates. Funds will be expended only as work is required and in accordance with approved invoices.

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



**COUNCIL ACTION FORM**

**SUBJECT: 2013/14 ASPHALT/SEAL COAT STREET REHABILITATION  
PROGRAM (ASHMORE DRIVE, ASHMORE CIRCLE, ASHMORE  
COURT, SOUTH FRANKLIN AVENUE)**

**BACKGROUND:**

This is an annual program for removal of built-up seal coat from streets with asphalt surface, as well as asphalt resurfacing of various streets. This program restores surface texture, corrects structural deficiencies, removes built-up seal coat, and prevents deterioration of various streets. This resurfacing process results in better riding surfaces, increased safety with improved surface texture, and increased life expectancy of streets. Built-up seal coat on streets causes excessive crown, which results in vehicles dragging at driveway entrances. Complete removal of this built-up seal coat allows for repairs to curbs and gutters and placement of a new asphalt surface.

**The locations for seal coat removal and reconstruction in this contract are Ashmore Avenue (Ash Avenue to Beach Avenue), Ashmore Court, Ashmore Circle, and South Franklin Avenue (Tripp Street to Coy Street).** Work includes minor curb and gutter repair, pedestrian ramp reconstruction, sewer repairs, removal of the existing street surface, and placement of new asphalt pavement.

Staff has completed plans and specifications for this project with **estimated construction costs of \$610,081.35**. Overall projected expenses for all program locations are as follows:

	<u>Expenses</u>	<u>Funding</u>
G.O. Bonds		\$ 470,000
Road Use Tax		\$ 650,000
<b>Ashmore Dr., Cir., Ct. (estimated)</b>	<b>\$ 324,243</b>	
<b>South Franklin Ave. (estimated)</b>	<b>\$ 284,956</b>	
Engineering and Contract Admin (estimated)	<u>\$ 92,000</u>	<u>                    </u>
Totals	\$ 701,199	\$1,120,000

The program is shown in the 2013/14 Capital Improvements Plan with \$470,000 from General Obligation Bonds and \$650,000 in Road Use Tax funds, bringing **total program funding to \$1,120,000**.

**ALTERNATIVES:**

1. Approve plans and specifications for the 2013/14 Asphalt/Seal Coat Street Rehabilitation Program (Ashmore Avenue, Ashmore Court, Ashmore Circle, South Franklin Avenue) by establishing April 22, 2015, as the date of letting and April 28, 2015 as the date for report of bids.
2. Do not approve this project.

**MANAGER'S RECOMMENDED ACTION:**

By approving these plans and specifications, it will be possible to improve these sections of deteriorated pavement for our citizens.

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 CONCRETE PAVEMENT IMPROVEMENTS PROGRAM #2  
(NORTH 2<sup>ND</sup> STREET)**

### **BACKGROUND:**

This annual program is to remove and replace concrete street sections that have deteriorated. Removal and replacement of concrete street sections provides enhanced rideability to residents and visitors.

The 2013/14 program locations are Knapp Street (Welch Avenue to Lynn Avenue), Lynn Avenue (Storm Street to Knapp Street), and North 2<sup>nd</sup> Street (North Elm Street east to end of street). **This specific project is for the street reconstruction on North 2<sup>nd</sup> Street from North Elm Street east to the end of the street.** Work will consist of removing and replacing the existing pavement, storm sewer intake replacement, sanitary sewer manhole replacement, and sanitary sewer main repairs.

Staff has completed plans and specifications for this project with estimated construction costs of \$153,807. Overall projected expenses for all program locations are as follows:

Knapp Street and Lynn Avenue (Finalized)	\$ 856,886.97
<b>North 2<sup>nd</sup> Street (Estimated)</b>	\$ 153,807.00
Planned Restoration* (Both projects, Estimated)	\$ 28,300.00
Engineering and Contract Administration	<u>\$ 194,500.00</u>
	\$1,233,493.97

\*Restoration shown above is to supplement the funding for project seeding to be incorporated into the 2014/15 Right of Way Restoration project scheduled to be bid in March 2015.

This program is shown in the 2013/14 Capital Improvements Plan with \$1,185,000 from General Obligation Bonds, \$50,000 from Road Use Tax, \$5,500 from 2014/15 Sanitary Sewer Rehabilitation (Sanitary Sewer Funds), and \$50,000 from the Electric Utility Fund. **Total funding for the program is \$1,290,500.** At this time it is anticipated that the \$50,000 from Electric Utility Funds will not be utilized as a part of the project.

### **ALTERNATIVES:**

1. Approve plans and specifications for the 2013/14 Concrete Pavement Improvements Program #2 (North 2<sup>nd</sup> Street) by establishing April 22, 2015, as the date of letting and April 28, 2015, as the date for report of bids.

2. Direct staff to revise the project.

**MANAGER'S RECOMMENDED ACTION:**

By approving plans and specifications and setting the date of letting, it will be possible to move forward with the reconstruction of North 2<sup>nd</sup> Street during the 2015 construction season.

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

**COUNCIL ACTION FORM**

**SUBJECT: 2012/13 CONCRETE PAVEMENT IMPROVEMENTS CONTRACT #2  
(LINCOLN WAY FRONTAGE ROAD)**

**BACKGROUND:**

This annual program is to remove and replace deteriorated concrete street sections. Removal and replacement of concrete street sections provides enhanced rideability to the community's residents and visitors.

The 2012/13 program locations include Wheeler Street (Grand Avenue to Roy Key Avenue), Southeast 5<sup>th</sup> Street east of South Duff Avenue, and the Lincoln Way Frontage Road at Southbend Drive. **This specific project is for the improvements on the Lincoln Way Frontage Road at Southbend Drive.** The project includes full depth patching of the concrete pavement in various locations along the frontage road.

Staff has completed plans and specifications for this project with estimated construction costs of \$137,720. Overall projected expenses for all program locations are as follows:

Southeast 5 <sup>th</sup> Street (awarded)	\$346,175
Wheeler Street (finalized)	\$332,882
<b>Frontage Road (estimated)</b>	<b>\$137,720</b>
Engineering and Contract Administration (estimated)	<u>\$148,500</u>
	\$956,602

This program was shown in the 2012/13 Capital Improvements Plan with funding in the amount of **\$600,000** from General Obligation Bonds (G.O. Bonds) and **\$50,000** from Road Use Tax. An additional **\$170,000** will be utilized from the 2013/14 Water System Improvements (Water Utility fund) with the SE 5<sup>th</sup> Street project. Unobligated G.O. Bonds will be utilized in the amount of **\$225,000** from the 2009/10 Concrete Pavement Improvements Program, bringing **total available funding to \$1,045,000.**

**ALTERNATIVES:**

1. Approve plans and specifications for the 2012/13 Concrete Pavement Improvements Contract #3 (Lincoln Way Frontage Road) and establish April 22, 2015, as the date of letting and April 28, 2015, as the date for report of bids.
2. Do not proceed with the project at this time.

**MANAGER'S RECOMMENDED ACTION:**

By approving plans and specifications and setting the date of letting, it will be possible to move forward with reconstruction of this street during spring/summer 2015. Staff is

working with the adjacent property owners and businesses, including JAX Outdoor Gear, which will be celebrating its 60<sup>th</sup> year in business in Ames during this time.

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

**COUNCIL ACTION FORM**

**SUBJECT:** IOWA STATE UNIVERSITY RESEARCH PARK PHASE III –  
WATER MAIN AND SANITARY SEWER CONSTRUCTION

**BACKGROUND:**

In support of the ISU Research Park Phase III expansion, the City hired the Shive-Hattery engineering firm to design needed utility and roadway improvements. The roadway improvements will primarily be funded by a Revitalizing Iowa's Sound Economy (RISE) Grant, as approved by City Council on October 14, 2014. A tax increment financing (TIF) district has been created to finance the 20% RISE matching funds for the roadway, as well as for all of the utility infrastructure costs.

Shive-Hattery has completed plans and specifications for the utility infrastructure project. The project funding and estimated construction expenses are shown below:

	Funding	<u>Expenses</u>
TIF Abated GO Bonds (utility portion)	\$ 1,528,200	
Water Main		\$ 597,980
Sanitary Sewer		\$ 391,875
Engineering/Administration		\$ 158,200
		<hr/>
Total	\$ 1,528,200	\$ 1,148,055

It should be noted that the cost estimates for this utility work utilized in the Capital Improvements Plan included \$890,000 for water mains, \$480,000 for sewer mains, and \$158,200 for engineering/administration for a total estimated cost of \$1,528,000. The updated water and sewer main cost estimates have decreased significantly from those amounts. Any unused TIF Abated General Obligation Bonds from this utility project will be utilized to cover costs of the roadway construction, which have increased from the original conceptual roadway cost estimates used in the CIP.

**ALTERNATIVES:**

1. Approve the Iowa State University Research Park Phase III – Water Main and Sanitary Sewer by establishing April 22, 2015, as the date of letting and April 28, 2015 as the date for report of bids.
2. Do not approve this project.

**MANAGER'S RECOMMENDED ACTION:**

By approving these plans and specifications, it will be possible to install the utility infrastructure in coordination with the ISU Research Park Hub Building construction and to have the utilities installed ahead of the upcoming roadway construction bid package.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the Iowa State University Research Park Phase III – Water Main and Sanitary Sewer by establishing April 22, 2015, as the date of letting and April 28, 2015 as the date for report of bids.



**COUNCIL ACTION FORM**

**SUBJECT:** WATER POLLUTION CONTROL FACILITY MAKE-UP AIR UNIT AND  
HEAT RECOVERY UNITS REPLACEMENT

**BACKGROUND:**

This project includes the replacement of four heating and ventilation units at the Water Pollution Control (WPC) Facility. This includes the following units:

- Raw Water Pump Station (RWPS) grit alley make-up air unit
- Solids Contact Building heat recovery units (2)
- Digester Complex heat recovery unit

The make-up air unit serving the RWPS grit alley is used to provide ventilation and seasonal heating to the space. The grit alley can develop a hazardous atmosphere, and the make-up air unit ensures that WPC staff can safely access the space at all times. The Solids Contact and Digester heat recovery units provide the necessary heat in the winter months to maintain an appropriate temperature for the equipment. The make-up air unit and heat recovery units were last replaced in 1996 and have reached the end of their useful lives.

The first three units are included in the 2014/15 Capital Improvements Plan (CIP) as part of the WPC Mechanical and HVAC Replacements Project at \$118,000. The fourth unit is included in the 2015/16 CIP at \$220,000.

In an effort to improve efficiency of design and to make an attractive project for bidding, staff has bundled all four units together into a single bid package. Veenstra & Kimm, Inc. (V&K) was previously awarded a contract in the amount of \$23,560 for engineering services to design all four units. V&K has provided a construction cost estimate of \$273,000. The total estimated project cost including engineering is \$296,560, which is below the total budgeted amount of \$338,000.

The design is now complete, and the work is ready for a Notice to Bidders.

**ALTERNATIVES:**

1. Grant preliminary approval to the plans and specifications and issue a Notice to Bidders, setting April 16, 2015 as the bid due date and April 28, 2015 as the date for public hearing and award.
2. Do not approve plans and specifications at this time.

**MANAGER'S RECOMMENDED ACTION:**

The Raw Water Pump Station grit alley make-up air unit and Solids Contact and Digester heat recovery units are essential to the operations and maintenance needs of the WPC Facility. Due to long lead times for equipment fabrication, it is important that this project remain on schedule to allow for replacement before the fall heating season begins.

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

**COUNCIL ACTION FORM**

**SUBJECT:** CONTRACT FOR EMERALD ASH BORER TREE REMOVALS, STUMP GRINDING, TREATMENT, AND TREE REPLACEMENT

**BACKGROUND:**

The Emerald Ash Borer Response Plan and Urban Forest Diversification and Reforestation Program was approved by City Council on December 9, 2014. As outlined in this plan, removals of trees larger than 18-inch diameter at breast height (DBH), stump grinding, treatment to prolong the life of select ash trees, and planting of replacement trees were all to be bid as contract work.

All trees were removed by City crews in FY 14/15 (Plan Year 1) this past winter. This included a few trees larger than 18-inch DBH. City crews were able to accomplish these removals due to the mild temperatures and limited number of snow events. It is anticipated that the larger DBH tree removals will still be bid out to contractors in the future as the larger trees will begin to require more specialized equipment for removal.

Bids were received by the City on March 11, 2015 and are compiled below:

Ash Tree Removal – FY15/16 (Plan Year 2)

LawnPro LLC	\$ 4,715.00
Finco Tree/Wood Service LLC	\$ 9,900.00
Dan's Custom Landscapes, Inc.	\$13,110.00
Frye Tree Service	\$17,550.00
Family Tree Care LLC	\$26,896.00

Ash Tree Stump Grinding – FY 14/15 and 15/16 (Plan Years 1 and 2)

	<u>FY 14/15</u>	<u>FY 15/16</u>
LawnPro LLC	\$ 5,113.88	\$ 5,352.84
Finco Tree/Wood Service LLC	\$ 8,825.00	\$10,920.00
Frye Tree Service	\$11,997.00	\$12,498.00
Dan's Custom Landscapes, Inc.	\$12,518.00	\$14,133.00

Ash Tree Treatment – FY 14/15 (Plan Year 1)

LawnPro LLC	\$ 84,052.65
Dan's Custom Landscapes, Inc.	\$ 92,563.32
Robert Kinnucan Tree Experts	\$ 98,882.25
TruGreen Limited Partnership	\$103,509.12
Family Tree Care LLC	\$171,639.00

Ash Tree Replacement – FY 14/15 and FY 15/16 (Plan Years 1 and 2)

	<u>FY 14/15</u>	<u>FY 15/16</u>
Country Landscapes, Inc	\$42,257.60	\$45,520.20
Frye Tree Service	\$47,934.04	\$49,721.33
Finco Tree/Wood Service LLC	\$64,900.00	\$70,680.00
LawnPro LLC	\$68,420.00	\$70,908.00
Dan's Custom Landscapes, Inc.	\$90,409.00	\$93,696.60

The low bids for these contracts for FY 14/15 (Plan Year 1) total \$131,424.13. Funding for FY 14/15 is included in the approved budget at \$172,000.

The low bids for these contracts for FY15/16 (Plan Year 2) total \$55,588.04. Funding for FY 15/16 is included in the approved budget at \$211,000.

**ALTERNATIVES:**

- 1a. Accept the report of bids for Ash Tree Removals, Ash Tree Stump Grinding, Ash Tree Treatment, and Ash Tree Replacement.
  - b. Award the Ash Tree Removals, Ash Tree Stump Grinding, and Ash Tree Treatment to LawnPro of Ames, IA in the amount of \$99,234.37.
  - c. Award the Ash Tree Replacement to Country Landscapes of Ames, Iowa, in the amount of \$87,777.80.
2. Reject the bids and direct staff to make changes to the bid packages.

**MANAGER'S RECOMMENDED ACTION:**

Work has already begun on the Emerald Ash Borer Response Plan by City crews. Awarding these bids will allow work to continue with the approved plan in a proactive response to the Emerald Ash Borer infestation.

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

**COUNCIL ACTION FORM**

**SUBJECT: POWER PLANT DIESEL GENERATOR REMOVAL & BUILDING  
DEMOLITION AND SUBSTATION REMOVAL**

**BACKGROUND:**

This project is for contracting with a demolition/heavy haul contractor to relocate the retired diesel generator, demolish and dispose of the building and contents, and remove and dispose of the electrical equipment adjacent and west of the diesel building located at the Power Plant. The retired diesel generator is located in a brick building just west of the Power Plant's cooling towers. The building is deteriorating and needs to be removed for safety concerns and to make room for the upcoming Cooling Tower Replacement project. All of the work for this project must be completed by July 26, 2015 to prevent delays in the Cooling Tower Replacement project.

Bid documents were issued to twenty-five companies. The bid was also advertised on the Current Bid Opportunities section of the Purchasing webpage and was sent out to one plan room.

On February 18, 2015, one bid was received as shown below:

Peterson Contractors, Inc., Reinbeck, IA	\$130,000
Engineer's Estimate	\$ 80,000

Staff reviewed the bid received by Peterson Contractors, Inc. and concluded that it was acceptable. Staff was concerned as to why only one bid was received for this project, so staff contacted some of the plan holders to learn why they did not submit a bid. Several of them stated that they are already booked up for spring and could not submit a bid at this time.

Funding for this work will come from the approved FY2014/15 Electric Production operating budget, which contains \$130,000 in the Unit No. 8 Steam Turbine Generator Maintenance.

**ALTERNATIVES:**

1. Award a contract to Peterson Contractors, Inc., Reinbeck, IA, for the Diesel Generator Removal & Building Demolition & Substation Removal in the amount of \$130,000.
2. Reject the single bid received, which will delay this project and could negatively impact the upcoming Cooling Tower Replacement project.

**MANAGER'S RECOMMENDED ACTION:**

The diesel building is deteriorating and needs to be removed for safety concerns and to make room for the Cooling Tower Replacement project scheduled to start by mid-August. Staff is aware that the bid price is substantially greater than Engineer's Estimate, but are concerned that rebidding this project might result in no bids being received, thereby negatively impacting the Cooling Tower Replacement project.

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

**COUNCIL ACTION FORM**

**SUBJECT:**      **BOILER TUBE SPRAY COATING AND RELATED SERVICES AND SUPPLY CONTRACT FOR POWER PLANT**

**BACKGROUND:**

On January 13, 2015, City Council approved preliminary plans and specifications for a Boiler Tube Spray Coating and Related Services and Supplies Contract. This contract is for a contractor to provide and install new boiler tube coating and surface preparation at the City's Power Plant on an as needed basis.

This contract is to provide boiler tube spray coating services for the period from the award date through June 30, 2015. This will enable this and future renewals to coincide with the City's fiscal year. The contract includes a provision that would allow the City to renew the contract for up to four additional one-year terms.

Bid documents were issued to five companies. 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 one plan room.

On February 11, 2015, one bid was received. Details of the bid are shown in the following table:

	Integrated Global Services, Inc., Richmond, VA		
DESCRIPTION	Hourly Rate (ST)	Hourly Rate (OT)	Hourly Rate (DT)
Supervisor:	\$65.00	\$97.50	\$130.00
Apprentice:	\$39.00	\$58.50	\$78.00
Foreman:	\$62.00	\$93.00	\$124.00
Journeyman:	N/A	N/A	N/A
Technician:	\$57.00	\$85.50	\$114.00
Safety	\$65.00	\$97.50	\$130.00
Project Manager	\$70.00	\$105.00	\$140.00
Subsistence:	\$100.00 per person per day		
Travel:	Cost Plus 15%		
Mileage:	Cost Plus 15%		
Material Costs:	See below		
MISCELLANEOUS TOOLS AND EQUIPMENT RATES:			
DESCRIPTION	Rate per U/M		
Large Air Compressor	\$795/day, \$2,200/wk, \$5,400/mo		
Sandblasting Rig	\$125/day, \$375/wk, \$940/mo		
Metal Spray Rig	\$300/day, \$900/wk, \$2,250/mo		
Proposed Price Increase for Renewal Periods:			
Labor Rates:	2.5% per year		
Travel & Subsistence:	2.5% per year		

Staff has reviewed the bid received by Integrated Global Services, Inc. and has concluded it is acceptable.

Having this contract reduces the City's exposure to market forces regarding prices and availability for labor, travel, and supplies in preparation for a scheduled outage. Having this work under contract will save City staff considerable time obtaining quotes, evaluating proposals, and preparing specifications and other procurement documentation for outages.

Funding in the amount of \$250,000 is available from the approved FY2014/15 Power Plant operating budget, which includes \$860,000 for Units #7 and #8 Boiler Maintenance. Invoices will be based on contract rates for time and materials for services that are actually received.

**ALTERNATIVES:**

1. Award the contract for the Boiler Tube Spray Coating and Related Services and Supplies Contract to Integrated Global Services, Inc. Richmond, VA, for hourly rates and unit prices bid, in an amount not-to-exceed \$250,000.

This contract includes a provision that will allow the City to renew the contract for up to four additional one-year terms at stated rates.

2. Reject all bids and purchase boiler tube spray coating services on an as-needed basis.

**MANAGER'S RECOMMENDED ACTION:**

This contract is needed to carry out emergency and routine boiler tube spray coating services at the Power Plant to maintain protection to the tube replaced in 2013. Failure to maintain the costing will result in increased wear and early tube deterioration. The contract will establish rates for service and provide for guaranteed availability, thereby setting in place known rates for service. The rates included in this contract are comparable to the rates from our past provider.

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



**COUNCIL ACTION FORM**

**SUBJECT: POWER PLANT SCADA SYSTEM DIAMOND SUPPORT SERVICE**

**BACKGROUND:**

Electric Services uses a Supervisory Control and Data Acquisition (SCADA) System to monitor status and to control power flows, electric generation, interconnections to neighboring utilities, distribution, and transmission. Data from the SCADA is also used as the basis for billing energy transactions.

The existing SCADA system was installed in 2000 and had routine software updates in 2002, 2003, 2009 and 2013. In 2008 & 2014 the hardware, operating system, and software were all upgraded. The SCADA system was supplied and is supported by Open Systems International, Inc. (OSI) from Medina MN, and the software is based on Microsoft “.NET” technology. Advancements have continued to be made to the software to meet changing industry standards and regulations. The City has historically entered into a support services agreement with OSI to keep pace with those changes and to provide maintenance services at a reasonable price.

OSI provides these services at various levels. The primary reasons to continue the support service at a Diamond level are for reliability and maintainability. The proposed Diamond Support Plan not only provides 24/7 support for the OSI products and software, but also provides an annual software upgrade.

Benefits of the proposed customer support plan include the following:

- Support for OSI provided products and software. This includes anything from simple help desk questions to major system issues.
- Access to online training typically two times per month. Cost without a support plan is \$175 per class per person.
- Engineering/Installation costs for an annual software upgrade. This will save approximately \$20,000-40,000 annually.

Continuing our existing Diamond Support Plan with OSI is the most practical and cost-effective way to meet the new system requirements while gaining more functionality and security. This requires a single-source purchasing arrangement with the current SCADA software supplier, which is why a waiver of the City’s purchasing policy requirement for formal bidding procedures is also needed.

**Staff is requesting that the City Council waive the City’s purchasing policies requiring formal competitive bids, and award this contract to Open Systems International, Inc., of Medina, MN in the amount of \$95,200.**

The FY 2014/15 budget includes \$93,000 for customer support services. Additional funds from FY 2014/15 carryover dollars will be transferred into this account to cover the difference.

**ALTERNATIVES:**

1. Waive the City's purchasing policy requirement for formal bidding procedures and award a contract to Open Systems International, Inc., Medina, MN, for the Monarch Diamond Support for SCADA in the amount of \$95,200.
2. Decrease the Support Service level to Gold Support, which is estimated to cost \$50,000 but does not cover engineering/installation cost of the next upgrade, which typically is estimated to cost \$80,000.
3. Discontinue the Support Service completely, and adopt a "pay as you go" approach for SCADA services, training and upgrades.

**MANAGER'S RECOMMENDED ACTION:**

Regulatory authorities require the Electric Utility to maintain a functional SCADA system. In addition, it is in the City's best interest to maintain the SCADA system with the most up-to-date software, and to do this in a timely and cost-effective manner. The most effective way to maintain the SCADA system is to continue a Diamond Support Plan with our existing SCADA software supplier.

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

**COUNCIL ACTION FORM**

**SUBJECT:** LIBRARY RENOVATION AND EXPANSION PROJECT CHANGE  
ORDER NO. 3 WITH SERIGRAPHICS SIGN SYSTEMS, INC.

**BACKGROUND:**

Sealed bids for the Ames Public Library Interior Signage project were received from nine firms on June 23, 2014. A contract was awarded to the lowest bidder, Serigraphics Signs Systems, of Green Valley, Minnesota, in the amount of \$40,198.78. Two change orders have been approved to date and the third change order is being requested because the revised contract sum exceeds \$50,000 and requires City Council approval.

Change Order No. 3 calls for the production of five Lumicore ADA-compliant signs with raised lettering and braille for a storage area, a mechanical area, a maintenance/fire access area, a study room, and an elevator. Because all of the Lumicore material purchased for the Library's previous orders has been used, the sign manufacturer will purchase two additional sheets of the product and paint them the specified colors. Half of the Lumicore will be used for the production of the signs included in Change Order No. 3, and the remaining stock will be held by the Library for any future signs that require this material. The cost of materials, sign production, shipping, and installation has been quoted at \$2,367.62.

A summary of Serigraphic Sign Systems' contract to date appears below.

Original Contract Sum	\$40,198.78
Net changes authorized by Change Orders #1-2	\$ 7,767.35
Contract Sum after processing Change Order #2	\$47,966.13
Contract Sum increase by approval of Change Order #3	\$ 2,367.62
New Contract Sum including Change Order #3	\$50,333.75

Funds are available in the Library Renovation and Expansion Project Budget, which presently has an unencumbered balance of \$1,043,968.

**ALTERNATIVES:**

1. Approve Change Order No. 3 with Serigraphics Signs Systems, Inc. to allow for the purchase of additional interior signage in the amount of \$2,367.62.
2. Do not approve Change Order No. 3.

**MANAGER'S RECOMMENDED ACTION:**

The items included in this request include necessary signage for public and staff areas, and a small supply of Lumicore material will be left over as "attic stock" from which the Library may order matching signs in the future, if necessary. Funds are available in the Library Renovation and Expansion Project budget.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving Change Order No. 3 with Serigraphics Signs Systems, Inc. in the amount of \$2,367.62.



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# MEMO

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

**From:** City Clerk's Office

**Date:** March 20, 2015

**Subject:** Contract and Bond Approval

There are no Council Action Forms for Item Nos. 29 through 36. Council approval of the contract and bond for these projects is simply fulfilling a *State Code* requirement.

/jr

**COUNCIL ACTION FORM**

**SUBJECT: COMPLETION OF CONTRACT FOR FURNISHING 69KV SF6 CIRCUIT BREAKERS**

**BACKGROUND**

On August 26, 2014, City Council approved preliminary plans and specifications for furnishing 69kV SF6 Circuit Breakers. These circuit breakers were purchased to replace existing three-tank oil filled circuit breakers at the Ames Plant Switchyard.

On September 25, 2014, two bids were received and evaluated by Electric Services staff, who determined that the bid submitted by Alstom Grid, Inc. was acceptable. The amount of the contract as awarded on October 14, 2014, was \$166,169.40.

There was one change order to this contract. **Change Order No. 1** in the amount of \$1,605.00 was to increase funds to cover costs associated with modifying the specification on one of the breakers. **The total contract amount including this one change order is \$167,774.40.**

The Engineer's estimate of the cost for four circuit breakers was \$200,000. Funding is included in the FY 2014/15 maintenance account for Minor Substation Improvements.

All of the requirements of the contract have been met by Alstom Grid, Inc., and the Electrical Engineering Manager has provided a certificate of completion.

**ALTERNATIVES:**

- 1) Accept completion of the contract for furnishing 69kV SF6 Circuit Breakers and authorize final payment to the contractor.
- 2) Delay acceptance of this project.

**MANAGER'S RECOMMENDED ACTION:**

This contractor has supplied the SF6 circuit breakers to fulfill the terms of the contract, and the City is legally required to make final payment.

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

**COUNCIL ACTION FORM**

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

**BACKGROUND:**

On December 9, 2014, Council awarded a contract to replace check valves in the Water Pollution Control Facility's trickling filter pump station to Story Construction in the amount of \$56,700.

The work for this contract has now been completed. The required substantial completion date is March 31, 2015, but work was completed early. There were no change orders on the project. A copy of the engineer's statement of completion is attached.

**ALTERNATIVES:**

1. Approve completion and authorize final payment, in accordance with the contract, to Story Construction for replacement of check valves in the trickling filter pump station.
2. Do not accept completion of the replacement of check valves in the trickling filter pump station.

**MANAGER'S RECOMMENDED ACTION:**

Work for this project has been completed in accordance with plans and specifications.

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

## ENGINEER'S STATEMENT OF COMPLETION

Trickling Filter Pump Station Check Valve Replacement Project  
Contract No. 2015-094

Engineer: Ames Water and Pollution Control Department

Contractor: Story Construction

I hereby state that the replacement of the check valves in the Trickling Filter Pump Station has been satisfactorily completed in general compliance with the terms, conditions, and stipulations of said contract.

The work was completed on March 6, 2015.

I further state that the total amount due the contractor for the fulfillment of said contract is \$56,700.00.



---

Kris Evans, Ph.D., P.E., Environmental Engineer  
Water and Pollution Control Department

Date: 3/17/15



**COUNCIL ACTION FORM**

**SUBJECT:**     **PLAT OF SURVEY FOR 201 GRAY AVENUE**

**BACKGROUND:**

Subdivision regulations for the City of Ames are part of Chapter 23 of the Ames Municipal Code. The Subdivision Code includes the process for creating or modifying property boundaries and if any improvements are required in conjunction with the platting of property. The City also uses the Subdivision Code as a means for reviewing the status of conveyance parcels created through a private conveyance of land, to determine if the lot is indeed a buildable lot. A Plat of Survey is a single-step review within Section 23.308 for City Council approval of minor activities, such as boundary line adjustments and conformance determination of conveyance parcels.

The property at 201 Gray Avenue is located south of ISU campus where Gray, Sunset and Gable intersect (See Attachment A). The building on the property is the Alpha Gamma Rho fraternity. **The proposed Plat of Survey is a boundary line adjustment consolidating four platted lots into one parcel, in anticipation of a building expansion** (See Attachment B).

**ALTERNATIVES:**

1. The City Council can adopt a resolution approving the proposed Plat of Survey for 201 Gray Avenue.
2. The City Council can deny the proposed Plat of Survey if the City Council finds that the plat of survey requirements 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.

**CITY MANAGER'S RECOMMENDED ACTION:**

Pursuant to Section 23.308(4)(c) of the Municipal Code, staff has determined that the proposed Plat of Survey satisfies all code requirements and has rendered a preliminary decision to approve this action.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby adopting a resolution approving the proposed Plat of Survey for 201 Gray Avenue.

**ADDENDUM  
PLAT OF SURVEY FOR 201 GRAY AVENUE**

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: 201 Gray Avenue  
Owner: Alpha Gamma Rho Fraternity  
Assessor's Parcel #: 0909227020  
Legal Description: Lots 1, 2, 5 & 6 in Block 3 College Heights Addition

Public Improvements:

The preliminary decision of the Planning Director finds that 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.

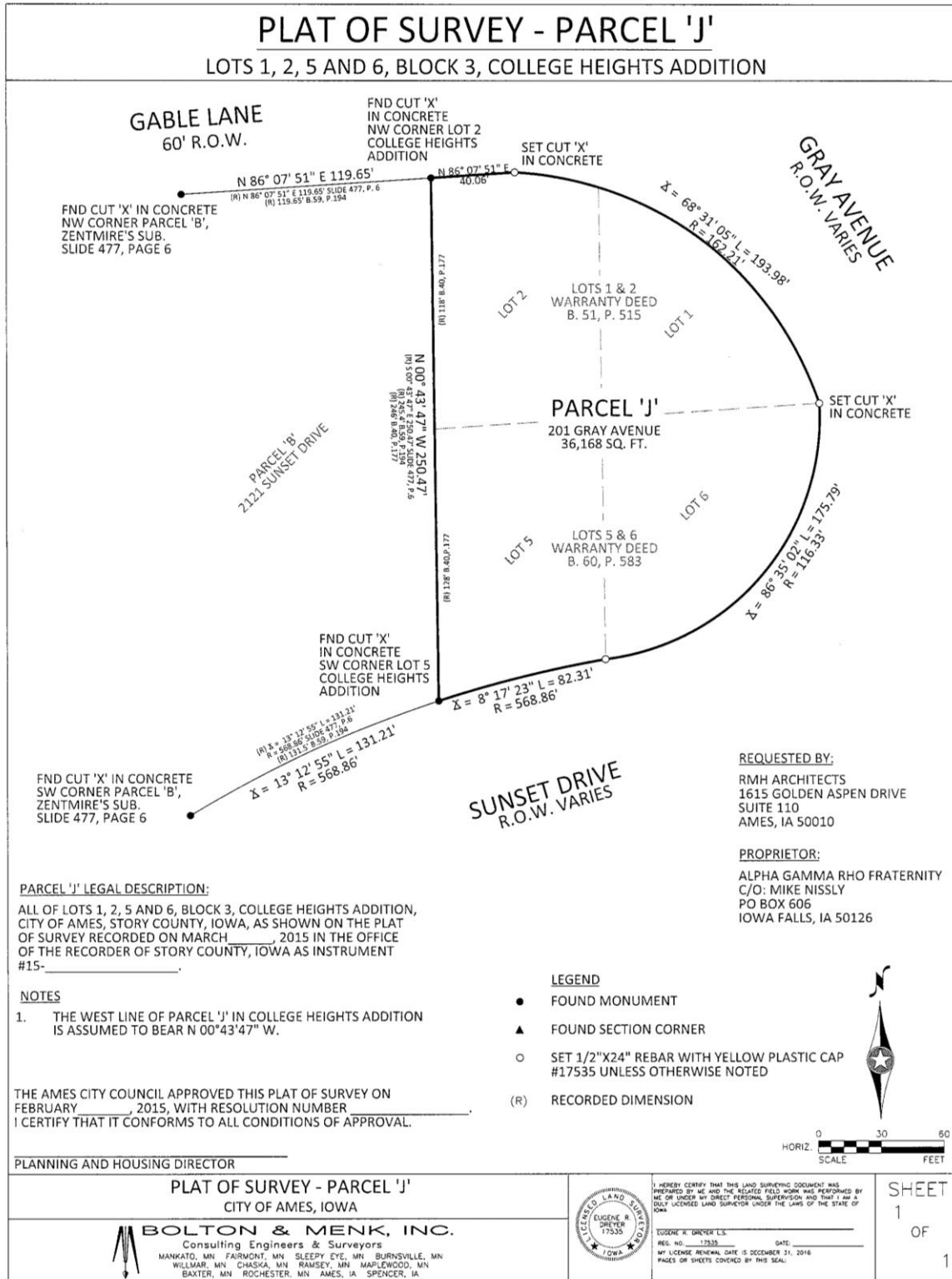
Note: The official plat of survey is not recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with the Ames City Clerk's office and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.

ATTACHMENT A  
LOCATION MAP



# ATTACHMENT B PROPOSED PLAT OF SURVEY

PREPARED BY EUGENE R. DREYER, PLS BOLTON & MENK, INC. 2730 FORD STREET PO BOX 668 AMES, IA 50010 (515) 233-6100



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**COUNCIL ACTION FORM**

**SUBJECT:** REFERRAL OF VOLUNTARY ANNEXATION PETITION FOR 3535  
S. 530<sup>TH</sup> AVENUE (FORMERLY THE REYES PROPERTY) TO  
PLANNING AND ZONING COMMISSION

**BACKGROUND:**

The City of Ames has received a Voluntary Annexation Petition for properties south of the Ames corporate limits and west of S. 530<sup>th</sup> Avenue (University Boulevard). The proposed annexation includes five parcels of land. Four of these parcels are under the control of Hunziker Development Company LLC as consenting properties, and one is a non-consenting island property controlled by Holly Plagmann. The total requested annexation is 20.28 acres of gross area. (See Attachment A – Annexation Plat, and Attachment B – Location Map ). The voluntary annexation application includes a waiver of right to withdraw. **Council is asked to consent with proceeding with the annexation request and to refer the request to the Planning and Zoning Commission in accordance with public notice requirements of state law.**

<b><i>Consenting Owners:</i></b>	<b><i>Property Address</i></b>	<b><i>Gross Acres</i></b>
Hunziker Dev. Company	3535 S. 530 <sup>th</sup> Avenue, Story County	18.61
Hunziker Dev. Company	3535 S. 530 <sup>th</sup> Avenue, Story County	0.35
Hunziker Dev. Company	No Address Assigned	0.37
Hunziker Dev. Company	No Address Assigned	0.35
<b><i>Total Consenting:</i></b>		<b>19.68</b>
<b><i>Non-Consenting:</i></b> Plagmann	No Address Assigned	<b>0.59</b>
<b><i>Total Acres (Gross):</i></b>		<b>20.28</b>
<b><i>Total Acres (Roadway):</i></b>		<b>0.33</b>
<b><i>Total Acres (Net):</i></b>		<b>19.95</b>

Annexations are governed by the Code of Iowa Section 368.7, and are initiated by the City Council. Annexation requests filed as an application are classified as a voluntary application with consenting property owners. With a voluntary application, the City may include up to 20 percent of the total annexed land area with additional non-consenting property owners. This is often times done to create more uniform boundaries, or to avoid creating islands, since the Code of Iowa does not allow islands to be created as land is annexed into the city. This is commonly referred to as the “80/20 rule.” The owners of a minimum of 80 percent of the total land area must consent to annexation, leaving no more than 20 percent of the land area under the ownership of non-consenting owners.

In addition to requirements of the Code of Iowa, the City's intergovernmental agreement implementing the Ames Urban Fringe Plan (AUF) requires the City to consider annexation applications only for those areas designated as "Urban Residential" or "Planned Industrial" in the Ames Urban Fringe Plan. The land area proposed for annexation is consistent with this agreement, and is identified on the AUF as "Urban Residential."

The Land Use Policy Plan (LUPP) identifies these parcels as currently located within the "Southwest II Allowable Growth Area." If annexed, the LUPP designation would be "Village/Suburban Residential", allowing for a broad range of residential development types. A property is also automatically zoned agriculture upon annexation. The developer intends to seek rezoning of the property to Planned Residential Development.

**These properties were part of a larger, 310 acre South Ames 80/20 annexation request with the ISU Research Park and "Burgason" lands last June. At that time the property was under the ownership of the Reyes family. Prior to Council's public hearing on the annexation, the Reyes withdrew their annexation application. The accompanying Burgason annexation request was also withdrawn. This resulted in the annexation of the ISU Research Park lands east of University Boulevard, with no properties being annexed to the west of University Boulevard.**

**The proposed annexation is for the same Reyes land, but the land is now owned by Hunziker Development Company rather than the Reyes. Hunziker Development Company has provided a waiver of right to withdraw from the annexation to express their commitment to the development of this site.**

**Direction is needed if the City Council is interested in staff conducting outreach efforts to determine which, if any, of the owners of other adjoining parcels are interested in consenting to annexation, and thus joining in with the annexation proposal at this time.**

There is little opportunity to use the 80/20 rule to add properties to the annexation other than the required Plagman island piece. All but two of the properties abutting this request are in excess of five acres and would exceed the 20% non-consenting allowance if they were to be added. There is one small sliver property north of this site that is .444 acres owned by Oakwood Akers LLC that could be added to the annexation. This .444 acre piece is one of three properties controlled by Oakwood Akers LLC that in total are about 19.75 acres. Burgason Enterprises owns a small two acre piece of land to the south of the Hunziker property. Burgason Enterprises controls three properties in the Southwest Growth area for a total of approximately 41.5 acres. (Attachment C – 80/20 Options)

Based on ongoing conversations over the past year with the prior South Annexation, there is no interest from other property owners along University Boulevard to annex to the City. The Burgason's have maintained an interest in future annexation and abut this site to the southwest. With the proposed Hunziker request, it may limit Burgason's ability to annex their full amount of land at a later time, since it could create a large island of non-consenting property owners. **However, combining the Burgason properties and**

**this Hunziker request would not allow for full annexation of the approximate 106 acre area west of the former railroad tracks without additional consenting properties.** Non-consenting properties would likely exceed the 20% allowance under the 80/20 rule even with all of their properties combined.

**If the City Council chooses to direct staff to assess interest in annexation by other property owners in the area, the City Council should defer proceeding with the proposed annexation petition. Instead, staff would first contact possible interested property owners to gauge their interest in consenting to the annexation, and would invite them to submit applications as consenting properties with a waiver to withdraw from the process. Staff would return to the City Council at some later date (as early as April 28<sup>th</sup>) to present the final consenting/non-consenting petition for annexation.**

### **ALTERNATIVES:**

1. The City Council can direct staff to meet with the adjacent property owners in order to determine who might join the annexation application by April 22, 2015 as a consenting property owner with a waiver of right to withdraw from the annexation.

Staff would return to Council and present a recommended annexation boundary to proceed with notice of annexation to the Washington Township Trustees and Story County Supervisors.

**The option of doing outreach could rise to the level of a significant policy planning project requiring Council prioritization.** A broad effort to enlarge the annexation area, or if there are more involved requests by multiple property owners for meetings, would be a significant policy project requiring prioritization of this assignment compared with the other projects recently approved for the department's work program.

2. The City Council can forward the annexation petition for 20.28 acres of gross area immediately to the Planning and Zoning Commission for a recommendation, direct staff to schedule a date for the consultation with the Story County Supervisors and Washington Township Trustees, and have staff schedule a public hearing for the City Council in May 2015.

This option is the applicant's preferred request. This would begin the annexation petition only with those consenting and one non-consenting property owner already noted above. This would proceed as a current planning project and not require prioritization.

3. City Council could choose not to refer the annexation requests at this time.

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

The total land area of the proposed annexation is 20.28 gross acres, of which 0.59 acres (2.9 percent) is non-consenting. With the Hunziker request, a readily developable piece of land will be part of the City in the Southwest Growth Area. It would be ideal for

the City to maximize its annexation possibilities in this area as it is a recognized growth area in prime location near the expanding ISU Research Park. Planning for street and utility connections into this area would help with its logical development pattern in the long run.

Based on communication with Hunziker Development Company and prior conversations with adjacent property owners, there is no interest in annexation among other property owners along University Boulevard, and there is some interest in an expanded annexation of the west half of the growth area. However, it appears unlikely that a sufficiently sized annexation of consenting properties would manifest itself in the short term without a change of interest from multiple property owners and large property owners. Even with the pending Council referral to allow for the Burgason's to amend the Fringe Plan and potentially add 9.7 additional acres to the Southwest Growth area, the 80/20 ratio would not substantially change.

**Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 2, referring the 20.28 acre annexation petition immediately to the Planning and Zoning Commission.** Staff would proceed with setting a consultation meeting date and a City Council public hearing date.

#### **ATTACHMENT A: ANNEXATION PLAT**



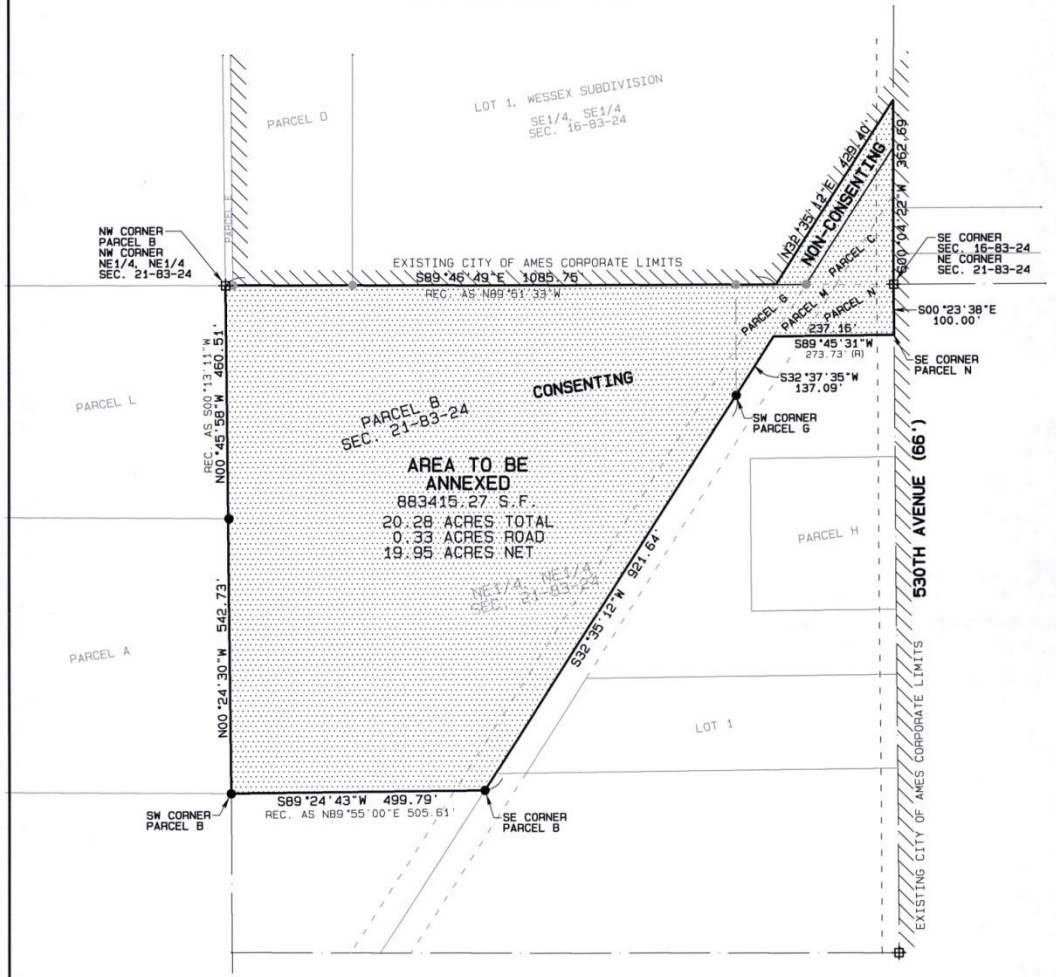
RECEIVED

FEB 24 2015

CITY OF AMES, IOWA  
DEPT. OF PLANNING & HOUSING

R. BRADLEY STUMBO P.O. BOX 1664 AMES, IOWA 50010 515-233-3689

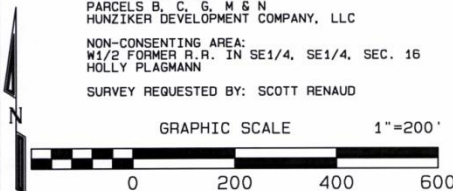
ANNEXATION PLAT



PROPRIETORS:  
CONSISTING AREA:  
PARCELS B, C, E, M & N  
HUNZIKER DEVELOPMENT COMPANY, LLC

NON-CONSISTING AREA:  
W1/2 FORMER R.R. IN SE1/4, SE1/4, SEC. 16  
HOLLY FLAGMANN

SURVEY REQUESTED BY: SCOTT RENAUD



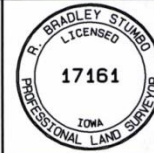
Survey Description-Area to be Annexed:  
Parcel C and a strip of land 50.00 feet in width being the westerly half of the former railroad right of way lying between said Parcel C and Wessex Subdivision in the Southeast Quarter of the Southeast Quarter of Section 16 and Parcels B, C, E, M and N in the Northeast Quarter of the Northeast Quarter of Section 21, all in Township 83 North, Range 24 West of the 5th P.M., Story County, Iowa, all together being described as follows: Beginning at the Northeast Corner of said Section 21; thence 500'23'38"E, 100.00 feet to the Southeast Corner of said Parcel N; thence S89'45'31"W, 237.16 feet to the Southwest Corner of said Parcel M; thence S32'37'35"W, 137.09 feet to the Southwest Corner of said Parcel G; thence S32'35'12"W, 921.64 feet to the Southwest Corner of said Parcel B; thence S89'24'43"W, 499.79 feet to the Southwest Corner thereof; thence following the West line thereof N00'24'30"W, 542.73 feet; thence N00'45'56"W, 460.51 feet to the Northwest Corner of said Parcel B; thence S89'46'49"E, 1085.75 feet along the North line of said Section 21 to the westerly line of the former railroad; thence N32'35'12"E, 429.40 feet to the East line of said Section 16; thence 500'04'22"W, 362.69 feet along said line to the point of beginning, containing 20.28 acres, which includes 0.33 acres of existing public right of way.

STUMBO & ASSOCIATES  
LAND SURVEYING

510 S. 17TH STREET, SUITE #102  
AMES, IOWA 50010  
PH. 515-233-3684 • FAX 515-233-4403

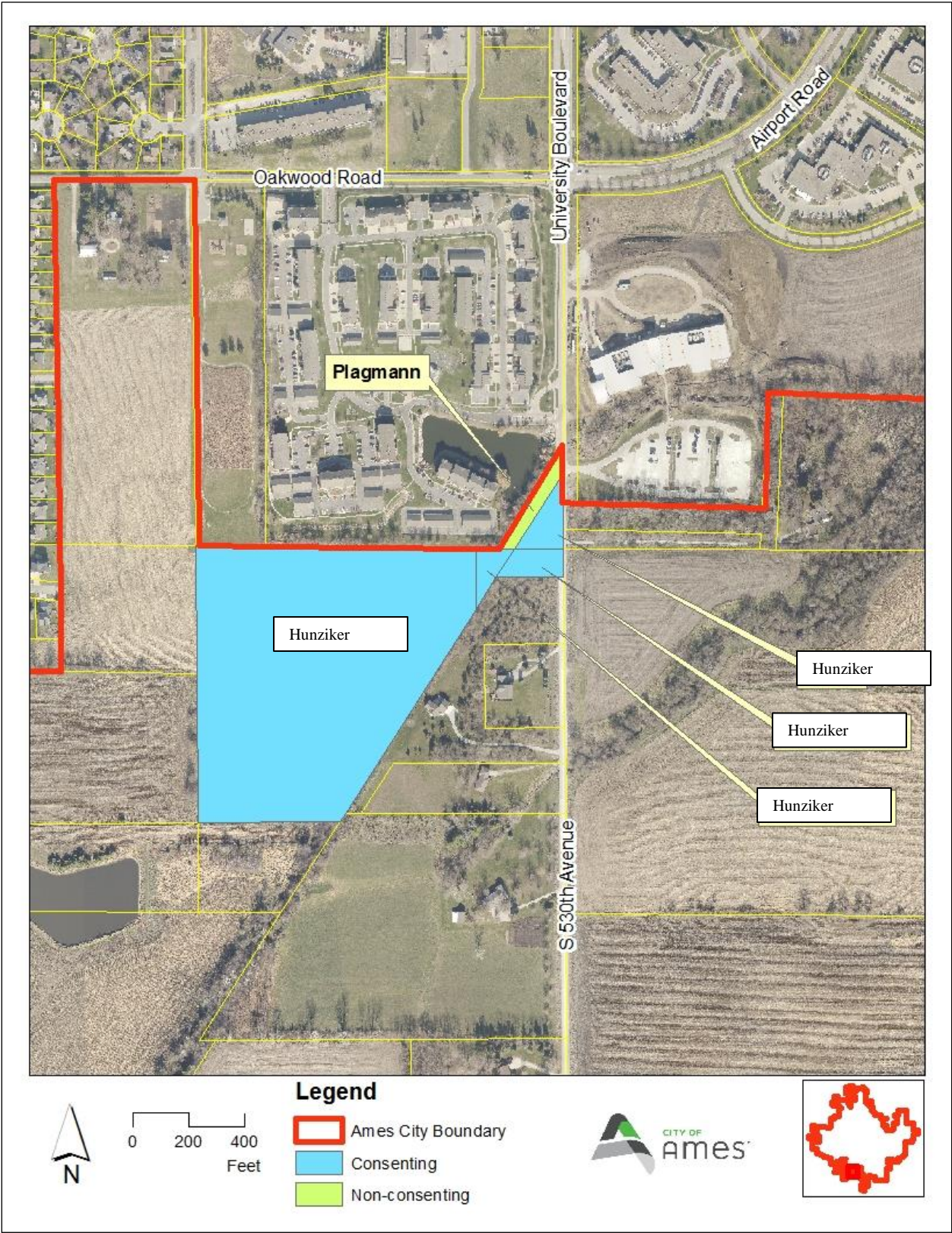
Certification: I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

*R. Bradley Stumbo* Date: 2/18/15  
R. Bradley Stumbo License #17161  
My license renewal date is December 31, 2015  
Job #16604ANX Date: 2/18/15 Page 1 of 1





ATTACHMENT B: OWNERSHIP OF PARCELS OF PROPOSED ANNEXED

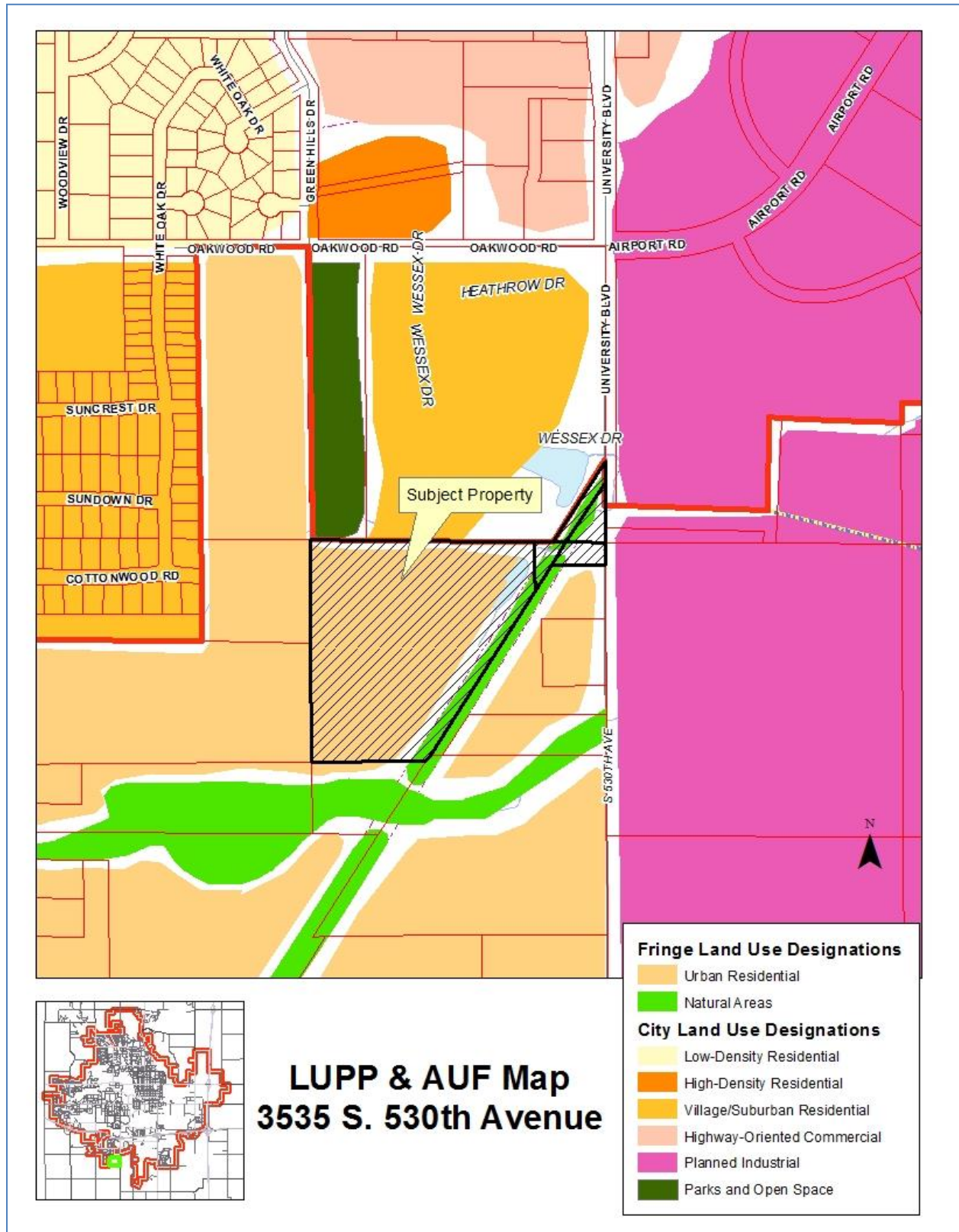




Maximum 80/20 Annexation with Current Consenting Properties  
& Adjoining Parcel



## ATTACHMENT D: LUPP & AUF MAP



**COUNCIL ACTION FORM**

**SUBJECT:**     **REQUEST FOR WAIVER OF SUBDIVISION REGULATIONS AND APPROVAL OF A THREE LOT MINOR SUBDIVISION FINAL PLAT FOR PFEFFER RURAL SUBDIVISION ON LINCOLN WAY IN BOONE COUNTY**

**BACKGROUND:**

The property owners of 6008 – 6018 West Lincoln Way, John and Joan Pfeffer, are requesting that the City Council waive the public improvement requirements and standards of Article IV of the subdivision chapter of the Ames *Municipal Code* and approve a final plat for Pfeffer Subdivision in unincorporated Boone County (see Attachment A). The subject property is located west of the Boone/Story County line and contains a restaurant structure, a single family residence, and a two family residence. The subdivision proposes three lots, one for each building, to facilitate separate sale of the properties (see Final Plat Pfeffer Subdivision attached).

Since this property is located within the unincorporated area of Boone County, uses of the land are under the jurisdiction of Boone County. Under provisions of state law, division of land is subject to review and approval by the City Council of Ames, as well as the Boone County Board of Supervisors. The Ames Urban Fringe Plan contains City policies regarding this property. Although Boone County has not adopted that Plan, it still applies for the City of Ames in review of extraterritorial subdivisions.

The Ames Urban Fringe Plan identifies this site as being located within the Rural Urban Transition Area (RUTA) and specifically identified for Highway-Oriented Commercial (HOC) uses, which was consistent with Boone County zoning designations at the time the Plan was adopted. Policies for RUTA and HOC uses provide guidance for both requests: waiving the infrastructure requirements and approving the final plat. (See Attachment B for complete RUTA and HOC policies of the Ames Urban Fringe Plan.)

The Lincoln Way corridor west of the Ames city limits may not be in the urban area until after the time horizon of the Ames Urban Fringe Plan. This area is not currently served by municipal infrastructure, such as water mains, sanitary sewer and storm sewer. It has not been designated as a critical location where such full urban infrastructure should be required. The current land use policy is supportive of interim development to occur in a manner that will support long-term urbanization of the Ames Urban Fringe.

It is City Council policy that any request for a subdivision in the Ames Urban Fringe be accompanied by three covenants that will facilitate future annexation and installation of infrastructure. The covenants include agreeing to annexation at a future date at the City's request, agreeing to cover any costs associated with the buy-out of rural water, and agreeing not to contest future assessments for the installation of public improvements. **The property owner has signed and agreed to the City's standard**



**covenants in support of their request for waiver of subdivision infrastructure requirements in the Ames Urban Fringe.**

The current mix of commercial and residential uses of the properties is similar to the current use of the entire Lincoln Way corridor within one mile west of the county line. The LUPP supports future transition to commercial corridor uses only, because this is a high traffic corridor and provides clustering or concentration of commercial uses. The division of one lot with two existing residences into two lots does not inhibit future redevelopment of the property for commercial use, either as two lots or consolidating all of the properties. There is no minimum net density policy for the Highway-Oriented Commercial land.

Cross access easements preserve the single drive as the only entrance to all three lots from the high traffic corridor. This is critical for the City's interest in long term management of the transportation corridor.

A proposed subdivision is classified as either a major or minor subdivision within Chapter 23 of the Municipal Code. A minor subdivision is defined as a property division needing no public improvements and creating no more than three lots. Otherwise, it is a major subdivision requiring a preliminary plat. **Approval of the requested waiver of the public improvement requirements allows consideration of the proposed Final Plat of a minor subdivision.** A minor subdivision requires no preliminary plat review, needing only final plat approval by the City Council.

**ALTERNATIVES:**

1. The City Council can take the following actions as requested by the property owners:
  - A. Waive requirements for installation of public improvements, and accept the three covenants signed by the property owner for future annexation, water territory buy-out, and participation in assessment districts.
  - B. Approve the final plat of Pfeffer Subdivision based upon the analysis of staff as stated above.
2. The City Council can deny the final plat for Pfeffer Subdivision if it finds that the development is inconsistent with the Ames Urban Fringe Plan or Subdivision Code.
3. The City Council can refer this request back to staff or the applicant for additional information. (The *Municipal Code* requires a final decision regarding final plat approval be rendered by the City Council within 60 days of the complete application for Final Plat approval of a Minor Subdivision. City Council must approve, approve subject to conditions, or disapprove this Final Plat application no later than April 26, 2015 to meet this deadline.)

**MANAGER'S RECOMMENDED ACTION:**

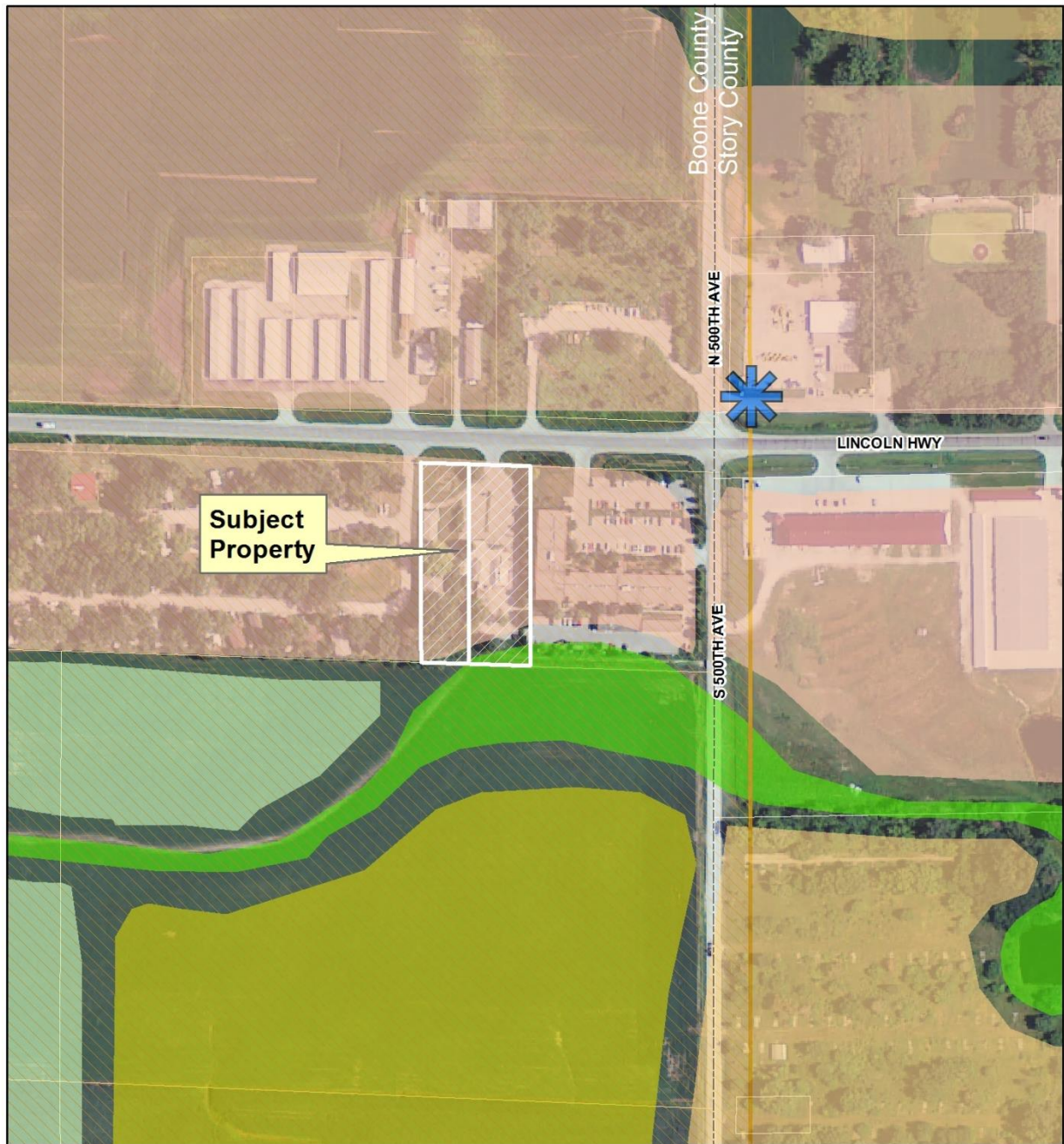
Staff has evaluated the proposed final plat for a minor subdivision and determined that, with the granting of the requested waivers of the Design and Improvement Standards, the proposal conforms to the adopted ordinances and policies of the City.

The waiver of the public improvement requirements is consistent with past practices in the Rural/Urban Transitional Area of the Ames Urban Fringe as long as the covenants have been signed. These covenants will allow the City to later annex these lands with costs for water and other infrastructure borne by the annexed property owners.

The subdivision without public improvements does not inhibit future redevelopment for commercial uses. The single drive access with the current land uses does not increase vehicle conflicts on this busy street.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as described above, waiving the requirements for installation of public improvements, accepting the three covenants for recording, and approving the minor final plat.

## ATTACHMENT A: LOCATION AND URBAN FRINGE DESIGNATION

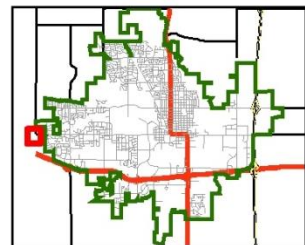


### Location and Land Use Map 6008-6018 Lincoln Boone County



#### Fringe Land Use Designations

- Priority Transitional Residential
- Agriculture and Farm Service
- Natural Areas
- Highway-Oriented Commercial





## **ATTACHMENT B: AMES URBAN FRINGE PLAN POLICIES**

### **Policies for Rural/Urban Transition Area**

This area is intended to be rural in character as it develops, but within an urban setting at some time in the future, beyond the time horizon of the Ames Urban Fringe Plan. Urban services and development standards are required for non-agricultural development in certain critical locations within this area. Annexation agreements and/or other tools also may be utilized to ensure that the future transition into the City of Ames or City of Gilbert is a smooth one.

The following policies apply to the entire Rural/Urban Transition Area (RUTA)

RUTA Policy 1: Rural-type services and development standards are often acceptable in the Rural/Urban Transition Area, but urban services and standards may be required in certain critical locations or in response to certain intensities of development.

RUTA Policy 2: At the discretion of the cities, annexation agreements and other tools may be utilized to ensure that new development is prepared for potential annexation in the future.

RUTA Policy 3: Ames, Gilbert, Story County and Boone County seek to accommodate public preferences by permitting an expanded range of rural development options that allow orderly and efficient future transition between urban and rural land uses.

RUTA Policy 4: Permit interim development to occur in a manner that will support long-term urbanization of the Ames Urban Fringe.

RUTA Policy 5: Limit development in areas that would create a need for the upgrade of roads before they are scheduled in the appropriate jurisdiction's capital improvements program. Where proposed development will potentially increase the traffic volumes in excess of the current road capacity, provide for the cost of road improvements at the time of development.

### **Highway-Oriented Commercial (HOC)**

This designation applies to commercial land uses along arterial corridors that are primarily designed to accommodate the automobile. It is intended to provide for an orderly and efficient transition between existing or future urban areas and the rural, unincorporated areas.

HOC Policy 1: Highway-Oriented Commercial designation includes commercial uses that are more compatible with the characteristics of rural areas than with urban commercial corridors and centers.

HOC Policy 2: Strategically locate Highway-Oriented Commercial in targeted areas along high traffic transportation corridors.

HOC Policy 3: Give preference to clustering of uses in order to limit the short-term and long-term costs associated with infrastructure improvements and the distribution of public services.

HOC Policy 4: Require urban transportation infrastructure to meet the demands of high vehicular movement.

HOC Policy 5: Require full urban infrastructure standards under certain conditions such as location with respect to existing or planned urban infrastructure, intensity or size of development improvements, timing of development, development design, and commercial use, such as a restaurants, water intensive uses, or places designed for the gathering of people. Such urban infrastructure standards may include, but not be limited to, wastewater treatment and potable water distribution of sufficient size to support emergency services. If these improvements are not installed at the time of development, require infrastructure assessment agreements.

HOC Policy 6: Where the city does not require urban standards, require temporary common wastewater collection systems that meet IDNR and city specifications, and temporary common water distribution systems, such as wells or rural water services, that meet specifications of the City of Ames or City of Gilbert. Require agreements that if and when the property is annexed to a city, the land developer and/or landowner shall be responsible for the full cost of abandoning the rural systems and connecting to urban infrastructure.

HOC Policy 7: Make provisions to protect environmental resources, environmentally sensitive areas and adjacent Natural Areas.

HOC Policy 8: Mitigate and manage stormwater run-off, soil erosion, and wastewater discharge according to IDNR, county and city standards.

HOC Policy 9: Require annexation and development agreements to guide future transition of the subdivision/development into the City of Ames or City of Gilbert.

## ATTACHMENT C: REQUEST FROM OWNERS

March 18, 2015

Ms. Ann H. Campbell, Mayor  
City of Ames

and

Ames City Council  
c/o Ames City Clerk  
315 Clark Ave., P.O. Box 811  
Ames, IA 50010


RE: Pfeffer Subdivision, Boone County, Iowa

Dear Mayor Campbell and Council Members:


The undersigned, as developers of Pfeffer's Subdivision, Boone County, Iowa, hereby request that the Ames City Council waive all of the infrastructure requirements and standards of Article IV of Chapter 23 of the Ames Municipal Code.

Thank you for your consideration of this request.

Very truly yours,



John R. Pfeffer

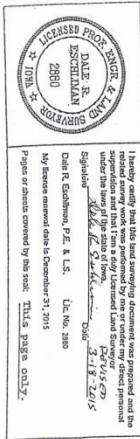
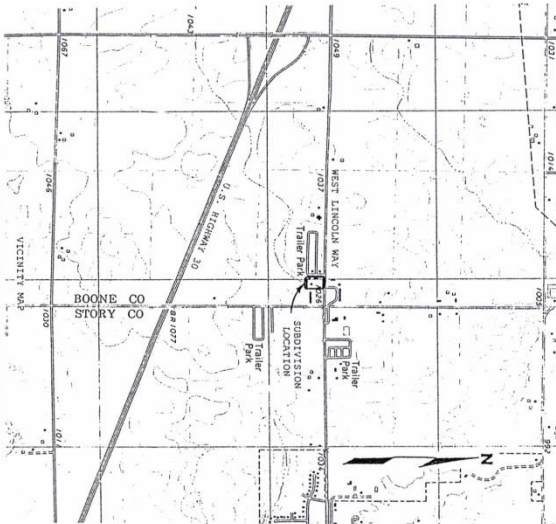
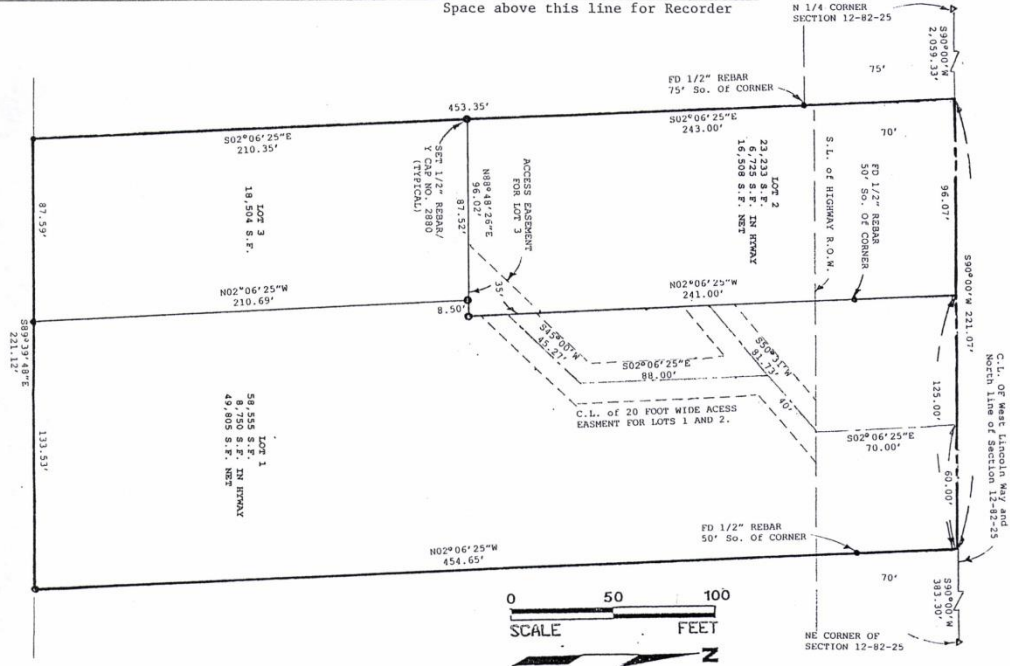


Joan L. Pfeffer

# ATTACHMENT D: FINAL PLAT

Preparer: Dale R. Eschliman, 1132 Country Club Drive, Boone, IA - Phone: 515-432-7323

Space above this line for Recorder



I hereby certify that this is a true and correct copy of the original document as prepared and the original document is on file in my office. I am a duly Licensed Professional Surveyor in the State of Iowa. My Commission Expires on 12/31/2015. Dale R. Eschliman, P.E. & L.S. Lic. No. 2880 By Survey returned date to December 31, 2015. Project or details covered by this seal: THIS PLAT ONLY.

PROJECT NO. 1446

## FINAL PLAT

## PFEFFER SUBDIVISION

In  
Northeast Quarter of Section 12,  
Township 83 North, Range 25 West of the 5th P.M.,  
Boone County, Iowa

### LEGAL DESCRIPTION:

Eschliman & Land Surveyor, Inc. is the NE corner of Section 12, Township 83 North, Range 25 West of the 5th P.M., Boone County, Iowa, running thence West along the Section line 383.30 feet to the point of beginning; thence West along the Section line 221.07 feet; thence S02°06'25"E 453.35 feet; thence S89°39'48"E 221.07 feet; thence N02°06'25"W 454.65 feet to the Point of Beginning, containing 2.302 acres (100,292 square feet), with 0.355 acres (15,475 square feet) subject to public highway.

### OWNERS & DEVELOPERS

John R. Pfeiffer and  
Joan L. Pfeiffer  
6018 W. Lincoln Way  
Boone, IA 50034  
Phone: 515-252-3519

### ENGINEER & LAND SURVEYOR

Eschliman Engineering, Inc.  
1132 Country Club Drive  
Boone, IA 50036  
Phone: 515-432-7323

### STATE PLANE COORDINATES

Basis of Coordinates:  
N.A.D. 83 (2011) - IOWA  
NORTH (U.S. SURVEY FEET)

1. 1/2" Rebar, 50' So. of NE corner of Lot 1.  
N. 3471363.976  
E. 4866740.941
2. 1/2" Rebar, 50' So. of NE corner of Lot 2.  
N. 3471363.147  
E. 4866740.207



*Smart Choice*

TO: Steve Schainker, City of Ames

FROM: Dan Culhane, Ames Economic Development Commission

CC: Steve Carter, Iowa State University Research Park  
Steve Goodhue, Chair, Ames Economic Development Commission

DATE: March 3, 2015

RE: Advanced Analytical Technology, Inc. (AATI)

I regrettably write to you to inform you that the board of directors of Advanced Analytical Technology, Inc. (AATI), voted last week to lease space in the Ankeny community with the intent to vacate the space they have occupied in the Iowa State University Research Park here in Ames since 1998.

Advanced Analytical Technologies, Inc. (AATI) was founded in 1998 here in Ames. The first instrument, a rapid bacteria detector (RBD 2100) was developed in collaboration with a major USA beverage company. This detection system, released to the general public in 1999, provides low-level detection and enumeration of microorganisms in a variety of matrices. Later in 2003, a fully-automated version of this instrument (RBD 3000) was released. The company has continued to grow and they currently employ roughly 40 people in the Ames community with a majority of their senior management residing in the Des Moines area.

A number of efforts have been attempted over the last 24 months by the Iowa State University Research Park, supported by the Ames Economic Development Commission, to build a facility to meet the needs of AATI. Yet, when a facility that meets the needs of the company became available in the Ankeny community, at a relatively inexpensive lease rate, the company's board of directors opted to make the move rather than paying a rental rate on new construction in the Research Park. A very conservative rental figure of \$15.00 per square foot on new construction compared to a rate of \$10.00 per square foot on an existing building. The existing building will nearly always prevail.

The City of Ames, Iowa State University, the Iowa State University Research Park, the AEDC, and the Ames Seed Capital Fund have all been long-time supporters of this company. While it is truly unfortunate we, as a community, have been on the other side of this in the past. Both United Suppliers and Renewable Energy Group relocated to Ames from other Iowa communities and we were granted sign-off by the communities in which they previously resided.

I have informed the AEDC board of directors of this news and explained to them that I would be reaching out to you for you to draft and submit a letter to the City of Ankeny communicating the official sign off.



March 25, 2015

Mr. Gary Lorenz  
Mayor  
City of Ankeny  
410 W. First Street  
Ankeny, Iowa 50023

RE: Advanced Analytical Technologies, Inc. (AATI)

Dear Gary:

I recently became aware of AATI's plans to relocate its operations, which have been housed in leased spaces at the ISU Research Park in Ames for several years. As the company continues its rapid growth, it has chosen to relocate its operations to an existing building in Ankeny, which has specialized laboratory space that is better suited to support its expanding needs.

Please consider this letter to represent the consent you have requested from the City of Ames related to AATI seeking State of Iowa financial assistance to support its growing business. While I am disappointed that AATI is unable to find suitable laboratory space in Ames to meet its needs, I am encouraged that the company is staying in Iowa.

Sincerely,

Ann H. Campbell  
Mayor

AHC/sls/drv

**COUNCIL ACTION FORM**

**SUBJECT:    MAIN STREET FARMERS' MARKET REQUESTS**

**BACKGROUND:**

The Ames Chamber of Commerce is planning to host the fifth annual Main Street Farmers' Market this summer, which will take place on the 300 and 400 blocks of Main Street and on Burnett Avenue from Main Street to the U.S. Bank drive-through. The Market will operate on Saturdays from May 2<sup>nd</sup> to October 17<sup>th</sup> from 8:00 a.m. to 12:30 p.m. To facilitate set-up and tear-down, streets and parking spaces need to be closed from 5:00 a.m. to 1:30 p.m. each day. The market will not be held on Saturday, July 4<sup>th</sup>. Organizers have already visited with all the businesses along the affected streets, and will meet with them again prior to the start of the Market.

To facilitate the event, organizers request a blanket Temporary Obstruction Permit and blanket Vending License for the entire Central Business District from 8:00 a.m. to 6:00 p.m. each day of the Market, which will allow downtown businesses who file an insurance certificate with the City to display items for sale on the sidewalks. The Chamber has requested that the \$50 Vending License fee be waived.

Organizers have also requested the use of Tom Evans Plaza between the hours of 6:00 a.m. and 1:00 p.m. for vendor booths and entertainment. City staff supports the use of this space for entertainment and educational activities for children and families as has been done in previous years. However, to prevent damaging the turf in the plaza, City staff does not support using this space for regular Farmers' Market vendors.

The use of electricity in Tom Evans Plaza, along Main Street and on Burnett Avenue has also been requested. Organizers have requested a waiver of the \$1 per day fee for use of electricity.

To facilitate the Market, organizers have also requested that the two- and four-hour limits on parking in CBD Lots X and Y be waived during Market hours, which City staff supports. Additionally, 75 metered parking spaces will be closed for each day of operation. **City staff estimates that this will result in a maximum potential loss of \$1,620 to the Parking Fund.** Market organizers have requested that this cost be waived because the Market is a non-profit organization, and in return the City would be included as a sponsor on all Market advertising materials. However, City staff notes that although the Market organization is non-profit, the vendors using the public space are primarily for-profit.

**Last year, City staff recommended that the maximum amount be reimbursed, but offered an alternative to require only 80% of the maximum amount to be reimbursed, since on a typical Saturday morning only 80% of the spaces might be occupied.** The City Council ultimately allowed the Market to use the spaces at 50% of the maximum cost,



which was \$900 in 2014. If the City Council is interested in offering parking at less than the full cost, that amount should be identified as part of this action.

**ALTERNATIVES:**

1. Approve the requested street and parking space closures from 5:00 a.m. to 1:30 p.m. on Saturdays from May 2 to October 17 (excluding July 4), use of Tom Evans Plaza for entertainers, use of City electrical outlets, a blanket Temporary Obstruction Permit, a blanket Vending License, waiver of the fee for the Vending License, and suspension of enforcement in CBD Lots X and Y, and require Farmers' Market to reimburse the City \$1,296 for estimated lost parking meter revenue (80%) and \$1 per day for electricity use.
2. Approve the requests as stated in Alternative No. 1, but require Farmers' Market to reimburse the City \$810 for lost parking meter revenue (50%) and \$1 per day for electricity use.
3. Approve the requests as stated in Alternative No. 1, but require Farmers' Market to reimburse the City \$1,620 for lost parking meter revenue (100%) and \$1 per day for electricity use.
4. Approve the requests as stated in Alternative No. 1, and grant the Farmers' Market's request to waive the requirement for reimbursement of parking meter revenue and electricity use.
5. Do not approve the requests.

**MANAGER'S RECOMMENDED ACTION:**

The Main Street Farmers' Market has successfully attracted visitors Downtown in the past four years. It has become a signature event in Ames, enhancing the local economy and providing a family-friendly activity that showcases the Ames community.

The City Council may choose to provide for a discount for the closure of parking meters (Alternatives #1 or 2), waive the reimbursement cost entirely (Alternative #4), or require reimbursement for the full amount of lost parking revenue (Alternative #3). In 2014, the City Council chose to require reimbursement for the 50% of the estimated revenue lost (Alternative #2).

Assuming that the City Council would again provide for a discounted parking reimbursement to help facilitate this event, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.





March 10, 2015

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

Dear Honorable Mayor Campbell and City Council,

The Ames Chamber of Commerce is planning to hold the fifth season of the *Ames Main Street Farmers' Market* this summer. The event is scheduled to be held on the 300 and 400 block of Main Street every Saturday from May 2nd to October 17th, 8:00AM to 12:30PM (the road is scheduled to be closed from 5:00AM to 1:30PM to allow for setup, teardown, and cleanup). The 24-week event will showcase the area's best farmers, crafters, artist and prepared food experts as well as offering weekly live entertainment and children's activities. We will not have a Farmers' Market on July 4<sup>th</sup> due to the Parade. At this time, Ames Chamber of Commerce asks the City Council to consider four specific requests:

1. The Ames Chamber of Commerce requests a Blanket Vending Permit for the entire CBD to allow businesses to sell merchandise outside their stores if they so choose. The Chamber of Commerce further requests the fee be waived as any businesses selling products on the sidewalk are members.
2. The Ames Chamber of Commerce requests free use of electricity along the 300 and 400 Blocks of Main Street and for the outlets in the Tom Evans Park.
3. The Ames Chamber of Commerce requests that the fee be waived for the parking meters on the 300 and 400 Blocks during the Ames Main Street Farmers' Market as the Market is a Non-Profit organization. In return the City of Ames would be considered a Sponsor of our Ames Main Street Farmers' Market and would be included in all advertising, newsletters and on our Website. For the 24 week period the Market brings conservatively 60,000 - 72,000 people to the Main Street Cultural District. The benefit from these visitors coming to the Market will increase income in parking, shopping and eating in our beautiful city.
4. The Ames Chamber of Commerce also requests that that any timed, 2hr or 4 hr. parking fees in the back lots of the 300 and 400 Blocks of Main street be waived from 6:30am to 1:00pm during the Market season.

Thank you for your consideration of these requests and continued support of downtown Ames. We look forward to seeing you in the fifth year of the Ames Main Street Farmers' Market throughout the 2015 season.

Sincerely,

Lojean Petersen  
Ames Main Street Farmers' Market Manager

Cc: Jeff Benson

304 Main Street, Ames, IA 50010 | 515.232.2310 | Ames Chamber of Commerce

## SUMMARY OF EVENT

### DESCRIPTION

**Event Name** Ames Main Street Farmers' Market

**Description**

The Ames Main Street Farmers Market would like to hold the Market in the same location as last year. It worked very well for us. No traffic problems.

The event is scheduled for May 2<sup>nd</sup> to October 17<sup>th</sup> 2015 in the 300 & 400 Blocks of Main Street, including The Tom Evans Park and half of Burnell Street, the south end up until we come North to the bank drive thru and the ally. The same set up as last year. Depending on volunteers we would close streets from 5 to 6 am. and have them back open by 1:30 pm. Same as last year. We made signs last year to put on meters for no parking during those hours. We will not have a market on July 4<sup>th</sup> due to Parade.

During the 24 wk event we would showcase the area's best farmers, crafters, artist and prepared food vendors as well as offering weekly live entertainment and children's activities.

The open hours of the Market are from 8 AM to 12:30 PM.

**Event Category**

☐ Athletic/Recreation

☐ Concert/Performance

☐ Exhibits/Misc.

☒ Farmer/Outdoor Market

☐ Festival/Celebration

☐ Other (please explain)

☐ Parade/Procession/March

**Anticipated Attendance**

Total 72,000

Per Day 3,000

### DATE/TIME

**Setup**

Date 5/2/14

Time 5:00 am

Day of Week Saturday

**Event Starts**

Date 5/2/15

Time 8:00 am

Day of Week Saturday

**Event Ends**

Date 10/17/15

Time 9:00 am

Day of Week Saturday

**Teardown**

Date 5/2/15

Time 1:30 pm

Day of Week Saturday

**Complete**

**Rain Date, if applicable** \_\_\_\_\_

**Rain Location, if applicable** \_\_\_\_\_



March 12, 2015

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) supports the continued use of the 300 and 400 blocks of Main Street, and Tom Evans Plaza for the Ames Main Street Farmers' Market 2015 season. The market is an asset to Downtown Ames and the entire community. We encourage their continued growth and programming and look forward to another successful year.

Sincerely,

A handwritten signature in black ink that reads "Jess Clyde".

Jess Clyde  
2015 MSCD Board President

**COUNCIL ACTION FORM**

**SUBJECT:**     **GREEK EX'CY'TEMENT AND GREEK VISIT DAY REQUESTS**

**BACKGROUND:**

On Friday and Saturday, April 10-11, the ISU Greek community will be holding activities related to its annual Greek Visit Day. These activities are sponsored by the ISU Office of Greek Affairs. Friday night events provide an opportunity for high school students and current ISU students to learn about the fraternity system and participate in Greek Week games. Saturday's event is a daytime activity for prospective sorority and fraternity students and their families to visit chapter houses.

Because of the substantial number of people moving from location to location, the Office of Greek Affairs has requested closure of the following streets from 6:00 p.m. to 11:00 p.m. on April 10 and from 1:00 p.m. to 5:00 p.m. on April 11:

- Ash Avenue, from Gable Lane to Knapp Street
- Sunset Drive, from Ash Avenue to one block west of Beach Avenue
- Gray Avenue, from Sunset Drive to Greeley St.
- Greeley Street, from Beach Avenue to Pearson Avenue
- Pearson Avenue, from Greeley Street to Sunset Drive

Parking would be prohibited on the affected streets during those times. Because Ash Avenue is a CyRide route, City Council approval for this event is required.

For the Friday night activities, organizers have proposed renting four diesel-powered lighting units to illuminate the activity areas.

The Saturday activities have traditionally been a part of Greek Visit Day. **The Friday evening activities are new, and City staff has been assured that University administration is both aware of and in support of hosting these activities on Friday. City staff's concerns stem from a desire to avoid hosting any kind of event that could be seen as a replacement for VEISHEA. City staff has been told that the Dean of Students Office has approved the event and President Leath has been invited to attend. On Friday, 75 volunteers and University staff will be on hand to coordinate activities. On Saturday, there will be 30 volunteers and staff available. Further, the entire Greek system is to be alcohol-free during Friday, Saturday, and Sunday of this weekend.**

Organizers have proposed mailing notices to residents affected by the closed areas. City staff has requested that organizers also go door-to-door and contact the South Campus Area Neighborhood association to inform residents of the event. City staff will

also place electronic signboards at Lincoln Way/Ash Avenue and Ash Avenue/Knapp Street warning motorists of the closure. A letter of self-insurance from ISU has been provided for the event.

**ALTERNATIVES:**

1. Approve the requests, including a temporary obstruction permit, closure of streets, and suspension of parking regulations and enforcement for April 10-11.
2. Do not approve the requests.

**MANAGER'S RECOMMENDED ACTION:**

Greek Visit Day activities are an opportunity for the Greek community to showcase its role in the student experience to prospective students and their families. The event is officially sanctioned by the University and takes place under ISU staff supervision. The areas affected by the closures are primarily populated by Greek students, and the organizers will communicate the event details to the handful of residences affected by the event who are not in the Greek community. Organizers have committed to hosting this alcohol-free event safely and providing substantial supervision of activities.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the requests, including a temporary obstruction permit, closure of streets, and suspension of parking regulations and enforcement for April 10-11.



CITY OF

Ames

## SPECIAL EVENT APPLICATION

## SUMMARY OF EVENT

## DESCRIPTION

**Event Name** Greek Visit Day- Greek ExCYtement

**Description** Greek Visit Day is an opportunity for high school students and current students to learn about Iowa State and the Greek community. The weekend events will include the Greek ExCYtement held on Friday night from 7-10 pm. During this event, men participating in Greek Visit Day and current Greek male students will have the opportunity to participate in Greek Week events around the Greek community area. Attached is the map and the rulebook of the following events:  
 Dizzy Dizzy Duck page 56  
 LARP page 57-58  
 Dingle Dangle Donut Page 61  
 Tug Of War Page 62  
 Egg Joust Page 63

## Event Category

- |  |  |
|--|--|
| <input type="checkbox"/> Athletic/Recreation     | <input type="checkbox"/> Concert/Performance               |
| <input type="checkbox"/> Exhibits/Misc.          | <input type="checkbox"/> Farmer/Outdoor Market             |
| <input type="checkbox"/> Festival/Celebration    | <input checked="" type="checkbox"/> Other (please explain) |
| <input type="checkbox"/> Parade/Procession/March | South Campus Area Neighborhood                             |

**Anticipated Attendance**

Total 650 Per Day \_\_\_\_\_

## DATE/TIME

<b>Setup</b>	Date 4/10/15	Time 6:00 pm	Day of Week Friday
<b>Event Starts</b>	Date 4/10/15	Time 7:00 pm	Day of Week Friday
<b>Event Ends</b>	Date 4/10/15	Time 10:00 pm	Day of Week Friday
<b>Teardown Complete</b>	Date 4/10/15	Time 11:00 pm	Day of Week Friday

**Rain Date, if applicable** \_\_\_\_\_

**Rain Location, if applicable** \_\_\_\_\_

Lead Rec \_\_\_\_\_



CITY OF

Ames

## SPECIAL EVENT APPLICATION

## SUMMARY OF EVENT

## DESCRIPTION

Event Name Greek Visit Day- Chapter Tours

Description Greek Visit Day is an annual preview event for incoming and current Iowa State students. Students and their families will be invited to visit chapter houses or meet with chapter members from 1:45- 4:00 pm on Saturday, April 11 as a part of the weekend events. Female students can select chapters they would like to visit with and male students will choose their own chapters to visit.

## Event Category

- ☐ Athletic/Recreation      ☐ Concert/Performance  
☐ Exhibits/Misc.      ☐ Farmer/Outdoor Market  
☐ Festival/Celebration      ☒ Other (please explain)  
☐ Parade/Procession/March      South Campus Area Neighborhood

## Anticipated Attendance

Total 800 Per Day

## DATE/TIME

Setup	Date 4/11/15	Time 1:00 pm	Day of Week Saturday
Event Starts	Date 4/11/15	Time 1:45 pm	Day of Week Saturday
Event Ends	Date 4/11/15	Time 4:00 pm	Day of Week Saturday
Teardown	Date 4/10/15	Time 5:00 pm	Day of Week Saturday
Complete			

Rain Date, if applicable

Rain Location, if applicable



**COUNCIL ACTION FORM**

**SUBJECT:** REAL ESTATE SIGN DEFINITION

**BACKGROUND:**

At its October 28, 2014 meeting, the City Council discussed an Encroachment Permit Application from Campustown Properties for their property at 116 Welch Avenue. Much of the discussion centered on whether or not the proposed sign was in fact a "Real Estate" sign. Rather than move ahead to approve the encroachment permit request, the City Council tabled action on the request and directed the City Attorney to create a definition for "Real Estate" signs.

**EXISTING REAL ESTATE SIGN PROCESS/CODE:**

The Sign Code of the Ames Municipal Code, found in Chapter 21, contains a definition section. Presently there is no definition of "real estate sign" in this section. Many types of signs are regulated under Chapter 21 through a sign permit process administered by Inspection Division staff. Section 21.115 of the Ames Municipal Code specifically allows "real estate signs" in any zoning district, without a permit, as long as they (1) are non-electrical, (2) do not exceed six square feet in area, and (3) are advertising the sale or rent of property on that premises. In addition, Section 21.121 regulates On Premises signage, and in that section "real estate signs" in residential districts are restricted to those which do not exceed six square feet in area and which advertise the sale or lease of the premises where the sign is located.

Over the years Inspection Division staff has interpreted these two code sections to determine whether or not a sign needs a permit or is allowed on premises in a zone. The situations they have faced have all clearly met or not met all of the criteria above, so there has been no real need to determine whether a sign is a "real estate sign". The signs they have encountered have been the conventional signs that are placed by realty companies advertising the availability for sale or rent of the specific premises where the sign is located.

It has come to staff's attention that there may be occasions when someone may wish to have a sign that advertises real estate that is at an off site location and thus falls outside the specific criteria in Sections 21.115 and 21.121. Therefore, it would be useful to define "real estate sign" in the definition section of this chapter. If that term is defined, and the provisions in Section 21.115 and Section 21.121 which refer to real estate signs are retained, both the public and the staff would then know with more clarity which types of real estate signs do not need a permit and which ones may be in residential districts.



**A definition which would be easy to understand and to incorporate in the definitions would be “Real Estate Sign – a sign which advertises the sale, lease, or rent of real property, or that advertises a business that deals in real estate’.** Adopting this definition will not impose location restrictions, as those are spelled out elsewhere in the Sign code.

### **ALTERNATIVES**

1. Direct staff to draft an ordinance to modify Ames Municipal Code Chapter 21 by including a definition of “real estate sign” as set forth above.
2. Direct staff to draft an alternative definition of "real estate sign" to include in Chapter 21.
3. Retain the existing language of Chapter 21.

### **MANAGER RECOMMENDED ACTION:**

Council's request for the City Attorney to develop a new definition for real estate signs is an effort to clarify which kinds of signs need permits and which do not. Up to this point, Ames Municipal Code Sections 21.115 and 21.121 provided staff with sufficient direction to effectively review and approve sign permits for real estate signage, or to determine exemptions. However, since there may be situations in which it is would be useful to know whether a sign is a real estate sign or not, a new definition is warranted in order to clarify this situation.

Therefore, it is the recommendation of the City Manager that the City Council support Alternative #1 and direct the City Attorney to come back with an ordinance for first reading which adopts the new definition set forth above.

**COUNCIL ACTION FORM**

**SUBJECT:**     **116 WELCH AVENUE ENCROACHMENT PERMIT APPLICATION**

**BACKGROUND:**

At the regularly scheduled meeting on October 28, 2014, the City Council discussed an Encroachment Permit Application from Campustown Properties for its property at 116 Welch Avenue. There is an existing sign structure at this address that encroaches into the public right-of-way but which has no encroachment permit. Photos depicting the proposed sign are attached. The structure requires an approved encroachment permit to remain in place. If the application is approved per the terms requested by the applicant property owner, the owner may put any permitted sign on the structure. If denied, the applicant would be required to take the sign structure down.

**During the October 28<sup>th</sup> Council meeting, much discussion centered on the sign that is proposed to be placed on the encroachment. Encroachment permit applications before Council usually focus primarily on the structure that encroaches into the public right-of-way. Here, however, the applicant has already purchased a sign that they want to display upon the encroaching structure, and seeks to have permission for that specific signage. The sign proposed to be affixed to the structure would normally be approved administratively through a separate sign permitting process, but that permit process does not regulate content of the sign. The sign, as proposed, meets all of the applicable regulations under the sign code and would be permitted if the structure is allowed to remain.**

Encroachment permits are required by Ames Municipal Code Section 22.3 for any encroachment into the public right-of-way. Since the City is not under any obligation to allow such encroachments, this Municipal Code section gives Council very broad discretion to determine if and when an encroachment permit should be issued. The Council may place reasonable conditions on those permits which it grants. Some conditions have been incorporated into the Code section because the Council has determined they should apply in every situation. For example, there is a requirement that the permittee have hazard insurance to cover the risk for hazards that may occur in association with having that structure in the right-of-way. There may be other conditions which are specific to the particular encroachment being sought, and which can apply to that encroachment permit alone based on the unique character of the request. This latter category, while authorized, is by its very nature more difficult to apply consistently.

When encroachment permits have been considered in the past throughout the city, typical requests have been for awnings that have no words on them, or for signs that identify the name of the business or building at that specific location and perhaps include the street address number. At least a dozen encroachment permits have been approved in the Campustown area. Those typically have been applications which were requested with the intention to use the encroaching structure as nothing more than an aesthetic feature for that location, or as a means to identify a business location.

Council has not previously received an encroachment request which, if permitted, would be used as a sign face to incorporate much more verbiage than just identification of the business or building or location information like the street address. Granting the permit to allow any sign that meets the sign code to be placed on a permitted structure could create a precedent of allowing more than identification of the building name or business name or an address, as part of the use of the encroaching structure. For safety or aesthetic reasons, however, Council may determine that this is undesirable. The amount of verbiage being requested may be a factor that is considered specifically in approving, modifying, or denying this encroachment permit. Unlike a business name or street number, which can be quickly read by a passing motorist, a large amount of text takes more time to read and can be a distraction to drivers. Although limiting the amount of text on a permitted encroachment has not occurred in the past, Council may wish to do so here. **Moreover, it may be that Council would consider this kind of restriction of sufficient importance from the standpoint of motorist safety or neighborhood aesthetics that they would like it specifically incorporated into the Code, rather than being applied on a case-by-case basis.**

With this background, there are several options that Council may want to consider. These include the following:

1. Council could approve the encroachment permit application for 116 Welch with standard conditions and additional conditions specifying that the attached sign may only identify the name of the business or building at that specific location, along with the street address number.
2. Council could approve the encroachment permit application for 116 Welch with standard conditions and additional conditions specifying that the attached sign may only identify the name of the business or building at that specific location, the street address number, and a description of the number of units available for rent at that specific location.
3. Council could approve the encroachment permit application as requested by Campustown Properties with the City's standard conditions. This approval would allow the encroaching structure that is currently attached to 116 Welch to remain, and would allow Campustown Properties to affix either their proposed sign or any other sign that complies with Chapter 21 to the structure.
4. Deny the encroachment permit application for 116 Welch. This denial would require Campustown Properties to remove the structure that is currently attached to the property at 116 Welch Avenue, since there is not an approved encroachment permit.

As was noted above, this is the first known instance when proposed signage attached to an encroachment contains language advertising services provided off premises. If Council chooses to follow options 1 or 2 above for this particular encroachment permit, it could also direct Legal staff to prepare an amendment to the Municipal Code that includes these same restrictions on all other encroachments signs. This action would ensure that both applicants and City staff apply this same standard to future encroachment permits.

**No matter which option is chosen, it is important to note one additional facet of the City's sign ordinance. This property is located within the Campustown Service Center (CSC) zone, which allows off premises signs. Therefore, the property owner may install the proposed sign onto the building itself and still conform to the requirements of the sign ordinance.**

### **ALTERNATIVES**

1. Approve the encroachment permit application for 116 Welch with the City's standard conditions and additional conditions specifying that the attached sign may only identify the name of the business or building at that specific location, along with the street address number.
2. Approve the encroachment permit application for 116 Welch with the City's standard conditions and additional conditions specifying that the attached sign may only identify the name of the business or building at that specific location, the street address number, and a description of the number of units available for rent at that specific location.
3. Approve the encroachment permit application as requested by Campustown Properties with only the City's standard conditions. This approval would allow the encroaching structure that is currently attached to 116 Welch to remain, and would allow Campustown Properties to affix either their proposed sign or any other sign that complies with Chapter 21 to the structure.
4. Deny the encroachment permit application for 116 Welch. This denial would require Campustown Properties to remove the structure that is currently attached to the property at 116 Welch Avenue.

### **MANAGER RECOMMENDED ACTION:**

Council struggled with this issue on October 28<sup>th</sup>, since it is the first time Council has been faced with an encroachment permit application that included verbiage related to off premises activities. Judging from the discussion at the October City Council meeting, it appears that either Alternative No. 1 or Alternative No. 2 best meet Council's objectives.

If that is the case, it is recommended that Council also direct the City Attorney to prepare an amendment to the Municipal Code that includes these same restrictions on all other encroachments signs.

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# MEMO

47

**To:** Mayor and Ames City Council

**From:** Steven L. Schainker, City Manager

**Date:** March 20, 2015

**Subject:** Changing Start Time for City Council Meetings

Previously, the City Council asked that the topic of changing the starting times for Council meetings be placed on a future agenda. Because this topic is not included in the *Municipal Code*, the only action needed to change the starting times would be a motion passed by a majority of the Council specifying the preferred time.

- At least two options have been offered as possible starting times for Council meetings – 5:30 p.m. or 6:00 p.m. Some of you have asked about the staff's opinion regarding this possible change. A recent discussion with the Executive Leadership Team revealed unanimous support for an earlier start time for the Council meetings. Most indicated they currently can't accomplish much at home during the two-hour break between 5:00 p.m. and 7:00 p.m. This support is predicated on the assumption that if you begin the meetings two hours earlier, then the meetings will end two hours earlier! They believe it is difficult for the Council to make decisions regarding complex issues after a three-hour meeting.



**COUNCIL ACTION FORM**

**SUBJECT:**      **REPLACEMENT OF POWER PLANT COOLING TOWERS**

**BACKGROUND:**

On January 30, 2015, City Council approved preliminary plans and specifications for the Cooling Tower Replacement project. This project is for a contractor to demolish the existing Power Plant cooling towers and to supply and erect new fiberglass towers on the existing concrete basins.

Bid documents were issued to thirty-two companies. 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 three plan rooms.

On March 4, 2015, four bids were received as shown below.

BIDDER	LUMP SUM COST
Evaptech, Inc. Lenexa, KS	\$2,810,000
Cooling Tower Depot, Inc. Golden, CO	\$2,818,293
International Cooling Tower USA, Inc. Edmonton, AB	\$3,435,000
SPX Overland Park, KS	\$4,168,887

Staff reviewed the bids and concluded that the apparent low bid submitted by Evaptech, Inc. of Lenexa, KS in the amount of \$2,810,000 is acceptable.

**The engineer's estimate for this project is \$3,485,000.** The Capital Improvements Plan has \$125,000 in FY2014/15 for engineering and \$3,875,000 in FY2015/16 for materials and labor.

**ALTERNATIVES:**

1. Award a contract to Evaptech, Inc. of Lenexa, KS, for the Cooling Tower Replacement in the amount of \$2,810,000.
2. Reject all bids which will delay the replacement of the Cooling Towers.



**MANAGER'S RECOMMENDED ACTION:**

Multiple outside evaluations have confirmed that this project is necessary to restore the integrity and efficiency of the Power Plant's cooling towers. If the cooling towers are not replaced this coming year, the risks of catastrophic failure will increase significantly. Should that happen, electricity production would stop.

The bids received were very competitive, and the lowest responsive bid is significantly below the engineer's estimate. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

**COUNCIL ACTION FORM**

**SUBJECT: PROJECT TO RETURN GAS TURBINE 1 TO SERVICE – REPORT OF BIDS**

**BACKGROUND:**

On January 29, 2015, City Council approved preliminary plans and specifications for the GT1 Return to Service Project. The work to return GT1 to service is divided into the following three scopes of work categories:

- 1) Repair of the original engine or replacement with a refurbished engine, the repair or replacement of the engine's support equipment (damaged by the failure of the engine's 1<sup>st</sup> stage compressor), the restoration of the engine's control system, and the installation of the engine along with the necessary connections for it to be ready to operate. The Engineer's estimate for this scope is \$1,200,000 most of which should be covered by insurance, subject to the adjuster's review.
- 2) Repair or replacement of the inlet sound attenuation enclosure, plus replacement of the evaporative cooler. The evaporative cooler is a system that cools the air entering the engine, making the air denser. The greater the density of the air, the greater the amount of air the engine can compress and convert into thrust, which results in greater engine output. This work is not part of the insurance claim. The Engineer's estimate for this scope is \$670,000. This work, while not directly related to the failure, has been planned in the Capital Improvements Plan (CIP) since 2011, and would have been needed even had the unit not failed.
- 3) Repair and/or replacement of the engine's exhaust plenum and silencer. This work is not part of the insurance claim. The Engineer's estimate for this scope is \$210,000. This work also had been planned in the CIP, and would have been needed even without the failure.

Bid documents were issued to fourteen companies. 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 two plan rooms. The Engineer's overall cost estimate for this project is \$2,080,000.

Since the bid document was subdivided into three separate bids based on the aforementioned three scopes of service, the award recommendation may be to three separate firms.

**On March 12, 2015, four bids were received as shown on the attached report. The specifications and bids are quite complex, and staff feels that additional time is**

**needed to evaluate each bid in order to recommend an award that best meets the City's needs.**

This overall project will be financed with \$1,500,000 for the GT1 Engine Replacement and Generator/Turbine Inspection and Overhaul project in the FY 2014/15 CIP, with \$300,000 from the Evaporator Cooler on GT1 project in the FY 2013/14 CIP, and with the anticipated insurance proceeds.


**ALTERNATIVES:**

1. a. Accept the report of bids and delay award for Bid No.1 Gas Generator.  
b. Accept the report of bids and delay award for Bid No. 2 Inlet Air System.  
c. Accept the report of bids and delay award for Bid No. 3 Exhaust System.
2. Award a contract to the apparent low bidders
3. Reject all bids and direct staff to rebid.

**MANAGER'S RECOMMENDED ACTION:**

Staff needs additional time to fully evaluate the bids before recommending action by the City Council.

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

		ITB 2015-148 GT1 RETURN TO SERVICE PROJECT BID SUMMARY		
BID NO. 1 GAS GENERATOR				
BIDDER:	Turbo Services, Inc. Margate, FL	MMC Contractors National, Inc. Kansas City, MO	Wood Group Pratt & Whitney Bloomfield,CT	Worldwide Turbines Boca Raton, FL
BASE:				
ALTERNATIVE 1: REPAIR Repair existing GG1 as specified.			\$1,185,000.00	\$985,000.00
Sales and/or Use taxes included in LS Cost			Not licensed	Not licensed
ALTERNATIVE 2: REPLACE Replace GG1 with a reconditioned gas generator as specified.	\$900,000.00	\$1,649,400.00	\$985,000.00	\$985,000.00
Sales and/or Use taxes included in LS Cost	Not licensed	\$72,042.00	Not licensed	Not licensed
OPTIONS:				
Fuel manifold replacement cost	\$200,000.00	\$245,600.00	\$14,950.00	\$225,000.00
Cost for performing 2nd Performance Test for Guarantee Case #2	\$16,000.00	\$19,600.00	\$12,650.00	\$42,500.00
Deduct for Gas Generator core and auxiliaries for ALTERNATIVE 2	(-\$165,000.00)	(-\$202,700.00)	(-\$50,000.00)	(-\$15,000.00)
Deduct on Bid No. 1 ALTERNATIVE 1 if Bid No.'s 1, 2 and 3 are awarded as package to one bidder				
Deduct on Bid No. 1 ALTERNATIVE 2 if Bid No.'s 1, 2 and 3 are awarded as package to one bidder		(-\$412,700.00)		
Deduct on Bid No. 1 ALTERNATIVE 1 if Bid No.'s 1 and 2 are awarded as package to one bidder and Bid No. 3 awarded to a separate bidder				
Deduct on Bid No. 1 ALTERNATIVE 2 if Bid No.'s 1 and 2 are awarded as package to one bidder and Bid No. 3 awarded to a separate bidder		(-\$180,310.00)		
Deduct on Bid No. 1 ALTERNATIVE 1 if Bid No.'s 1 and 3 are awarded as package to one bidder and Bid No. 2 awarded to a separate bidder				
Deduct on Bid No. 1 ALTERNATIVE 2 if Bid No.'s 1 and 3 are awarded as package to one bidder and Bid No. 2 awarded to a separate bidder		(-\$180,310.00)		
BID NO. 2 INLET AIR SYSTEM				
BIDDER:		MMC Contractors National, Inc. Kansas City, MO		Universal Acoustic & Emission Technologies, Inc. Stoughton, WI
BASE:				
Refurbish and/or replace <u>entire</u> inlet air system as specified.		\$1,095,900.00		\$962,280.99
Sales and/or Use taxes included in LS Cost		\$35,734.00		\$62,079.99
OPTIONS:				
Deduct on Bid No. 2 if Bid No.'s 1, 2 and 3 are awarded as package to one bidder		(-\$412,700.00)		
Deduct on Bid No. 2 if Bid No.'s 1 and 2 are awarded as package to one bidder and Bid No. 3 awarded to a separate bidder		(-\$180,310.00)		
Deduct on Bid No. 2 if Bid No.'s 2 and 3 are awarded as package to one bidder and Bid No. 1 awarded to a separate bidder		(-\$180,310.00)		(-\$6,000.00)
BID NO. 3 EXHAUST SYSTEM				
BIDDER:		MMC Contractors National, Inc. Kansas City, MO		Universal Acoustic & Emission Technologies, Inc. Stoughton, WI
BASE:				
Replace entire existing exhaust system as specified.		\$612,900.00		\$536,148.24
Sales and/or Use taxes included in LS Cost		\$17,897.00		\$34,302.24
OPTIONS:				
Deduct on Bid No. 3 if Bid No.'s 1, 2 and 3 are awarded as package to one bidder				
Deduct on Bid No. 3 if Bid No.'s 1 and 3 are awarded as package to one bidder and Bid No. 2 awarded to a separate bidder				
Deduct on Bid No. 3 if Bid No.'s 2 and 3 are awarded as package to one bidder and Bid No. 1 awarded to a separate bidder				(-\$6,000.00)

**COUNCIL ACTION FORM**

**SUBJECT:** 2011/12 & 2012/13 RETAINING WALL RECONSTRUCTION PROJECTS

**BACKGROUND:**

This annual program is to reconstruct and/or repair retaining walls located within the City's rights-of-way that have been identified as structurally failing. These retaining walls become priorities for reconstruction and/or repair due to safety concerns. Drainage improvements and structural changes to the retaining walls are also included in the program. The 2011/12 program location is on the south side of 13<sup>th</sup> Street near Crescent Street adjacent to the shared use path. The 2012/13 program location is on the east side of South Dayton Avenue just south of Lincoln Way.

On March 18, 2015, bids for the project were received as follows:

<i><b>Bidder</b></i>	<i><b>Bid Amount</b></i>
Engineer's estimate	\$93,120.00
Miner Hardscape	\$63,899.40
Central Landscape	\$93,677.35
Boulder Contracting LLC	\$116,120.65
Sunram Construction Inc.	\$131,577.45

This program was shown in the 2011/12 Capital Improvements Plan (CIP) with funding in the amount of \$80,000 from Road Use Tax Funds, and in the 2012/13 CIP in the amount of \$40,000, also from Road Use Tax. For economies of scale, the two work locations were combined. Engineering and administration expenses are estimated at \$25,000, bringing total estimated costs to \$88,899.40.

These projects were delayed while staff worked to acquire temporary easements on the three affected properties. These easements were needed to allow the work to proceed and will improve the safety of these work areas. This is especially true along 13<sup>th</sup> Street, since the trail in that location will be widened with this construction.

Staff believes that the low bid is acceptable, even though it is significantly lower than the other bids. Prior to Tuesday's Council meeting staff will contact references to verify that Miner Hardscape is a responsible, responsive bidder.

**ALTERNATIVES:**

- 1a. Accept the report of bids for the 2011/12 & 2012/13 Retaining Wall Reconstruction Projects.

- b. Approve the final plans and specifications for this project.
  - c. Award the 2011/12 & 2012/13 Retaining Wall Reconstruction Projects to Miner Hardscape of Granger, Iowa, in the amount of \$63,899.40.
2. Do not proceed with this project.

**MANAGER'S RECOMMENDED ACTION:**

By awarding this project it will be possible to move forward with the reconstruction of these walls during the summer or fall of 2015. The project timing will require the trail on 13<sup>th</sup> Street to remain open during the Furman Aquatic Center season.

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