

**AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL
APRIL 14, 2015**

CALL TO ORDER: 7:00 p.m.

PROCLAMATIONS:

1. Proclamation for “Fair Housing Month,” April 2015
2. Proclamation for “Arbor Day,” April 24, 2015
3. Proclamation for “Mental Health Awareness Month,” May 2015

PRESENTATION:

4. Presentation of 2015 Loren Horton Community History Award from Historical Society of Iowa for Ames 150 Celebration

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.

5. Motion approving payment of claims
6. Motion approving minutes of Regular Meeting of March 24, 2015, and Special Meetings of March 31, 2015, and April 9, 2015
7. Motion approving certification of civil service applicants
8. Motion approving Report of Contract Change Orders for March 16-31, 2015
9. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Special Class C Liquor – India Palace, 120 Hayward Avenue
 - b. Class C Liquor – Dangerous Curves, 111 5th Street
 - c. Class C Liquor & Outdoor Service – Brick City Grill, 2704 Stange Road
 - d. Class C Liquor & Outdoor Service – Cyclone Experience Network, Hilton Coliseum
10. Motion approving Special Class C Liquor License & Native Wine for Southgate Expresse, 110 Airport Road
11. Motion approving Outdoor Service Privilege for The Mucky Duck Pub, 3100 South Duff Avenue
12. Motion approving 6-month Class B Beer Liquor License and Outdoor Service for the Ames Jaycees “Ames on the Half Shell” in Bandshell Park, 6th Street and Duff Avenue
13. Motion approving 5-day (May 1-May 5) Class B Beer & Outdoor Service License for Crossroads Tavern at Zylstra Harley Davidson, 1219 McCormick Avenue
14. Motion approving 5-day (May 2-May 6) Class C Liquor License for Christiani’s Events at the Christiani Event Center, 2516 Mortensen Road
15. Motion approving 5-day (June 6-June 10) Class B Beer & Outdoor Service for Fighting Burrito at Summerfest 2015, 200 Block of Welch Avenue
16. Motion approving 5-day (April 25-April 29) Class C Liquor License for Christiani’s Events at ISU Alumni Center, 420 Beach Avenue
17. Motion approving application for participation in Department of Justice Office of Justice Programs Bulletproof Vest Partnership Program
18. 2015/16 Community Development Block Grant (CDBG):
 - a. Motion approving time extension for submitting Annual Action Plan
 - b. Resolution setting date June 9, 2015, as date of public hearing
19. Resolution approving appointment of Charles Ricketts to fill vacancy on Civil Service Commission
20. Tom Evans Plaza Mural:

- a. Resolution approving deaccession of artwork
- b. Resolution setting April 28, 2015, as date of hearing on vacating easement
21. Resolution approving Iowa Department of Agriculture and Land Stewardship (IDAL) Water Quality Initiative Urban Conservation Demonstration Project Grant Agreement
22. Requests from Heartland Senior Services to modify ASSET budget allocation:
 - a. Resolution approving/motion denying amendment to FY 2014/15 contract to move \$1,677.52 from Friendly Visitor allocation to Outreach (service coordination)
 - b. Resolution approving/motion denying amendment to FY 2015/16 allocation to move \$2,671 from Friendly Visitor to Outreach (service coordination)
23. Requests from Student Society of Landscape Architects to install two parklets from April 25 to September 5, 2015:
 - a. Resolution approving Temporary Obstruction Permit
 - b. Resolution approving closure of parking spaces 50 (on Chamberlain Avenue), 296, and 297 (on Main Street)
 - c. Resolution approving request to waive parking meter fees.
24. Resolution approving request from ChildServe to modify FY 2014/15 ASSET funding allocation
25. Resolution approving allocation of up to \$1,500 from Local Option Sales Tax Fund for HIRTA Demand Response Service facilitation
26. Resolution authorizing expenditure of City funds for Police Officer to attend Memorial Service in Washington, DC, in honor of Sergeant Howard Snider
27. Requests for Summerfest in Campustown on June 6, 2015:
 - a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License for Campustown District
 - b. Motion approving 5-Day Class B Beer Permit & Outdoor Service
 - c. Resolution approving closure of 200 block of Welch Avenue between 7:00 a.m. and 11:00 p.m.
 - d. Resolution approving closure of parking spaces in 200 block of Welch Avenue, Welch Lot T, and Chamberlain Lot Y from 12:01 a.m. to 11:00 p.m. and waiver of parking meter fees
 - e. Resolution approving usage of electricity and waiver of costs
 - f. Resolution approving waiver of fee for blanket Vending License
28. Resolution approving 2015/16 Ames Annual Outdoor Sculpture Exhibitions selections
29. Resolution setting April 28, 2015, as date of public hearing for vacation of Public Utility Easement between 1615 South Kellogg Avenue and 317 South 17th Street
30. Resolution approving preliminary plans and specifications for ISU Research Park Phase III Roadway Paving Project; setting May 6, 2015, as bid due date and May 12, 2015, as date of public hearing
31. Resolution approving preliminary plans and specifications for Grant Avenue (Hyde Avenue) Pavement Improvements; setting May 6, 2015, as bid due date and May 12, 2015, as date of public hearing
32. Resolution approving preliminary plans and specifications for 2014/15 Downtown Pavement Improvements Project (5th Street, Burnett Avenue to Grand Avenue); setting May 6, 2015, as bid due date and May 12, 2015, as date of public hearing
33. Resolution approving preliminary plans and specifications for 2013/14 and 2014/15 Resource Recovery System Improvements (HVAC Improvements); setting May 7, 2015, as bid due date and May 12, 2015, as date of public hearing
34. Resolution approving preliminary plans and specifications for Specialized Heavy-Duty Cleaning Services for Power Plant Boilers; setting May 13, 2015, as bid due date and May 26, 2015, as date of public hearing
35. Resolution approving preliminary plans and specifications for WPC Elbow Replacement Project; setting May 14, 2015, as bid due date and May 26, 2015, as date of public hearing

36. Resolution awarding contract to La Marche Manufacturing Company of Des Plaines, Illinois, for purchase of Inverters for Power Plant in the amount of \$70,090.70, with applicable sales taxes
37. Resolution awarding contract to GE Energy Control Solutions, Inc., of Longmont, Colorado, for Bid No. 1 Turbine Control System in the amount of \$814,920
38. Resolution awarding contract to General Electric International, Inc., of Omaha, Nebraska, for Bid No. 2 Turbine Steam Seal System for Unit 8 in the amount of \$186,320
39. Inventory Items (Poles) for Electric Services:
 - a. Resolution awarding contract to RESCO of Ankeny, Iowa, in the amount of \$4,467.25 for 25-foot Anchor Base Fiberglass Poles
 - b. Resolution awarding contract to Fletcher-Reinhardt Company of Cedar Rapids, Iowa, in the amount of \$3,267.99 for 30-foot Aluminum Poles
 - c. Resolution awarding contract to Kriz-Davis Company of Ames, Iowa, in the amount of \$61,466.69 for 30-foot and 35-foot Galvanized Steel Poles
40. Inventory Items (Cable and Wire) for Electric Services:
 - a. Resolution awarding contract to WESCO Distribution of Des Moines, Iowa, in the amount of \$40,311.18 for Aluminum Triplex Cable
 - b. Resolution awarding contract to Kriz-Davis Company of Ames, Iowa, in the amount of \$289.17 for AWG 12 Copper Cable
 - c. Resolution awarding contract to Power Line Supply of Williamsburg, Iowa, in the amount of \$211.86 for AWG 4 Solid Bare Copper Wire
 - d. Resolution awarding contract to RESCO of Ankeny, Iowa, in the amount of \$820.69 for AWG 2 Solid Base Copper Wire
 - e. Resolution awarding contract to Kriz-Davis Company of Ames, Iowa, in the amount of \$6,944.09 for 4/0 19 Strand Covered Copper Wire
41. Inis Grove Park Sand Volleyball Lighting Project:
 - a. Resolution authorizing reallocation of \$30,000 from FY 2014/15 New Playground Structure at Inis Grove Red Oak Shelter
 - b. Resolution approving contract with VanMaanen Electric, Inc., of Newton, Iowa, for the base bid in the amount of \$85,909
42. Resolution approving renewal of contract for FY 2016 Custodial Services for City Hall/Community Center with Klean Rite of Ames, Iowa, in the amount of \$57,511, plus \$20.20/hour for emergency callback and additional work as authorized
43. Resolution approving renewal of contract for FY 2016 Custodial Services at Ames Public Library with PCI in the amount of \$63,869.08
44. Resolution approving renewal of contract for FY 2016 for Hauling and Related Services from Resource Recovery Plant to Boone County Landfill with Waste Management of Ames, Iowa, in the amount of \$.3802/mile/ton
45. Resolution approving renewal of contract for FY 2016 Hauling of Ferrous Metals for Resource Recovery Plant with Waste Management of Ames, Iowa, in the amount of \$.1052/mile/ton
46. Resolution approving contract and bond for Cooling Tower Replacement Project
47. Resolution approving Change Order to Engineering Services Agreement with Foth Engineering for Skunk River Trail Expansion
48. Resolution accepting completion of WPC Raw Water Pump Station Painting Project
49. Resolution accepting completion for Furnishing Control Panels for Haber Road Substation
50. Resolution approving Plat of Survey for 2120 East 13th Street
51. Resolution approving Final Plat for Westar Subdivision

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.**

ADMINISTRATION:

- 52. Motion approving/denying hosting a bike commuter continental breakfast at City Hall on Monday, May 11, as part of National Bike-to-Work Week (May 11-15)

PLANNING & HOUSING:

- 53. Resolution approving Campustown Facade Grants
- 54. Staff Report on Floor Area Ratio requirements
- 55. Resolution approving Preliminary Plat for Quarry Estates

POLICE:

- 56. Staff report on e-cigarettes

ORDINANCES:

- 57. First passage of ordinance amending subdivision regulations regarding sidewalks, improvement guarantees, and street lights:
 - a. First passage of ordinance
- 58. First passage of Secondhand Goods Ordinance
- 59. First passage of Water and Sewer Rate Ordinance

HEARINGS:

- 60. Hearing on annexation of 3599 and 3601 George Washington Carver:
 - a. Resolution approving annexation
- 61. Hearing on Zoning Ordinance text amendment to allow small production facilities, including micro breweries, in commercial zones:
 - a. First passage of ordinance
- 62. Hearing on Nuisance Assessment:
 - a. Resolution assessing costs of snow/ice removal and certifying assessment to Story County Treasurer
- 63. Hearing on WPC Facility Biosolids Storage Tank and Handling Improvements:
 - a. Motion rejecting all bids
- 64. Hearing on WPC Plant Interior Lighting Replacement Project:
 - a. Motion approving cancellation of solicitation of bids
- 65. Hearing on 2014/15 Right-of-Way Restoration Program:
 - a. Resolution approving final plans and specifications and awarding contract to Miner Hardscape and Landscape of Grimes, Iowa, in the amount of \$160,440

COUNCIL COMMENTS:

CLOSED SESSION:

- 66. 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 24, 2015

The Regular Meeting of the Ames City Council was called to order by Mayor Ann Campbell at 7:00 p.m. on the 24th 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.

PROCLAMATION FOR *ECO-FAIR DAY*: Mayor Campbell proclaimed April 4, 2015, as *Eco-Fair Day*. Accepting the Proclamation were Electric Services Director Donald Kom, Water and Pollution Control Director John Dunn, and Municipal Engineer Tracy Warner. Director Kom invited the public to attend the Eco Fair activities that will be held from 10 AM to 2 PM on April 4 in the City Hall gymnasium.

PROCLAMATION FOR *GOOD NEIGHBOR EMERGENCY ASSISTANCE MONTH*: April 2015 was proclaimed as *Good Neighbor Emergency Assistance Month* by Mayor Campbell. Chris Anderson, Shirley Malaby, Donna Bergman, Steve Hanlin, Lu Jansen, and Mike Fritz, Director of Good Neighbor Emergency Assistance, Inc., accepted the Proclamation..

CONSENT AGENDA: Council Member Gartin requested that items numbered 14 (Ames Foundation Tree Planting Partnership) and 24 (Emerald Ash Borer Tree Removals) be pulled from the Consent Agenda for separate consideration.

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

1. Motion approving payment of claims
2. Motion approving minutes of Regular Meeting of March 3, 2015, and Special Meeting of March 10, 2015
3. Motion approving certification of civil service applicants
4. Motion approving Report of Contract Change Orders for February 16-28, 2015, and March 1-15, 2015
5. 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
6. Motion approving new Class C Liquor & Outdoor Service – Blue Owl Bar, 223 Welch Avenue
7. Motion approving 5-day (April 11-16) Class C Liquor License for Christiani’s Events at ISU Alumni Center, 420 Beach Avenue
8. Motion approving 5-day (April 2-April 6) Class C Liquor License for Olde Main Brewing Company at ISU Alumni Center, 420 Beach Avenue
9. Motion approving 5-day (April 3-7) Outdoor Service Privilege for The Mucky Duck Pub, 3100 South Duff Avenue
10. Motion approving City Council’s additional questions to Resident Satisfaction Survey 2015
11. RESOLUTION NO. 15-136 approving and adopting Supplement No. 2015-2 to *Municipal Code*
12. RESOLUTION NO. 15-138 approving renewal of Municipal Pool Agreement with Ames Community School District
13. 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 NO. 15-139 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 NO. 15-140 approving suspension of parking enforcement for closed areas

14. Requests from Healthiest Ames for Healthy Streets on Sunday, May 3:
 - a. Motion approving blanket Temporary Obstruction Permit
 - b. RESOLUTION NO. 15-141 approving closure of portions of Main Street, Douglas Avenue, and Sixth Street from 8 a.m. to 6 p.m.
 - c. RESOLUTION NO. 15-142 approving suspension of parking enforcement for closed areas
 - d. RESOLUTION NO. 15-143 approving waiver of fee for electrical usage
15. RESOLUTION NO. 15-144 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
16. RESOLUTION NO. 15-145 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
17. RESOLUTION NO. 15-146 approving preliminary plans and specifications for 2013/14 Concrete Pavement Improvements Program #2 (North 2nd Street); setting April 22, 2015, as bid due date and April 28, 2015, as date of public hearing
18. RESOLUTION NO. 15-147 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
19. RESOLUTION NO. 15-148 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
20. RESOLUTION NO. 15-149 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
21. RESOLUTION NO. 15-152 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
22. RESOLUTION NO. 15-153 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
23. RESOLUTION NO. 15-154 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
24. RESOLUTION NO. 15-155 approving Change Order No. 3 with Serigraphics Signs Systems, Inc., in the amount of \$2,367.62 for Library Renovation and Expansion
25. RESOLUTION NO. 15-156 approving contract and bond for DCS System
26. RESOLUTION NO. 15-157 approving contract and bond for Water Pollution Control Facility Screw Pump Repainting & Drive Replacement
27. RESOLUTION NO. 15-158 approving contract and bond for 2012/13 Concrete Pavement Improvements, Contract #2 (Southeast 5th Street)
28. RESOLUTION NO. 15-159 approving contract and bond for 2011/12 Asphalt Street Paving Improvements Program (Ironwood Court)
29. RESOLUTION NO. 15-160 approving contract and bond for Underground Trenching for Electric Services (Primary Contract)
30. RESOLUTION NO. 15-161 approving contract and bond for Underground Trenching for Electric Services (Secondary Contract)
31. RESOLUTION NO. 15-162 approving contract and bond for 2014/15 Concrete Pavement Improvements, Contract #2 (Ridgewood Avenue, 9th Street, Park Way)

32. RESOLUTION NO. 15-163 approving contract and bond Water Treatment Plant - Contract 1 (Utilities)
33. RESOLUTION NO. 15-164 accepting completion of Furnishing 69kV SF6 Circuit Breakers for Electric Services
34. RESOLUTION NO. 15-165 accepting completion of WPC Facility Trickling Filter Pump Station Check Valve Replacement Project
35. RESOLUTION NO. 15-166 approving Plat of Survey for 201 Gray Avenue
Roll Call Vote: 6-0. Resolutions/Motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a part of these Minutes.

AMES FOUNDATION TREE-PLANTING PARTNERSHIP: Council Member Gartin indicated that he had requested this item be pulled from the Consent Agenda to allow representatives of Ames Foundation to speak on the proposed partnership. Mr. Gartin asked for an update on the actions proposed to be taken by the Ames Foundation in regards to the replacement of trees that had to be removed due to the Emerald Ash Borer.

Sheila Lundt, 806 Furman Drive, Ames, advised that the Ames Foundation Board had been working with City staff since April 2014. The Foundation was hoping to give assistance to the City, save tax-payer monies, and help organize volunteers willing to plant trees to replace those stricken by the Emerald Ash Borer infestation. The Foundation looked at what it could do to keep with its purpose of community betterment and felt that its fund-raising capabilities would be of benefit with the tree-planting project. Ms. Lundt stated that the Foundation is donating \$7,500 towards the first planting effort. Mr. Gartin noted that the cost to replace the trees on City property alone is estimated to be approximately \$3 million. According to Ms. Lundt, the Foundation is very committed to this project and believes that the City's status under Tree City USA is something that is important to continue. Council Member Gartin expressed his desire to look at ways to partner for the private removal of trees to assist the low-income residents who will be challenged by the high cost of removing Ash trees on their properties. At the inquiry of Council Member Betcher, Ms. Lundt advised that any donations to the Ames Foundation are tax-deductible.

Moved by Gartin, seconded by Nelson, to authorize staff to enter into an Agreement with Ames Foundation for tree planting.

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

Moved by Gartin, seconded by Nelson, to adopt RESOLUTION NO. 15-137 approving reallocation of \$15,000 from 2014/15 Neighborhood Improvement Project grant program.
Roll Call Vote: 6-0. Resolution declared adopted/approved unanimously, signed by the Mayor, and hereby made a part of these Minutes.

EMERALD ASH BORER TREE REMOVALS, STUMP GRINDING, TREATMENT, AND TREE REPLACEMENT: Council Member Gartin noted the disparity between the bids. He wanted to ensure that the City will be getting what it needed as far as the scope of the project.

Operations Manager Justin Clausen advised that the contractor who was the low bidder for the stump-grinding has been doing work for the City for a long time. The scope in the bid documents was very specific. Staff also looked at how the City developed its plan, and after its review, the City felt confident that everything had been covered.

Moved by Gartin, seconded by Goodman, to adopt RESOLUTION NO. 15-150 awarding a 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.

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

Moved by Gartin, seconded by Goodman, to adopt RESOLUTION NO. 15-151 awarding a contract for Ash Tree Replacement (Years 1 and 2) to Country Landscapes, Inc., of Ames, Iowa, in the amount of \$87,777.80.

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

HEALTHIEST AMES: Noting that there was a representative present from Healthiest Ames, Council Member Betcher requested her to come forward and explain the initiative.

Bri Lewis, 4128 Harris Street, Ames, explained the Open Streets wellness initiative where selected streets are closed to allow people to bike or walk and socialize. A grant from Wellmark was received to promote the City as a more walkable and bikeable community. Those funds were matched with an in-kind community contribution. The first event will be held in the Main Street Cultural District (MSCD) on May 3 from 1 to 4 PM. Ms. Lewis stated that there are a number of businesses sponsoring this event; it is basically a huge community celebration of health and wellness.

PUBLIC FORUM: Mayor Campbell opened Public Forum.

Joe Rippetoe, 419 Pearson Avenue, Ames, commented on the action taken by the City Council on March 10, 2015, regarding the Planning Department's program of work. Mr. Rippetoe alleged that the Mayor and three City Council members (Corrieri, Nelson, and Orazem) took "hostile action" when they removed a referral seeking a review of drive-thrus in Campustown that he had requested 15 months ago. He believed that by taking that action, it furthered the belief that procedures are organized for the benefit of commercial development and to the exclusion of everyone else. Mr. Rippetoe said that his was the only citizen-initiated request on the list of 30, and citizen-initiated requests should receive the same treatment as developer requests.

Sam Schulte, 2116 Frederiksen Court, Ames, said he was present as a representative of the Government of the Student Body (GSB). He announced that the Cyclone Market, which is an initiative of the GSB, will be occurring on April 11 from 11 AM to 3 PM on Iowa State's Central Campus. Over 30 student organizations will be selling their original products and food as a way to fund-raise. Mr. Schulte encouraged the public to attend.

There being no one else requesting to speak, the Mayor closed Public Forum.

ANNEXATION OF 3535-530TH AVENUE: Planning and Housing Department Director Kelly Diekmann explained that the Council was being asked to provide direction as to whether to proceed with the annexation with the boundaries per the annexation petition. The proposed annexation is 20.28 gross acres. It requires one parcel labeled as "Plagmann" to also be brought in so as not to create an island. The area is part of the Ames Southwest Allowable Growth Area. Mr. Diekmann reiterated that the decision before the Council was to define the boundaries. He

noted that the properties in question were originally part of a larger South Ames 80/20 annexation request with the ISU Research Park and Burgason Family lands that had come to the City Council in June 2014. At that time, the property was under the ownership of the Reyes Family. Prior to the public hearing, the Reyes Family withdrew its application. After the Reyes Family withdrew its application, the Burgason Family also withdrew. That resulted in the annexation of the ISU Research Park lands east of University Boulevard without any properties being annexed to the west of University Boulevard. The proposed annexation is for the same Reyes Family land; however, it is now under the ownership of Hunziker Development Company. According to Director Diekmann, Hunziker Development Company has provided a waiver of the right to withdraw its annexation petition. The Council was being asked if it was interested in staff conducting outreach to the owners of the adjoining parcels to see if they were interested in joining in with the annexation proposal at this time. Mr. Diekmann explained that there is little opportunity to use the 80/20 rule to add properties to the annexation other than the required Plagmann Family piece. He further explained that 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. The Burgasons have maintained an interest in future annexation; however, based on ongoing conversations over the past year, there is no interest from other property owners along University Boulevard to annex to the City. Combining just the Burgason properties and the Hunziker properties would not be enough to meet the 80/20 Rule since the non-consenting properties would most likely exceed the 20% allowance.

Chuck Winkleblack, representing Hunziker Development Company, 105 S. 16th Street, Ames, stated that they had talked to the non-consenting property owners, explaining their plans, and asking about annexation. He concurred that there was no indication of interest to annexation by those property owners. Mr. Winkleblack advised that, if the Burgasons want to annex, there would need to be a 50-foot-wide strip, which is part of the natural area to the south portion of Hunziker's property. He acknowledged that the City does not like to do that, but it has been done before; Hunzikers have had to do that in the north part of town as well as in the west part of town. Mr. Winkleblack asked the Council to move the annexation request forward and keep it on track; there are still a lot of processes to go through, and they would like to start buildings in the area by next fall.

Mike Sloter, 2710 Thompson Drive, Ames, spoke as a representative of Burgason Enterprises. Mr. Sloter said that the Burgasons are still interested in annexing their property; that is their intent. However, they do not wish to hold up the annexation process for the Hunziker Development Company. Mr. Sloter asked the Council to approve Alternative No. 2, which is to forward the annexation petition for 20.28 acres of gross area immediately to the Planning and Zoning Commission for a recommendation. He said that, more than likely, another annexation request will be coming before the Council in the near future.

Moved by Goodman, seconded by Nelson, to forward the annexation petition for 20.28 acres of gross area located at 3535 S. 530th Avenue 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.

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

FINAL PLAT FOR PFEFFER SUBDIVISION IN BOONE COUNTY: Moved by Goodman, seconded by Betcher, to adopt RESOLUTION NO. 15-167 waiving requirements for installation

of public improvements; accepting the three Covenants signed by the property owners for future annexation, water territory buy-out, and participation in assessment districts; and approve the Final Plat for Pfeffer Subdivision.

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

ADVANCED ANALYTICAL TECHNOLOGY, INC.: Moved by Nelson, seconded by Betcher, to authorize the Mayor to send a letter to the City of Ankeny communicating the official sign-off of the City of Ames.

Vote on Motion: 5-1. Voting aye: Betcher, Corrieri, Gartin, Nelson, Orazem. Voting nay: Goodman. Motion declared carried.

MAIN STREET FARMERS' MARKET: Management Analyst Brian Phillips explained that the organizers of the Farmers' Market had 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 that will result in a maximum potential loss of \$1,620 to the Parking Fund. Market organizers have also requested that that cost be waived because the Market is a non-profit organization. Mr. Phillips noted that, although the Market is non-profit, the vendors using the public space are primarily for-profit.

According to Mr. Phillips, last year City staff recommended that the maximum amount be reimbursed; however, offered an alternative to require only 80% of the maximum amount be reimbursed, since on a typical Saturday morning, only 80% of the metered 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. Mr. Phillips explained the options, which ranged from providing certain discounts for the closure of parking meters, waiving the reimbursement costs in their entirety, or requiring reimbursement for the full amount of lost parking revenue.

At the inquiry of Council Member Betcher, Mr. Phillips stated that no complaints about this particular event had been received in the City Manager's Office.

LoJean Petersen, 1511 Illinois Avenue, Ames, asked that the City Council waive all the fees and become a sponsor of the Market. Ms. Petersen offered her opinion that the Farmers' Market is more than a market; it is a community event. According to Ms. Petersen, the Farmers' Market brings approximately 60,000 to 70,000 people to the Main Street Cultural District (MSCD) over a period of six months. She said that on an average day 2,400 people attend the Farmers' Market. They already have 90 vendors for this year's Market.

Council Member Betcher asked if the Market organizers have received any complaints from Downtown business owners. Ms. Petersen said that they had received three or four complaints. She said that Farmers' Market representatives had met with the people making the complaints. Council Member Goodman indicated that he had had conversations with a couple business owners who had been in the Downtown for 20-plus years who are concerned about the loss of parking spaces for 24 weeks in the summer. Ms. Petersen advised that representatives of the Farmers' Market had canvassed all business owners along Main Street, 5th Street and the side streets who would be affected by the Farmers' Market. Mr. Goodman expressed that his main concern is about businesses along the north side that don't have a lot of parking around them. Ms. Petersen said that there are two businesses on the north side who are opposed.

Terry Stark, owner of Chocolaterie Stam, 230 Main Street, Ames, spoke in support of the waiver of fees for the Farmers' Market. He offered his opinion that the Market had gotten better every year. Mr. Stark encouraged businesses to do more creative things to bring people into their stores even if parking is sometimes difficult.

Council Member Goodman asked his colleagues what kind of information they felt they needed to have to make a good choice on this very unique event. Council Member Orazem commented that if the Main Street area is going to be named a destination place and out-of-town visitors are going to be encouraged to attend, the Council needs to support this event. He noted that this is becoming a community event. Council Member Corrieri offered her opinion that this is the type of event that contributes to the quality of life in Ames. She doesn't see why bringing thousands of people to the Main Street area wouldn't be a good thing for all of the businesses.

Moved by Corrieri, seconded by Gartin, to approve Alternative 4 as listed in the Council Action Form, i.e., to approve the following requests from the 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 NO. 15-168 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 NO. 15-169 approving waiver of fee for blanket Vending License
- d. RESOLUTION NO. 15-170 approving request to waive parking enforcement in CBD Lots X and Y
- e. RESOLUTION NO. 15-171 approving the request to waive parking meter fees in the 300 and 400 blocks of Main Street and on a portion of Burnett Avenue and waiving electric usage fees

Council Member Goodman questioned if this would be setting a precedent when future special event fee waiver requests come before the Council. Council Member Betcher stated her belief that the decision is being made on this single recurring event that has a proven track record.

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

GREEK EXCYTEMENT AND GREEK VISIT DAY: Management Analyst Phillips advised that on Friday and Saturday, April 10 and 11, the ISU Greek community will be holding activities related to its annual Greek Visit Day. Friday night events will provide an opportunity for high school students and current ISU students to learn about the fraternity system and participate in Greek Week games. On Saturday, prospective sorority and fraternity students and their families will have the opportunity to visit Greek chapter houses. Because of the substantial number of people moving from location to location, the Office of Greek Affairs has requested closure of some streets.

Mr. Phillips said that the Saturday activities have traditionally been a part of Greek Visit Day; however, the Friday (April 10) evening activities are new. Staff's concerns stem from a desire to avoid hosting any kind of event that could be seen as a replacement for VEISHEA. The City has been told that the Dean of Students Office has approved the event; it is an officially sanctioned event.

Council Member Betcher pointed out that the second day of this event is the same day as the Cyclone Market.

Ex officio Member Villa stated that this event is not meant to be a replacement for VEISHEA.

Moved by Nelson, seconded by Goodman, to adopt the following requests for Greek ExCYtement and Greek Visit Day on Friday and Saturday, April 10-11:

- a. RESOLUTION NO. 15-172 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 NO. 15-173 approving suspension of parking enforcement for closed areas
- Roll Call Vote: 6-0. Resolutions/Motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a part of these Minutes.

DEFINITION OF REAL ESTATE SIGN: City Attorney Judy Parks recalled that at its October 28, 2014, meeting, the Council discussed an Encroachment permit application from Campustown properties for its property at 116 Welch Avenue. Much of the discussion centered on whether or not the proposed sign was a real estate sign. Council then directed the City Attorney to create a definition for real estate signs. According to Attorney Parks, the Sign Code found in *Municipal Code* Chapter 21 contains a definition section; however, there presently is no definition of real estate sign. Chapter 21 does regulate signs through a sign permit process administered by the Inspections Division, and over the years, Inspections Division staff has interpreted the two Code sections to determine whether or not a sign needs a Permit or is allowed on premises in a certain zone.

Ms. Parks said that it had 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; therefore, falls outside the specific criteria in Sections 21.115 and 21.121. Staff believes that it would be useful to define "real estate sign" in the definition section of Chapter 21. By doing so, 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. According to City Attorney Parks, this is a corrective action to get a real estate sign definition in the *Code*.

Moved by Betcher, seconded by Nelson, to direct staff to draft an ordinance to modify *Ames Municipal Code* Chapter 21 by including a definition of real estate sign, i.e., a sign which advertises the sale, lease, or rent of real property, or that advertises a business that deals in real estate.

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

ENCROACHMENT PERMIT FOR 116 WELCH AVENUE: City Attorney Parks again recalled that the City Council formerly discussed, on October 28, 2014, an Encroachment Permit request from Campustown Properties for its property at 116 Welch Avenue. She noted that there is an existing sign structure at that location that encroaches into the public right-of-way, but that has no Encroachment Permit. In this case, the applicant has already purchased a sign that they want to display on that 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 the content of the sign.

According to Ms. Parks, 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. Encroachment Permits have been approved in the Campustown area that typically have been used as an aesthetic feature for that location or as a means to identify a business location so that passersby would know what was immediately on those premises. City Attorney Parks said that the Council might want to consider if it wants restrictions of sufficient importance from the standpoint of motorist safety or neighborhood aesthetics that they would like specifically incorporated into the *Code*, rather than being applied on a case-by-case basis. Ms. Parks told the Council members that they could place conditions on what can be on the sign; they have leeway over signs in the City's rights-of-way. She explained options available to the Council.

Council Member Goodman suggested to limit the encroachment to what is on the premises. He does not want to allow signage or billboards on premises that advertises other remote locations; he believes that Campustown could become messy in terms of aesthetics. Council Member Betcher agreed. Campustown is already busy, and she does not want anything to further distract drivers. Council Member Orazem offered his opinion that he did not think the Council wanted advertising on the encroachment; it should be limited to what directly pertains to that particular location.

Moved by Goodman, seconded by Corrieri, to deny the Encroachment Permit application for 116 Welch Avenue and require the structure that is currently attached to the property at 116 Welch Avenue to be removed.

It was noted that the property owner of 116 Welch Avenue never got an Encroachment Permit; it is not a legal structure. Council Member Betcher expressed her concerns about the structural integrity of the encroaching portion.

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

Discussion ensued about requiring liability insurance. Mayor Campbell pointed out that insurance is already required before the City issues an Encroachment Permit. Council Member Corrieri recommended that the City receive the insurance certificate by a certain time frame. City Attorney Parks stated that the applicant should be able to provide the insurance certificate to the City within a week or ten days. She noted that the standard conditions for issuance of an Encroachment Permit do require insurance before the City would give the applicant the Permit.

Moved by Orazem, seconded by Gartin, to approve the Encroachment Permit application for 116 Welch with the City's standard conditions, specifying that the Certificate of Insurance must be received by March 31, 2015, and with 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.

It was noted that this motion would not approve the sign; it would have to go through the standard process for a sign.

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

Moved by Orazem, seconded by Nelson, to direct staff to prepare a revision to the encroachment permit provisions to restrict the kinds of messages to business, building, or address.

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

Council Member Betcher pointed out that Campustown Property Management already has a banner that presumably could be put on the side of its building. Council has just directed the City Attorney to draft an ordinance defining real estate signs. Ms. Betcher questioned what the implications would be for the banner after that Ordinance is adopted, specifically, if the banner would have to be taken down. Ms. Parks believes that the banner would be allowed to be put up on the building, but not on the encroaching structure. She said her recollection about signage in this zone talks about size limitation, but not verbiage limitations; therefore, they might be allowed to put it on the premises if it meets the size limitations. Ms. Betcher clarified that her question was whether the City would retroactively apply the new ordinance to that real estate sign. Ms. Parks advised that signs would have to be applied for pursuant to a Sign Permit. When it came time for renewal, and it did not meet the requirements, it would have to come down.

CITY COUNCIL MEETING TIMES: *Ex officio* Member Villa stated that 5:30 p.m. would not be the best for her. She has class until 5:00 p.m. Ms. Villa said that she is not sure whom her replacement will be, so she doesn't know that person's class schedule. Council Member Betcher indicated that she also has class until 5:00 p.m.; therefore, she prefers a 6:00 p.m. meeting time.

Discussion ensued about limiting the length of meetings. No action was taken on this possibility.

The Mayor noted that hearings had already been scheduled up to May 15, 2015, so the new start time could not take effect until after that meeting.

Moved by Goodman, seconded by Betcher, to change the standard City Council meeting time for Regular and Special meetings to 6:00 p.m., effective after May 15, 2015 (except for budget hearings).

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

Council Member Goodman requested that Public Relations Officer Susan Gwiasda inform the public.

HEARING ON COOLING TOWER REPLACEMENT PROJECT: Mayor Campbell opened the public hearing. She closed same after no one came forward to speak.

Moved by Orazem, seconded by Nelson, to adopt RESOLUTION NO. 15-174 approving final plans and specifications and awarding a contract to Evaptech, Inc., of Lenexa, Kansas, in the amount of \$2,810,000.

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

HEARING ON GT1 RETURN-TO-SERVICE PROJECT: The public hearing was opened by the Mayor. No one came forward to speak, and Mayor Campbell closed the hearing.

Moved by Goodman, seconded by Betcher, to approve the report of bids and delay award of the contract.

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

HEARING ON 2011/12 AND 2012/13 RETAINING WALL RECONSTRUCTION PROJECT:

The Mayor opened the public hearing and closed same after no one came forward to speak.

Moved by Nelson, seconded by Orazem, to adopt RESOLUTION NO.15-175 approving final plans and specifications and awarding a contract to Miner Hardscape of Granger, Iowa, in the amount of \$63,899.40.

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

ORDINANCE PERTAINING TO LITTERING: Moved by Goodman, seconded by Betcher, to pass on third reading and adopt ORDINANCE NO. 4211 pertaining to littering.

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

REZONING 710 SOUTH DUFF AVENUE: Moved by Goodman, seconded by Betcher, to pass on third reading and adopt ORDINANCE NO. 4212 rezoning property at 710 South Duff Avenue from Agricultural (A) to Highway-Oriented Commercial (HOC).

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 Goodman, seconded by Betcher, to request staff to bring an agenda item involved with removing the allowance of remote signage in the DCSC.

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

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

Moved by Goodman, seconded by Gartin, to hold a Closed Session, as provided by Section 21.5(1)(c), *Code of Iowa*, to discuss matters presently in litigation.

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

The meeting reconvened in Regular Session at 9:40 p.m.

ADJOURNMENT: Moved by Goodman, seconded by Betcher, to adjourn the meeting at 9:41 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

**MINUTES OF THE AMES AREA METROPOLITAN PLANNING ORGANIZATION
TRANSPORTATION POLICY (AAMPO) COMMITTEE**

AMES, IOWA

MARCH 31, 2015

The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee meeting was called to order by Ames Mayor and voting member Ann Campbell at 7:00 p.m. on the 31st day of March, 2015, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Other voting members present were: Gloria Betcher, City of Ames; Amber Corrieri, City of Ames; Tim Gartin, City of Ames; Matthew Goodman, City of Ames; Chet Hollingshead, Boone County; Chris Nelson, City of Ames; Peter Orazem, City of Ames; and Wayne Clinton, Story County. AAMPO Administrator John Joiner, City of Ames Traffic Engineer Damion Pregitzer, City of Ames Transportation Planner Tony Filippini, City of Ames Transit Director Sheri Kyras; Cathy Brown, representing Iowa State University; and Garrett Pedersen, representing the Iowa Department of Transportation, were also present.

CONSENT AGENDA: Moved by Clinton, seconded by Betcher, to approve the following items on the Consent Agenda:

1. Motion approving the Draft FY 2015 Transportation Planning Work Program and setting May 26, 2015 as the date of public hearing
 2. Motion approving the Draft Amendment to the AAMPO 2015-2019 Final Passenger Transportation Plan and setting May 26, 2015, as the date of public hearing
 3. Motion approving the Draft Amendment to FY 2015-2018 Transportation Improvement Program and setting April 28, 2015, as the date of public hearing
 4. Motion approving appointment of John Joiner to SUDAS Board of Directors
 5. Motion approving Annual Self-Certification for FY 2016
- Vote on Motion: 9-0. Motion declared carried unanimously.

PRESENTATION OF THE AMES MOBILITY 2040 LONG-RANGE TRANSPORTATION PLAN: Traffic Engineer Pregitzer explained that this was the first of five meetings of the AAMPO that will lead to the approval of a Long-Range Transportation Plan. He listed the five tasks that were to be accomplished at this meeting, as follows:

1. Familiarize the AAMPO members with federal and state requirements as they relate to the establishment of a long-range transportation plan
2. Explain how the AAMPO is developing a vision and goals to support the federal and state requirements
3. Examine the citizen input process utilized to date in developing the Plan
4. Review the draft vision and goal statements and approve the list as presented or with some modifications
5. Look at and approve the proposed project alternatives that are being recommended for evaluation by the consultant or with some modifications
6. Consider the Complete Streets concept and determine interest in including that policy in the Transportation Plan

Mr. Pregitzer told the AAMPO Policy Committee that the basic required elements of a long-range transportation plan are specified in various sections of the United States Code. Additional requirements are outlined in the legislation that funds national highways, highway safety, and public transportation programs. Mr. Pregitzer also gave an overview of the requirements for State Departments of Transportation. According to Mr. Pregitzer, Metropolitan Planning Organizations (MPOs) will have to go through a more simplified process of establishing performance targets and a reduced reporting process. Metropolitan Planning Organizations have the option to establish their own standalone performance targets or establish a policy to select projects that support the statewide targets. The Iowa Department of Transportation (DOT) staff has recommended that MPOs establish a policy to select projects that support the statewide targets. The Federal Highway Administration (FHWA) has stated that it will evaluate target achievement first at the two-year reporting step if there has been significant progress made toward achieving the targets. If the agency is significantly below that target, the FHWA will make suggestions at the two-year point on how the agency can adjust its budgeting and programming in order to take corrective action that can be reflected in the four-year report. If an agency is significantly over-achieving its targets, the FHWA will provide feedback for the agency to adopt a new higher target. If the FHWA determines after two reporting periods that significant progress has not been made, it can place mandates on the Federal funding that agency receives. That is why the Iowa DOT recommended that MPOs not set their own targets as it will be much harder for one region to have enough resources to take corrective action required by the FHWA.

2040 Long Range Transportation Plan Development Process. Traffic Engineer Pregitzer reviewed by the process followed since January 2014 to update the AAMPO Long-Range Transportation Plan. The project team has completed the Transportation Visioning and Issues Identification Workshop and the Alternatives Development Workshop. A summary of each of those Workshops was given. The product of the Visioning and Issues Identification Workshop was to generate draft vision themes and goals. From those goals, the consultants and staff will develop performance measures that will be used to evaluate and prioritize projects. The intent of the Alternatives Development Workshop was to take the draft vision themes and draft goals and begin to think about what project-specific solutions could be applied to various areas and for various modes. That process does not consider costs. Staff members then apply their technical expertise and the consultant's national experience to add to the list of potential solutions. That process yields a large list of potential projects.

Mr. Pregitzer explained each of the Draft Vision Themes, as follows:

1. Active and Connected Across All Modes of Travel
2. Safe
3. Environmentally Aware (Natural and Built)
4. Forward Thinking and Innovative
5. Provides Efficient Personal Mobility (Equability Between Modes)

The draft goals are:

1. Provide a connected transportation system that promotes time and energy efficiency and reliable mobility options for all modes
2. Provide a safe transportation system
3. Consider and mitigate the impacts of the transportation system on the natural and built environment

4. Provide an accessible transportation system that fits within the context of the surroundings and preserves the community character
5. Provide a transportation system that supports the regional economy and efficiently moves people and goods
6. Maintain transportation infrastructure in a state-of-good-repair

From those goals, performance measures that will be used to evaluate and prioritize projects will be developed. During each workshop phase, there was a multi-faceted approach to gathering input for the plan by way of a Focus Group, the general public, and an online work session. In addition, a regional transportation survey that was based on a random sample of the Ames regional population was issued in October 2014.

Mr. Pregitzer explained that the consultants will bring their national expertise to suggest the types of projects that will meet the vision and the goals.

Greenbelt Trail System. At the inquiry of Council Member Nelson, Traffic Engineer Pregitzer explained that an example of goals by an MPO member community that could be administered by the Plan would be the goal of the City of Ames to grow a robust greenbelt trail system. Council Member Orazem noted that Council had already taken action to get easements around Munn Woods to allow for connectivity of the trail system, and he would like to see that shown on the map of the trail system. Mr. Orazem would also like to incorporate where there is public right-of-way along the creek system. Mr. Pregitzer noted that those items would show up in the design phase. If rights-of-way are needed for a project, that would be noted in the Plan.

Policy Action Desired from AAMPO Policy Committee Members. In order to proceed with the development of the Long-Range Transportation Plan, Mr. Pregitzer stated that specific action needed to be taken on the following three issues:

1. Approval of the vision statements and goals, either the list as proposed or a modified list
2. Approval of the list of project alternatives to be further analyzed by the consulting team, either the list as proposed or a modified list
3. If desired, instructions to the consultant to include a Complete Street Policy in the Long-Range Transportation Plan

At the inquiry of Council Member Nelson, Mr. Pregitzer explained how *the Complete Streets* concept works.

Mr. Pregitzer advised that staff does not need specific details right now; however, staff does want to know if the Council believes that they are on the right track.

The Policy Committee was shown examples of Website statistics from on-line outreach.

Dan DeGeest, 4212 Phoenix Street, Ames, speaking as a member of the Ames Bicycle Coalition, said that he had been actively engaging bicyclists to provide input into the process.

Carol Williams, 628 - 8th Street, Ames, expressed her appreciation that the City is looking at including a Complete Streets policy in the Long-Range Transportation Plan. She encouraged the members to move forward with adopting a Policy.

Council Member Betcher asked if “regional economy” encompasses the local improvements that are being sought in the City of Ames. Mr. Pregitzer said that it does. He advised that *regional* means anything that is within the AAMPO boundaries.

Moved by Goodman, seconded by Clinton, to approve the vision statements and goals, as proposed.
Vote on Motion: 9-0. Motion declared carried unanimously.

Moved by Goodman, seconded by Betcher, to approve the list of project alternatives to be further analyzed by the consulting team, as proposed.

Vote on Motion: 9-0. Motion declared carried unanimously.

Moved by Goodman, seconded by Corrieri, to instruct the consultant to include a Complete Street Policy in the Long-Range Transportation Plan.

Vote on Motion: 9-0. Motion declared carried unanimously.

Next Steps. Mr. Pregitzer advised that it is currently envisioned that there will be at least four additional meetings that would lead to the approval of the Long-Range Transportation Plan. A meeting is planned for May 2015 to review and approve the consultant’s recommended criteria for evaluating the list of proposed project alternatives. Meeting 3 is planned for June-July 2015 when a prioritization of projects will be identified by the consultant divided into short- and long-term categories. The fourth meeting, planned for August 2015, will be when the draft Plan will be introduced by the consultant for final review and comment by the AAMPO members. In September 2015, the AAMPO members will be asked to approve the Long-Range Transportation Plan.

Mr. Pregitzer noted that land use planning is a big part of the creation of the Plan. He pointed out that the Long-Range Transportation Plan may be amended in the future if conditions change.

ADJOURNMENT: Moved by Nelson, seconded by Gartin, to adjourn the meeting at 8:51 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

APRIL 9, 2015

The Ames City Council met in special session at 10:00 a.m. on the 9th day of April, 2015, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Ann Campbell presiding. Since it was impractical for all Council members to attend in person, Council Members Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem were brought in telephonically. Council Member Matthew Goodman and *ex officio* Member Lissandra Villa were absent.

CONTRACT AND BOND APPROVAL FOR BOILER TUBE SPRAY COATING AND RELATED SERVICES AND SUPPLY FOR POWER PLANT: Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 15-176 approving the contract and bond for the Boiler Tube Spray Coating and Related Services and Supply for the Power Plant.

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

ADJOURNMENT: Moved by Corrieri to adjourn the meeting at 10:03 a.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

Jill L. Ripperger, Recording Secretary

MINUTES OF THE AMES CIVIL SERVICE COMMISSION

AMES, IOWA

MARCH 26, 2015

The Ames Civil Service Commission met in regular session at 8:15 a.m. on March 26, 2015, in the Council Chambers of City Hall, 515 Clark Avenue, with Commission Members Crum, Pike, and Shaffer present. Also in attendance was Human Resources Analyst Stephanie Sobotka and Human Resources Officer Darla Gabrielson.

APPROVAL OF MINUTES: Moved by Shaffer, seconded by Pike, to approve the minutes of the February 26, 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:

Human Resources Officer:	Steven Kenney	84
	Lisa Mart	78
	Stephanie Sobotka	78
Water Meter Technician:	John Sanderson	90
	Joshua DeVos	87
	Zack Miller	83
	Patrick Murphy	76
	Dallas Nelson	75
	Jakub Kornaga	73
	Andrew Lawless	72
	Scott Nibe	71

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

COMMENTS: Chairman Crum advised that this is Commission Member Shaffer's last meeting. He thanked Dan for his 14 years of excellent service. Chairman Crum stated that Dan's advice and counsel have been extremely valuable over the years.

Commission Pike wished Commission Member Shaffer the very best.

Mr. Shaffer expressed his gratitude for being able to serve the City of Ames.

The next regularly scheduled Civil Service Commission meeting was set for April 23, 2015, at 8:15 a.m.

ADJOURNMENT: The meeting adjourned at 8:17 a.m.

Michael Crum, Chair

Jill Ripperger, Recording Secretary



REPORT OF CONTRACT CHANGE ORDERS

Period:	<input type="checkbox"/>	1 st – 15 th
	<input checked="" type="checkbox"/>	16 th – End of Month
Month & Year:	March 2015	
For City Council Date:	April 14, 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)
Water & Pollution Control	WPCF Digester Improvements	1	\$1,615,750.00	Ericksen Construction Co., Inc.	\$0.00	\$35,621.00	B. Kindred	MA
Fleet & Facilities	Fire Station #3 HVAC Modifications	1	\$58,588.00`	Converse Conditioned Air LLC	\$0.00	\$6,479.00	C. Mellies	MA
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		



MEMO

*Caring People
Quality Programs
Exceptional Service*

9a-d

TO: Mayor Ann Campbell and Ames City Council Members

FROM: Lieutenant Jeff Brinkley – Ames Police Department

DATE: March 16, 2015

SUBJECT: Beer Permits & Liquor License Renewal Reference City Council Agenda
April 14, 2015

The Council agenda for April 14, 2015, includes beer permits and liquor license renewals for:

- Class C Liquor & Outdoor Service – Brick City Grill, 2704 Stange Road
- Class C Liquor & Outdoor Service – Cyclone Experience Network, Hilton Coliseum
- Class C Liquor – Dangerous Curves, 111 5th Street
- Special Class C Liquor – India Palace, 120 Hayward Avenue

A routine check of police records for the past twelve months found no violations for Brick City Grill, India Palace, or Cyclone Experience Network. The police department would recommend renewal of these licenses.

Dangerous Curves had on violation during the past twelve months – an arrest for public intoxication. We recommend renewal of this license at this time.

Applicant License Application ()

Name of Applicant: <u>Gateway Management Co LLC</u>		
Name of Business (DBA): <u>Southgate Expresse</u>		
Address of Premises: <u>110 Airport Rd</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010</u>
Business	<u>(515) 233-0979</u>	
Mailing	<u>110 Airport Rd</u>	
City <u>Ames</u>	State <u>IA</u>	Zip: <u>50010</u>

Contact Person

Name <u>Jeanette Mescher</u>	
Phone: <u>(515) 233-0979</u>	Email <u>jm22to@yahoo.com</u>

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

Term:12 months

Effective Date: 04/07/2015

Expiration Date: 01/01/1900

Privileges:

Class B Wine Permit

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

Sunday Sales

Status of Business

BusinessType: <u>Limited Liability Company</u>	
Corporate ID Number: <u>214147</u>	Federal Employer ID <u>42-1470368</u>

Ownership

Steve Burgason

First Name: Steve

Last Name: Burgason

City: Ames

State: Iowa

Zip: 50014

Position: Owner

% of Ownership: 21.00%

U.S. Citizen: Yes

Anne Burgason

First Name: Anne

Last Name: Burgason

City: Ames

State: Iowa

Zip: 50014

Position: Owner

% of Ownership: 21.00%

U.S. Citizen: Yes

Verle Burgason

First Name: Verle

Last Name: Burgason

City: Ames

State: Iowa

Zip: 50010

Position: Owner

% of Ownership: 58.00%

U.S. Citizen: Yes

Insurance Company Information

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

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

Contact Person

Name <u>Marcus Johnson</u>	
Phone: <u>(515) 450-0566</u>	Email <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

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

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: **State:** Iowa **Zip:** 50010
Position: Spouse
% of Ownership: 0.00% **U.S. Citizen:** Yes

Insurance Company Information

Insurance Company: <u>Scottsdale Insurance Company</u>

Policy Effective Date:

Policy Expiration

Bond Effective

Dram Cancel Date:

Outdoor Service Effective

Outdoor Service Expiration

Temp Transfer Effective

Temp Transfer Expiration Date:

Applicant License Application ()

Name of Applicant: <u>Ames Jaycees</u>		
Name of Business (DBA): <u>Ames on the Half Shell</u>		
Address of Premises: <u>6th Street and Duff</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010</u>
Business <u>(402) 443-7050</u>		
Mailing <u>P.O. Box 624</u>		
City <u>Ames</u>	State <u>IA</u>	Zip: <u>50010</u>

Contact Person

Name <u>Adam Petersen</u>	
Phone: <u>(402) 443-7050</u>	Email <u>adampetersen@hotmail.com</u>

Classification Class B Beer (BB) (Includes Wine Coolers)

Term: 6 months

Effective Date: 05/15/2015

Expiration Date: 01/01/1900

Privileges:

Class B Beer (BB) (Includes Wine Coolers)

Outdoor Service

Status of Business

BusinessType: <u>Limited Liability Company</u>	
Corporate ID Number: <u>109337</u>	Federal Employer ID <u>426075796</u>

Ownership
Sarah Spotts

First Name: Sarah **Last Name:** Spotts
City: Ames **State:** Iowa **Zip:** 50010
Position: President
% of Ownership: 0.00% **U.S. Citizen:** **Yes**

Adam Petersen

First Name: Adam **Last Name:** Petersen
City: Ames **State:** Iowa **Zip:** 50014
Position: Officer
% of Ownership: 0.00% **U.S. Citizen:** **Yes**

Insurance Company Information

Insurance Company: <u>West Bend Mutual Insurance Company</u>

Policy Effective Date:

Policy Expiration

Bond Effective

Dram Cancel Date:

Outdoor Service Effective

Outdoor Service Expiration

Temp Transfer Effective

Temp Transfer Expiration Date:

Name of Applicant: <u>Sills LLC</u>		
Name of Business (DBA): <u>Crossroads Tavern</u>		
Address of Premises: <u>1219 McCormick</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010</u>
Business <u>(515) 769-2000</u>		
Mailing <u>1790 Giddings St.</u>		
City <u>Kelley</u>	State <u>IA</u>	Zip: <u>50134</u>

Contact Person

Name <u>Jim Sills</u>
Phone: <u>(515) 203-6455</u> Email <u>jimsills67@gmail.com</u>

Classification Class B Beer (BB) (Includes Wine Coolers)

Term: 5 days

Effective Date: 05/01/2015

Expiration Date: 01/01/1900

Privileges:

Class B Beer (BB) (Includes Wine Coolers)

Outdoor Service

Status of Business

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

Ownership

Jim Sills

First Name: Jim

Last Name: Sills

City:

State: Iowa

Zip: 50134

Position: Owner

% of Ownership: 100.00%

U.S. Citizen: Yes

Insurance Company Information

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

Name of Applicant: <u>Crhristiani's Events LLC</u>		
Name of Business (DBA): <u>Christiani Event Center</u>		
Address of Premises: <u>2516 Mortensen Rd</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50315</u>
Business <u>(515) 287-3169</u>		
Mailing <u>1150 E Diehl</u>		
City <u>Des Moines</u>	State <u>IA</u>	Zip: <u>50315</u>

Contact Person

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

Classification Class C Liquor License (LC) (Commercial)

Term: 5 days

Effective Date: 05/02/2015

Expiration Date: 01/01/1900

Privileges:

Class C Liquor License (LC) (Commercial)

Status of Business

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

Ownership

Carol Christiani

First Name: Carol

Last Name: Christiani

City: Des Moines

State: Iowa

Zip: 50321

Position: member

% of Ownership: 100.00%

U.S. Citizen: Yes

Insurance Company Information

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

Applicant License Application ()

Name of Applicant: <u>The Fighting Burrito II, LLC</u>		
Name of Business (DBA): <u>Summerfest 2015</u>		
Address of Premises: <u>200 Block of Welch Avenue</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50014</u>
Business	<u>(515) 441-0460</u>	
Mailing	<u>CAA</u>	
City <u>Ames</u>	State <u>IA</u>	Zip: <u>50014</u>

Contact Person

Name <u>Matthew Goodman</u>
Phone: <u>(515) 441-0460</u> Email <u>mg@fightingburrito.com</u>

Classification Class B Beer (BB) (Includes Wine Coolers)

Term: 5 days

Effective Date: 06/06/2015

Expiration Date: 01/01/1900

Privileges:

Class B Beer (BB) (Includes Wine Coolers)

Outdoor Service

Status of Business

BusinessType: <u>Limited Liability Company</u>
Corporate ID Number: <u>386345</u> Federal Employer ID <u>22-0919525</u>

Ownership

Matthew Goodman

First Name: Matthew

Last Name: Goodman

City: The Fighting Burrito

State: Iowa

Zip: 50014-781

Position: Owner

% of Ownership: 100.00%

U.S. Citizen: Yes

Insurance Company Information

Insurance Company: <u>Scottsdale Insurance Company</u>	
Policy Effective Date: <u>06/06/2015</u>	Policy Expiration <u>06/11/2015</u>
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

Applicant License Application ()

Name of Applicant: <u>Christiani's Event LLC</u>		
Name of Business (DBA): <u>Christiani's Event Center</u>		
Address of Premises: <u>420 Beach Avenue</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50011</u>
Business <u>(515) 287-3169</u>		
Mailing <u>1150 E. Diehl</u>		
City <u>Des Moines</u>	State <u>IA</u>	Zip: <u>50315</u>

Contact Person

Name <u>Peter</u>
Phone: <u>(515) 287-3169</u> Email

Classification Class C Liquor License (LC) (Commercial)

Term:5 days

Effective Date: 04/25/2015

Expiration Date: 01/01/1900

Privileges:

Class C Liquor License (LC) (Commercial)

Status of Business

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

Ownership

Carol Christiani

First Name: Carol

Last Name: Christiani

City: Des Moines

State: Iowa

Zip: 50321

Position: member

% of Ownership: 100.00%

U.S. Citizen: Yes

Insurance Company Information

Insurance Company: <u>Founders Insurance Company</u>	
Policy Effective Date: <u>04/25/2015</u>	Policy Expiration <u>04/30/2015</u>
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

COUNCIL ACTION FORM

SUBJECT: BULLETPROOF VEST PARTNERSHIP PROGRAM

BACKGROUND:

The Ames Police Department is again requesting permission to apply for funding from the Department of Justice, Office of Justice Programs, Bulletproof Vest Partnership (BVP) program, and to participate in the program should funds be awarded. This program provides funds to local law enforcement agencies to support the purchase of new and replacement bulletproof vests for individual officers. This protective device is critical to the safety of our police officers.

Bulletproof vests have an approximate five-year life cycle. The Police Department has a rotating schedule for replacement of vests for current officers. In addition, as new officers are added to the force, new vests must be purchased that are tailored to the individual officer. During 2015-2016, the schedule calls for the acquisition or replacement of 12 vests.

The estimated cost for these vests is \$9,336.00. The grant requires that local agencies must provide 50% of the cost. To the extent that federal funds are available, the BVP program will provide the other 50%. The 2015-2016 Police budget was constructed with the expectation that we would apply for and receive a Bulletproof Vest Partnership grant so the Police Department's 50% share has already been budgeted as a commodities expense. The 2015 Bulletproof Vest Partnership grant application is due May 13, 2015.

ALTERNATIVES:

1. Approve the Police Department's application to and participation in the Department of Justice Office of Justice Programs Bulletproof Vest Partnership program.
2. Do not approve the Police Department's application for or participation in this grant program.

MANAGER'S RECOMMENDED ACTION:

Bulletproof vests are an indispensable piece of safety equipment for police officers. Historically the Police Department has successfully participated in this program with the U.S. Department of Justice to provide protection to our local officers. Participation in this program allows the City to provide the best product to our officers with half the cost paid by the Department of Justice. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1.

ITEM # 18a&b
DATE 04/14/15

COUNCIL ACTION FORM

SUBJECT: REQUEST FOR TIME EXTENSION TO SUBMIT THE 2015-16 CDBG ANNUAL ACTION PLAN AND SETTING DATE FOR CITY COUNCIL PUBLIC HEARING ON SUBMITTAL OF THE 2015-16 ANNUAL ACTION.

BACKGROUND:

The Annual Action Plan outlines the program activities that will be undertaken to address or meet the goals and priorities established in the Consolidated Plan. Department of Housing and Urban Development (HUD) regulations require that the plan must be published for 30 days prior to the plans approval to allow for citizen input on the goals and objectives for the utilization of the funds. For the upcoming fiscal year, the deadline is May 17, 2015 to have completed public review and have the City Council approve the plan for submitting it to HUD.

At the March 3, 2015 City Council meeting, staff shared feedback from the public forums, and recommend that the project activities for 2014-15 continue for 2015-16. City Council approved this recommendation along with an anticipated program budget of approximately \$1,087,438 and authorized staff to draft the 2015-16 Action Plan for the 30-day comment period and set May 12, 2015 as the date for the public hearing for the submittal of the Plan to HUD on or before May 17th.

Of the \$1,087,438 anticipated program budget for the 2015-16 program year, \$600,000 has been budgeted under the Acquisition/Reuse Program. **Due to the large commitment of funds to a specific activity, staff would like to request an additional month to review the feasibility of being able to acquire property or to provide infrastructure to develop property for affordable housing in manner that will meet the timeliness test for the next fiscal year. If we determine it may not be feasible to meet our timeliness test with one large program allocation, an alternative program or funding strategy may be proposed for the Annual Action Plan before it is approved.** Staff will also further refine its budget estimates for all programs in the plan. **Therefore, staff is requesting that City Council approve this request for a time extension for submittal an Annual Action Plan.**

The revised timeline would be as follows:

- Completed the Annual Action Plan by May 5
- Publish Plan for a 30-day comment period from May 6 to June 5
- Hold City Council's public hearing on Plan on June 9
- Submit Plan to HUD on or before June 12

Staff has been in communication with HUD regarding this request and they have indicated that an extension should not be problematic. Staff does not believe the extension will substantially delay the federal release of funds for the next fiscal year allocation. The City will have remaining rollover funds to continue funding of programs until the release of funds.

ALTERNATIVES:

1. The City Council can approve a request for a time extension to submit the CDBG 2015-16 Annual Action Plan to the Department of Housing and Urban Development on or by June 12th and setting June 9th as the date to hold the Public Hearing for approval of the Action Plan.
2. The City Council can approve a request for a time extension to submit the CDBG 2015-16 Annual Action Plan to the Department of Housing and Urban for some other date than recommended in Alternative #1.

CITY MANAGER'S RECOMMENDED ACTION:

Requesting a time extension of approximately one month to submit the 2015-16 Annual Action Plan to HUD and setting June 9th and the date for the public hearing will give staff some additional time to pursue options for either acquiring property or to provide infrastructure to develop property for affordable housing as outlined in the 2014-18 Consolidated Plan goals and priorities.

This one month extension should not have a major impact on the timeliness expenditures of funds test that is implemented by HUD for all program recipients. We anticipated that this additional time will enhance our ability to meet the timely expenditures requirement by having a more define options for how the funds will be spent. Requesting the extension in advance of adopting the plan to refine its implementation would be prudent at this time versus considering an amendment to the plan after its adoption.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1. This action will approve a request for a time extension to submit the CDBG 2015-16 Annual Action Plan to HUD or by June 12, 2015 and setting June 9, 2015 and the date of public hearing.

TO: Members of the City Council

FROM: Ann H. Campbell, Mayor

DATE: April 10, 2015

SUBJECT: Appointment to Fill Vacancy on Civil Service Commission

Daniel Shaffer, member of the Civil Service Commission, has submitted his resignation from the Commission. Since Dan's term of office does not expire until April 1, 2016, an appointment needs to be made to fill this vacancy.

Therefore, I request that the City Council approve the appointment of Charles Ricketts to fill the unexpired term of office on the Civil Service Commission.

AHC/jlr

COUNCIL ACTION FORM

**SUBJECT: VACATION OF WALL EASEMENT AT 400 MAIN STREET –
AMES HISTORICAL MURAL**

BACKGROUND:

In cooperation with the Public Art Commission and other private parties, in 2002 the City Council approved creation of a historical mural to be painted on the east wall of the building at 400 Main Street adjacent to Tom Evans Plaza. In order to place this publicly owned mural on a privately owned building, the property owner and the City entered into a 15-year easement agreement which extends to 2017 (Copy attached).

Unfortunately, the building wall itself has deteriorated and needs major maintenance that will involve destruction of the mural. The attached letter from building owners Kristin and Randy Pyle provides greater detail on this need. Since the wall deterioration is already damaging the mural, it seems timely to vacate this easement agreement and allow the owners to make the necessary repairs to the building.

A public hearing must be held before this easement can be vacated. It is proposed that the hearing be held at the next regularly scheduled City Council meeting on April 28. A recommendation from the Public Art Commission to deaccession the mural artwork will also be considered at that meeting. In addition, these building repairs are in part being funded through a City Façade Improvement Grant. Since the building work now being proposed differs somewhat from the project approved with the façade grant, that change will also be brought to the City Council for action on April 28.

ALTERNATIVES:

1. Set April 28 as the date of a public hearing to vacate the wall easement at 400 Main Street.
2. Choose to retain the wall easement until the 15-year agreement expires in 2017.

MANAGER'S RECOMMENDED ACTION:

The Ames Historical Mural has been a highly valued part of the City's downtown ambience for over 12 years. However, deterioration of the wall needs to be addressed immediately to preserve the structural integrity of the building itself.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby setting April 28 as the date of a public hearing to vacate the wall easement at 400 Main Street.

March 31, 2015

Dear Public Arts Commission,

We are the owners of the building at 400 Main Street in Ames that is currently painted with the Ames Historical Mural. This letter is to address the issues that are present with the mural, which is located on the east exterior wall of the building facing Tom Evans Plaza.

The appearance of the mural is deteriorating. There is cracking along much of the surface. The paint is blistering on the surface in areas, and the sealant is delaminating. At the base of the mural, some color is starting to bleed beyond the border of the mural. The last maintenance on the surface of the mural was in June 2013. This was the final repair scheduled in the contract between the artist and the City of Ames. With an expired maintenance contract and no future maintenance plans provided by the City, the situation will only continue to worsen.

The cracking occurring along the surface of the mural is more than an aesthetic problem. This building is a poured concrete structure built in 1911. The mural covers up two original windows in the concrete structure. The joints around these windows are a point of weakness for water intrusion in the structure and must be treated properly. The building and these joints need periodic maintenance to prevent water from traveling into the walls, which can weaken the structure and cause water damage on the interior. The north, east, and south walls of the building were properly repaired and sealed against water intrusion in the summer/fall of 2014. These repairs necessarily excluded the mural area. There is serious concern about leaving these cracked areas unrepaired. Not only is water intrusion most likely the cause for the areas of delamination in the mural itself, but the interior of the building behind the mural was majorly remodeled in 2014. Signs of water damage to the interior base structure were already evident at this time. While measures have been taken on the interior, there is still a serious concern about the possibility of future water damage to the freshly refinished walls and floors. These concerns could be alleviated by proper repair of the exterior; however, this requires removal of large parts of the mural.

Additionally, there were two obvious areas of the mural that have been repaired with permission of the City of Ames where sections of concrete were falling from the wall and creating a potentially dangerous situation. Without a complete repair of the exterior, this type of situation will continue to arise.

We very much appreciate this beautiful mural feature for the color and history that it adds to Tom Evans Plaza. Unfortunately, the current state of repair of the structure and the mural itself is providing a less than appealing view for the public. At this time, we feel that a full removal and full repair is warranted. We would like to request that the City of Ames terminate the mural easement agreement immediately. We plan to finalize the rest of the exterior repairs and repaint the structure this spring. This would be an opportune time for the slate to be wiped clean and provide room for future plans.

Thank you,

Kristin & Randy Pyle

02-18783

INST. NO. _____
STORY COUNTY, IOWA
FILED FOR RECORD

RETURN TO:
CITY OF AMES (env.)
BOX 811
AMES IA 50010-0811

11/48 AM NOV 21 2002 PM
SUSAN L. VANDE KAMP, Recorder
REC. FEE \$ 11.00 AUD. FEE \$ _____

FILED FOR RECORD

DO NOT WRITE IN THE SPACE ABOVE THIS LINE, RESERVED FOR RECORDER
Prepared by: John R. Klaus, City of Ames Legal Department, 515 Clark Avenue, Ames, Iowa 50010 (Phone: 515-239-5146)

EASEMENT AGREEMENT
WALL MURAL
TOM EVANS PLAZA

THIS AGREEMENT, made and entered into effective the 17th day of November, 2002, by and between the City of Ames, Iowa (hereinafter called City) and Harold Schnormeier and Dorothy A. Schnormeier, husband and wife (hereafter called Grantors),

WITNESSES THAT:

1. For One dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, the Grantors do hereby grant to the City and to the invitees and permittees of the City, the right to paint, construct, affix and otherwise install and maintain a mural on the east exterior wall of the building on property legally described as:

Lots 1 and 2 of Block 15, Blair's Addition to Ames, Iowa

locally known as 400 Main Street, Ames, Iowa, for a term of fifteen years.

2. The Grantors, for the said term of fifteen years, shall maintain the said exterior wall in a structurally sound condition.

3. The Grantors shall, for the said term of fifteen years, not cover or remove the said mural or cause or permit any other person or persons, except the City, to cover or remove the said mural.

4. The Grantors shall cause or permit the preparation of the said wall for the mural, to the satisfaction of the artists.

WHEREFORE, the parties hereto have executed this agreement effective as of the date first above written.

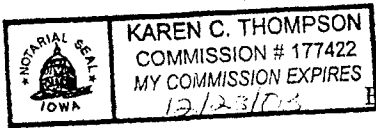
THE CITY OF AMES, IOWA

By: Ted Tedesco
Ted Tedesco,
Mayor

Attest by: Diane Voss
Diane Voss, City Clerk

STATE OF IOWA, STORY COUNTY ss:
On this 17th day of November, 2002, before me, a Notary Public in and for the State of Iowa, personally appeared Ted Tedesco and Diane R. Voss, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Ames, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. 02-586 adopted by the City Council on the 12th day of November, 2002, and that Ted Tedesco and Diane R. Voss acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Karen C. Thompson
Notary Public in and for Story County, Iowa



By: Harold Schnormeier
Harold Schnormeier

GRANTORS

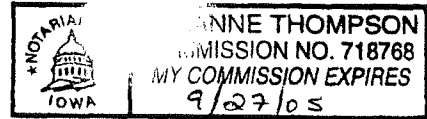
By: *Dorothy A. Schnormeier*
Dorothy A. Schnormeier

STATE OF IOWA, STORY COUNTY ss:

On this 4th day of November, 2002, before me, a Notary Public in and for Story County, personally appeared Harold Schnormeier and Dorothy A. Schnormeier, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Suzanne Thompson
Notary Public in and for Story County, Iowa

Tom Evans Plaza - Easement Agreement Wall Mural - 122001
Rev. 102802



COUNCIL ACTION FORM

**SUBJECT: IOWA DEPARTMENT OF AGRICULTURE AND LAND STEWARDSHIP
WATER QUALITY INITIATIVE URBAN CONSERVATION
DEMONSTRATION PROJECT GRANT AGREEMENT**

BACKGROUND:

On February 24, 2015, City Council supported application of two state-funded grants toward making stormwater quality and quantity improvements in the downtown area. Staff was notified we have successfully received \$100,000 from Iowa Department of Agriculture and Land Stewardship (IDALS) for water quality improvements as proposed in the application. No response has been received about the status of the second application approved during that meeting, which would be funded from the State Revolving Fund (SRF) Sponsored Project Program.

Staff has created a master plan for the project site within the Squaw Creek Watershed including the area between 5th Street and 6th Street, around City Hall, Parking Lots M, MM, N, and the roadway right-of-way. This project can be combined with the 2014/15 Downtown Street Pavement Improvements project (5th Street from Grand Avenue to Burnett Avenue), which will be carried out in the 2015 construction season. The parking lot improvements, as approved with the amended budget, will be completed in the 2016 construction season. The City has also been successfully awarded an initial water quality grant in the amount of \$188,540 from the SRF Sponsored Project Program, which was supported by City Council at the February 25, 2014, meeting that is tied to the Residuals Handling Improvements (Biosolids Storage project). Although award of this contract is uncertain at this time, the master plan associated with the urban conservation demonstration project (water quality improvements at City Hall) can be phased, alternative revenue pursued, and design modifications can be evaluated to continue implementation of these stormwater improvements.

Conceptually, the project will include soil quality restoration and replacing all standard lawn turf with native turf/landscape, in addition to permeable pavers and bioretention cells at various locations in the project area. Other stormwater best management practices (BMP's) will also be considered as the project is designed. Management of the water quality and quantity volumes of stormwater runoff is the goal. If achieved, this project would be a unique demonstration for others who develop residential and commercial properties within the City on how to achieve successful post-construction stormwater management. This project has recently been selected for a presentation topic at the upcoming Iowa League of Cities Annual Conference & Exhibit in Cedar Rapids, Iowa, which will take place September 23-25, 2015.

ALTERNATIVES:

1. Approve Agreement Urban15WQI-001 for IDALS Water Quality Initiative Urban Conservation Demonstration Project in the amount of \$100,000.
2. Direct staff to make modifications to the project.

MANAGER'S RECOMMENDED ACTION:

By supporting this grant agreement, the City of Ames can be recognized locally and statewide as an innovative community that is willing to construct demonstration stormwater BMPs to address water quality and quantity concerns. This demonstration project is a unique application of soil quality restoration and native landscape in an urban setting.

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

COUNCIL ACTION FORM

SUBJECT: MODIFICATION OF 2014/15 ASSET CONTRACT AND 2015/16 ALLOCATION TO HEARTLAND SENIOR SERVICES

BACKGROUND:

On December 24, 2014, ASSET received a letter from Heartland Senior Services making a request to modify the City and County funding for its Friendly Visitor and Service Coordination – Outreach (Outreach) services for the current fiscal year (2014/15) and for its FY 2015/16 allocation.

A total of \$1,619.69 remains in the FY 2014/15 account for Friendly Visitor. Heartland has requested to transfer this balance to Outreach. The City Council’s adopted budget for FY 2015/16 includes \$2,671 for Friendly Visitor, which Heartland proposes transferring in its entirety to Outreach. A contract has not yet been developed for FY 2015/16. No other Heartland services are affected by this request. The City’s approved service allocations and the revised requests are detailed below:

Service	2014/15		2015/16	
	Approved Amount	Revised Request	Approved Amount	Revised Request
Friendly Visitor	6,171	4,551.31	2,671	0
Service Coordination - Outreach	34,187	35,986.69	37,000	39,671
TOTAL	\$ 40,358	\$ 40,538	\$ 39,671	\$ 39,671

Heartland has proposed these changes because its Outreach service units were completely drawn down around January of this year. Simultaneously, Heartland has seen decreasing interest in the Friendly Visitor program. Heartland believes focusing on the Outreach program will provide the most benefit to the isolated senior population. Heartland has added a third outreach specialist, which allows outreach visits to be made more frequently, fulfilling a role that has traditionally been provided through Friendly Visitor.

ASSET staff has been told that it is Heartland’s intent to provide Friendly Visitor-type requests through Outreach as the need arises in the future. For budget requests in the future, Heartland will request more money through Outreach and none through Friendly Visitor.

The ASSET Administrative Team reviewed this request on February 4, and recommended that the remaining FY 2014/15 Friendly Visitor funds be reallocated to

Outreach. The Administrative Team further recommended that Friendly Visitor Services in the future be consolidated into Outreach, and funds for Friendly Visitor in FY 2015/16 be moved to Outreach. On February 12, ASSET reviewed the Administrative Team recommendation and concurred in recommending the changes to the funders.

Story County and United Way also purchase these services. Because United Way provides automatic 1/12 disbursements each month, no contract change with United Way has been requested. United Way has already approved the requested changes for FY 15/16. On March 3, the Story County Board of Supervisors approved Heartland's request to move the \$7,451 remaining in the County's allocation from Friendly Visitor to Outreach.

The City Council should note that in spring 2014, Heartland received approval from the City to move \$4,000 from Friendly Visitor to Outreach, citing low enrollment in Friendly Visitor.

If the request is approved, the approved unit cost of Service Coordination – Outreach services will remain unchanged. The number of units purchased will increase as the total amount for the services increases. Additionally, Heartland would be eligible to draw down for Outreach units already provided during this fiscal year, but which have not been paid because City funds have been exhausted.

ALTERNATIVES:

1. Approve modifications to Heartland Senior Services' ASSET allocations by:
 - a. Transferring the \$1,619.69 remaining in the FY 2014/15 Friendly Visitor allocation to Service Coordination – Outreach.
 - b. Directing staff to incorporate an allocation of \$39,671 for Service Coordination – Outreach and \$0 for Friendly Visitor in Heartland Senior Services' FY 2015/16 contract.
2. Direct staff to gather further information and report back to the City Council.
3. Do not approve the request

MANAGER'S RECOMMENDED ACTION:

Heartland Senior Services has seen a shift in the demand for its services, and this request is a response to that demand. Although Heartland has made this request before, the reorganization of the Friendly Visitor program into an as-needed service coordinated through Outreach will provide a more effective service in the future. The ASSET board has supported the request. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1a & b as described above.

HEARTLAND SENIOR SERVICES OF STORY COUNTY
205 South Walnut, Ames, A 50010
233-2906

DATE: December 24, 2014

TO: ASSET FUNDERS:
Deb Schildroth, Story County Board of Supervisors
Melissa Mundt, City of Ames
Jean Kresse, United Way of Story County

FROM: Elizabeth Beck
Executive Director
ebeck@hsservicesia.com

RE: Revised ASSET FY15 line allocations for Friendly Visitor and Outreach Services from Heartland Senior Services of Story County

In May 2014, Heartland Senior Services submitted a request regarding the ASSET 13-14 budget to move some of the city and county funding allocated to the Friendly Visitor Service to the Outreach Service. The reason for the request was the low numbers of participants requesting Friendly Visitor Service which was resulting in unused ASSET dollars. However, the Service Coordination units provided by the Outreach staff side of the program had exceeded the funding allocation for that program.

Heartland Senior Services is requesting ASSET permit the funding allocated to Friendly Visitor for this current FY15 year and the FY16 year be moved to the Service Coordination-Outreach line. This shift in funding more closely reflects the service units being provided to the senior population in Story County.

The ASSET statistical sheets submitted in December of this year indicate that the Service Coordination-Outreach units have almost depleted the city and county allocations in the first five months. We project that this also will be the case in FY16. At the same time we see the increase in Outreach units of service, we are seeing a decrease in the number of seniors who wish to have a Friendly Visitor. (When our Outreach Specialists meet with an isolated senior for the purpose of providing resource referral, the Specialist does offer the opportunity to participate in the Friendly Visitor Program.)

At the programmatic level, we have reorganized the Service Coordination Program this year to bring in a third part-time Outreach Specialist to handle the requests for resource and referral assistance in a more timely manner.

Should ASSET need more information or documentation, we would be happy to provide that. Thank you for considering this request.

COUNCIL ACTION FORM

SUBJECT: REQUESTS TO INSTALL TEMPORARY PARKLETS AND WAIVE PARKING METER FEES

BACKGROUND:

The Student Society of Landscape Architects (SSLA) at Iowa State University is requesting permission to install two parklets this summer in three metered parking spaces from April 25 through September 5, 2015. **A parklet is a parking space that has been converted into a “park” to provide enhanced amenities and/or gathering space for people in business districts like Downtown and Campustown where sidewalk space is limited.**

Parklet I will be placed in front of Chocolaterie Stam (230 Main Street) Downtown. Because of the angled parking on Main Street, this parklet will require the use of two parking spaces (number 296 and 297). This parklet is of a design that has been used before in Campustown. Parklet II will be placed in parking space 50 adjacent to Fire Station No. 2 on Chamberlain Avenue. This space has been used before to host a parklet, although Parklet II is a new design.

Both parklets have been reviewed by Public Works staff to ensure that storm water and fire hydrants will be unimpeded and that the structure will not present an undue hazard in the parking space. Additionally, staff from Inspections has reviewed the plans to ensure compliance with applicable life safety codes. A certificate of insurance has been filed with the City Clerk’s Office.

To facilitate this project, SSLA requests approval for the following from April 25 through September 5, 2015:

- A Temporary Obstruction Permit for parking spaces 50, 296, and 297.
- Closure of parking spaces 296 and 297 Downtown and 50 in Campustown
- Waiver of parking meter fees (\$661.05 in lost meter revenue)

As in prior years, City staff recommends that, if approved, the City Council should retain the right to order the parklets to be removed should they become a hazard to the public.

ALTERNATIVES:

1. Approve the requests to close parking spaces 50, 296, and 297 to install two parklets from April 25 to September 5, 2015, and waive the parking meter fees. The City would retain the right to remove the parklets should they become a hazard.

2. Approve the requests to close parking spaces 50, 296, and 297 to install two parklets from April 25 to September 5, 2015, but require reimbursement of the lost parking meter revenue. The City would retain the right to remove the parklets should they become a hazard.
3. Do not approve the requests.

MANAGER'S RECOMMENDED ACTION:

The installation of these parklets is an excellent partnership with the SSLA organization. It demonstrates the City's connection with Iowa State University students, provides an amenity for the public to use, and provides a practical learning opportunity for the builders and users of the parklets. The SSLA has a proven track record of installing parklets in a safe and responsible manner.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the requests to close parking spaces 50, 296, and 297 to install two parklets from April 25 to September 5, 2015, and waive the parking meter fees. The City would retain the right to remove the parklets should they become a hazard.

April 7, 2015

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

Dear Honorable Mayor and City Council:

The Student Society of Landscape Architects (SSLA) at Iowa State University proposes to once again, build and install two parklets (or small, public, gathering spaces) in two locations, totaling three metered parking stalls. The first location we have selected is on Chamberlain Avenue, closest to the intersection of Welch Avenue on the north side of the street, alongside the fire station. The second proposed space is located on the south side of Main Street, in front of Chocalaterie Stam in the first two stalls west of the crosswalk. The installations would be in place from Saturday, April 25, 2015 through Saturday, September 5, 2015. At this time, the Student Society of Landscape Architects respectfully requests that the City Council consider waiving parking meter fees and enforcement during the time that the parklets are in place.

We ask that the Council refer this request to City staff for placement on the next City Council agenda.

Sincerely,

Hannah Luloff - Parklet Chair

Student Society of Landscape Architects



April 8, 2015

City of Ames

Dear City Council members,

The ISU Student Society of Landscape Architects has proposed a parklet on Main Street outside of Chocolaterie Stam this spring and summer and ending this fall. Around the country parklets have been shown to create fun, dynamic streetscapes for the public to enjoy. This adds to a positive atmosphere, especially in areas such as downtown Ames for example.

As owners of Chocolaterie Stam located at 230 Main St. we fully support ISU SSLA placing their parklet just outside Stam during their proposed period.

Please let us know if you need any additional information from us.

Best,

Terry and Anne Stark

Main Street
CULTURAL DISTRICT
■ ■ ■ ■ Ames, Iowa ■ ■ ■ ■

March 26, 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 construction of a Student Society of Landscape Architects "parklet" on Main Street in a parking space in front of Chocolaterie Stam. This addition of green space will be an asset to Downtown Ames and the entire community. It also helps to further support the education of students from ISU and the partnership between them and the Main Street Cultural District.

Sincerely,



Cindy Hicks
Executive Director



campustown
action
association

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

April 10, 2015

RE: SSLA Parklet in Campustown

Dear Honorable Mayor Campbell and City Council,

Campustown Action Association has been asked by the Iowa State University Student Society of Landscape Architects (SSLA) to support their installation of a new parklet for the district in 2015. The past two years, a similar parklet that they constructed has been in the district at the location just south of Fire Station 2. CAA is very much in support of unique ways of introducing outdoor seating to our district, including this proposed new parklet.

We are always looking for unique ways to improve the customer experience in Campustown, which we feel additional outdoor seating provides. Campustown Action Association is excited to have a parklet back in our district as we feel the parklet will add to the overall environment in Campustown and provide a place for the Ames public to enjoy all summer.

Thank you for your continued support of Campustown and the Campustown Action Association.

Sincerely,

Kim Hanna

CAA Director

COUNCIL ACTION FORM

SUBJECT: MODIFICATION OF 2014/15 ASSET CONTRACT WITH CHILDSERVE

BACKGROUND:

Childserve is an area non-profit organization that is funded through the ASSET process. On March 26, 2015, City staff received a letter from Childserve making a request to move its Infant Day Care allocation to Children Day Care for the current fiscal year (2014/15).

Childserve was allocated \$3,300 for Infant Day Care and \$14,400 for Children Day Care. None of the Infant allocation has been used this year, due to a lower than anticipated utilization for infants 0-24 months in age. At the same time, utilization for children 2-5 years in age has increased. Of the original balance for Children Day Care, \$13,945.57 has been drawn down (97%) as of March 30, leaving only \$454.43 remaining. The City's approved service allocations and the revised requests are detailed below:

	2014/15	
Service	Approved Amount	Revised Request
Day Care - Infant	3,300	0
Day Care - Children	14,400	17,700
TOTAL	\$ 17,700	\$ 17,700

If the request to transfer Infant program funds to the Children program is approved, the approved unit cost of Day Care - Children will remain unchanged. The number of units purchased will increase as the total amount for the services increases. Additionally, Childserve would be eligible to draw down for Outreach units already provided during this fiscal year, but which have not been paid because City funds have been exhausted.

Childserve made a similar request to transfer City funds during the 2012/13 fiscal year. However, this type of request is not unusual for an organization such as Childserve, as the number of clients with children requiring assistance fluctuates. Usually, Childserve anticipates at least one infant needing care. Childserve staff indicates that because it develops its ASSET budget requests so far in advance of when the funds are available, modifications such as the one requested are sometimes necessary.

ALTERNATIVES:

1. Approve the request to modify Childserve's FY 2014/15 ASSET allocation by transferring \$3,300 in unspent funds from Day Care – Infant to Day Care – Children.
2. Direct staff to gather further information and report back to the City Council.
3. Do not approve the request

MANAGER'S RECOMMENDED ACTION:

Childserve develops its ASSET budget based on estimates of the number of children and infants that will be served and who needs assistance. The organization has seen a shift in the demand for its services, and this request is a response to that demand. Childserve uses its best available information to develop its ASSET budget, but changes to the budget become necessary as the needs of the clients become clearer.

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



Believing in the spirit of a child.

March 26, 2015

Melissa Mundt
City Managers Office
515 Clark Avenue
Ames, Iowa 50010

Dear Melissa:

I am writing to request a change in the allocation for ASSET funds approved for day care services. City funds have been used as follows from July 2014 through February 2015.

Service	\$ APPROVED	\$ SPENT	\$ Balance
Day Care-Infant	\$3,300.00	-0-	\$3,300.00
Day Care-Children	\$14,400.00	\$12,511.65	\$1,888.35

We have experienced higher than anticipated utilization for children 2-5 years of age and lower than anticipated utilization for infants 0-24 months of age. As a result I am requesting that \$3,300.00 be reallocated from Day Care-Infant to Day Care-Children to assure that funds are available through the end of the fiscal year for the children using the city ASSET funds. This does not change the total amount of funds requested and approved. We will have expended the funds approved for Day Care-Children from the other ASSET funding agencies by the end of the year.

We currently continue to serve 3 Day Care-Children who will need funding from March 2015 through June 2015. All of these children reside in the Ames community.

Thank you for your consideration of this request.

Sincerely,

Rachelle Flory
ChildServe Ames Program Manager

COUNCIL ACTION FORM

SUBJECT: HIRTA ACTION PLAN IMPLEMENTATION FUNDING

BACKGROUND:

At the March 3, 2015 City Council meeting, City Council received the final report outlining the Ames Demand Response Service Discussion. This process identified 23 actions that HIRTA—the demand response transportation service provider for Story County—could pursue to improve service delivery in the Ames/Story County area.

During that meeting, City staff noted that the task force had identified four priority action steps, and that the next step would be developing an action plan to implement those four action steps. These priority action steps are as follows:

- Mutually agree that transportation is a partnership and everyone will work collaboratively to resolve issues
- Incorporate enhanced technology in buses/vans for safety and passenger satisfaction
- Employ and retain staff/drivers
- Improve efficiencies in telephone and email system for passengers

The task force group is prepared to initiate the next phase of this process, which is to develop a plan to implement these action steps. Since the original scope of the facilitator arrangement has been fulfilled, the task force facilitator has developed a proposal to see the development of the action plan for these priority items through to completion. This involves a series of four task force meetings from April through September, with solutions presented back to the County, HIRTA Board, and City Council in October. The facilitator proposes 30 hours of time for preparation, meeting time, and follow-up for the four meetings, at a rate of \$100 per hour, for a total of \$3,000. This cost would be split equally between the City and Story County (\$1,500 each).

The City Council has already spent \$1,250 for the facilitator to guide the development of the initial report. City staff proposes that, like the initial facilitator funding, the \$1,500 could be taken from the Local Option Sales Tax fund balance. The justification for this in the previous round of facilitation was that in the last fiscal year, \$43,700 in allocated ASSET funds were not drawn down from that fund.

The Story County Board of Supervisors is considering this request on April 14th. Therefore, no details about the County's contribution to this process are available as of the time of this writing.

There was lengthy discussion regarding whether the initial meetings should be open to the public. The City Council should note that since the conversation has turned from specific cases and challenges to action steps and improvements, the four proposed action plan development meetings are anticipated to be open to the public, should any member of the public be interested in attending.

ALTERNATIVES:

1. Allocate up to \$1,500 from the Local Option Sales Tax fund balance to support facilitating the development of action plans for the four priority steps indicated in the initial Demand Response Services report. This action would be contingent on Story County providing an equal contribution.
2. Do not approve funding to facilitate development of action plans for these four priority steps.

MANAGER'S RECOMMENDED ACTION:

The initial Demand Response Service discussions were helpful to clarify the challenges faced by users, human services agencies, and the service provider. Now that these challenges have been identified and categorized, work remains to establish how they will be carried out. This component is critical to ensure that HIRTA and the other responsible organizations can undertake the changes needed to improve service to all users.

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



To: Mayor and Ames City Council Members

From: Steven L. Schainker, City Manager

Date: April 9, 2015

Subject: Authorization to Expend City Funds

We have been informed that Sergeant Howard Snider will be honored during the 34th National Peace Officers' Memorial Service during Police Week in Washington, DC, from May 11 to May 17. As you might remember, Howard was the original supervisor for our Safe Neighborhoods Team and a very well-respected leader in our Police Department who died June 17, 2012.

Howard's widow and children have been invited to this event under the auspices of the Concerns of Police Survivors (COPS) organization. As part of this event, the National Police Officer Memorial Service Committee requests that each police agency, along with the family of the fallen officer, choose one officer to represent the family and department at the Memorial Service.

While, at least six of our current Police Officers, including the Chief, will be attending this event in Washington, DC, at their own expense, I am seeking Council authorization for the City to pay the travel, housing, and meal costs of one officer who will be selected as the family's escort for the event. Chief Cychosz has estimated that the cost of this event will be approximately \$2,150, and he is prepared to absorb this cost within his department budget.

Since this is an unusual request, I am seeking City Council authorization for what, I believe, is a legitimate expenditure of city funds to help honor one of our own at this national recognition event!

COUNCIL ACTION FORM

SUBJECT: REQUESTS FOR 2015 SUMMERFEST IN CAMPUSTOWN

BACKGROUND:

The Campustown Action Association (CAA) plans to hold its 5th annual Summerfest on June 6, 2015. Previous iterations of Summerfest have been successful from the City's perspective. The event involves activities for young people, live music, and a beer garden. However, no 5k run will take place this year, due to low participation in the year prior.

Organizers plan to close the 200 block of Welch Avenue (from Chamberlain to Hunt Street) from approximately 7:00 a.m. to 11:00 p.m. Parking meters will be covered and parking enforcement suspended on that portion of Welch Avenue from 12:01 a.m. on June 6th through the conclusion of the event. Metered spaces in Welch Lot T (south of Pizza Pit) and Chamberlain Lot Y will also close from 12:01 a.m. to 11:00 p.m. to facilitate event activities. Reserved spaces in Welch Lot T will not be affected and those users will be able to enter and exit their spaces through the alley west of Welch Avenue. Fire Station #2 will not be affected by the arrangement of these closures.

The Public Works Department will provide barricades for the event, and organizers will obtain a noise permit through the Police Department. CAA will contact affected businesses by going door-to-door, distributing flyers, and through email contacts.

Organizers are requesting the following actions by City Council:

- Closure of the 200 block of Welch Ave. between 7:00 a.m. and 11:00 p.m.
- Closure of parking spaces in the 200 block of Welch Avenue, Welch Lot T and Chamberlain Lot Y between 12:01 a.m. and 11:00 p.m.
- Waiver of parking meter fees (\$128.25 loss of revenue)
- Access to City-owned electric outlets and waiver of fees for electricity use (approximately \$5 loss of revenue)
- Blanket Temporary Obstruction Permit
- Blanket Vending License
- Waiver of fee for Blanket Vending Permit (\$50 loss to City Clerk's Office)
- Approval of 5-Day Class B Beer Permit with Outdoor Service

CAA has requested a waiver of the fees for parking, electricity use, and the blanket Vending License. The Ames Chamber of Commerce is providing liability insurance coverage for this event, since the CAA is an affiliate organization of the Chamber.

ALTERNATIVES:

1. Approve the requests as outlined above for Summerfest on June 6, 2015, including the waivers of fees for parking, licenses, and permits.
2. Approve the requests for street and parking lot closures, the Temporary Obstruction Permit and the beer permit, but require reimbursement to the City for lost revenue to the Parking Fund, Electric Fund, and City Clerk's Office.
3. Do not approve the requests.

MANAGER'S RECOMMENDED ACTION:

Campustown Action Association's Summerfest has been a successful event, and staff feels comfortable that the event will continue to be successful this year. In addition, it is important that CAA is successful in promoting the Campustown area through events and activities like Summerfest. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the requests as stated by Campustown Action Association for Summerfest 2015.



campustown
action
association

March 31, 2015

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

RE: Summerfest in Campustown 2015

Dear Honorable Mayor Campbell and City Council,

The Campustown Action Association (CAA) is planning to hold the fifth annual Summerfest in Campustown on Saturday, June 6th from 3pm to 10pm. Information about the event can be found on the Special Event Application we submitted, but we have three waivers that we are requesting at this time as well as the resolutions and motions outlined in the application. We ask for resolutions approving the waiver of electricity costs for the 200 block of Welch Avenue, the waiver of parking meter fees for the entire day, and a waiver of fee for the Blanket Vendor Permit.

Thank you for your consideration of these requests and continued support of Campustown. We look forward to seeing you on June 6th.

Sincerely,

Liz Jeffrey
CAA Promotions Chair

Kim Hanna
CAA Director



SUMMARY OF EVENT

DESCRIPTION

Event Name Summerfest in Campustown

Description The fifth annual Summerfest in Campustown will be similar to past Summerfest events in that we will have free family activities, live music, a beer garden, and our very popular root beer float garden. New this year will be inflatable activities in Welch Lot T and a craft market in Welch Lot Y (directly north of the 23 Twenty Lincoln leasing office). The event will start at 3pm and be held in the 200 block of Welch Avenue. Family activities will run until 6pm and then the headliner, Standing Hampton, will start at 6pm and perform until 9:30/10pm. Tear down and clean up will be from 9:30pm-11pm.

Beer will be available for sale through beer tickets purchased inside the fenced in event area. Iowa Beverage will be providing the beer to be sold as the have for our Summerfest event each summer as well as our FACs. Licensing and insurance for the beer has been handled by Matthew Goodman, owner of The Fighting Burrito in Campustown and event insurance is under our Chamber affiliation. We will also have a Root Beer Float Garden at Summerfest with root beer and root beer floats available. This will be located in the family activities tent in the north end of the 200 block of Welch.

Inflatables provided by Gee Willie Entertainment will be located in Welch Lot T and Healthiest Ames will also be a part of the celebration, holding fun active events in the USPS parking area.

Requests for Summerfest in Campustown on Saturday, June 6 from 3pm-10pm:

1. Resolution approving closure of Welch Lot T and Welch Lot Y from 7am to 11pm
2. Resolution approving closure of the 200 block of Welch Avenue from 7am to 11pm
3. Resolution approving waiver of electricity costs and parking meter fees
4. Motion approving Blanket Temporary Obstruction Permit
5. Motion approving Blanket Vendor Permit
6. Resolution waiver of fee for Blanket Vendor Permit
7. Motion approving 5 Day CIsas B Beer Permit with Outdoor Service

Event Category

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

Anticipated Attendance Total 1,000 Per Day _____

DATE/TIME

Setup	Date <u>6/6/15</u>	Time <u>7:00 am</u>	Day of Week <u>Saturday</u>
Event Starts	Date <u>6/6/15</u>	Time <u>3:00 pm</u>	Day of Week <u>Saturday</u>
Event Ends	Date <u>6/6/15</u>	Time <u>10:00 pm</u>	Day of Week <u>Saturday</u>
Teardown Complete	Date <u>6/6/15</u>	Time <u>11:00 pm</u>	Day of Week <u>Saturday</u>

Rain Date, if applicable _____

Rain Location, if applicable _____

Applicant License Application ()

Name of Applicant: <u>The Fighting Burrito II, LLC</u>		
Name of Business (DBA): <u>Summerfest 2015</u>		
Address of Premises: <u>200 Block of Welch Avenue</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50014</u>
Business	<u>(515) 441-0460</u>	
Mailing	<u>CAA</u>	
City <u>Ames</u>	State <u>IA</u>	Zip: <u>50014</u>

Contact Person

Name <u>Matthew Goodman</u>	
Phone: <u>(515) 441-0460</u>	Email <u>mg@fightingburrito.com</u>

Classification Class B Beer (BB) (Includes Wine Coolers)

Term: 5 days

Effective Date: 06/06/2015

Expiration Date: 01/01/1900

Privileges:

Class B Beer (BB) (Includes Wine Coolers)

Outdoor Service

Status of Business

BusinessType: <u>Limited Liability Company</u>	
Corporate ID Number: <u>386345</u>	Federal Employer ID <u>22-0919525</u>

Ownership

Matthew Goodman

First Name: Matthew

Last Name: Goodman

City: The Fighting Burrito

State: Iowa

Zip: 50014-781

Position: Owner

% of Ownership: 100.00%

U.S. Citizen: Yes

Insurance Company Information

Insurance Company: <u>Scottsdale Insurance Company</u>	
Policy Effective Date: <u>06/06/2015</u>	Policy Expiration <u>06/11/2015</u>
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

AMES ANNUAL OUTDOOR SCULPTURE EXHIBITION

The City's Public Art Commission, established in 1990, is committed to the creation of a visual and aesthetic environment that integrates art into the lives of Ames Citizens. The **Ames Annual Outdoor Sculpture Exhibition (AAOSE)**, the longest running program for the Public Arts Commission, will continue with its 20th annual downtown exhibition in 2015. A related program is the **Neighborhood Sculpture Program**, which permanently selects and places sculptures from the Annual Outdoor Sculpture Exhibition in and around Ames at no cost to applying neighborhoods.

The 2015-16 Ames Annual Outdoor Sculpture Exhibition (AAOSE)

This year, 47 entries were submitted by 21 artists from 8 states. The entries were evaluated by a jury of five Ames residents, a mixture of artists and business owners in Ames. The jury previewed entry materials, met, and then made their decision. The jurors selected six sculptures as their top choices to be display in the Main Street Cultural District for the next year.

Listed below are the six top selections made for the 2015-16 Ames Annual Outdoor Sculpture Exhibition. These include sculptures originally recommended as alternates, but which have replaced other selections that were sold or eliminated for safety reasons. Rotation and installation of the exhibit will take place during early May, after consultation with businesses and organizations near the likely sites and further analysis by the City staff. Each artist will be paid a \$1,000 honorarium, and a Best-in-Show award will be made to a winner determined by the public at a fall citywide arts event.



Mystical Galaxy Chimes

James Anthony Bearden

Des Moines, IA

Media: steel, enamel, fused bronze

Year Created: 2015

Dimensions: 96"x26"x26"

Price: \$2500

Weight: 150lbs.



Infinity

Hilde DeBruyne

Cumming, IA

Media: painted steel

Year Created: 2015

Dimensions: 72"x32"x12"

Price: \$7500

Weight: 180lbs.

Cohesive Narration

Kristin Garnant

Camanche, IA

Media: stainless steel

Year Created: 2007

Dimensions: 96"x30"x10"

Price: \$6500

Weight: 110 lbs.



Ancient Game

Steven W. Maeck

Floral City, FL

Media: welded steel

Year Created: 2015

Dimensions: 101"x38"x29"

Price: \$9500

Weight: 400 lbs.





Spring Awakening

Dale Rogers

Haverhill, MA

Media: cor-ten & stainless steel

YearCreated:2014

Dimensions:72"x42"x12"

Price:\$3600

Weight: 100 lbs.

Juice Box

Kevin Casey

Cedar Falls, IA

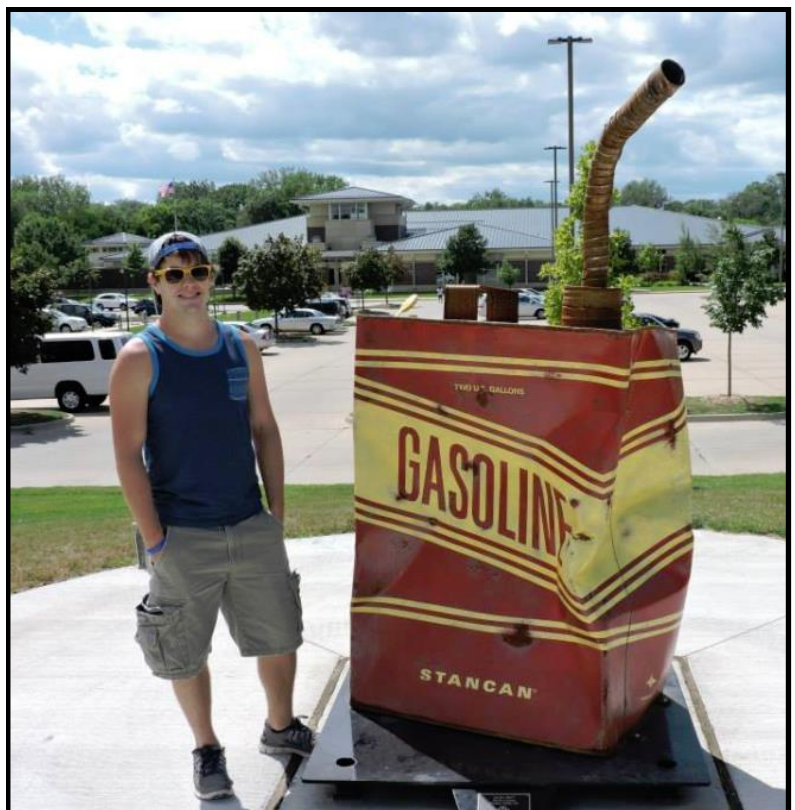
Media: steel

Year Created: 2013

Dimensions:80"x44"x24"

Price:\$4,000

Weight: 130 lbs.



COUNCIL ACTION FORM

SUBJECT: PUBLIC UTILITY EASEMENT VACATION – SOUTH TOWN SUBDIVISION (1615 SOUTH KELLOGG AVENUE AND 317 SOUTH 17TH STREET)

BACKGROUND:

Staff received a request from the property owner of 1615 South Kellogg Avenue and 317 South 17th Street to vacate the existing public utility easement, as shown on the attached map.

The owner of 1614 South Kellogg Avenue is in the process of developing these properties and intends to build a structure over the existing easement, which would not be allowed. The easement area to be vacated is described as 5 feet on both sides of the property line between 1615 South Kellogg Avenue and 317 South 17th Street from the right-of-way line on South 17th north to 10 feet south of the north property lines.

Public Works staff reached out to all registered right-of-way users to determine if there were any existing utilities in the easement or future plans to utilize the easement. Staff has received responses from all registered right-of-way users and there are no existing utilities in the easement and no registered right-of-way users have an intention to utilize the easement.

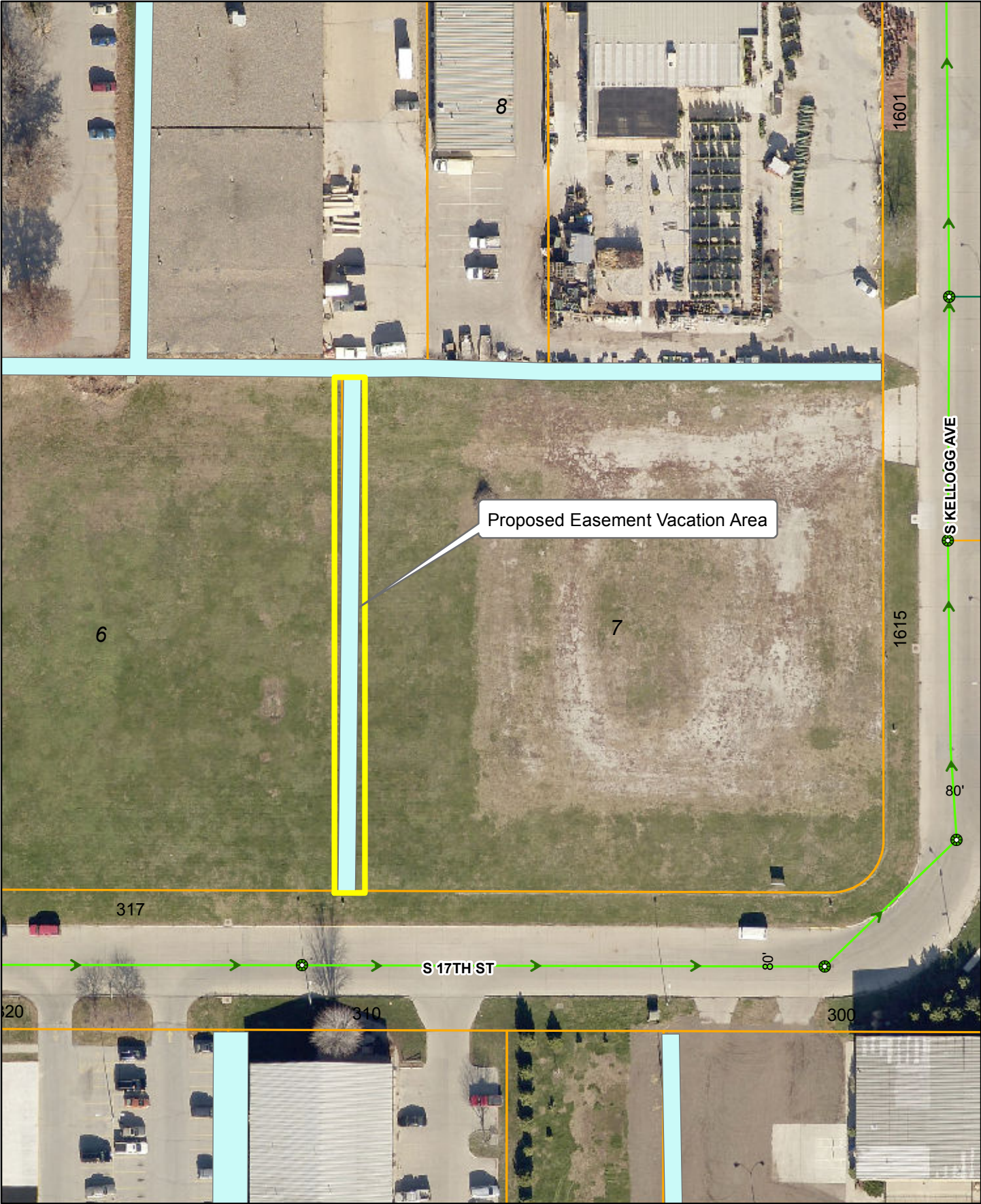
ALTERNATIVES:

1. Set the date of public hearing as April 28, 2015, for approving the vacation of the existing public utility easement at 1615 South Kellogg Avenue and 317 South 17th Street.
2. Choose not to approve vacation and maintain control of the current easement.

MANAGER'S RECOMMENDED ACTION:

By approving vacation of the easement at this time, Council will meet this property owner's need to move forward with development of the site.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby setting the date of public hearing as April 28, 2015, for approving the vacation of the existing public utility easement at 1615 South Kellogg Avenue and 317 South 17th Street.



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



Attachment A
 1615 South Kellogg/317 South 17th
 Proposed Easement Vacation Area



Scale: 1 in = 75 ft
 Date: 4/2/2015

COUNCIL ACTION FORM

**SUBJECT: IOWA STATE UNIVERSITY RESEARCH PARK PHASE III –
 ROADWAY PAVING**

BACKGROUND:

In support of the ISU Research Park Phase III expansion, the City hired Shive-Hattery 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 roadway paving and storm sewer infrastructure project. The project funding and estimated construction expenses shown, below, reflect the roadway and the utility project:

	Funding	Estimated Expenses
RISE Grant (Roadway)	\$ 4,010,728	
TIF Abated GO Bonds	\$ 2,938,990	
Roadway (Est. This Contract)		\$ 4,786,891
Water Main (Est. Not This Contract)		\$ 597,980
Sanitary Sewer (Est. Not This Contract)		\$ 391,875
Electric Relocation (Est. by City of Ames Electric)		\$ 275,000
Engineering/Administration (Roadway)		\$ 406,800
Engineering/Administration (Utilities)		\$ 158,200
Totals	\$ 6,949,718	\$ 6,616,746

It should be noted that the roadway cost estimates have increased from the original conceptual cost estimates used in the RISE grant application. As noted in the Council Action Form dated March 24, 2015, savings from the water main and sanitary sewer projects are expected to be available from the TIF abated G.O. Bond revenues to offset the additional roadway costs.

ALTERNATIVES:

1. Approve the Iowa State University Research Park Phase III – Roadway Paving by establishing May 6, 2015, as the date of letting and May 12, 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 construct the roadway paving in coordination with the utility infrastructure project as well as the ISU Research Park Hub Building construction.

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

COUNCIL ACTION FORM

SUBJECT: GRANT AVENUE (HYDE AVENUE) PAVEMENT IMPROVEMENTS

BACKGROUND:

Since 2009, the City has been working with developers, land owners, and current residents within the northern growth area to plan for the installation of public infrastructure to serve this area. The northern growth area, generally located north of Bloomington Heights Subdivision to 190th Street between George Washington Carver Avenue and Ada Hayden Heritage Park, has been identified by the Council for residential development.

To facilitate this growth, Council directed that the water main and sanitary sewer main extensions to serve the area along Grant Avenue be included in the 2012/13 Capital Improvements Plan (CIP), and the 2014/15 CIP included paving of Grant Avenue.

The City will up-front the costs to design and install each of these improvements. Utility connection districts were established to recover the utility costs as developments are platted and as existing homesteads connect to these mains. The major work items for the water main and sanitary sewer were substantially completed during the fall/winter of 2014.

Street construction costs will be shared and recovered through a special assessment district. The annexation agreements previously signed between the City and the three developers (Rose Prairie, Quarry Estates, and Hunziker) confirmed these financing arrangements. **Auxiliary turning lanes in adjacent to specific developments will be the responsibility of the developer and have not been included in assessment project.**

Civil Design Advantage has prepared plans and specification for the project. Project funding and estimated expenses are shown below:

	<u>Funding</u>	<u>Estimated Expenses</u>
G.O. Bonds	\$ 649,750	
G.O. Bonds (Abated by Development Agreement)	\$2,175,250	
Construction (Est.)		\$2,349,933
Engineering/Administration (Est.)		\$ 437,320
	<hr/>	<hr/>
	\$2,825,000	\$2,787,253

ALTERNATIVES:

1. Approve the Grant Avenue (Hyde Avenue) Pavement Improvements project by establishing May 6, 2015, as the date of letting and May 12, 2015, as the date for report of bids.
2. Do not proceed with the project at this time.

MANAGER'S RECOMMENDED ACTION:

By approving the first alternative, the roadway improvements will be able to be completed this construction season. The paving associated with this project, in addition to the utilities that were installed in the fall/winter of 2014, will facilitate the development of residentially zoned land in the north growth area.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the Grant Avenue (Hyde Avenue) Pavement Improvements project by establishing May 6, 2015, as the date of letting and May 12, 2015, as the date for report of bids.

COUNCIL ACTION FORM

**SUBJECT: 2014/15 DOWNTOWN STREET PAVEMENT IMPROVEMENTS
 (5TH STREET – BURNETT AVENUE TO GRAND)**

BACKGROUND:

The annual Downtown Street Pavement Improvements program is for rehabilitation or reconstruction of streets within the downtown area. **The 2014/15 program location is 5th Street from Burnett Avenue to Grand Avenue.** The project includes removal and replacement of the existing pavement, storm sewer improvements, water quality improvements, and sanitary sewer improvements, as well as and a ribbon of colored sidewalk concrete to match the previously constructed areas of downtown.

City staff and the engineering consultant, Bolton & Menk, held a project information meeting with area businesses and the Main Street Cultural District (MSCD). The project will be staged to maintain access to all businesses during construction and is scheduled for completion in fall 2015. This project is being coordinated with recently awarded water quality grants received from the State (IDALS and SRF Sponsored Projects). Staff has also coordinated to avoid having street closures during the Midnight Madness Road Race.

Plans and specifications have been completed with estimated costs of \$1,152,380. Engineering and administration are estimated at \$140,000 bringing total estimate project costs to \$1,292,380. Funding available for this project summarized below:

	Revenue	Expenses
5th Street (Burnett to Grand)		\$ 1,152,380
General Obligation Bonds (FY14/15 CIP for Street)	\$ 900,000	
Sanitary Sewer Funds (13/14 Sanitary Sewer Rehab Program)	\$ 75,000	
Sanitary Sewer Funds (14/15 Sanitary Sewer Rehab Program)	\$ 64,500	
15/16 Storm Sewer Improvement Program	\$ 70,000	
Unused GO Bonds from 11/12 Asphalt Pavement Improvements (Ironwood)	\$ 75,000	
Unused GO Bond from 13/14 Downtown Pavement Improvements	\$ 111,671	
Engineering/Administration		\$ 140,000
	\$ 1,296,171	\$ 1,292,380

ALTERNATIVES:

1. Approve the 2014/15 Downtown Street Pavement Improvements (5th Street –Burnett Avenue to Grand Avenue) by establishing May 6, 2015, as the date of letting and May 12, 2015, as the date for report of bids.
2. Direct staff to revise the project.

MANAGER'S RECOMMENDED ACTION:

This project represents City Council's continuing commitment to reinvest in downtown infrastructure. By approving plans and specifications and setting the letting date, it will be possible to move forward with the reconstruction of 5th Street during the summer and fall of 2015. Delay of approval could delay the reconstruction until 2016.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving 2014/15 Downtown Street Pavement Improvements (5th Street – Burnett Avenue to Grand Avenue) by establishing May 6, 2015, as the date of letting and May 12, 2015 as the date for report of bids.

COUNCIL ACTION FORM

SUBJECT: 2013/14 AND 2014/15 RESOURCE RECOVERY SYSTEM IMPROVEMENTS (HVAC IMPROVEMENTS)

BACKGROUND:

This project includes the replacement of one heating and cooling unit for the control room, offices, visitors' center, break room, locker room, restrooms, and one cooling unit for the electrical room at the Resource Recovery Plant (RRP). This includes the following units:

- Air handling unit 3,500 CFM, energy recovery ventilator, rooftop cooling unit nominal 10 ton cooling capacity, 54KW heating unit, duct heaters, filtration system
- Condensing unit, 480 volt 3 phase, nominal 10 ton cooling capacity, with matched air handling unit and a SEER of 11.2

The project will remove all existing duct work and heating/cooling equipment, some of which has been in service since the building was opened 40 years ago and has reached the end of its useful life. The new duct work will be sized for optimal air flow and energy efficiency throughout the entire area being heated and cooled. The new system will also include a carbon filtration system to help control odors in the control room, offices, visitors' center, break room, locker room and restrooms. Individual areas will have separate thermostats to help balance the temperature and allow areas not in use to be set back to non-occupied settings. Temperature control in the electric room is necessary for the control equipment in the RRP process area since overheating this space can cause equipment malfunctions and premature failures. Also, with the addition of another roof top unit, the safety railing along the west edge of the roof will be extended to provide fall protection and a safer environment while maintaining and servicing the units.

In an effort to improve efficiency of design and to make the project attractive for bidding, staff has bundled the two units together into a single bid package. LMV Engineering, L.C. (LMV) was previously awarded a contract in the amount of \$8,800 for engineering services to design both units. LMV has provided a construction cost estimate of \$132,000, which brings the **total estimated project cost to \$140,800.**

The first unit was included in the 2013/14 Capital Improvements Plan (CIP) as part of the Resource Recovery System Improvements program at \$85,000. The second unit is included in the 2014/15 CIP at \$22,000. Staff has identified previous CIP project savings of \$35,300, which brings **total funding for the project to \$142,300.**

ALTERNATIVES:

1. Approve plans and specifications for the 2013/14 and 2014/15 Resource Recovery System Improvements (HVAC Improvements) project by establishing May 7, 2015, as the date of letting and May 12, 2015, as the date for report of bids.
2. Direct staff to modify the project.

MANAGER'S RECOMMENDED ACTION:

The HVAC system for the RRP electric room is essential to the safe operation of the facility. Portions of the HVAC system for the control room, offices, visitors' center, break room, locker room, and restrooms are 40 years old and do not efficiently and uniformly condition the air for these areas.

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

COUNCIL ACTION FORM

SUBJECT: SPECIALIZED HEAVY DUTY CLEANING SERVICES CONTRACT FOR POWER PLANT BOILERS

BACKGROUND:

The City's Electric Utility has two coal-fired, high-pressure steam generation units within the City of Ames Power Plant, referred to as Unit No. 7 and Unit No. 8. These units require regular professional maintenance and repair. This consists of emergency service, as well as regularly scheduled planned repairs. The repair of the boilers on these generation units requires professional trade crafts such as boilermakers, steam/pipe fitters, and millwrights, to list a few.

The boiler units operate under environmental conditions with high heat and high pressure. Due to the operational conditions and fuel burned, the internal surfaces of the boilers are often covered with hardened ash, molten glass, and other substances, which coat the internal boiler tubes and boiler walls. Because of the conditions resulting from burning Refuse Derived Fuel (RDF), a reducing atmosphere exists in portions of the boiler and there are chlorides present from burning plastics. As a result, parts of the boiler units such as the superheat tubes and boiler wall tubes would eventually fail due to tube wasting.

When tube failures occur, the City contracts with private firms who have the expertise to perform the emergency repairs needed to bring the unit back into operation. Prior to the professional crafts entering the boilers to carry out inspections and repairs, the surfaces must be cleaned of ash coating and debris. **This "heavier duty" cleaning process requires high-pressure water washing, grit blasting, or use of explosives to loosen and remove the materials. After loosening or breaking up these substances, they are removed from the boiler using the sluice system or by large industrial vacuums.**

The City currently has an annual renewable contract in place for these services. This contract is in its 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 \$175,000 for boiler cleaning services to be performed under 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 Specialized Heavy Duty Cleaning Services Contract for Power Plant Boilers, and set May 13, 2015 as the due date for bids and May 26, 2015 as the date of public hearing and award of contract.
2. Purchase specialized heavy duty cleaning services on an as-needed basis.

MANAGER'S RECOMMENDED ACTION:

This work is necessary to properly maintain Unit No. 7 and Unit No. 8 and to carry out emergency and scheduled repairs resulting from equipment failures. This contract allows the Power Plant to have reliable contractors available to perform these specialized cleaning services on very short notice in the event of an emergency repair. This contract also allows the Power Plant to control the costs of these services to the extent possible.

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

COUNCIL ACTION FORM

**SUBJECT: WATER POLLUTION CONTROL FACILITY RAW WATER PUMP
STATION ELBOW REPLACEMENT**

BACKGROUND:

The Water Pollution Control Facility (WPCF) was constructed in 1989. The piping in the facility is original to the 1989 construction. On September 4, 2014 a 30" elbow pipe sprung a leak due to age and wear on the pipe. An emergency repair was made, but staff became concerned about the integrity of two other elbows in the process piping.

A project was added in the first year of the CIP to have the two 30" elbows replaced. Staff has prepared plans and specifications for the replacement two elbows. The estimated cost for this project is as follows:

Elbow Pipes	\$13,900	Included in operating budget, to be included in bid
Elbow Pipe Installation	\$57,400	Included in CIP, to be included in bid
Pump Rental	\$ 8,000	Included in CIP, direct City cost
Contingency, 15%	\$10,700	

Total Replacement Cost \$90,000

The estimated cost of the project included in the specifications is \$82,000. The pump rental costs will be paid directly by the City. The FY 2015/16 WPC CIP includes \$74,000 for the elbow replacement project and the current operating budget includes \$16,000 to buy the elbows.

ALTERNATIVES:

1. Issue preliminary approval of plans and specifications for the replacement of the WPCF Raw Water Pump Station elbows and issue a notice to bidders setting May 14, 2015, as the bid due date and May 26, 2015, as the date of public hearing.
2. Do not issue preliminary approval of plans and specifications and a notice to bidders at this time.

MANAGER'S RECOMMENDED ACTION:

The WPCF's Raw Water Pump Station is critical for the operation of the WPCF. Elbows

of this size are not always readily available. Another pipe failure could shut down the plant and could result in environmental harm. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative 1, thereby issuing preliminary approval of plans and specifications for the replacement of the WPCF Raw Water Pump Station elbows and issue a notice to bidders setting May 14, 2015, as the bid due date and May 26, 2015, as the date of public hearing.

COUNCIL ACTION FORM

SUBJECT: **INVERTERS FOR POWER PLANT**

BACKGROUND:

Inverters convert direct current from plant batteries to a reliable supply of alternating 120 volt power for critical equipment power supply including power plant control computers and the city-wide IT servers. This bid is for the purchase of three inverters and bypass switches that are components of multiple inverter systems within the Power Plant. The portion of the Inverter System that these units are applicable to are the replacement of the existing "Common Inverter" with a new inverter, the replacement of the existing "Unit 8 & 7 Inverters" with new. Of the three existing units one is currently not functional and the other two are unreliable and have exceeded their expected life.

On March 11, 2015, an invitation to bid document was issued to nineteen companies. The invitation was advertised on the Current Bid Opportunities section of the Purchasing webpage, and was also sent to one plan room.

On April 1, 2015, two bids were received as shown on the attached report.

Staff has reviewed the bids and concluded that the apparent low Base bid submitted by La Marche Manufacturing Company, Des Plaines, IL, in the amount of \$70,090.70 is acceptable. This vendor is not licensed to collect sales taxes for the State of Iowa, so the City will pay applicable Iowa Sales Taxes in the amount of \$4,825.14 directly to the State of Iowa.

Funding is available in the approved FY2014/15 Electric Production operating budget with money budgeted specifically for the replacement of these inverters.

ALTERNATIVES:

1. Award a contract to La Marche Manufacturing Company, Des Plaines, IL, for the purchase of Inverters for Power Plant in the amount of \$70,090.70, with applicable sales taxes in the amount of \$4,825.14 to be paid directly by the City to the State of Iowa.
2. Reject all bids and delay the purchase of the inverters.

MANAGER'S RECOMMENDED ACTION:

The purchase of these inverters is critical because failure to supply power to critical plant components results in plant shutdown and loss of the city-wide IT servers.

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



**INVITATION TO BID NO. 2015-155 INVERTERS
FOR POWER PLANT**

BIDDER:	La Marche Manufacturing Company Des Plaines, IL			Utilities Plus Energy Services, Inc Elk River, MN		
BASE:						
DESCRIPTION	QTY	UNIT PRICE	TOTAL	QTY	UNIT PRICE	TOTAL
Inverters for Power Plant	3	\$22,976.85	\$68,930.55	3	\$27,240.00	\$81,720.00
Subtotal:		\$68,930.55			\$81,720.00	
Sales or Use Tax (7%):		Not Licensed			\$5,720.40	
Sales or Use Tax (7%): Not Lic. Added for evaluation.		\$4,825.14			N/A	
Non-Taxable Freight		\$1,160.15			\$546.25	
Total Base Bid:		\$70,090.70			\$87,986.65	
Evaluated Total: Includes all applicable sales tax		\$74,915.84			\$87,986.65	
OPTION:						
DESCRIPTION	QTY	UNIT PRICE	TOTAL	QTY	UNIT PRICE	TOTAL
Inverter for Power Plant	1	\$22,976.85	\$22,976.85	1	\$27,240.00	\$27,240.00
Subtotal:		\$22,976.85			\$27,240.00	
Sales or Use Tax (7%):		Not Licensed			\$1,906.80	
Sales or Use Tax (7%): Not Lic. Added for evaluation.		\$1,608.38			N/A	
Non-Taxable Freight		\$452.72			\$201.25	
Total Option Bid:		\$23,429.57			\$29,348.05	
Evaluated Option Bid Total: Includes all applicable sales tax		\$25,037.95			\$29,348.05	
OVERALL:		\$93,520.27			\$117,334.70	
EVALUATED OVERALL: Includes all applicable sales tax		\$99,953.79			\$117,334.70	

COUNCIL ACTION FORM

SUBJECT: POWER PLANT FUEL CONVERSION – AWARD OF TURBINE CONTROL SYSTEMS (TCS) ON UNITS 7 AND 8

BACKGROUND:

In November 2013 the City Council voted to convert the City’s Power Plant from coal to natural gas. Implementing this decision requires a significant amount of engineering, installation of equipment, and modification and construction in the Power Plant.

On January 13, 2015, City Council approved preliminary plans and specifications for the Turbine Controls System. **This specific phase of the conversion project is to purchase new Turbine Control Systems (TCS) for both Unit 7 and Unit 8. Additionally, the steam seal regulator on Unit 8 is to be replaced.**

Bid documents for this project were issued to ten 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 planroom.

On February 25, 2015, four bids were received as shown below:

BIDDER	BID 1: TURBINE CONTROL SYSTEM	BID 2: TURBINE STEAM SEAL SYSTEM FOR UNIT 8	OVERALL
*GE Energy Control Solutions, Inc. Longmont, CO	\$814,920	N/A	\$1,001,240
*General Electric International, Inc. Omaha, NE	N/A	\$186,320	
HPI-LLC Houston, TX	\$953,973	\$48,538	\$1,002,511
Schneider Electric Houston, TX	\$997,185	\$32,850	\$1,030,035
Emerson Process Management Power & Water Solutions, Inc. Pittsburgh, PA	\$1,400,337	\$45,750	\$1,400,337
* Two separate divisions of General Electric submitted bids for this project.			

City staff worked with our engineering firm, Sargent & Lundy (S&L), to perform a careful and extensive evaluation of the bids and determined that the apparent low bid submitted by General Electric is acceptable. As noted on the above, table two separate divisions of General Electric submitted bids so the recommended award needs to be broken down as follows:

- Bid No. 1 Turbine Control System – GE Energy Control Solutions, Inc., Longmont, CO for \$814,920.
- Bid No. 2 Turbine Steam Seal System for Unit 8 – General Electric International, Inc., Omaha, NE for \$186,320.

The overall amount is \$1,001,240.

The Engineer’s estimate of the cost for this phase of the project is \$1,064,728. These costs will be covered from funding identified in the approved FY 2015/16 Capital Improvements Plan, which includes \$26,000,000 for the Unit 7 and Unit 8 fuel conversion.

To date, the overall project budget has the following items encumbered:

\$26,000,000	FY 2015/16 CIP amount budgeted for project
\$1,995,000	Encumbered not-to-exceed amount for Engineering Services (power plant conversion engineering services)
\$2,395,000	Engineering Services Contract Change Order No. 1 (For DCS engineering services)
\$3,355,300	Contract cost for Natural Gas Conversion Equipment (burners)
\$29,869	Equipment Contract Change Order No. 1
(-\$321,600)	Equipment Contract Change Order No. 2
\$1,595,000	Approved Contract cost for DCS equipment
\$1,001,240	Actual cost for TCS equipment (pending City Council approval of award for this agenda item)
<u>\$10,049,809</u>	Costs committed to date for conversion
\$15,950,191	Remaining Project Balance to cover the installation of natural gas burners, natural gas piping into the power plant from the gas gate, DCS installation, Control/DCS room, and other miscellaneous equipment and modifications to the power plant needed for the fuel conversion

ALTERNATIVES:

1. a. Award a contract to GE Energy Control Solutions, Inc., Longmont, CO, for the Bid No. 1 Turbine Control System in the amount of \$814,920.

b. Award a contract to General Electric International, Inc., Omaha, NE, for the Bid No. 2 Turbine Steam Seal System for Unit 8 in the amount of \$186,320.
2. Approve a contract with one of the other bidders.
3. Reject all bids and direct staff to rebid.

MANAGER'S RECOMMENDED ACTION:

The Power Plant's existing turbine controls for Units 7 and 8 are 48 and 33 years old, respectively. Up-to-date turbine controls are needed to maintain, and to reliably and safely operate the Unit 7 and 8 turbine-generators over the long term. Funding to purchase and install these systems is available from the approved project budget.

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

COUNCIL ACTION FORM

SUBJECT: INVENTORY ITEMS FOR ELECTRIC DISTRIBUTION

BACKGROUND:

The Electric Services Department relies on an inventory of fiberglass, aluminum, and galvanized steel poles for various projects. The purchase of multiple stock items is necessary to replenish this inventory and meet the needs of the Department. These items are purchased from an Electric inventory asset account and charged to the appropriate operations expense or project account as the materials are taken out of inventory and installed.

On March 20, 2015, a Request For Quotation (RFQ) was issued to 33 firms. The RFQ was advertised on the Current Bid Opportunities section of the Purchasing webpage.

On April 2, 2015, 6 bids were received. The bid tabulation is shown below:

GROUP 1 - ANCHOR BASE FIBERGLASS POLE, 25 FT	
BIDDERS	TOTAL COST (Inclusive of IA Sales Tax)
RESCO, Ankeny, IA	\$4,467.25
Fletcher-Reinhardt Co., Cedar Rapids, IA	\$4,472.33
Kriz-Davis Company, Ames, IA	\$4,515.40
WESCO Distribution, Des Moines, IA	\$5,134.40
Power Line Supply, Williamsburg, IA	No Bid
Flagpoles, Inc., E. Setauket, NY	No Bid

GROUP 2 - 30' ALUMINUM POLE W/ 10' TAPERED ARM	
BIDDERS	TOTAL COST (Inclusive of IA Sales Tax)
Fletcher-Reinhardt Co., Cedar Rapids, IA	\$3,267.99
Kriz-Davis Company, Ames, IA	\$3,291.32
RESCO, Ankeny, IA	\$3,295.60
WESCO Distribution, Des Moines, IA	\$3,374.57
Flagpoles, Inc., E. Setauket, NY	\$3,234.40
Power Line Supply, Williamsburg, IA	No Bid

GROUP 3 - POLE, GALVANIZED STEEL, 30 & 35 ft.	
BIDDERS	TOTAL COST (Inclusive of IA Sales Tax)
Kriz-Davis Company, Ames, IA	\$61,466.69
RESCO, Ankeny, IA	\$61,923.95

Fletcher-Reinhardt Co., Cedar Rapids, IA	\$62,141.59
WESCO Distribution, Des Moines, IA	\$63,464.27
Flagpoles, Inc., E. Setauket, NY	No Bid
Power Line Supply, Williamsburg, IA	No Bid

Staff reviewed the bids and has concluded that the apparent low bid for each group is acceptable and meets the needs of Electric Services for the inventory items. The recommendation consists of

- Group 1 RESCO, Ankeny, IA in the amount of \$4,467.25;
- Group 2 Fletcher Reinhardt Co, Cedar Rapids, IA in the amount of \$3,267.99;
- Group 3 Kriz-Davis Company, Ames, IA in the amount of \$61,466.69.

Each group is inclusive of sales tax.

ALTERNATIVES:

- 1) Award a contract for the purchase of poles to:
 - a) Group 1 to RESCO of Ankeny, IA, in the amount of \$4,467.25
 - b) Group 2 to Fletcher-Reinhardt Co., of Cedar Rapids, IA, in the amount of \$3,267.99.
 - c) Group 3 to Kriz-Davis Co. of Ames, IA, in the amount of \$61,466.69
- 2) Award a contract for the purchase of poles to one of the other bidders
- 3) Reject all bids and delay Electric Services work orders.

MANAGER’S RECOMMENDED ACTION:

This purchase will provide for the replenishment of inventory of the Electric Services Department for fiberglass, aluminum, and galvanized steel poles.

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

COUNCIL ACTION FORM

SUBJECT: INVENTORY ITEMS FOR ELECTRIC DISTRIBUTION

BACKGROUND:

The Electric Services Department relies on an inventory of aluminum cable, copper cable, and soft drawn copper wire for various projects. The purchase of multiple stock items is necessary to replenish this inventory and meet the needs of the Department. These items are purchased from an Electric inventory asset account and charged to the appropriate operations expense or project account as the materials are taken out of inventory and installed.

On March 25, 2015, a Request For Quotation (RFQ) for typical sized cable and wire was issued to 35 firms. The request included wire/cable type plus the likely quantity Electric Services needs to replenish stock and meet upcoming project requirements. The RFQ does state the City is not obligated to buy all the cable/wire from a single bidder, and that the City can choose a different bidder for each type. The RFQ was advertised on the Current Bid Opportunities section of the Purchasing webpage.

On April 7, 2015, 4 bids were received. The bid tabulation is shown below:

GROUP 1 – ALUMINUM 4/0 TRIPLEX CABLE	
BIDDERS	TOTAL COST (Inclusive of IA Sales Tax)
RESCO, Ankeny, IA	\$44,116.87
WESCO Distribution, Des Moines, IA	\$40,311.18
Kriz-Davis Company, Ames, IA	No Bid
Power Line Supply, Williamsburg, IA	No Bid

GROUP 2 - AWG 12 COPPER CABLE	
BIDDERS	TOTAL COST (Inclusive of IA Sales Tax)
RESCO, Ankeny, IA	\$374.07
WESCO Distribution, Des Moines, IA	\$342.40
Kriz-Davis Company, Ames, IA	\$289.17
Power Line Supply, Williamsburg, IA	No Bid

GROUP 3 - AWG 4 SOLID BARE SOFT DRAWN COPPER WIRE	
BIDDERS	TOTAL COST (Inclusive of IA Sales Tax)
WESCO Distribution, Des Moines, IA	\$226.84
Kriz-Davis Company, Ames, IA	\$225.98
RESCO, Ankeny, IA	\$222.13
Power Line Supply, Williamsburg, IA	\$211.86

GROUP 4 - AWG 2 SOLID BARE SOFT DRAWN COPPER WIRE	
BIDDERS	TOTAL COST (Inclusive of IA Sales Tax)
Kriz-Davis Company, Ames, IA	\$957.65
WESCO Distribution, Des Moines, IA	\$909.50
Power Line Supply, Williamsburg, IA	\$909.50
RESCO, Ankeny, IA	\$820.69

GROUP 5 - 4/0 19 STRAND COVERED COPPER WIRE	
BIDDERS	TOTAL COST (Inclusive of IA Sales Tax)
Power Line Supply, Williamsburg, IA	\$7,438.64
RESCO, Ankeny, IA	\$7,318.80
Kriz-Davis Company, Ames, IA	\$6,944.09
WESCO Distribution, Des Moines, IA	No Bid

Staff reviewed the bids and has concluded that the apparent low bid for each group is acceptable and meets the needs of Electric Services for the inventory items. The recommendation consists of:

Group 1 WESCO Distribution, Des Moines, IA in the amount of \$40,311.18;

Group 2 Kriz-Davis Company, Ames, IA in the amount of \$289.17;

Group 3 Power Line Supply, Williamsburg, IA in the amount of \$211.86;

Group 4 RESCO, Ankeny, IA in the amount of \$820.69;

Group 5 Kriz-Davis Company, Ames, IA in the amount of \$6,944.09.

Each group is inclusive of sales tax.

Because these are inventory items, there is not a defined budgeted amount for wire/cable. Rather, the wire/cable is charged to a specific project as the material is removed from inventory and used in a project which in turn then funds the replacement.

ALTERNATIVES:

- 1) Award a contract for the purchase of cable and wire to:
 - a) Group 1 WESCO Distribution, Des Moines, IA in the amount of \$40,311.18
 - b) Group 2 Kriz-Davis Company, Ames, IA in the amount of \$289.17
 - c) Group 3 Power Line Supply, Williamsburg, IA in the amount of \$211.86
 - d) Group 4 RESCO, Ankeny, IA in the amount of \$820.69
 - e) Group 5 Kriz-Davis Company, Ames, IA in the amount of \$6,944.09

- 2) Award a contract for the purchase of cable and wire to some other combination of bidders.
- 3) Reject all bids and delay Electric Services work orders.

MANAGER'S RECOMMENDED ACTION:

This purchase will provide for the replenishment of inventory of the Electric Services Department for wire and cable. The City Council should note that due to the metal content of this product, bidders (RESCO and WESCO) attached a metal escalation/de-escalation clause due to the volatile market for metal. This may result in a price adjustment on the day the cable is ordered. While this is not an ideal situation for the City, this cable is necessary to the efficient operation of the utility.

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

COUNCIL ACTION FORM**SUBJECT: AWARD CONTRACT FOR 2015 INIS GROVE PARK SAND VOLLEYBALL COURT LIGHTING****BACKGROUND:**

After months of gathering public input and reviewing multiple options, the Parks and Recreation Commission elected to place four sand volleyball courts with lights in Inis Grove Park. This project has two phases, with the first phase being the construction of the courts by City staff. Barring any weather delays, the first phase is projected to be completed by May 31, 2015. Phase two will be the installation of the lighting and will be contracted. The contractor will have until August 31, 2015 to install the lights. Lighting bids were solicited for the following items:

Base Bid – Provide all labor, equipment, materials, and other components necessary to complete the Inis Grove Park Sand Volleyball Court Lighting in accordance with the plans and specifications.

Alternate #1 – Contractor to replace existing control unit for the tennis and basketball courts with new control unit for remote access of the tennis, basketball, and sand volleyball courts.

Inis Grove Sand Volleyball Lighting Project

Bidder	Base Bid	Add Alt. #1	Total Bid with Alt.
Van Maanen Electric, Inc., Newton, IA	\$85,909	\$6,865	\$92,774
Cox Electric, Polk City, IA	\$96,215	\$8,320	\$104,535

Project Cost

Phase One (Construction of sand courts by City staff): \$50,400 (Estimated)

Phase Two (Lighting project - without alternate): \$85,909

Engineering: \$14,430
Project Total \$150,739

The original budget for this project at Emma McCarthy Lee Park was \$100,000. To address drainage issues at the Inis Grove site, the new facility layout required the addition of two light poles/fixtures resulting in an increase in the estimated cost of the project to \$117,900. Since the City is no longer expected to contribute to the

purchase of gymnasium equipment at the new Ames Community School District grade schools, \$20,000 was redirected to this project. With the bids for lights coming in higher than expected, along with the addition of the Engineering fees, there is a shortfall of \$30,739 to complete this project. Staff looked at currently approved projects and determined the sand volleyball courts to be a higher priority right now than adding a new \$30,000 playground structure at the Red Oak shelter in Inis Grove Park which is scheduled in FY 2014/15. Therefore, staff is recommending shifting this \$30,000 to the sand volleyball project. The additional \$739 will come from savings on the completed Community Center Lockers project.

ALTERNATIVES:

- 1a. Award the Sand Volleyball Lighting contract to Van Maanen Electric, Inc., of Newton, Iowa, for the base bid in the amount of \$85,909.
- b. Authorize reallocation of \$30,000 budgeted in FY 2014/15 for new playground structure at Red Oak shelter in Inis Grove Park to the sand volleyball project.
- 2a. Award the Sand Volleyball Lighting contract to Cox Electric, of Polk City, Iowa for the base bid in the amount of \$96,215.
- b. Authorize reallocation of \$30,000 budgeted in FY 2014/15 for new playground structure at Red Oak shelter in Inis Grove Park to the sand volleyball project.

This option would require staff to identify additional funding in excess of the \$30,000 reallocated in b.

3. Reject all bids.

MANAGER'S RECOMMENDED ACTION:

The proposed project will address a need for additional quality sand volleyball courts within the community. After reviewing current CIP projects, staff feels the sand volleyball courts to be a high priority and have reprioritized the use of approved funding.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby awarding the Sand Volleyball Lighting contract to Van Maanen Electric, Inc., of Newton, Iowa for the base bid in the amount of \$85,909 and authorizing the reallocation of funds described in Alternative 1.

COUNCIL ACTION FORM

SUBJECT: CONTRACT EXTENSION FOR CITY HALL CUSTODIAL SERVICES

BACKGROUND:

On June 11, 2013 Council awarded a contract to Klean Rite to provide custodial services for the City Hall and Community Center for the period of July 1, 2013 through June 30, 2014. This contract also included four optional renewal periods.

The period from July 1, 2015, through June 30, 2016, is the second of four optional renewal periods. Klean Rite indicated that there would be a 0.5% price increase for this renewal period. Extension periods are contingent upon approval of funding by Council.

The approved operating budget for FY2015-16 was set at \$83,488. These budgeted amounts will cover the base and hourly bid costs for this renewal.

\$63,000 Facilities Budget
\$10,663 Gym & Community Center Budget
\$ 5,425 Auditorium Budget
\$ 4,400 Wellness Budget

ALTERNATIVES:

1. Award the contract renewal option for the FY2016 custodial services for the City Hall and Community Center to Klean Rite in the amount of \$57,511 per year plus \$20.20 per hour for emergency callback and additional work as authorized.
2. Reject renewal award and direct staff to re-bid custodial services.

MANAGER'S RECOMMENDATION:

Klean Rite is the current provider of custodial services in City Hall and the Community Center and has provided these services for one year. Based upon the previous bids, Klean Rite provides these services at a relatively low overall cost. They have also worked closely with staff to continually improve the quality of services received.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, awarding the contract renewal option for the FY2016 custodial services for the City Hall and Community Center to Klean Rite in the amount of \$57,511 per year plus \$20.20 per hour for emergency callback and additional work as authorized.

COUNCIL ACTION FORM

SUBJECT: CONTRACT EXTENSION FOR AMES PUBLIC LIBRARY CUSTODIAL SERVICES

BACKGROUND:

On August 12, 2014, Council awarded a contract to PCI to provide custodial services for the Ames Public Library for the period of September 7, 2014 through June 30, 2015. This contract also included four optional renewal periods.

The period from July 1, 2015, through June 30, 2016, is the first of the four optional renewal periods. PCI indicated that there would be a price increase to \$15.32/hour for this renewal period. The Library estimates that 4,169 hours of cleaning will be required during this period making the contract total \$63,869.08. The approved budget for FY2016 includes funding for these custodial services.

ALTERNATIVES:

1. Award the contract renewal option for the FY2016 custodial services for the Ames Public Library to PCI in the amount of \$63,869.08.
2. Reject renewal award and direct staff to re-bid custodial services.

MANAGER'S RECOMMENDATION:

PCI is the current provider of custodial services at the Ames Public Library and has provided services since September. PCI provides these services at a relatively low overall cost and has worked closely with staff to continually improve the quality of the work.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, awarding the contract renewal option for the FY2016 custodial services for the Ames Public Library to PCI in the amount of \$63,869.08.

COUNCIL ACTION FORM

SUBJECT: AWARD OF CONTRACT EXTENSION FOR RESOURCE RECOVERY PLANT HAULING TO THE BOONE COUNTY LANDFILL AND RELATED SERVICES

BACKGROUND:

On April 22, 2014 Council awarded a contract to Waste Management of Ames for hauling and related services for the Resource Recovery Plant during the 2014/15 fiscal year. This bid has four optional extension periods through June 30, 2019. Extension periods are contingent upon approval of funding by Council. The period from July 1, 2015, through June 30, 2016, will be the first optional extension period. The approved FY 2016 budget includes \$213,750 for this work.

Under this contract, containers are provided and materials are hauled from the Resource Recovery Plant to the Boone County Landfill. Materials hauled under this contract are those that cannot be processed into fuel by the Resource Recovery Plant. The contract is based on a per-mile, per-ton bid amount and a round trip distance to the Boone County Landfill of 36 miles. There is a provision in the contract to allow longer hauls, up to 120 miles round trip, as well as a provision to cancel the contract if this type of service is no longer needed because of a change in disposal procedures.

The base bid price of \$.3941 per mile per ton is adjustable for each extension period based on 10% of the bid amount being fuel costs and the diesel fuel price index as determined by the IDOT on the March 1 preceding the renewal.

The original base bid price of \$.3941 per mile per ton translated to \$14.19 per ton for a round trip to the Boone County Landfill. Under the contract adjustment clause, the contract price will decrease to \$.3802 per mile per ton for FY 2016, decreasing the cost for a round trip to the Boone County Landfill to \$13.69 per ton.

Total cost of this contact is dependent on tonnage hauled. The budget amount will haul approximately 15,614 tons. If tonnage exceeds this amount, the budget will be amended at the appropriate time.

ALTERNATIVES:

1. Approve the renewal option for FY 2016 for hauling and related services for the Resource Recovery Plant to Waste Management of Ames in the amount of \$.3802 per mile per ton.
2. Reject the renewal option and re-bid for hauling and related services for the Resource Recovery Plant.

MANAGER'S RECOMMENDED ACTION:

Landfill hauling and related services are an important part of our Resource Recovery Plant's operations, and the bidding process has identified the lowest evaluated price.

It is the recommendation of the City Manager that the City Council adopt Alternative No. 1, approving the renewal option for FY 2016 for hauling and related services for the Resource Recovery Plant to Waste Management of Ames in the amount of \$.3802 per mile per ton.

COUNCIL ACTION FORM

SUBJECT: AWARD OF CONTRACT EXTENSION FOR HAULING FERROUS METALS FOR RESOURCE RECOVERY PLANT

BACKGROUND:

On April 26, 2011 Council awarded a contract to Waste Management of Ames for hauling ferrous metals for the Resource Recovery Plant. This contract includes furnishing trailer services and hauling ferrous metals from the Resource Recovery Plant to AMG Resource Corporation in St. Paul, Minnesota. The contract is based on a per-mile, per-ton bid amount and a round trip distance of 460 miles per trip to AMG Resource Corporation. This contract has a provision to cancel the contract if this type of service is no longer needed because of a change in disposal procedures.

The period from July 1, 2015 through June 30, 2016, is the fourth and final 12-month extension period; extension periods are contingent upon approval of funding by Council. The approved FY 2016 budget includes \$130,200 for this work.

The base bid price of \$.1236 per mile per ton is adjustable for each extension period based on 44% of the bid amount related to fuel costs, and the diesel fuel price index as determined by the IDOT on the March 1 preceding the renewal.

The original base bid price of \$.1236 per mile per ton translated to \$56.86 per ton for a round trip to St. Paul, Minnesota. Under the contract adjustment clause, the contract price would decrease to \$.1052 per mile per ton for FY 2016, decreasing the cost for a round trip to St. Paul, Minnesota to \$48.39 per ton.

Total cost of this contract is dependent on tonnage hauled. The budget amount will haul approximately 2,690 tons. If tonnage exceeds this amount, the budget will be amended at the appropriate time.

ALTERNATIVES:

1. Award a contract for FY 2016 for hauling of ferrous metals for the Resource Recovery Plant to Waste Management of Ames, Iowa, in the amount of \$.1052 per mile per ton.
2. Reject the bid from Waste Management and attempt to obtain hauling of ferrous metals on an as-needed basis.

MANAGER'S RECOMMENDED ACTION:

It is the recommendation of the City Manager that the City Council adopt Alternative No. 1, awarding a contract for FY 2016 for hauling of ferrous metals for the Resource Recovery Plant to Waste Management of Ames, Iowa, in the amount of \$.1052 per mile per ton.



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MEMO

To: Mayor and Members of the City Council

From: City Clerk's Office

Date: April 10, 2015

Subject: Contract and Bond Approval

There is no Council Action Form for Item No. 46. Council approval of the contract and bond for this project is simply fulfilling a *State Code* requirement.

/jr

COUNCIL ACTION FORM

SUBJECT: SKUNK RIVER TRAIL EXPANSION (SOUTH RIVER VALLEY PARK TO SOUTHEAST 16TH STREET) – ENGINEERING SERVICES CHANGE ORDER

BACKGROUND:

The approved Capital Improvements Plan includes the Skunk River Trail Extension from South River Valley Park south to Southeast 16th Street. **The change order under consideration of the City Council is for the engineering services for the portion of the shared use path along the west side of the South Skunk River between South River Valley Park and East Lincoln Way.** A future shared use path is anticipated along the west of the South Skunk River for the section south from East Lincoln Way to Southeast 16th Street. However, land negotiations are still ongoing with the affected property owner(s), and must follow the Federal Land Acquisition process due to the use of federal MPO/STP funds for this project.

In February 2009, the City Council approved an engineering services contract with Foth Infrastructure and Environment, LLC of Johnston, Iowa, in an amount not to exceed \$130,500, for the path from the Hunziker Youth Sports Complex to East Lincoln Way. The original contract with Foth included base topographic survey, evaluation of construction techniques, preparation of plans and specifications to meet Iowa Department of Transportation (Iowa DOT) letting requirements due to MPO/STP funding, identification and request for additional funding from supporting sources, right-of-way acquisition, hydraulic analysis, bridge design, permitting, and attendance at pre-construction meetings.

In February 2010, the City Council approved a change order to the Foth contract, in an amount not to exceed \$129,820, for the addition of the segment from East Lincoln Way to South River Valley Park. This amendment combined all segments of the Skunk River Trail as one project. That consolidation was done due to an opportunity presented through Federal Stimulus II funds. This northern segment of the project involved design complexities that included the trail structure under the East Lincoln Way Bridge, the trail structure through the Union Pacific Railroad (UPRR) embankment, a drainage way structure north of the UPRR tracks, and hydraulic modeling in these areas. It also included cultural resource reviews, wetland review and mitigation, in addition to permitting and coordinating with several agencies including the U.S. Army Corps of Engineers, Iowa Department of Natural Resources, and UPRR. There are also several property owners to negotiate with to acquire needed easements for the trail.

Since February 2010, there have been unsuccessful attempts to acquire federal funding sources for the trail expansion. With Foth's assistance, the City has gone through several rounds of applying for federal funds, and lengthy amounts of time passed between application submission and notifications. There has also been a prolonged

negotiation and review process with the UPRR. As a consequence, several of the needed permits, environmental clearances, design documents, and real estate appraisals need to be updated. In addition, critical points along the Skunk River have been re-surveyed to confirm any changes to the river bank. From this survey work, it was determined the river banks have moved in locations critical to the trail. This will impact the proposed trail alignment and require preliminary design work to be redone.

The proposed change order is in an amount not to exceed \$74,590. This change order will bring all work completed to date up to current design standards and existing conditions of the Skunk River, thus allowing the continuation of the necessary steps needed for the proposed construction of the Skunk River Trail Expansion. This additional work covered by the change order includes project coordination with state agencies (Iowa DOT and Iowa Department of Natural Resources), environmental clearances, real estate services and easement negotiations with property owners and the UPRR, topographical surveys, preliminary design plans, final design plans, and bid period services.

Funding for this change order will come from the 2011/12 Shared Use Path System Expansion program, which includes \$430,000 in Local Option Sales Tax and \$360,000 in MPO/STP funds.

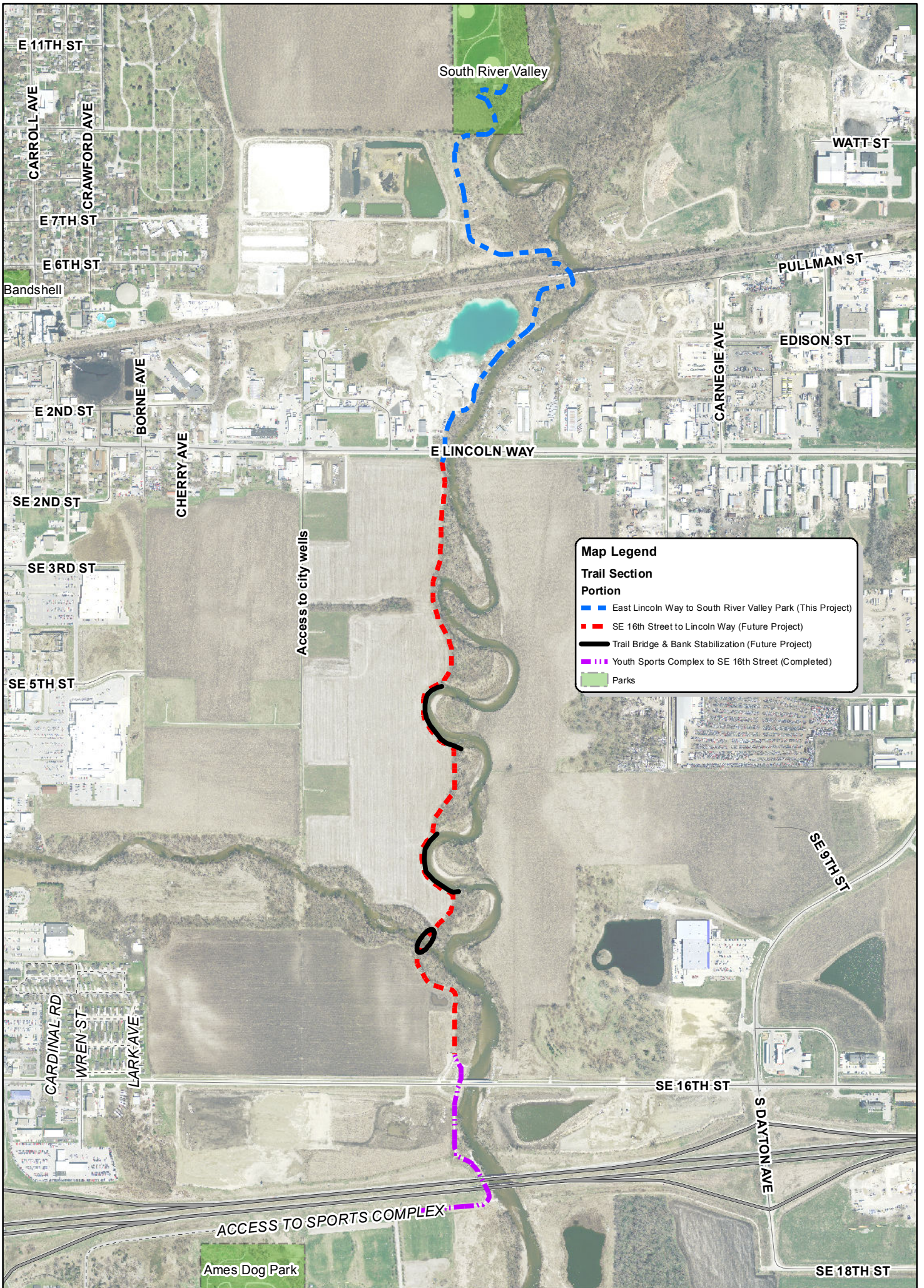
ALTERNATIVES:

1. Approve the change order to the engineering services agreement with Foth Infrastructure and Environment, LLC of Johnston, Iowa, in an amount not to exceed \$74,590.
2. Direct staff to pursue modifications to the project design.

MANAGER'S RECOMMENDED ACTION:

The City did not receive Federal Stimulus II funding for the trail project construction in 2010. Due to the complexity and high cost of constructing these trail segments, the City has spent considerable time applying for competitive grant funding to finance these trail segments. Because of the competitive nature of these grants, outside construction funding was not obtained. In order to proceed with this trail segment using local and MPO/STP funds, additional engineering services are now needed.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative No. 1, thereby approving the change order to the engineering services agreement with Foth Infrastructure and Environment, LLC of Johnston, Iowa, in an amount not to exceed \$74,590.



Map Legend

Trail Section

Portion

- East Lincoln Way to South River Valley Park (This Project)
- - - SE 16th Street to Lincoln Way (Future Project)
- Trail Bridge & Bank Stabilization (Future Project)
- - - Youth Sports Complex to SE 16th Street (Completed)
- Parks



Skunk River Trail Expansion



1 inch = 1,000 feet
Date: 4/10/2015

COUNCIL ACTION FORM

SUBJECT: WATER POLLUTION CONTROL FACILITY RAW WASTEWATER PUMPING STATION PIPE REPAINTING PROJECT

BACKGROUND:

On November 13, 2012, Council awarded a contract to L&P Painting of Cedar Rapids, Iowa, in the amount of \$48,975 for the blasting and recoating of the Water Pollution Control Facility's (WPCF) raw wastewater pump station piping. The majority of the work was completed in March 2013. However, part of the project included placing labels on several pipes and L&P Painting did not complete that work until April 1, 2015.

The project budget included \$128,000 for this project. L&P Painting completed the project within the original contract amount of \$48,975. An Engineer's Certificate of Completion is attached.

ALTERNATIVES:

1. Accept completion of the WPCF Raw Wastewater Pump Station Pipe Repainting project and authorize release of retainage to L&P Painting in accordance with the contract documents.
2. Do not accept completion of the project at this time.

MANAGER'S RECOMMENDED ACTION:

All work for the WPCF raw wastewater pump station pipe repainting has been completed in accordance with the contract documents and the project engineer has provided a Statement of Completion. It is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting completion of the contract with L&P Painting Company and authorizing release of retainage in accordance with the contract documents.



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ENGINEER'S CERTIFICATION OF COMPLETION

Owner: City of Ames Water and Pollution Control Department

Project: WPC Facility Raw Wastewater Pump Station Pipe Repainting

Project No.: W&PC-1201

Contractor: L & P Painting Company, Inc.
900 3rd Avenue SW
Cedar Rapids, Iowa 52404

P.O. No: 048291

I hereby certify that the above referenced project has been satisfactorily completed by the contractor in general compliance with the plans, specifications and terms of the contract dated the 13th day of November 2012. All work required under the contract agreement was completed on April 1, 2015.

I further state that the retainage may be released in accordance with the contract documents.

Kristin M. Evans, P.E.

Environmental Engineer

Water & Pollution Control Department

4/9/15
Date

COUNCIL ACTION FORM

**SUBJECT: CONTRACT ACCEPTANCE FOR HABER ROAD ELECTRIC
SUBSTATION CONTROL PANELS**

BACKGROUND:

On December 17, 2013, the City Council approved preliminary plans and specifications for the Furnishing Controls Panels for Haber Road Substation project. The engineer's estimated cost of these control panels was \$125,000.

On January 15, 2014, nine bids were received and evaluated by Electric Services staff along with an engineer from Dewild Grant Reckert & Associates (DGR) Company. City Council subsequently awarded to the apparent low bid in the amount of \$93,934.85 (inclusive of Iowa sales tax) submitted by Schweitzer Engineering Laboratories, Inc., Pullman, WA,

There was one change order to this contract. **Change order 1** for \$4,820.35 for modification to one of the panels. **The contract amount including this change order is \$98,755.20.**

The material in the contract has now been delivered, and the project engineer has provided a certificate of completion.

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

An overall project budget is shown below:

\$1,700,000.00	Amount Budgeted for the Total Project
\$162,200.00	Encumbered Engineering for Ames Plant Switchyard (includes change orders 1 and 2)
\$56,377.35	Actual cost for SF6 circuit breakers
\$122,502.60*	Actual cost for electrical materials (*Includes applicable sales taxes to be paid directly by Ames to the State of Iowa)
\$198,469.55	Actual cost for Ames Plant Substation control panels.
\$395,163.40	Actual cost for materials installation phase for the Ames Plant Switchyard Project (includes change order 1, 2 & 3)

\$98,755.20	Actual cost for Control Panels for Haber Road Substation (includes change order 1)
\$160,435.00	Actual cost of Ames Plant area commissioning
\$123,688.30	Encumbered Engineering for Dayton Avenue and Stange Road Substation Relay and Control Panels (includes change orders 1 and 2)
\$225,876.44	Actual cost for Controls and Relaying Panels for the Dayton and Stange Substations
<u>\$1,543,467.86</u>	Total committed
\$156,532.16	Amount uncommitted (There are no other known material or construction work costs on this project)

ALTERNATIVES:

1. Accept completion of the contract for furnishing control panels for Haber Road Substation with Schweitzer Engineering Laboratories, Inc. at a total cost of \$98,755.20, and authorize final payment to the contractor.
2. Delay acceptance of this project.

MANAGER'S RECOMMENDED ACTION:

The contractor has furnished all of the material specified under the contract. The project engineer has issued a certificate of completion on the work, and the City is legally required to make final payment.

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

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 2120 EAST 13TH STREET

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 2120 E. 13th St. is located on the south side of E. 13th St. between the Skunk River and Dayton Road. (See Attachment A) **The proposed Plat of Survey is a boundary line adjustment consolidating several platted lots and parcels into one large parcel, which also has frontage on Dayton Road.** The property contains the Manatt's asphalt plant and an existing office building facing E. 13th St., which Manatt's intends to demolish and replace with a new office building. No frontage improvements are required with the plat of survey as the site is zoned industrial and no sidewalks are required along Lincoln Way and sidewalks already existing on Dayton Avenue.

ALTERNATIVES:

1. The City Council can adopt a resolution approving the proposed Plat of Survey for 2120 E. 13th St.
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 2120 E. 13th St.

**ADDENDUM
PLAT OF SURVEY FOR 2120 E. 13th St.**

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: 2120 E. 13th St.
Owner: Manatt's Inc.
Assessor's Parcel #: 0901225215
Legal Description:

Survey Description – Parcel D:

Lot 4 in First Addition of Ames Industrial Park Subdivision, Lot 3 and the East Half of Lot 2 in Hilgenberg 2nd Subdivision and Parcel B of Lot 2 in Dayton Road Development Subdivision, all in the Northeast Quarter of the Northeast Quarter of Section 1, Township 83 North, Range 24 west of the 5th P.M., City of Ames, Story County, Iowa, being all together more particularly described as follows: Beginning at the Northeast Corner of said Lot 4; thence S00°56'52"E, 815.64 feet to the Southeast Corner thereof; thence S27°01'04"W, 30.75 feet to a northerly corner of said Parcel B; thence following the northerly line thereof S00°21'32"E, 212.35 feet; thence S89°24'38"E, 415.90 feet to the Northeast Corner of said Parcel B; thence S00°31'20"E, 560.00 feet to the Southeast Corner thereof; thence N89°21'54"W, 689.58 feet to the Southwest Corner of said Parcel B; thence N00°50'59"W, 771.83 feet to the Northwest Corner thereof; thence N62°49'06"W, 129.10 feet along the South line of said Lot 2 in Hilgenberg 2nd Subdivision; thence N00°50'27"W, 780.90 feet along the West line of the East Half of said Lot 2 as shown on the Plat of Survey filed on August 1, 1979 in Book 5, Page 189; thence N89°57'05"E, 405.45 feet to the point of beginning, containing 17.99 acres.

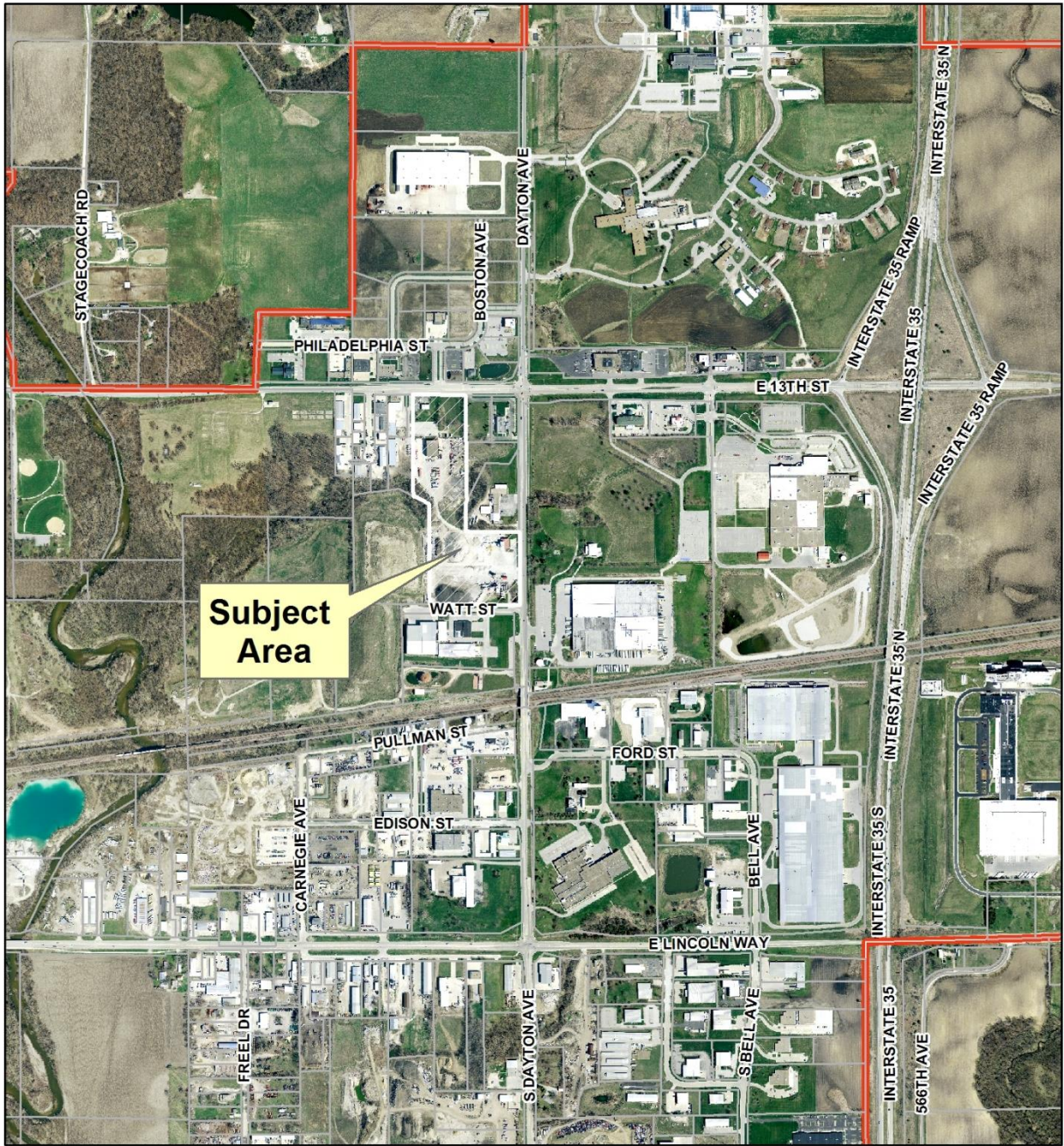
Public Improvements:

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:

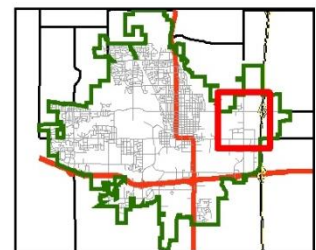
- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable.

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.

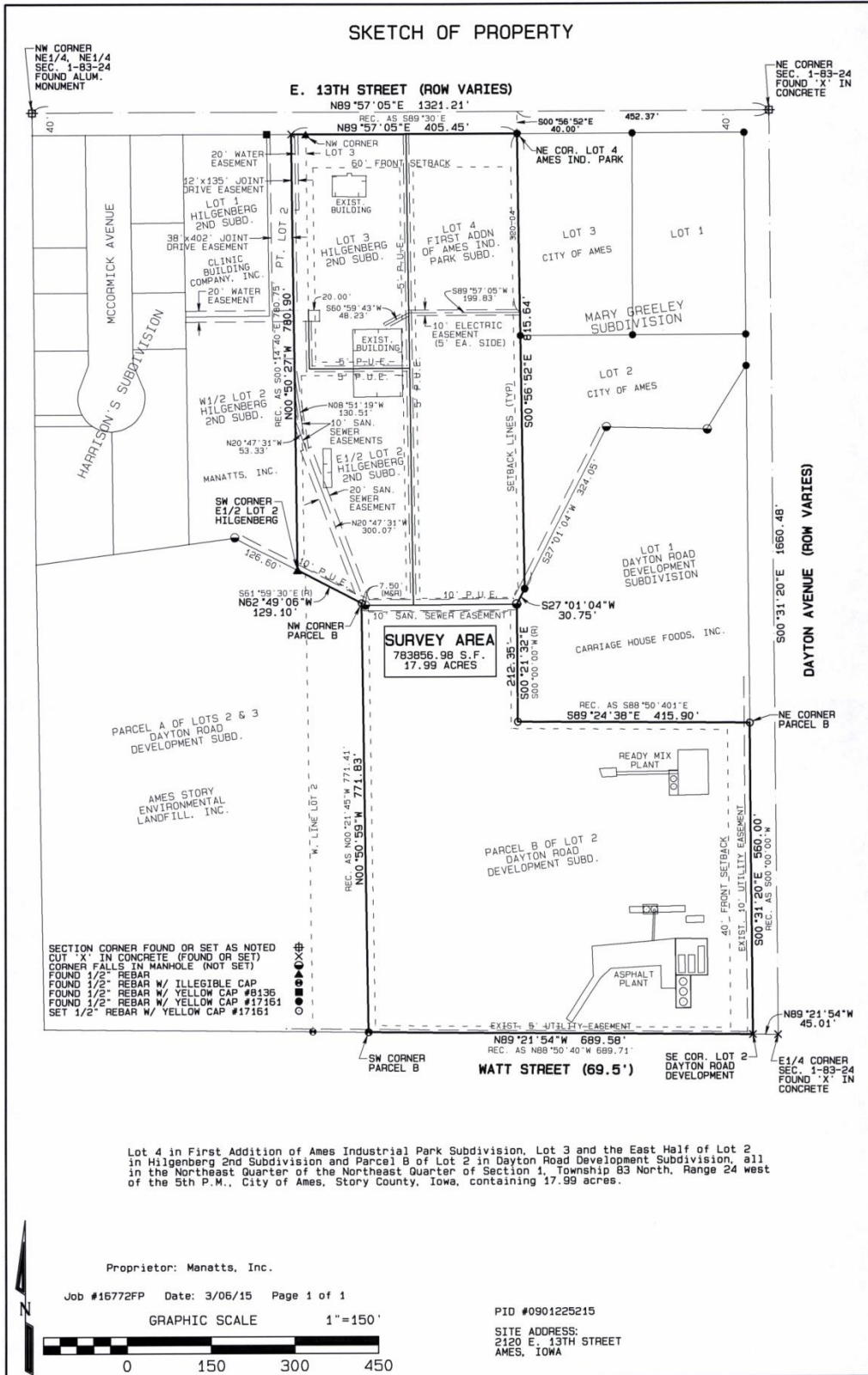
**ATTACHMENT A
LOCATION MAP**



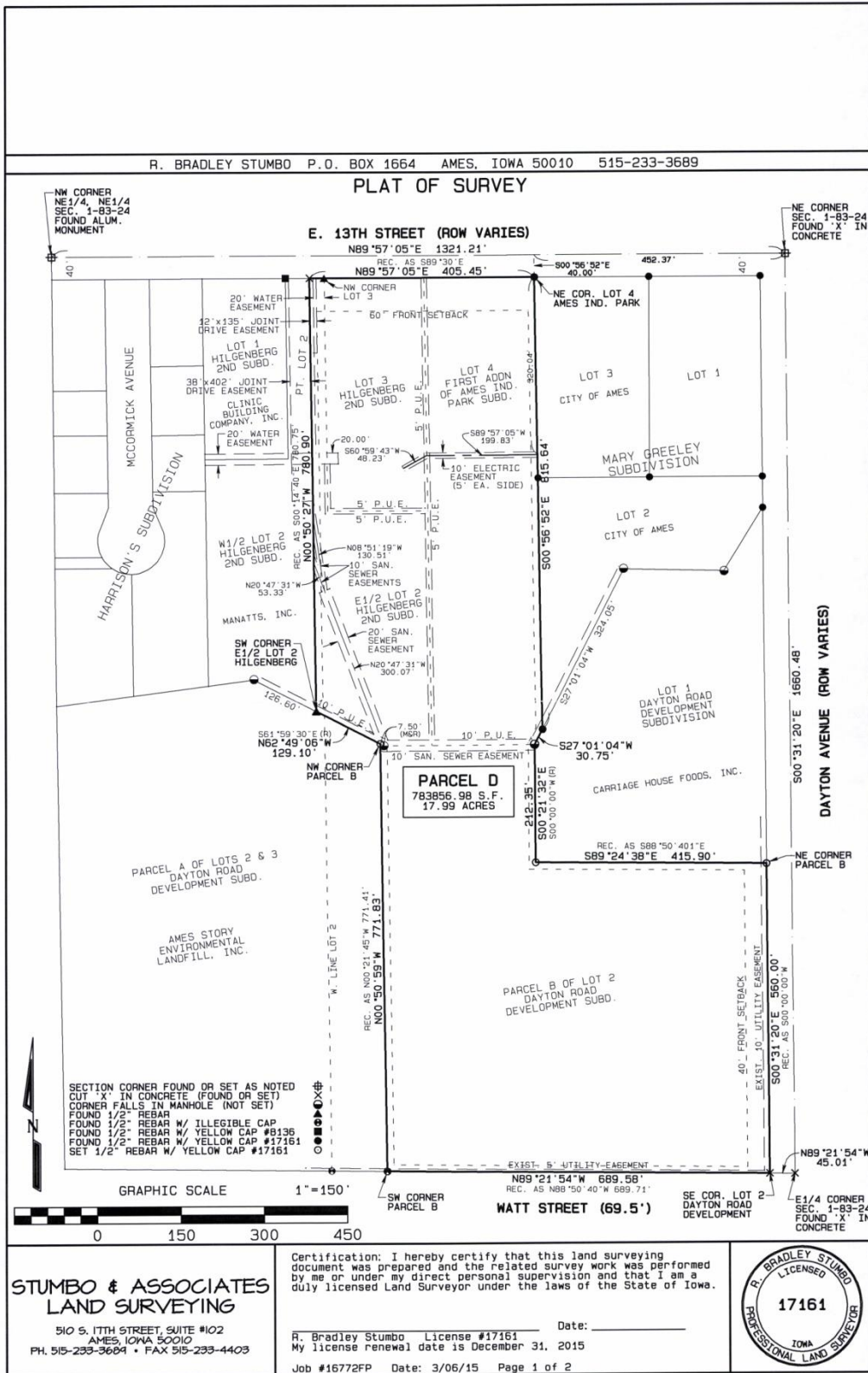
**Location Map
2120 E. 13th Street**



ATTACHMENT B PROPERTY SKETCH



ATTACHMENT C PROPOSED PLAT OF SURVEY (2 PAGES)



Survey Description – Parcel D:

Lot 4 in First Addition of Ames Industrial Park Subdivision, Lot 3 and the East Half of Lot 2 in Hilgenberg 2nd Subdivision and Parcel B of Lot 2 in Dayton Road Development Subdivision, all in the Northeast Quarter of the Northeast Quarter of Section 1, Township 83 North, Range 24 west of the 5th P.M., City of Ames, Story County, Iowa, being all together more particularly described as follows: Beginning at the Northeast Corner of said Lot 4; thence S00°56'52"E, 815.64 feet to the Southeast Corner thereof; thence S27°01'04"W, 30.75 feet to a northerly corner of said Parcel B; thence following the northerly line thereof S00°21'32"E, 212.35 feet; thence S89°24'38"E, 415.90 feet to the Northeast Corner of said Parcel B; thence S00°31'20"E, 560.00 feet to the Southeast Corner thereof; thence N89°21'54"W, 689.58 feet to the Southwest Corner of said Parcel B; thence N00°50'59"W, 771.83 feet to the Northwest Corner thereof; thence N62°49'06"W, 129.10 feet along the South line of said Lot 2 in Hilgenberg 2nd Subdivision; thence N00°50'27"W, 780.90 feet along the West line of the East Half of said Lot 2 as shown on the Plat of Survey filed on August 1, 1979 in Book 5, Page 189; thence N89°57'05"E, 405.45 feet to the point of beginning, containing 17.99 acres.

The Ames City Council approved this Plat of Survey on _____, 2015, with Resolution No. _____. I certify that this plat conforms to all conditions of approval.

Planning and Housing Director