

AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL
OCTOBER 13, 2015

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

CALL TO ORDER: 6:00 p.m.

PROCLAMATIONS:

1. Proclamation for Community Planning Month, October 2015

PRESENTATION:

2. Government Finance Officers Association Distinguished Budget Presentation Award

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

3. Motion approving payment of claims
4. Motion approving Minutes of Regular Meeting of September 22, 2015, and Special Meetings of September 29, 2015, and October 1, 2015
5. Motion approving certification of civil service applicants
6. Motion approving Report of Contract Change Orders for September 16-30, 2015
7. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Liquor – London Underground, 212 Main Street
 - b. Special Class C Liquor – Le’s Restaurant, 113 Colorado Avenue
 - c. Class C Beer & B Wine – Aldi, Inc. #48, 1301 Buckeye Avenue
 - d. Class E Liquor, C Beer, & B Wine – Target Store T-1170, 320 South Duff Avenue
 - e. Special Class C Liquor – Creative Spirits Ames, 4820 Mortensen Road, Ste. 101
 - f. Class C Liquor – The Other Place, 631 Lincoln Way
8. Motion approving 5-day Class C Liquor License for Olde Main at ISU Alumni Center, 420 Beach Avenue (October 30-November 3)
9. Motion approving Ownership Change of Class C Beer and Class B Wine Licenses for Aldi, Inc., #48, 1301 Buckeye Avenue
10. Motion approving Ownership Change of Special Class C Liquor License for Creative Spirits, Inc., 4820 Mortensen Road, Ste. 101
11. Motion approving Ownership Change of Special Class C Liquor License for The Other Place, 631 Lincoln Way
12. Motion approving Class E Liquor License, Class B Wine and Class C Beer Permit for CVS Pharmacy, 2420 Lincoln Way
13. Motion approving Encroachment Permit for sign at 2420 Lincoln Way
14. Motion directing City Attorney to draft ordinance to set parking regulations for new and/or extended streets
15. Resolution approving and adopting Supplement No. 2015-4 to *Municipal Code*
16. Resolution approving appointment of Natalie Carran to fill vacancy on Ames International Partner Cities Association

17. Resolution approving U.S. Highway 69 Detour Agreement with Iowa Department of Transportation
18. Resolution approving Memorandum of Understanding with Friends of Roosevelt Park
19. Resolution approving Quarterly Investment Report for period ending September 30, 2015
20. Resolution approving Accountable Care Organization 2016 Pilot Program with Wellmark for Human Resources
21. Resolution approving second extension of Purchase Agreement with Habitat for Humanity of Central Iowa for the property at 1109 Roosevelt Avenue
22. Resolution authorizing Release of Assessment and Utility Connection Fee Obligation for Lot 14, Eastgate Subdivision
23. Requests from Student Alumni Leadership Council for ISU Homecoming October 20-31:
 - a. Resolution approving closure of portions of Ash Avenue, Gable Lane, Gray Avenue, Pearson Avenue, and Sunset Drive between 7:30 p.m. and 10:30 p.m. on Friday, October 30
 - b. Resolution approving closure of on-street parking on portions of Ash Avenue, Gable Lane, Gray Avenue, Pearson Avenue, and Sunset Drive from 7:00 p.m. Thursday, October 29 to 10:30 p.m. on Friday, October 30
 - c. Motion approving temporary obstruction permit for area inside Ash Avenue, Gable Lane, Gray Avenue, Pearson Avenue, and Sunset Drive, as well as for Greek Triangle
 - d. Motion approving Fireworks Permit for ground effects fireworks shoot on Central Campus at midnight on October 30
24. Resolution approving preliminary plans and specifications for WPC Asphalt Drive Re-Paving Project; setting November 12, 2015, as bid due date and November 24, 2015, as date of public hearing
25. Resolution waiving Purchasing Policies and approving single-source purchase of Radar Systems for Multi-Modal Roadway Improvements from Brown Traffic Products, Inc., in the amount of \$73,280
26. Resolution approving contract and bond for GT1 Combustion Turbine-Generator Preaction Sprinkler System, Carbon Dioxide System, and Fire Alarm Upgrade
27. Resolution approving contract and bond for 2015/16 Bridge Rehabilitation Program (6th Street Bridge Over Squaw Creek)
28. Resolution approving Change Order No. 1 with Emerson Process Management Power & Water Solutions, Inc., of Pittsburgh, Pennsylvania, for replacement parts for Unit No. 8 Control Cabinet Repairs
29. Resolution approving Change Order No. 2 (piping changes, bypass structure changes, and hydrant valves) with S. M. Hentges for Ames Water Plant Construction Project - Contract 1 in the amount of \$21,687.60
30. Resolution accepting completion of Power Plant Unit #7 Feedwater Heater Replacement
31. Resolution accepting completion of Northridge Heights Park Improvements
32. Resolution accepting completion of 2014/15 Mortensen Road Improvements (South Dakota Avenue to Dotson Drive)
33. Resolution accepting completion of 2012/13 Concrete Pavement Improvements Contract #2 (Southeast 5th Street)
34. Resolution accepting final completion of WPC Facility Switchgear Control Replacement Project
35. Northridge Heights Subdivision, 18th Addition:
 - a. Resolution waiving requirement for financial security for sidewalks
 - b. Resolution approving Final Plat

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

PLANNING & HOUSING:

36. Motion accepting Draft Plan for South Wilmoth Avenue Urban Revitalization Area and setting public hearing date for November 24, 2015
37. Southwest Annexations:
 - a. Motion directing staff to initiate Crane annexation
 - b. Motion deferring McCay annexation and directing staff to prepare annexation agreements
38. 2320 Lincoln Way (Gilbane Development Company):
 - a. Resolution approving sealed epoxy windows as equivalent to fixed windows

PUBLIC WORKS:

39. Presentation of City's Snow/Ice Control Program

ADMINISTRATION:

40. Motion approving revision to City's Street Banner Policy adding east end of Main Street as an allowed banner location
41. City Branding:
 - a. Resolution approving contract with ZLR Ignition of Des Moines, Iowa, for first phase of brand consulting services in the amount of \$55,000

ELECTRIC:

42. Power Plant Gas Conversion Project:
 - a. Resolution awarding 10-year contract to Northern Natural Gas Company of Omaha, Nebraska, for Gas Transport Service to City's Power Plant
 - b. Resolution awarding 1, 3, 5, or 10-year contract for Supplying Natural Gas to City's Power Plant
43. Resolution approving Change Order No. 1 with Henkel Construction Company of Mason City, Iowa, for Power Plant Fuel Conversion - Control Room Installation General Work

WATER & POLLUTION CONTROL:

44. Staff report on request from City of Gilbert for authorization for City staff to discuss potential wholesale water and/or sewer contract

HEARINGS:

45. Hearing on rezoning of property at 516 South 17th Street from Highway-Oriented Commercial (HOC) to Residential High Density (RH):
 - a. First passage of ordinance
46. Hearing on rezoning property at 125 and 130 Wilder Avenue from Convenience Commercial Node (CVCN) to Planned Residential District (F-PRD):
 - a. First passage of ordinance
47. Hearing on Major Site Development Plan for 125 and 130 Wilder Avenue:
 - a. Resolution approving Major Site Development Plan to allow for construction of 40-unit town home development
48. Hearing on text amendment to Chapter 29 to revise Research Park and Innovation Zoning District to include minimum height standard:
 - a. First passage of ordinance (second and third passages and adoption requested)
49. Hearing on Scaffolding and Related Services and Supply Contract for Power Plant:
 - a. Resolution approving final plans and specifications and awarding contract to All American Scaffold of Des Moines, Iowa, for hourly rates and unit prices bid, in an amount not to exceed \$55,000
50. Hearing on Ames/ISU Ice Arena 2015 Evaporative Condenser Replacement Project:
 - a. Motion accepting report of no bids

51. Hearing on Amendments to Fiscal Year 2015/16 Budget:
 - a. Resolution amending current budget for Fiscal Year ending June 30, 2016, for carryover amounts from Fiscal Year 2014/15

ORDINANCES:

52. Third passage and adoption of ORDINANCE NO. 4229 rezoning with Master Plan properties in Iowa State University Research Park, Phase III, from Planned Industrial (PI) to Research Park Innovation District (RI)
53. Third passage and adoption of ORDINANCE NO. 4230 rezoning 2400 North Loop Drive from Planned Industrial (PI) to Highway-Oriented Commercial (HOC)
54. Third passage and adoption of ORDINANCE NO. 4231 rezoning properties at 3505 and 3515 Lincoln Way from Highway-Oriented Commercial (HOC) and Residential Low Density (RL) to Highway-Oriented Commercial (HOC) with Lincoln Way Mixed-Use Overlay (O-LMU) Zone

COUNCIL COMMENTS:

ADJOURNMENT:

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

**MINUTES OF THE AMES AREA METROPOLITAN PLANNING ORGANIZATION
(AAMPO) TRANSPORTATION POLICY COMMITTEE MEETING AND
REGULAR MEETING OF THE AMES CITY COUNCIL**

AMES, IOWA

SEPTEMBER 22, 2015

The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee meeting was called to order by Ames Mayor Ann Campbell at 6:00 p.m. on the 22nd day of September, 2015, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. In addition to Mayor Campbell, the following voting members were present: Gloria Betcher, City of Ames; Wayne Clinton, Story County; Amber Corrieri, City of Ames; Tim Gartin, City of Ames; Matthew Goodman, City of Ames; Chris Nelson, City of Ames; Peter Orazem, City of Ames. Jonathan Popp, City of Gilbert; Chet Hollingshead, Boone County; and Hamad Abbas, Transit representative, were absent.

HEARING ON FY 2016-19 TRANSPORTATION IMPROVEMENT PROGRAM (TIP): Ames Public Works Director John Joiner explained the two amendments that are needed to be made to the FY 2016-19 TIP. The two amendments included:

1. Add Project #14980: Construction of a portion of the Skunk River Trail from Bloomington Road to Ada Hayden Park.

According to Mr. Joiner, the project was listed in the FY 2015 TIP; however, due to project delays, the bid letting date has moved to March 2016; and therefore, needs to be included in the FY 2016 TIP.

2. Modify Project #32738: Pavement rehabilitation project on 13th Street in Ames.

Mr. Joiner advised that a new project description had been provided, i.e., from Furman Aquatic Center east 0.29 miles to the Union Pacific Railroad. This is being done so that staff may evaluate the potential of extending sidewalk along the north side of 13th Street to the Furman Aquatic Center.

Moved by Clinton, seconded by Betcher, to approve the Amendments to FY 2016-19 TIP to include Project #14980 and modify Project #32738.

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

IOWA CLEAN AIR ATTAINMENT PROGRAM GRANT FOR AMES TRAFFIC NETWORK MASTER PLAN: City Traffic Engineer Damion Pregitzer advised that the City is seeking to apply for State of Iowa Clean Air Attainment Program (ICAAP) funds to conduct a systems engineering evaluation of the communication network. This will include a needs assessment for multiple City departments, such as, but not limited to, Public Works, Police Fire, and Information Technologies. As part of an engineering systems evaluation, standards and specifications for bidding and for cost estimation are created. This will provide a master plan for the City to modernize its technologies for Intelligent Transportation Systems (ITS), Large Special Event, and Emergency Event management. The project is expected to cost \$100,000 and requires a local match of 20% (\$20,000). The local match will be budgeted in FY 2016/17 from Road Use Tax funds under the Traffic Engineering Studies program. It is anticipated that the project will not begin until the ICAAP funds are received (after July 1, 2016).

According to Mr. Pregitzer, one of the Grant requirements is for the AAMPO to declare by resolution that the sponsor's proposed project or program conforms to the AAMPO's regional transportation planning process. For Metropolitan Planning Organizations (MPOs), the project or program must be identified in the fiscally constrained transportation plan. This study is part of the MPOs efforts to install traffic adaptive signal systems for traffic congestion management. Traffic adaptive signal systems are included in the 2040 Long-Range Transportation Plan as short-term, high-priority projects under the Roadway portion of the Plan. The work accomplished under this Grant could lead to future ICAAP funding that will free up local funds to be reprioritized for other local and regional project.

Moved by Corrieri, seconded by Nelson, to adopt RESOLUTION NO. 15-570 certifying that the project shown in the Iowa Clean Air Attainment Program Grant Application conforms to the MPO's regional transportation planning process.

Roll Call Vote: 8-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

AMES MOBILITY 2040 LONG-RANGE TRANSPORTATION PLAN: Jason Harvey from HDR presented a summary of the AAMPO 2015-2040 Long-Range Transportation Plan (LRTP) [also referred to as Ames Mobility 2040]. He began with the Study Overview, which included Phase 1: Vision/Data collection; Phase 2: Multimodal System Performance; Phase 3: Alternative Assessment; and Phase 4: Development of the Plan. The public engagement approach was then explained, which included public workshops and meetings, the Website, a community survey, Grass Roots event, social media and online forums, and a newsletter.

The vision and goals of the Plan were reviewed by Mr. Harvey. He also explained the fiscal constraints that needed to be adhered to and how those impacted the Plan.

According to Mr. Harvey, seven public comments were received. He highlighted those and also reviewed the changes that had been made to the Plan since the draft was first presented in August.

Supervisor Clinton asked if there had been any discussion about having officers from the Ames Police Department on bicycle patrol on shared use paths. He feels that would be another presence for the safety of bicyclists and pedestrians using the paths. Mr. Pregitzer answered that enforcement is definitely part of the network.

Council Member Goodman asked if there were any time lines for some of the lower-cost issues that could be included in the City's CIP or budgeting process to get those accomplished sooner. Mr. Pregitzer stated that the high-priority lower-cost projects would be discussed during the City's budgeting process. Those would be the projects where the federal aid funding had already been expended.

Trevin Ward, 2610 Northridge #201, Ames, representing the Ames Bicycle Coalition (ABC), noted that a lot of the ABC's feedback had already been incorporated into the Plan. The Coalition believes that this Plan includes continued development of Ames bicycle infrastructure. Mr. Ward advised that he was also the incoming President of the Campustown Action Association (CAA). He reported that the CAA appreciated the attention given to Campustown, as getting better multi-modal transportation has been a primary focus for the members.

Elizabeth Wentzel, 1125 Marston Avenue, Ames, identified herself as a member of the ABC. She raised the issue of Safe Routes to Schools and stated that she feels there is a lack of bike paths/trails. Ms. Wentzel advised that the Safe Routes to School program is federally funded, but it had lost some of its funding over the years. She believes that this has fallen off the radar in Ames.

Council Member Goodman shared that he would be initiating a discussion of some of the isolated bicycle path opportunities during the Budget Guidelines session to be held at the November 24 City Council meeting.

Moved by Goodman, seconded by Betcher, to adopt the AAMPO 2015-2040 Long-Range Transportation Plan.

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

ADJOURNMENT: Moved by Clinton, seconded by Goodman, to adjourn the AAMPO Policy Committee meeting at 6:28 p.m.

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

REGULAR MEETING OF THE AMES CITY COUNCIL

The Regular Meeting of the Ames City Council was called to order by Mayor Campbell at 6:35 p.m. on September 22, 2015, in the City Council Chambers in City Hall, 515 Clark Avenue. Present were Council Members Gloria Betcher, Amber Corrieri, Tim Gartin, Matthew Goodman, Chris Nelson, and Peter Orazem. *Ex officio* Member Sam Schulte was also present.

CONSENT AGENDA: Moved by Gartin, seconded by Nelson, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving minutes of Special Meetings of September 10, 2015, September 11, 2015, and September 15, 2015; and Regular Meeting of September 8, 2015
3. Motion approving Report of Contract Change Orders for September 1-15, 2015
4. Motion to set the following City Council meeting dates:
 - a. January 19, 2016, at 5:15 p.m. for CIP Workshop
 - b. January 29, 2016, at 2:00 p.m. for Budget Overview
 - c. February 2, 3, 4, and 9, 2016, at 5:15 p.m. for Budget Hearings/Wrap-Up
 - d. March 1, 2016, at 6:00 p.m. for Regular Meeting and Final Budget Hearing
5. Motion approving Class B Wine, Class C Beer, Class E Liquor and Sunday Sales Liquor Licenses for Kwik Stop Liquor & Groceries, 125 6th Street
6. Motion approving Class C Liquor License and Outdoor Service Privilege for Tip Top Lounge, 201 E. Lincoln Way:
 - a. October 3-4
 - b. October 31-November 1
7. Motion approving 5-day Class C Liquor License for Olde Main at Heartland Hall in the Jacobson Building, 1800 South 4th Street (October 9-13)
8. Motion approving 5-day Class C Liquor License for Olde Main at the ISU Alumni Center, 420 Beach Avenue (October 10-14)
9. Motion approving 5-day Special Class C Liquor Licenses for Olde Main at the ISU Alumni Center, 420 Beach Avenue:
 - a. October 3-7
 - b. October 16-20

- c. October 30-November 3
- 10. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Liquor – La Fuente Mexican Restaurant, 217 South Duff Avenue
 - b. Class C Beer & B Wine – Hy-Vee Gas #5018, 636 Lincoln Way
 - c. Class C Beer – Doc’s Stop No. 5, 2720 East 13th Street
 - d. Class C Liquor & B Native Wine – AJ’s Ultra Lounge, 2401 Chamberlain Street
 - e. Class E Liquor, C Beer, & B Wine – Hy-Vee Food Store #1, 3800 W. Lincoln Way
 - f. Class E Liquor, C Beer, & B Wine – Hy-Vee Food & Drugstore #2, 640 Lincoln Way
 - g. Class C Liquor – Hy-Vee #1 Clubroom, 3800 W. Lincoln Way
 - h. Class C Liquor & Outdoor Service – Blue Owl Bar, 223 Welch Avenue
- 11. RESOLUTION NO. 15-571 approving 2015 Street Finance Report
- 12. RESOLUTION NO. 15-572 approving Intergovernmental Agreement for Tobacco, Alternative Nicotine, and Vapor Product Enforcement between Police Department and Iowa Alcoholic Beverages Division
- 13. RESOLUTION NO. 15-573 accepting 2015 U. S. Department of Justice Edward Byrne Memorial Justice Assistance Grant and authorizing Police Department to participate in the Program
- 14. RESOLUTION NO. 15-574 approving Change Order No. 1 for engineering services from Lutz, Daily, and Brain to develop a Bottom Ash Collection System to comply with EPA’s Coal Combustion Residuals Standard
- 15. RESOLUTION NO. 15-575 approving contract with CIT Charters, Inc., for service as directed by CyRide for the 2015-16 school year
- 16. RESOLUTION NO. 15-576 approving contract with NEXTBus, Inc., for the operation of vehicle tracking system from July 1, 2015, through June 30, 2016, in the amount of \$96,170
- 17. RESOLUTION NO. 15-577 approving request of Main Street Cultural District to close five parking spaces in the 300 Block of Main Street on October 9 and 10, 2015
- 18. Requests from Creative Counseling Services and Love Your Melon organization for “Love Yourself Block Party” on Friday, October 2:
 - a. RESOLUTION NO. 15-601 approving closure of 5th Street from Douglas Avenue to Ames Public Library book drop driveway from 4 p.m. to 9 p.m. and Blanket Temporary Obstruction Permit
 - b. RESOLUTION NO. 15-578 approving closure of 18 metered parking spaces and suspension of parking enforcement on Douglas Avenue from 2 p.m. to 9 p.m.
- 19. RESOLUTION NO. 15-579 approving preliminary plans and specifications for 2015/16 Resource Recovery System Improvements (HVAC); setting October 20, 2015, as bid due date and October 27, 2015, as date of public hearing
- 20. RESOLUTION NO. 15-580 approving change in bid due date to October 14, 2015, and date of public hearing to October 27, 2015, for High Service Pump Number 3 Replacement project for Water and Pollution Control
- 21. RESOLUTION NO. 15-581 waiving City’s Purchasing Policy requirement for competitive bidding for Damper Drives for Power Plant and awarding contract to Power Specialties, Inc., of Raytown, Missouri, in the amount of \$62,583.45 (inclusive of Iowa sales tax)
- 22. RESOLUTION NO. 15-582 awarding contract for Aluminum Cable for Electric Services Department to Wesco Distribution of Des Moines, Iowa, in the amount of \$70,299 (inclusive of Iowa sales tax), subject to metals adjustment at time of order
- 23. RESOLUTION NO. 15-583 awarding contract to Associated Fire Protection of Omaha, Nebraska, in the amount of \$145,200 for GT1 Combustion Turbine - Generator Preaction Sprinkler System, Carbon Dioxide System, and Fire Alarm Upgrade

24. RESOLUTION NO. 15-584 awarding contract to TEI Construction Services, Inc., of Duncan, South Carolina, in the amount of \$1,572,019 for Mechanical Installation General Work Contract for Power Plant
 25. RESOLUTION NO. 15-585 approving contract and bond for Valve Maintenance and Related Services and Supplies for Power Plant
 26. RESOLUTION NO. 15-586 approving contract and bond for Gas Turbine 1 Return to Service - Bid No. 1, Engine
 27. RESOLUTION NO. 15-587 approving contract and bond for Gas Turbine 1 Return to Service - Bid No. 2, Inlet Air System
 28. RESOLUTION NO. 15-588 approving contract and bond for Gas Turbine 1 Return to Service - Bid No. 3, Exhaust System
 29. RESOLUTION NO. 15-589 approving contract and bond for Ames Terminal Site Improvements
 30. RESOLUTION NO. 15-590 approving Change Order No. 1 in the amount of \$244,731 for Bid No. 1 Turbine Control System
 31. RESOLUTION NO. 15-591 accepting final completion of North Dakota Elevated Tank Demolition project and authorizing release of retainage to Iseler Demolition, Inc.
 32. RESOLUTION NO. 15-592 accepting final completion of River Valley Park Irrigation Project Improvements
 33. RESOLUTION NO. 15-593 approving Plat of Survey for 3505 and 3515 Lincoln Way
- Roll Call Vote: 6-0. Resolutions/Motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

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

AGREEMENT BETWEEN CITY AND XENIA RURAL WATER DISTRICT PERTAINING TO 3535 S. 530TH (FORMERLY KNOWN AS THE REYES PROPERTY): Assistant City Manager Bob Kindred explained that the property covered by this Agreement is addressed as 3535 S. 530th Avenue and is owned by Hunziker Development Company LLC. The City Council approved annexation of 20.26 gross acres of land on July 14, 2015, with the property owner agreeing to cover any cost of a rural water service buyout, if necessary. The developer subsequently negotiated a separate buyout agreement with Xenia Rural Water District.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 15-603 approving the Agreement with Xenia Rural Water District, confirming that the City of Ames will provide water service to the recently annexed properties west of University Boulevard in South Ames.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

AMENDMENT TO LAND USE POLICY PLAN (LUPP) FUTURE LAND USE MAP FOR 101, 105, 107, AND 205 S. WILMOTH AND 3316 LINCOLN WAY: Planning and Housing Director Kelly Diekmann recalled that the City Council had initiated a Minor Land Use Policy Plan Amendment on August 11, 2015, for the subject properties and referred the item to the Planning and Zoning Commission for a recommendation. The Amendment is intended to create an opportunity for mixed-use commercial buildings along Lincoln Way and to allow for apartment development in the remainder of the area. The proposed Amendment shows general boundaries of land use designation for those two uses, but is not meant to be a precise delineation for future development. According to Mr. Diekmann, the proposed LUPP amendment is consistent with the Council-approved

Settlement Agreement from July 28, 2015, between the City of Ames and Breckenridge Group that would allow for future development of a residential use of up to 422 beds and the development of between 15,000 and 40,000 square feet of commercial development as mixed use. Mr. Diekmann stated that the property owner has also agreed to a three-story height limit for development of the site.

According to Director Diekmann, the 8.3-acre North Parcel (205 Wilmoth) is currently designated as Low-Density Residential on the LUPP map and is zoned Residential Low Density (RL). Staff estimates that between two and four acres of land would need to be commercial to fit the required 15,000 to 40,000 square feet of commercial on the site. The boundary for Highway Commercial designation also extends to the four additional lots east of the North Parcel (3316 Lincoln Way; 101, 105, and 107 S. Wilmoth). Mr. Diekmann stated that individual site layout and design issues will have to be considered in more depth when the site plan is available.

Sharon Guber, 2931 Northwestern Avenue, Ames, Iowa, gave a brief overview of the Breckenridge request for a LUPP amendment to RM for the North Parcel, which began almost two years ago. Regarding the LUPP, Ms. Guber pointed out that just last Tuesday [September 15, 2015], a two-phase plan for LUPP review was recommended and adopted. She noted that No. 1 in Phase 1 of updating the LUPP is Residential High Density policies. It was pointed out by Ms. Guber that a checklist for measuring the viability of RH zoning was developed, but there is no such checklist for viability of RL zoning. If there were, Council could compare the evaluation by the two checklists and see what zoning is more appropriate for a given property. In Ms. Guber's opinion, the RH Checklist evaluation is quite subjective. According to Ms. Guber, low-density residential surrounds almost two-thirds of the area in question, yet staff views the North Parcel location as being commercial/high-density-compatible with surroundings.

The issue of accessibility to CyRide was also raised by Ms. Guber. She advised that last year, it took 87 additional trips per work week to handle the overflow capacity - that is over 40 additional trips per day. Ms. Guber said that it had been acknowledged that up to four full buses may go by before a rider can board. She pointed out that that was last year before any of this development has even occurred.

Moved by Gartin, seconded by Orazem, to adopt RESOLUTION NO. 15-594 approving an amendment to the LUPP Future Land Use map to designate the area along Lincoln Way for the properties located at 101, 105, 107, and 205 S. Wilmoth Avenue and 3316 Lincoln Way as Highway Oriented Commercial and the remaining area of the site designated as High-Density Residential.

Council Member Goodman shared that this was not what he had wanted either, but it came down to a matter of realistic expectations; saying yes expresses a lot of the values that the Council has about mixed-use and the Lincoln Way Corridor, and saying no leads to an unpredictable future. He noted what the initial proposal was, i.e., 900 bedrooms.

Council Member Betcher thanked the members of the community who had been involved and encouraged them to stay involved. Mayor Campbell shared that the Council members all regret being put in the situation of having to deal with the development of the former property owned by the Ames School District.

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

MINOR FINAL PLAT FOR 3915 MORTENSEN ROAD (AMES MIDDLE SCHOOL):

Director Diekmann advised that the Ames Community School District is requesting approval of a Final Plat for a Minor Subdivision for property located at 3915 Mortensen Road. This approval would allow for creation of two new lots west of the new Dotson Drive extension. It is the intent of the School District to sell the two new lots for future residential development. The proposed Final Plat divides Lot 1 of Ames Middle School 2003, Plat 2, into three lots in the Special Government/Airport (S-GA) zoning district. Lot 1 will include 81.52 acres and include the existing Ames Middle School. Lot 2 and Lot 3 (4.13 and 2.20 acres, respectively) will be vacant lots for future residential development west of the new Dotson Drive extension. Frontage improvements exist along Mortensen Road for Lot 1 and along Dotson Drive for new Lots 2 and 3. Also as part of the Plat, Lot A, Dotson Drive, once approved by City Council will be dedicated to the City for public right-of-way.

Public Works Director John Joiner stated that the Dotson Drive improvements are related to the original Development Agreement obligation to extend Dotson Drive, as well as to the new request of platting Lots 2 and 3 and the Minor Subdivision improvement criteria of the Chapter 23 Subdivision Code.

Director Diekmann advised that a Minor Subdivision allows for the filing of a Final Plat without the need for a Preliminary Plat. This is permitted when the subdivision does not require installation of public infrastructure, with exceptions of sidewalks which may be deferred, and when there are fewer than three lots created by the Plat. In this case, a Preliminary Plat was approved on February 10, 2004, which already included the extension of Dotson Drive and the public improvements that would be capable of serving Lots 2 and 3 satisfying standards for a Minor Subdivision. In the original 2004 Plat, the area west of Dotson Drive was shown as an Outlot with a slightly different configuration of the Dotson Drive extension. A Development Agreement also had been approved for the timing of the Dotson Extension and other property and development-related issues.

Director Joiner advised that the School District has not constructed an eight-foot path, but instead built a 6-foot sidewalk along the east side of Dotson Drive. The School District then constructed Dotson Drive this past summer. Upon inspection for acceptance of the improvements, Public Works noted that a six-foot sidewalk had been constructed, rather than an eight-foot shared use path. Staff then contacted the School District to discuss how to complete a shared use path. The School District has reviewed options on the east and west sides of the street, but does not believe it is a requirement that must be done for approval of the Minor Subdivision request. The School District requests that the City Council accept the six-foot sidewalk as built.

Council Member Orazem asked if the six-foot sidewalk could be expanded and still be safe. Mr. Joiner explained that City staff had met with Gerry Peters, Facilities Manager for the Ames School District. There is some sloping, but it could be done and would still be safe.

After an inquiry by Mayor Campbell, Director Joiner replied that the School District and engineering consultant met with City staff in August of 2013 and October of 2014 to receive direction on the Final Plat process and completion of Dotson Drive. During both meetings, City staff advised the School District that an extension of the existing shared use path on Dotson to the College Creek/Cochrane Parkway trail was necessary with the platting of the property to connect the existing shared use path and trail. The key issue before the City Council, at this time, is whether or not an eight-foot shared use path will be required along the Dotson Drive extension.

Mr. Joiner shared that five feet is the minimum for sidewalks, and six feet does not provide for bicyclists or joggers; that is why eight to ten feet is being recommended.

Mr. Orazem shared that he would be satisfied with widening the sidewalk.

Assistant City Manager Kindred advised that City Manager Steve Schainker had heard from the Ames School Board President late this afternoon, who expressed a willingness , on behalf of the School Board, to widen the sidewalk.

Council Member Betcher asked if there were advantages to widening the east side more so than the west side. Director Joiner advised that the east side provides more safety benefits than the west side.

Mr. Kindred recommended that the Council direct staff to prepare a Memorandum of Understanding between the City and the School District to confirm the cost-sharing, the size of the path, and other items. City Attorney Judy Parks advised that the City had not received concurrence from the Ames School Board, but had just heard from its President. It is Ms. Parks' understanding that the Board will meet next Monday, and action could be taken by the Board at that time.

Trevin Ward, 2610 Northridge Parkway, #201, speaking as a member of the ABC, said that it appeared to him, from the discussion that had occurred at this meeting, that the recommendation was going in the direction that would be desired by the ABC. According to Mr. Ward, Dotson Drive represents the only north/south connection. Currently, the sidewalk does not serve the residents. It is important, for safety reasons and connectivity, that the path be built.

Chuck Winkleblack, 105 S. 16th Street, Ames, asked if the path would be part of the Shared Use Path System of the City and be maintained by the City if it were put on the west side. He noted that Hunziker Land Development is developing land around Dotson, and it is important for them to know that. Mr. Kindred said that would have to be reviewed and determined if it was determined that the path would be built on the west.

Ms. Guber pointed out that two of the School Board members who had run in the most-recent Election had voiced their desires to work cooperatively with the City in the future.

City Attorney Judy Parks recommended that the Council move to table the Minor Final Plat to September 29 and include with that motion the direction for staff to get an agreement worked out with the School Board on the cost-sharing for the additional path width.

Moved by Goodman, seconded by Corrieri, to table the Minor Final Plat for 3915 Mortensen Road until September 29, 2015.

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

Moved by Goodman, seconded by Nelson, to ask staff to reach out to the Ames Community School District to gauge interest in developing a Memorandum of Understanding, the basis of which would be for the City of Ames and the School District to split the cost 50/50 of a bike path on the east side as prescribed by staff to best serve the shared use treatment for that distance.

Council Member Gartin wanted it noted that the School Board does not take a blind eye to the safety of Ames children. He believes the bike path in question was an oversight; it was just one bump in the road, but the School Board is not ambivalent to students' safety.

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

Moved by Goodman, seconded by Corrieri, to ask in that conversation involving the MOU that the exploration of the same cost-sharing occur at achieving the same level of facility from the shared-use path to Cochrane Drive at the northern edge of the Parcel.

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

PRELIMINARY PLAT FOR 5400 GRAND AVENUE (HAYDEN'S CROSSING): Director Diekmann explained that Hunziker Land Development Company owns a 12-acre parcel at 5400 Grant Avenue between Ada Hayden Heritage Park on the east and Grant Avenue on the west. The site is just over a ¼ mile (1,500 feet) south of 190th Street. The owner proposes the development of a residential subdivision to be known as Hayden's Crossing and is requesting approval of a Preliminary Plat. Mr. Diekmann reported that the City annexed this land in December, 2013, and approved a rezoning request from Agriculture to Suburban Residential Low Density (FS-RL) with a Master Plan on August 25, 2015. According to Mr. Diekmann, the rezoning of the site in August, 2015, included a Master Plan and Zoning Agreement defining the general arrangement of uses and conditions for development of the site. The Master Plan allows for single family development and identifies conservation areas.

Director Diekmann advised that staff was recommending that prior to Final Plat, the developer agree to a pro rata share of any traffic improvement at the intersection and support the separate sidewalk along the shared driveway.

Justin Dodge, Hunziker & Associates, 105 S. 16th Street, Ames, advised that Phase I and Phase II are only 20 acres. He raised the issue of the access easement and noted that there will be a very limited amount of pedestrian traffic. According to Mr. Dodge, it is not about the cost of constructing the sidewalk; it is about constructing impervious surfaces that would not be used. Mr. Dodge asked the Council to approve the Preliminary Plat for Hayden's Crossing at 5400 Grant Avenue requiring the developer to only build the shared driveway and allow for pedestrian access without a separate sidewalk. According to Mr. Dodge, the developer agrees to fund the pro rata share of costs of future intersection improvements at Grant and Audubon Drive.

Moved by Goodman, seconded by Betcher, to adopt RESOLUTION NO. 15-596 approving the Preliminary Plat for Hayden's Crossing at 5400 Grant Avenue with the separate sidewalk along the shared driveway, with the following condition:

1. That the City Council approve a Developer's Agreement to fund the pro rata share of costs of future intersection improvements necessary at the intersection of Grant Avenue and Audubon Drive.

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

The meeting recessed at 8:02 p.m. and reconvened at 8:10 p.m.

PETITION FOR ANNEXATION OF 896 SOUTH 500TH AVENUE (CRANE PROPERTY):

Planning and Housing Director Diekmann advised that the City had received an annexation petition for the property at 896 S. 500th Avenue within the Southwest Allowable Growth Area. The petitioner is the property owner John R. Crane. The property is one parcel containing 52.36 acres on the north side of US 30, west of South Dakota Avenue at the west end of Mortensen Road. The property owner seeks annexation in order to sell the property to development interests. The applicant wishes to come in on his own and not wait to see if other property owners in the vicinity are interested in annexation.

Mr. Diekmann stated that the subject property is within the Southwest Allowable Growth Area, and City staff would like to meet with other property owners to gauge their interest in joining an annexation. Since the Southwest Growth Area has had a longstanding interest by the City for annexation for residential development, maximizing the opportunity would be prudent. According to Director Diekmann, staff believes awaiting the results of the McCay outreach is appropriate before initiating the Crane application as a separate voluntary application.

Keith Arneson, 4114 Cochrane Parkway, Ames, advised that he owns 40 acres of land south of the McCay parcel. Mr. Arneson expressed his opinion that the Crane property should be allowed to come in on its own. He noted that the land that is south of Highway 30 does not have infrastructure installed. Some of the McCay property is located in the United School District, not Ames. Xenia Rural Water serves that area. Mr. Arneson believes that the most important thing to recognize is that there has to be a willing developer, and decisions as to who will pay for what will have to be made. Also, annexation around the McCay property would not be 100% voluntary; it would be an 80/20, which take a lot more time than 100% voluntary. Mr. Arneson told the Council that he would “turn dirt” the day the Crane annexation was approved. It would be built-out in two to three years. During that time period, Mr. Arneson believes staff could be working on the McCay annexation. He asked the Council to accept the Petition for Annexation from John Crane as a 100% consenting annexation without waiting to ascertain whether other owners wish to annex.

Council Member Corrieri pointed out that the McCay piece is so large that she does not believe the Crane piece would make much difference.

Mr. Arneson noted that developers are paying retainers and booking subcontractors six to nine months in advance. He feels that if the Crane property has to wait to be annexed until it can be included with the McCay property, it could cause this proposed development to be put on hold for a year or more.

Council Member Orazem stated his opinion that it would not be fair to place the Crane property annexation on hold until staff can determine whether annexing the McCay and surrounding property is a possibility.

Council Member Goodman stated that staff has not yet determined whether bringing in 250 acres of McCay land and surrounding properties would be of value to the City. He felt that it would best to wait until the October 13 meeting to decide on the Crane property Annexation Petition to allow staff the time to determine if there is value in including the ten acres of the Crane property with the 250 acres of the McCay property and surrounding land.

John R. Crane, 632 N. 500th Avenue, Ames, gave the history of his property, which was acquired by his family approximately 40 years ago. He stated that his property should not be tied to Doug McCay’s property. According to Mr. Crane, his property would be developable right away, and he

is willing to annex voluntarily now. He has had conversations with some of his neighbors, and they are not interested in being annexed. According to Mr. Crane, his property is located within the Ames School District. Mr. Crane said that he does not see any reason to delay his Annexation Petition.

Dan Wiedemeier, 780 S. 500th Avenue, Ames, advised that he does not want his property to be annexed at this time. He said that he sees no reason to delay Mr. Crane's property from being annexed.

Council Member Goodman asked how staff will be able to determine if it would be beneficial to include the Crane property with the McCay, et al, property. Director Diekmann advised that there will be an outreach meeting on September 24; after that, staff will be able to assess it better. Staff anticipates returning to the City Council on October 13, 2015, with more information regarding the outreach to property owners on the McCay Annexation. Staff will provide options to the Council on October 13 regarding enlarging the initial annexation request by including other owners who wish to be annexed or by including non-consenting owners that may be needed to avoid creating islands.

Moved by Goodman, seconded by Betcher, to accept the Petition for Annexation from John R. Crane and direct staff to seek other owners in the Southwest Allowable Growth Area who may wish to seek annexation and return with a report on October 13, 2015.

Council Member Orazem does not like the fact that the Crane property would be put on hold. He does not think that the small amount of land owned by Mr. Crane would make much of a difference in the McCay annexation. Ms. Betcher disagreed, saying that it did not appear that a three-week delay would cause a large problem for the developer. She would rather make an informed decision on October 13.

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

519-521 6th STREET PROPERTIES REQUEST FOR PROPOSALS: Planning and Housing Director Diekmann recalled that, at the August 11, 2015, City Council meeting, staff provided the results of the scoring of the proposal from Benjamin Design Collaborative/Story County Community Housing Corporation (BDC/SCCHC) for re-development of the City-owned properties at 519-521 6th Street. City Council requested that staff provide additional detail of the evaluation committee's scoring of the proposal. A summary of the criteria and RFP requirements approved by Council on May 12, 2015, had been provided to the Council as part of its meeting packet.

Council Member Gartin asked if staff had had conversations that would cause staff to believe that a revision of the RFP would bring in additional interest. Mr. Diekmann advised that it might be possible that another group in Story County would be interested in applying; however, staff does not believe that this project would attract a group familiar with CDBG funds because it is too small. According to Vanessa Baker-Latimer, it might be possible to package this property with other properties to make it more attractive to developers. According to Ms. Baker-Latimer, the other properties do not have to be contiguous to the 6th Street properties. Ms. Baker-Latimer said that she was working on acquiring two other properties that might be able to be packaged with the 6th Street properties to make this a more attractive project and allow for more opportunity to leverage the CDBG funding to maximize housing opportunities.

Council Member Orazem asked when staff would be looking to develop the Middle Parcel of the Breckenridge land. Mr. Diekmann advised that staff wanted it to be by the end of the year.

Dale VanderSchaaf, 2602 Tyler, Ames, identified himself as the President of Story County Community Housing (SCCHC). He acknowledged that Story County Community Housing is the group that had submitted the proposal for development of the 6th Street properties. Mr. VanderSchaaf feels that part of the problem is the City's lack of knowledge about SCCHC and what it has done. He advised that SCCHC is in the process of addressing the issues that were pointed out as shortcomings in its proposal. Mr. VanderSchaaf described some of the issues and how SCCHC is working on solutions. According to Mr. VanderSchaaf, SCCHC is very willing and able to do the project; however, they do not have the capacity to do a 20-unit project without partnering with another agency or agencies.

Council Member Betcher asked Mr. VanderSchaaf if he thought his organization would benefit from the sort of training that could be provided by Ms. Baker-Latimer. Mr. VanderSchaaf answered that, as the regulations change and are implemented, Iowa Finance Authority is very good at giving direction and supporting the non-profit organizations. He also stated that he has just received a new detailed manual.

Moved by Nelson, seconded by Gartin, to direct staff to report back with an inventory of existing non-CDBG potential properties to be included in a proposal for redevelopment.
Vote on Motion: 6-0. Motion declared carried unanimously.

HEARING ON DEEDING OF INGRESS/EGRESS RIGHTS TO WOODBRIDGE SUBDIVISION: Mayor Campbell opened the public hearing. There being no one wishing to speak, the hearing was closed.

Moved by Goodman, seconded by Corrieri, to adopt RESOLUTION NO. 15-602 accepting the Deed from Burgason-Culver, LLC to the City.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Goodman, seconded by Corrieri, to adopt RESOLUTION NO. 15-597 approving the Deed from the City to Woodbridge Subdivision.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON POWER PLANT FUEL CONVERSION - ELECTRICAL INSTALLATION GENERAL WORK: The Mayor opened the public hearing. No one came forward to speak, and the hearing was closed.

Moved by Betcher, seconded by Nelson, to adopt RESOLUTION NO. 15-598 approving final plans and specifications and awarding a contract to FPD Power Development, LLC, of Minneapolis, Minnesota, in the amount of \$3,145,149.
Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON POWER PLANT FUEL CONVERSION - CONTROL ROOM INSTALLATION GENERAL WORK: The public hearing was opened by Mayor Campbell. She closed same after no one requested to speak.

Moved by Nelson, seconded by Betcher, to adopt RESOLUTION NO. 15-599 approving final plans and specifications and awarding a contract to Henkel Construction Company of Mason City, Iowa, in the amount of \$898,800.

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

HEARING ON 2015/16 BRIDGE REHABILITATION PROGRAM (6TH STREET): Mayor Campbell declared the hearing open. No one asked to speak, and the hearing was closed.

Moved by Goodman, seconded by Corrieri, to adopt RESOLUTION NO. 15-600 approving final plans and specifications and awarding a contract to Peterson Contractors, Inc., of Reinbeck, Iowa, in the amount of \$2,529,652.18, contingent upon IDOT concurrence.

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

ORDINANCE REZONING, WITH A MASTER PLAN, PROPERTIES IN IOWA STATE UNIVERSITY RESEARCH PARK, PHASE III: Moved by Corrieri, seconded by Goodman, to pass on second reading an ordinance rezoning, with a Master Plan, properties in Iowa State University Research Park, Phase III, from Planned Industrial (PI) to Research Park Innovation District (RI).

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

ORDINANCE REZONING 2400 NORTH LOOP DRIVE: Moved by Goodman, seconded by Betcher, to pass on second reading an ordinance rezoning 2400 North Loop Drive from Planned Industrial (PI) to Highway-Oriented Commercial (HOC).

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

ORDINANCE REZONING PROPERTIES AT 3505 AND 3515 LINCOLN WAY: Moved by Betcher, seconded by Goodman, to pass on second reading an ordinance rezoning properties at 3505 and 3515 Lincoln Way from Highway-Oriented Commercial (HOC) and Residential Low Density (RL) to Highway-Oriented Commercial (HOC) with Lincoln Way Mixed-Use Overlay (O-LMU) Zone.

It was noted that the developer had withdrawn his request for second and third readings and adoption at this meeting.

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

ORDINANCE REMOVING 90-MINUTE PARKING PROHIBITION ON NORTH 2ND STREET: Moved by Goodman, seconded by Corrieri, to pass on third reading and adopt ORDINANCE NO. 4228 removing the 90-minute parking prohibition on North 2nd Street.

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

COUNCIL COMMENTS: *Ex officio* Member Schulte confirmed that the Joint Meeting of the City Council and the Government of the Student Body will occur on October 21, 2015.

Moved by Gartin, seconded by Goodman, to refer to staff the letter from Brian Torresi, DavisBrown Law Firm, dated August 25, 2015, pertaining to Ordinance No. 4214 (secondhand goods ordinance).
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Corrieri, seconded by Gartin, to refer to staff the request for the City to provide a monetary sponsorship and a staff personal in support of an Affordable Housing Conference to be held in Ames in Spring 2016.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Goodman, seconded by Betcher, to request that staff place the following four items for conversation, especially in the context of timelimes, during Budget Guidelines on November 24, 2015:

1. Ontario improvements
2. Three intersection improvement categories
3. Two single-block categories
4. Worrel Creek Trail project

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

Moved by Goodman to direct that, at some point in the near future, the City Council and Ames School District meet to discuss the benefits of and possibly both endorse the Complete Streets initiative.

Management Analyst Brian Phillips advised that the Complete Streets workshop will occur on October 20, 2015.

Motion withdrawn.

Moved by Orazem, seconded by Goodman, to refer to staff the letter from Mary Greeley Medical Center dated September 16, 2015, requesting a zoning text amendment pertaining to setback distance for interior lot lines in the Hospital-Medical District.

ADJOURNMENT: Moved by Corrieri to adjourn the meeting at 9:34 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

SEPTEMBER 29, 2015

The Ames City Council met in special session at 12:30 p.m. on the 29th day of September 2015, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Ann Campbell presiding. As it was impractical for all Council members to attend in person, the following Council members were brought in telephonically: Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem. Council Member Matthew Goodman and *ex officio* Member Sam Schulte were absent.

MEMORANDUM OF UNDERSTANDING (MOU) WITH AMES COMMUNITY SCHOOL DISTRICT PERTAINING TO SIDEWALK EXPANSION ALONG DOTSON DRIVE: City Manager Steve Schainker stated that the Ames Community School District Board of Directors had approved the MOU at its meeting held on September 28, 2015.

Moved by Nelson, seconded by Betcher, to adopt RESOLUTION NO. 15-603 approving the Memorandum of Understanding with the Ames Community School District for Cost-Sharing of the Shared Use Path Expansion on the east side of Dotson Drive.

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

Mr. Schainker asked the Council to identify a funding source for the City's share of the cost. He noted that the School District staff had estimated that the additional cost to widen the sidewalk would be \$45,000; however, he cautioned that the amount had not been confirmed by the City's engineering staff. Mr. Schainker recommended that if the City's share was to be \$25,000 or less, funding could be taken from the Council Contingency Account. According to Mr. Schainker, the balance in that Account is \$50,000. If the City's share is greater than \$25,000, funding could come from the Local Option Sales Tax fund balance.

Moved by Nelson, seconded by Orazem, to adopt RESOLUTION NO. 15-604 authorizing that, if the City's share is \$25,000 or less, funding would come from the Council Contingency account; if the City's share is greater than \$25,000, funding would come from the Local Option Sales Tax fund balance.

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

MINOR FINAL PLAT FOR 3915 MORTENSEN ROAD (AMES MIDDLE SCHOOL)

[Tabled from September 22, 2015]: Moved by Nelson, seconded by Betcher, to adopt RESOLUTION NO. 15-605 approving the Minor Final Plat for Ames Middle School, Plat 3.

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

CONTRACT AND BOND FOR POWER PLANT FUEL CONVERSION - CONTROL ROOM INSTALLATION GENERAL WORK: Moved by Betcher, seconded by Orazem, to adopt RESOLUTION NO. 15-606 approving the contract and bond for the Power Plant Fuel Conversion - Control Room Installation General Work.

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

CONTRACT AND BOND FOR POWER PLANT FUEL CONVERSION - ELECTRICAL INSTALLATION GENERAL WORK: Moved by Betcher, seconded by Nelson, to adopt RESOLUTION NO. 15-607 approving the contract and bond for the Power Plant Fuel Conversion - Electrical Installation General Work.

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

CONTRACT AND BOND FOR POWER PLANT FUEL CONVERSION - MECHANICAL INSTALLATION GENERAL WORK: Moved by Nelson, seconded by Orazem, to adopt RESOLUTION NO. 15-608 approving the contract and bond for the Power Plant Fuel Conversion - Mechanical Installation General Work.

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

ADJOURNMENT: Moved by Orazem to adjourn the meeting at 12:38 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

**MINUTES OF THE JOINT MEETING OF THE
AMES CITY COUNCIL AND HOSPITAL BOARD OF TRUSTEES**

AMES, IOWA

OCTOBER 1, 2015

The Ames City Council and Hospital Board of Trustees met in joint session at 12:03 p.m. on the 1st day of October, 2015, in Mary Greeley Medical Center (MGMC) North Addition, Room A/B.

Attending from the Ames City Council were Mayor Ann Campbell and Council Members Gloria Betcher, Amber Corrieri, Tim Gartin, and Chris Nelson. Council Members Matthew Goodman and Peter Orazem were absent. Steve Schainker, City Manager; Judy Parks, City Attorney; Susan Gwiasda, Public Relations Officer; Brian Phillips, Management Analyst; and Diane Voss, City Clerk, represented the City of Ames Administration.

Representing the Mary Greeley Medical Center Board of Trustees were Chairperson Sarah Buck and Trustees Louis Banitt, MD; Brad Heemstra; Mary Kitchell; and Ken McCuskey. Administrative staff from MGMC present were Brian Dieter, President and CEO; Vice-Presidents Gary Botine, Karen Kiel Rosser, Neal Loes, and Lynn Whisler; Steve Sullivan, Public Relations Officer; and Stephanie Bates, Executive Assistant.

Welcome and Introductions. Chairperson Buck and Mayor Campbell welcomed the City Council, Hospital Board of Trustees, and administrative staff members from both entities.

Master Facilities Update. Lynn Whisler presented an update on the \$130 million capital construction project. Phase I of the hospital addition/renovation was completed in April 2014. It included a new west tower, which provides larger patient rooms and bathrooms, specialty care rooms, oncology family suites, on-floor procedure rooms, and a 5th-Floor rooftop garden. There is also a larger gift shop and Burgie's Café. A time-lapse video showing the various stages of construction was shown. LEED Silver Certification is being sought for Phase I; it is anticipated that it will be received by January 2016. Phase II of the project will include a new main entrance and a skywalk that connects the second level of the parking garage to the second level of the hospital. The Emergency Department will be expanded and modernized on the southeast side of MGMC. The exterior of the existing building will be refaced to match the exterior of the new patient tower and vertical addition. Construction on Phase II began in April 2014 and is tentatively scheduled to be completed in Spring 2016.

Planning for the Mary Greeley Centennial (1916 - 2016). Brian Dieter gave a brief history of the gift of the hospital to the City by Captain Wallace Greeley. The theme of the Centennial is "Celebrating a Century of Providing Outstanding Healthcare Services to Central Iowans." There is an interactive time line on the hospital's website that highlights a century of services, facilities, staff, and philanthropy. The public will be invited to the Centennial celebration to be held on Sunday, August 7, 2016, in the Scheman Building Courtyard. Also on the Web site is a place for people to share their "Born at Mary Greeley" stories. They are hoping to set a Guinness World Record for the largest reunion of people born at the same hospital.

Mr. Dieter informed those present that stained glass windows had been found that had originally been in the 1915 mausoleum where Captain Greeley, Mary Greeley, and her parents are interred. The windows are being restored. New windows illustrated with stained glass design will be installed at the mausoleum.

Board and Council Comments. At the inquiry of Council Member Gartin, Mr. Dieter stated that MGMC has over 500 active volunteers.

Mayor Campbell asked how the relationship with Primary Health Care Clinic was working. Mr. Dieter replied that the coordination between Primary Health Care Clinic and McFarland Clinic was going fairly well. Ms. Whistler added that it was a wonderful Clinic and had very good healthcare providers.

A brief discussion ensued over Medicaid.

Board Member Buck asked if the City Council members had any topic that they would like to have on the next Joint Meeting agenda. Council Member Gartin shared that he would like to hear the hospital's perspective regarding mental health services. It was recommended that a member of the Ames Police Department also be invited to that meeting.

Adjournment. There were no further comments from the Board of Trustees or City Council, and the meeting adjourned at 1:04 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

MINUTES OF THE AMES CIVIL SERVICE COMMISSION

AMES, IOWA

SEPTEMBER 24, 2015

The Ames Civil Service Commission met in regular session at 7:30 a.m. on September 24, 2015, in the Council Chambers of City Hall, 515 Clark Avenue, with Commission Members Crum, Pike, and Ricketts present.

APPROVAL OF MINUTES: Moved by Pike, seconded by Ricketts, to approve the minutes of the August 27, 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 Pike, to certify the following individuals to the Ames City Council as entry-level applicants:

Water/Wastewater Laboratory Analyst:	Thomas Olson	78
	Andrew Curtis	75

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

COMMENTS: The next regularly scheduled Civil Service Commission meeting was set for October 22, 2015, at 8:15 a.m.

ADJOURNMENT: The meeting adjourned at 11:51 a.m.

Michael R. 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:	September 2015	
For City Council Date:	October 13, 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)
Fleet Services	Ames City Hall Renovations - Phase 2	3	\$829,900.00	HPC, Inc	\$-(27,195.00)	\$11,573.00	B. Kindred	MA
Electric Services	Cooling Tower Replacement	2	\$2,810,000.00	EvapTech, Inc	\$14,300.00	\$10,000.00	D. Kom	CB
Electric Services	Power Plant Fuel Conversion - UPS System	1	\$98,560.00	Graybar Electric	\$0.00	\$(-1,010.00)	D. Kom	CB
Public Works	2012/13 Concrete Pavement Improvements Contract #2 (Southeast 5 th Street	2	\$346,070.15	Synergy Contracting LLC	\$26,500.00	\$-(3,267.36)	B. Kindred	MA
Water & Pollution Control	Ames Water Treatment Plant - Contract 1	1	\$3,197,273.15	S. M. Hentges & Sons Inc	\$0.00	\$9,256.45	J. Dunn	MA
Electric Services	Power Plant Fuel Conversion - Mechanical Installation General Work Contract	1	\$1,572,019.00	TEI Construction Services, Inc	\$0.00	\$8,750.00	D. Kom	CB

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)
Electric Services	Transformers for Electric Distribution	1	\$475,000.00	Wesco Distribution Inc	\$0.00	\$212.13	L. Cook	LM

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Quality Programs
Exceptional Service*

7a-f

TO: Mayor Ann Campbell and Ames City Council Members

FROM: Lieutenant Jeff Brinkley – Ames Police Department

DATE: September 21, 2015

SUBJECT: Beer Permits & Liquor License Renewal Reference City Council Agenda
October 13, 2015

The Council agenda for October 13, 2015, includes beer permits and liquor license renewals for:

- Class C Liquor – The Other Place, 631 Lincoln Way
- Special Class C Liquor – Creative Spirits, 4820 Mortensen Rd #101
- Class E Liquor, C Beer, & B Wine – Target #T-1170, 320 S Duff Ave
- Class C Beer & B Wine – Aldi #48, 1301 Buckeye Ave
- Special Class C Liquor – Le’s Restaurant, 113 Colorado Ave
- Class C Liquor – London Underground, 212 Main St

A routine check of police records for the past twelve months found no violations for The Other Place, Creative Spirits, Target, Aldi, or Le’s Restaurant. The police department would recommend renewal of these licenses.

Violations

- London Underground was cited for selling to minors in April 2015.

We are continuing to monitor compliance and would recommend renewal at this time.

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 (BC0028132)

Name of Applicant: <u>Aldi, Inc.</u>		
Name of Business (DBA): <u>Aldi, Inc. #48</u>		
Address of Premises: <u>1301 Buckeye Ave.</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010</u>
Business <u>(515) 233-8888</u>		
Mailing <u>4201 Bagley Avenue North</u>		
City <u>Faribault</u>	State <u>MN</u>	Zip: <u>550218556</u>

Contact Person

Name <u>Theresa Sierakowski</u>
Phone: <u>(507) 333-9460</u> Email <u>Theresa.Sierakowski@aldi.us</u>

Classification Class C Beer Permit (BC)
Term: 12 months
Effective Date: 11/01/2015
Expiration Date: 10/31/2016
Privileges:
Class B Wine Permit
Class C Beer Permit (BC)
Sunday Sales
Status of Business

BusinessType: <u>Privately Held Corporation</u>
Corporate ID Number: <u>45019</u> Federal Employer ID <u>42 1051659</u>

Ownership
Francis Frazier

First Name: Francis **Last Name:** Frazier
City: Aurora **State:** Iowa **Zip:** 60504
Position: Director
% of Ownership: 0.00% **U.S. Citizen:** Yes

Charles Youngstrom

First Name: Charles **Last Name:** Youngstrom
City: **State:** Illinois **Zip:** 60564
Position: President
% of Ownership: 0.00% **U.S. Citizen:** Yes

Terry Pfortmiller

First Name: Terry **Last Name:** Pfortmiller
City: Elgin **State:** Illinois **Zip:** 60123

Position: Secretary

% of Ownership: 0.00%

U.S. Citizen: Yes

Insurance Company Information

Insurance Company: <u>First Western 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>Creative Spirits, Inc.</u>		
Name of Business (DBA): <u>Creative Spirits Ames</u>		
Address of Premises: <u>4820 Mortensen Rd, Suite 101</u>		
City <u>Ames</u>	County: <u>Iowa</u>	Zip: <u>50014</u>
Business <u>(712) 336-8186</u>		
Mailing <u>1709 Hill Ave</u>		
City <u>Spirit Lake</u>	State <u>IA</u>	Zip: <u>51360</u>

Contact Person

Name Barb Clayton	
Phone: (712) 330-1288	Email bclayton@mchsi.com

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

Term:12 months

Effective Date: 10/25/2016

Expiration Date:

Privileges:

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

Status of Business

BusinessType: <u>Privately Held Corporation</u>	
Corporate ID Number: <u>434568</u>	Federal Employer ID <u>45-5047187</u>

Ownership

Barbara Clayton

First Name: Barbara **Last Name:** Clayton
City: Spirit Lake **State:** Iowa **Zip:** 51360
Position: President/CEO
% of Ownership: 51.00% **U.S. Citizen:** Yes

Susan Boettcher

First Name: Susan **Last Name:** Boettcher
City: Spirit Lake **State:** Iowa **Zip:** 51360
Position: Owner
% of Ownership: 49.00% **U.S. Citizen:** Yes

Insurance Company Information

Insurance Company: <u>American Family 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:

Gregory Kisner

First Name: Gregory **Last Name:** Kisner
City: Cedar Falls **State:** Iowa **Zip:** 50613
Position: Stockholder
% of Ownership: 10.00% **U.S. Citizen:** **Yes**

Sue Stedman

First Name: Sue **Last Name:** Stedman
City: Waukee **State:** Iowa **Zip:** 50263
Position: Stockholder
% of Ownership: 5.00% **U.S. Citizen:** **Yes**

Insurance Company Information

Insurance Company: <u>Society Insurance</u>	
Policy Effective Date: <u>10/27/2015</u>	Policy Expiration <u>10/27/2016</u>
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

COUNCIL ACTION FORM

SUBJECT: **ENCROACHMENT PERMIT FOR A
PROJECTING SIGN AT 2420 LINCOLN WAY**

BACKGROUND:

The tenant in the building at 2420 Lincoln Way, CVS Pharmacy, has requested an encroachment permit for a new projecting sign which will encroach over the City sidewalk.

The proposed sign will be attached to the building and extend beyond the line of the building along Welch Avenue. The sign will extend not more than three feet over the sidewalk, and will not infringe upon the use of the sidewalk by the public.

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

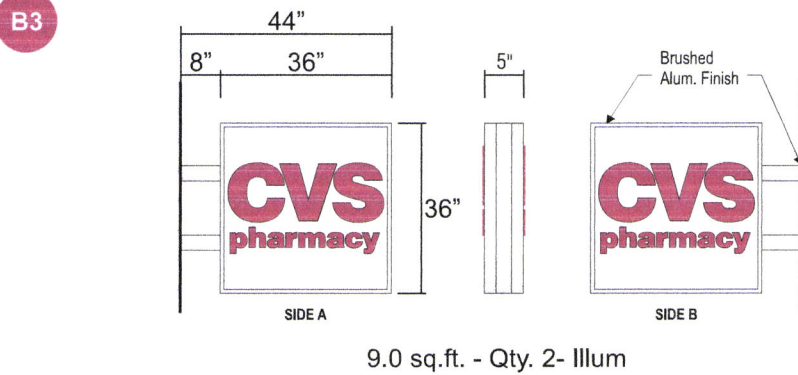
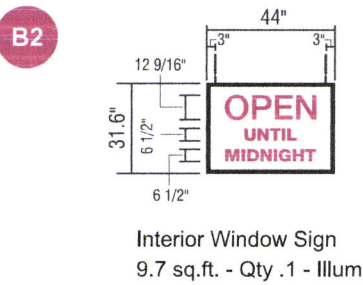
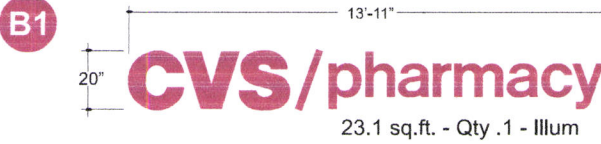
ALTERNATIVES:

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

MANAGER'S RECOMMENDED ACTION:

It is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby granting the encroachment permit for this projecting sign.

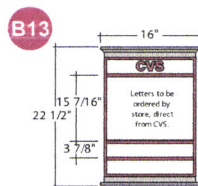
Building Signs



Window/Door Signs

Temporary Signs

S1 - S2



COUNCIL ACTION FORM

SUBJECT: PARKING REGULATIONS (NEW OR EXTENDED STREETS)

BACKGROUND:

When new or recently extend streets are completed in developing residential subdivisions, the wording of the Municipal Code's Parking Ordinance (Section 18) must be updated to reflect these new streets. The following list will bring those street segments into compliance with standard City parking regulations where parking is allowed on one side of the street:

New Streets:

Aberdeen Drive – Parking is prohibited at all times on the north and east sides.

Aldrin Avenue – Parking is prohibited at all times on the east side.

Allerton Drive – Parking is prohibited at all times on the north side.

Bellflower Drive – Parking is prohibited at all times on the east side.

Brighton Circle – Parking is prohibited at all times on the west side.

Cartier Avenue – Parking is prohibited at all times on the east side.

Street Extensions:

Coy Street – Parking is prohibited at all times on the north side.

Dotson Drive – Parking is prohibited at all times on the east side; and on the west side from Lincoln Way to Baughman Road, and from Harris Street to the southern end of Dotson Drive.

Typical streets within Ames subdivisions are designed to minimize impervious impacts and ongoing infrastructure cost, while providing a safe transportation environment. Thus, parking is only allowed on one side of the street in order to maintain two-way traffic and provide adequate space for emergency vehicle access.

ALTERNATIVES:

1. Direct the City Attorney to draft an ordinance to change Municipal Code Section 18.31 to codify the parking regulations noted above.
2. Direct staff to leave the parking ordinance section unchanged.

MANAGER'S RECOMMENDED ACTION:

These modifications to the Municipal Code will provide standard parking regulations on the aforementioned streets.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby directing the City Attorney to draft an ordinance to change parking regulations as specified above.

RESOLUTION NO. _____

**RESOLUTION APPROVING AND ADOPTING
SUPPLEMENT NO. 2015-4 TO THE AMES MUNICIPAL CODE**

BE IT RESOLVED, by the City Council for the City of Ames, Iowa, that in accordance with the provisions of Section 380.8 Code of Iowa, a compilation of ordinances and amendments enacted subsequent to the adoption of the Ames Municipal Code shall be and the same is hereby approved and adopted, under date of October 1, 2015, as Supplement No. 2015-4 to the Ames Municipal Code.

Adopted this _____ day of _____, 201_.

Ann H. Campbell, Mayor

Attest:

Diane R. Voss, City Clerk

TO: Members of the City Council

FROM: Ann H. Campbell, Mayor

DATE: October 9, 2015

SUBJECT: Appointment to Fill Vacancy on Ames International Partner Cities Association

John Kolb, member of the Ames International Partner Cities Association, has submitted his resignation from the Association. Since John's term of office does not expire until July 1, 2016, an appointment needs to be made to fill this vacancy.

Therefore, I request that the City Council approve the appointment of Natalie Carran to fill the unexpired term of office on the Partner Cities Association.

AHC/jlr

COUNCIL ACTION FORM

**SUBJECT: DETOUR AGREEMENT FOR IOWA DEPARTMENT OF
TRANSPORTATION 2016 BRIDGE DECK REPLACEMENT ON U.S.
HIGHWAY 69 OVER KEIGLEY BRANCH CREEK**

BACKGROUND:

In 2016, the Iowa Department of Transportation (Iowa DOT) plans to replace the Keigley Branch Bridge which is approximately 5 miles north of Ada Hayden Park. The work is tentatively scheduled from May through November 2016. In order to complete the project, a portion of Highway 69 must be closed. IDOT will be using I-35 as a detour, but need to use 13th street to get from Grand Ave (US 69) to I-35. Attached, are the agreement and a map showing the proposed detour.

The traffic control and detour route will be maintained by the Iowa DOT during the detour period. Engineers from the City and Iowa DOT will jointly inspect the route to determine the existing condition of the roadway surface, base, shoulders, and structures prior to the detour. Upon completion of the work, the Iowa DOT will be responsible for restoring the roadways to at least the previous condition or making appropriate compensation to the City.

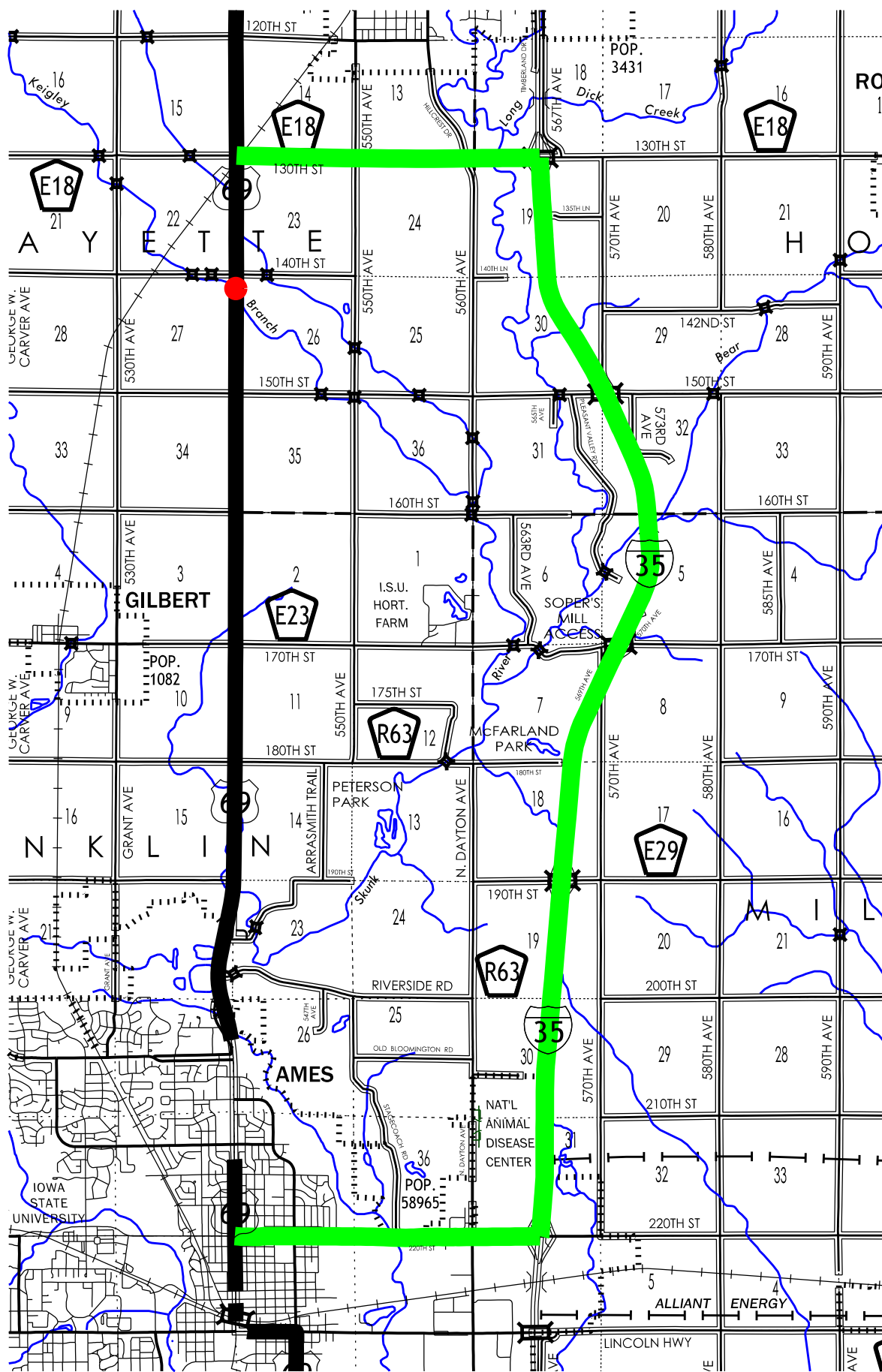
ALTERNATIVES:



1. Approve the U.S. Highway 69 detour agreement with the Iowa DOT.
2. Do not execute the detour agreement, thus necessitating Iowa DOT to redevelop alternate construction staging and traffic control plans.

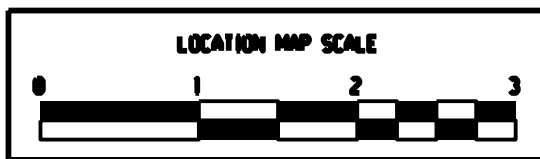
MANAGER'S RECOMMENDED ACTION:

The proposed detour will allow the Iowa DOT to complete construction activities on U.S. Highway 69 while providing for the most effective management of traffic during the construction period. While public notification will be the responsibility of the Iowa DOT, the City will assist with public awareness efforts.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the U.S. Highway 69 detour agreement with the Iowa DOT.



- County Border 
- Detour Route 
- Construction Area  or 



IOWADOT
US 69 - Story County
Keigley Creek Bridge
Replacement
S of 140th Street



AGREEMENT FOR DOT-INITIATED DETOUR OF PRIMARY HIGHWAYS ONTO LOCAL ROADS

This Agreement is entered into by and between the Iowa Department of Transportation, hereinafter known as the Department; and the
City of Ames , hereinafter known as the Local Public Agency (LPA).

WHEREAS, the Department has determined the necessity to temporarily close primary highway US 69
from Co Rd 150th Street to Co Rd 140th Street
for the purpose of construction, reconstruction, maintenance, natural disasters, or other emergencies; and

WHEREAS, it is necessary to provide a detour for the primary highway closure period; and

WHEREAS, the LPA agrees to permit the use of its roads as a detour, more particularly described as follows:

On 13th Street, from US 69 to east ramp terminal at I-35 Interchange

_____ ; and

WHEREAS, Authorized representatives of both the Department and the LPA shall jointly execute and sign a written report concerning the condition of the proposed detour, after jointly inspecting said road, the subject of the proposed detour; said report to be in sufficient detail as to reasonably reflect the condition of the roadway base, surface, shoulders and bridges; and

WHEREAS, the Department will review, and inspect when necessary, the bridges on the detour route and determine the maximum vehicle weight (up to 156,000 pounds) that can be safely carried on these bridges and submit this information to the LPA for its review. The LPA may choose to restrict detour traffic to only vehicles of legal weight or size. If the LPA allows oversize or overweight loads, it shall notify the Department in writing. The Department shall approve the routing of overweight vehicles on the detour route, up to the limits specified by the LPA; and

WHEREAS, the Department agrees to perform the following pre-detour maintenance, if any: none ; and

WHEREAS, the Department agrees to maintain the detour and provide all traffic control devices required by the Manual of Uniform Traffic Control Devices (MUTCD), as adopted by the Department pursuant to 761 IAC 130, including the marking of no-passing zones during the period the local agency road(s) and structure(s) are being utilized as a primary road detour; and

WHEREAS, Prior to revocation of the detour, the Department shall restore the local agency road to as nearly as possible as good condition as it was prior to its designation as a temporary primary road, or adequately compensate the local agency for excessive traffic upon the local agency road during the period it was used as a temporary primary road, in accordance with Section 313.28 or Section 313.29 of the Iowa Code and Iowa DOT Policy 600.05; and

WHEREAS, The detour period is estimated to begin 4/30/2016 and end 11/15/2016 ; and
(date) (date)

WHEREAS, the parties agree to the following additional provisions, if any: none

NOW, THEREFORE, BE IT AGREED that the described road be used as a detour under stipulations outlined above.

IN WITNESS WHEREOF, The parties hereto have caused this agreement to be executed by proper officers thereunto duly authorized as of the dates below indicated.

District Engineer (or designee) Date
Iowa Department of Transportation

City representative Date

Printed name and title of city representative

County representative Date

Printed name and title of county representative

COUNCIL ACTION FORM

SUBJECT: **MEMORANDUM OF UNDERSTANDING WITH FRIENDS OF ROOSEVELT PARK**

BACKGROUND:

In May 2013, the Friends of Roosevelt Park (FoRP) became incorporated. As stated in the attached Memorandum of Understanding (MOU), the group's mission is as follows:

- Partner with community members and city government to enhance the park's amenities and natural elements
- Host outdoor music concerts
- Create community building opportunities through events and programming for all park users
- Secure supplemental financial resources that may be used by the City of Ames for projects for the benefit of Roosevelt Park selected by the Parks and Recreation Commission and approved by the City Council
- Develop a network of supporters and volunteers to assist with the aforementioned goals

The Parks and Recreation Commission has given staff direction to develop a Memorandum of Understanding with all Friends groups so each group has clearly defined expectations for working with the City. There has been a MOU with the Friends of Ada Hayden Heritage Park since 2010 and with the Friends of Emma McCarthy Lee Park and Munn Woods since earlier this year.

As the City continues to grow and additional parks are developed, Friends groups can play a vital role in the development, maintenance, and protection of the park systems resources. The FoRP has already played this role by fundraising over \$45,000 for enhancing the park development.

ALTERNATIVES:

- 1) City Council can approve the attached Memorandum of Understanding with the Friends of Roosevelt Park.
- 2) City Council can decide not to approve the Memorandum of Understanding with the Friends of Roosevelt Park.
- 3) City Council can refer this issue back to staff to develop different language for the MOU.

CITY MANAGER'S RECOMMENDED ACTION:

The Friends of Roosevelt Park is an established Friends group and has successfully conducted the Roosevelt Summer Concert Series for many years. In addition, the group has been very supportive as Roosevelt Park is being developed. Staff has been impressed with the group's organization, commitment, thoughtfulness, enthusiasm, and financial support to ensure Roosevelt Park is as good as it can be.

Therefore, it is the recommendation of the City Manager that the City Council support Alternative #1 thereby approving the Memorandum of Understanding with the Friends of Roosevelt Park.

Memorandum of Understanding Between Friends of Roosevelt Park And the City of Ames, Iowa

1. Background: The Friends of Roosevelt Park (FoRP) was incorporated in May 2013 with the state of Iowa as a nonprofit tax exempt organization to operate exclusively for charitable, scientific, or educational purposes. It is the intent of the Board of Directors that FoRP will operate exclusively for the public benefit of Roosevelt Park. The Federal Internal Revenue Service approved the group as a tax exempt organization in January 2015 under Section 501(c)(3) of the Internal Revenue Code, of 1986, as amended.

2. Vision: The vision of the Board of Directors of FoRP is to enhance the city park located at 9th Street and Roosevelt Avenue in Ames, Iowa.

3. Goals: The goals of the organization are to: (1) partner with community members and city government to enhance the park's amenities and natural elements, (2) host outdoor music concerts, (3) create community building opportunities through events and programming for all park users, (4) secure supplemental financial resources that may be used by the City of Ames for projects for the benefit of Roosevelt Park selected by the Parks and Recreation Commission and approved by the City Council, and (5) develop a network of supporters and volunteers to assist with the aforementioned goals.

4. Fundraising Activities: In support of the City of Ames and the Parks and Recreation Department, FoRP will conduct public fundraising efforts, will maintain bank accounts, financial records, investments, and respond to requests from the City of Ames for projects that are within the ability of FoRP.

5. Organization: FoRP has an organizational structure that supports and sustains a vibrant and dedicated membership, identifies and recruits knowledgeable and enthusiastic committee leaders and members, and maintains a viable cooperative relationship with the Department of Parks and Recreation and the City of Ames.

6. Roosevelt Summer Sundays Concert Series: The Friends have been conducting a Roosevelt Summer Sundays Concert Series since 2002. These concerts date back to when the property was originally owned by the Ames Community School District and Roosevelt was still open as a school. The concerts are open to the entire community and are a unique event for Roosevelt Park. Hosting this outdoor music series is a great way to promote the park and neighborhood through a positive, family-oriented social event. FoRP's goal is to continue offering the Roosevelt Summer Sundays Concert Series as long as it is a viable activity.

7. Relation to the City of Ames: The Board of Directors of FoRP recognizes the role of the City of Ames as the body responsible for the operations of Roosevelt Park, the establishment of park policies, and the development for plans and budgets for the park. FoRP agrees to coordinate its activities with the Department of Parks and Recreation.

8. Duration of the Agreement: This agreement shall take effect immediately and will stay in force in perpetuity, or upon the dissolution by either entity. The agreement may be revised at any time, but shall be reviewed by both parties at least every five years.

Approved by resolution of the Ames City Council at their regular meeting on _____.

Ann H. Campbell, Mayor

Date

Stacey Ross
Chair of the Board of Directors
Friends of Roosevelt Park

Date



MEMO

To: Mayor and City Council

From: Roger Wisecup, CPA
City Treasurer

Date: October 7, 2015

Subject: Investment Report for Quarter Ending September 30, 2015

Introduction

The purpose of this memorandum is to present a report summarizing the performance of the City of Ames investment portfolio for the quarter ending September 30, 2015.

Discussion

This report covers the period ending September 30, 2015 and presents a summary of the investments on hand at the end of September 2015. The investments are valued at amortized cost; this reflects the same basis that the assets are carried on the financial records of the City. All investments are in compliance with the current Investment Policy.

Comments

The Federal Reserve has continued to maintain its target rate for federal funds at zero to 0.25 percent. While the yield curve has a normal shape, rates are at historic lows. This means that future investments will continue to be made at low interest rates and future interest income will remain reduced. The current outlook has the Federal Reserve maintaining the target rate to the end of 2015, and possibly raising rates by 0.25 percent by year end. Therefore, we will evaluate our current investment strategy, adjusting some investment maturities should the Federal Reserve raise the target rate.

CITY OF AMES, IOWA

**CASH AND INVESTMENTS SUMMARY
AND SUMMARY OF INVESTMENT EARNINGS**

**FOR THE QUARTER ENDED SEPTEMBER 30, 2015
AND THE ACCUMULATED YEAR-TO-DATE**

DESCRIPTION	BOOK VALUE	MARKET VALUE	UN-REALIZED GAIN/(LOSS)
CERTIFICATES OF DEPOSIT			0
FEDERAL AGENCY DISCOUNTS	5,833,160	5,932,500	99,340
FEDERAL AGENCY SECURITIES	82,644,381	82,750,250	105,869
INVESTMENT POOLS			0
COMMERCIAL PAPER	4,490,426	4,489,710	(716)
PASS THRU SECURITIES PAC/CMO			0
MONEY FUND SAVINGS ACCOUNTS	11,385,449	11,385,448	(1)
CORPORATE BONDS			0
US TREASURY SECURITIES	7,938,506	8,011,170	72,664
INVESTMENTS	112,291,922	112,569,078	277,156
CASH ACCOUNTS	26,225,287	26,225,287	
TOTAL FUNDS AVAILABLE	138,517,209	138,794,365	277,156

ACCRUAL BASIS INVESTMENT EARNINGS

YR-TO-DATE

GROSS EARNINGS ON INVESTMENTS:

206,416

INTEREST EARNED ON CASH:

10,008

TOTAL INTEREST EARNED:

216,424



**Investments FY 2015-2016
Portfolio Management
Portfolio Summary
September 30, 2015**

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 360 Equiv.	YTM 365 Equiv.
Money Market	7,362,134.33	7,362,134.33	7,362,134.33	6.56	1	1	0.367	0.372
Passbook/Checking Accounts	4,023,314.22	4,023,314.22	4,023,314.22	3.58	1	1	0.247	0.250
Commercial Paper Disc. -Amortizing	4,500,000.00	4,489,710.00	4,490,426.18	4.00	205	165	0.414	0.420
Federal Agency Coupon Securities	82,509,666.67	82,750,249.68	82,644,380.99	73.60	1,156	648	0.834	0.846
Federal Agency Disc. -Amortizing	6,000,000.00	5,932,500.00	5,833,160.00	5.19	1,288	609	0.805	0.816
Treasury Coupon Securities	8,000,000.00	8,011,170.00	7,938,506.00	7.07	1,484	973	1.196	1.213
Investments	112,395,115.22	112,569,078.23	112,291,921.72	100.00%	1,031	584	0.790	0.801

Total Earnings	September 30 Month Ending	Fiscal Year To Date
Current Year	69,047.62	206,416.28
Average Daily Balance	106,289,333.79	
Effective Rate of Return	0.79%	

I certify that these reports are in conformance with the Iowa Public Investment Act.

Roger J. Wiseman II, CPA 10-7-15
 Roger J. Wiseman II, City Treasurer

**US TREASURY CONSTANT MATURITY RATES
PERIOD ENDING SEPTEMBER 30, 2015
3 YEAR COMPARISON**

	September 30, 2015	September 30, 2014	September 30, 2013
3 Months	0.00%	0.02%	0.02%
6 Months	0.08%	0.04%	0.04%
1 Year	0.33%	0.10%	0.10%
2 Years	0.64%	0.53%	0.33%
3 Years	0.92%	1.00%	0.63%
5 Years	1.37%	1.69%	1.39%

Reporting period 09/01/2015-09/30/2015

Run Date: 10/07/2015 - 10:59

Portfolio 2016
AC
PM (PRF_PM1) 7.3.0
Report Ver. 7.3.5

Investments FY 2015-2016
Portfolio Management
Portfolio Details - Investments
September 30, 2015

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Money Market												
SYS4531558874A	4531558874A	Great Western Bank			2,128,313.27	2,128,313.27	2,128,313.27	0.550	0.542	0.550	1	
SYS4531558874B	4531558874B	Great Western Bank			5,233,821.06	5,233,821.06	5,233,821.06	0.300	0.296	0.300	1	
Subtotal and Average			7,361,646.90		7,362,134.33	7,362,134.33	7,362,134.33		0.367	0.372	1	
Passbook/Checking Accounts												
SYS6952311634A	6952311634A	Wells Fargo			0.00	0.00	0.00	0.250	0.247	0.250	1	
SYS6952311634B	6952311634B	Wells Fargo			4,023,314.22	4,023,314.22	4,023,314.22	0.250	0.247	0.250	1	
Subtotal and Average			4,023,164.35		4,023,314.22	4,023,314.22	4,023,314.22		0.247	0.250	1	
Commercial Paper Disc. -Amortizing												
00280NFF2	0692-15	Abbey National LLC		09/23/2015	2,000,000.00	1,991,680.00	1,992,403.34	0.530	0.540	0.547	258	06/15/2016
06538CZM6	0693-15	Bank Tokyo Mitsubishi		09/23/2015	1,000,000.00	999,440.00	999,437.50	0.250	0.250	0.254	81	12/21/2015
55607KA63	0689-15	Macquarie Bank Limited		06/18/2015	1,500,000.00	1,498,590.00	1,498,585.34	0.350	0.357	0.361	97	01/06/2016
Subtotal and Average			2,296,164.13		4,500,000.00	4,489,710.00	4,490,426.18		0.414	0.420	165	
Federal Agency Coupon Securities												
3133EA4G0	0610-12	Federal Farm Credit		10/11/2012	1,000,000.00	999,620.00	1,000,000.00	0.700	0.690	0.700	558	04/11/2017
3133EA4H8	0614-12	Federal Farm Credit		10/19/2012	1,500,000.00	1,499,925.00	1,500,000.00	0.820	0.809	0.820	649	07/11/2017
3133EA4H8	0617-12	Federal Farm Credit		11/16/2012	890,000.00	889,955.50	890,000.00	0.820	0.809	0.820	649	07/11/2017
3133ECQT4	0636-13	Federal Farm Credit		05/30/2013	2,000,000.00	1,999,900.00	2,000,000.00	0.750	0.740	0.750	607	05/30/2017
3133EDFV9	0655-14	Federal Farm Credit		02/27/2014	1,000,000.00	999,980.00	1,000,000.00	0.240	0.237	0.240	57	11/27/2015
3133EDFV9	0658-14	Federal Farm Credit		03/05/2014	1,000,000.00	999,980.00	999,977.49	0.240	0.251	0.255	57	11/27/2015
3133ECQQ0	0672-14	Federal Farm Credit		10/21/2014	1,000,000.00	1,000,170.00	996,622.06	1.430	1.505	1.526	1,335	05/28/2019
3133EDY71	0678-14	Federal Farm Credit		12/17/2014	1,000,000.00	999,920.00	999,571.27	0.590	0.622	0.631	385	10/20/2016
3133ECP40	0694-15	Federal Farm Credit		09/23/2015	2,000,000.00	2,001,904.44	2,003,778.09	0.640	0.662	0.671	586	05/09/2017
313380Z26	0613-12A	Federal Home Loan Bank		10/24/2012	1,000,000.00	999,940.00	1,000,000.00	0.625	0.616	0.625	389	10/24/2016
313380Z26	0613-12B	Federal Home Loan Bank		10/24/2012	666,666.67	666,626.67	666,666.67	0.625	0.616	0.625	389	10/24/2016
3133834R9	0665-14	Federal Home Loan Bank		07/15/2014	1,500,000.00	1,500,270.00	1,499,249.38	0.375	0.438	0.444	267	06/24/2016
3130A0GK0	0668-14	Federal Home Loan Bank		09/30/2014	2,000,000.00	2,001,040.00	2,000,542.01	0.375	0.261	0.265	90	12/30/2015
3130A5FP9	0685-15	Federal Home Loan Bank		05/26/2015	3,000,000.00	2,999,040.00	2,999,020.83	0.250	0.296	0.300	238	05/26/2016
3130A5C72	0687-15	Federal Home Loan Bank		05/27/2015	1,000,000.00	999,950.00	1,000,327.78	0.400	0.345	0.350	239	05/27/2016
3130A5FL8	0690-15	Federal Home Loan Bank		06/24/2015	1,000,000.00	999,924.17	999,948.14	0.330	0.342	0.346	260	06/17/2016
313379FW4	0697-15	Federal Home Loan Bank		09/24/2015	765,000.00	772,219.05	771,126.16	1.000	0.687	0.696	617	06/09/2017
3130A3P40	0698-15	Federal Home Loan Bank		09/24/2015	400,000.00	402,419.50	401,859.63	0.875	0.711	0.721	641	07/03/2017
3137EACT4	0612-12	Federal Home Loan Mortgage Co.		10/17/2012	4,500,000.00	4,564,215.00	4,558,091.40	2.500	0.503	0.510	239	05/27/2016
3134G33R9	0626-13	Federal Home Loan Mortgage Co.		03/20/2013	1,500,000.00	1,501,230.00	1,500,000.00	0.450	0.444	0.450	106	01/15/2016

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CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Federal Agency Coupon Securities												
3137EACT4	0664-14	Federal Home Loan Mortgage Co.		04/17/2014	3,500,000.00	3,549,945.00	3,546,524.20	2.500	0.454	0.460	239	05/27/2016
3137EADG1	0674-14	Federal Home Loan Mortgage Co.		10/21/2014	1,000,000.00	1,019,620.00	1,010,335.74	1.750	1.437	1.457	1,337	05/30/2019
3137EADG1	0679-15	Federal Home Loan Mortgage Co.		04/27/2015	3,000,000.00	3,058,860.00	3,053,189.82	1.750	1.235	1.252	1,337	05/30/2019
3137EACT4	0680-15	Federal Home Loan Mortgage Co.		04/30/2015	1,000,000.00	1,014,270.00	1,014,111.21	2.500	0.337	0.342	239	05/27/2016
3134G6XS7	0681-15	Federal Home Loan Mortgage Co.		05/18/2015	3,500,000.00	3,501,925.00	3,500,000.00	1.100	1.085	1.100	960	05/18/2018
3134G6WT6	0682-15	Federal Home Loan Mortgage Co.		05/21/2015	500,000.00	499,985.00	499,956.02	1.200	1.187	1.203	963	05/21/2018
3134G6WU3	0683-15	Federal Home Loan Mortgage Co.		05/21/2015	1,500,000.00	1,499,955.00	1,500,000.00	1.200	1.184	1.200	963	05/21/2018
3134G6C68	0684-15	Federal Home Loan Mortgage Co.		05/28/2015	3,000,000.00	2,999,820.00	3,000,000.00	1.600	1.578	1.600	1,335	05/28/2019
3134G6R88	0686-15	Federal Home Loan Mortgage Co.		05/26/2015	2,000,000.00	2,000,580.00	1,999,646.34	1.250	1.240	1.257	967	05/25/2018
3134G6W41	0691-15	Federal Home Loan Mortgage Co.		09/22/2015	1,500,000.00	1,504,186.67	1,503,397.27	0.800	0.804	0.815	602	05/25/2017
3134G7C58	0695-15	Federal Home Loan Mortgage Co.		09/28/2015	2,000,000.00	1,998,680.00	1,999,502.08	0.800	0.801	0.813	728	09/28/2017
3134G7C58	0699-15	Federal Home Loan Mortgage Co.		09/28/2015	1,000,000.00	999,340.00	1,000,000.00	0.800	0.789	0.800	728	09/28/2017
3136G05X5	0616-12	Federal Nat'l Mtg. Assoc.		11/30/2012	2,000,000.00	1,999,020.00	2,000,000.00	0.750	0.740	0.750	607	05/30/2017
3136G07M7	0619-12	Federal Nat'l Mtg. Assoc.		11/27/2012	1,500,000.00	1,498,815.00	1,500,000.00	0.900	0.888	0.900	788	11/27/2017
3135G0TD5	0620-12A	Federal Nat'l Mtg. Assoc.		12/31/2012	1,500,000.00	1,499,820.00	1,500,000.00	1.000	0.986	1.000	819	12/28/2017
3135G0TD5	0620-12B	Federal Nat'l Mtg. Assoc.		12/31/2012	1,000,000.00	999,880.00	1,000,000.00	1.000	0.986	1.000	819	12/28/2017
3136G1BU2	0629-13	Federal Nat'l Mtg. Assoc.		04/05/2013	2,000,000.00	1,998,840.00	2,001,138.30	0.850	0.811	0.822	760	10/30/2017
3136G1E96	0632-13	Federal Nat'l Mtg. Assoc.		04/15/2013	3,000,000.00	2,999,100.00	3,002,458.74	0.900	0.893	0.906	603	05/26/2017
3136G1KG3	0634-13	Federal Nat'l Mtg. Assoc.		05/08/2013	3,000,000.00	2,999,730.00	3,000,000.00	0.750	0.740	0.750	585	05/08/2017
3135G0WU3	0635-13A	Federal Nat'l Mtg. Assoc.		05/15/2013	1,500,000.00	1,499,835.00	1,500,000.00	0.750	0.740	0.750	592	05/15/2017
3135G0WU3	0635-13B	Federal Nat'l Mtg. Assoc.		05/15/2013	1,000,000.00	999,890.00	1,000,000.00	0.750	0.740	0.750	592	05/15/2017
3136G0C58	0656-14	Federal Nat'l Mtg. Assoc.		03/05/2014	1,000,000.00	999,810.00	997,935.81	1.375	1.427	1.447	1,092	09/27/2018
3135G0WJ8	0663-14	Federal Nat'l Mtg. Assoc.		04/17/2014	5,000,000.00	4,998,050.00	4,929,363.70	0.875	1.559	1.581	963	05/21/2018
3135G0XP3	0666-14	Federal Nat'l Mtg. Assoc.		07/21/2014	1,000,000.00	1,000,110.00	999,392.84	0.375	0.449	0.455	278	07/05/2016
3135G0XM0	0671-14	Federal Nat'l Mtg. Assoc.		10/21/2014	2,000,000.00	2,001,020.00	1,993,925.07	1.125	1.225	1.242	967	05/25/2018
3135G0XM0	0676-14	Federal Nat'l Mtg. Assoc.		12/02/2014	2,000,000.00	2,001,020.00	1,996,117.00	1.125	1.184	1.200	967	05/25/2018
3135G0CM3	0696-15	Federal Nat'l Mtg. Assoc.		09/23/2015	2,788,000.00	2,809,913.68	2,810,605.94	1.250	0.424	0.430	363	09/28/2016
Subtotal and Average			78,837,640.36		82,509,666.67	82,750,249.68	82,644,380.99		0.834	0.846	648	
Federal Agency Disc. -Amortizing												
31359MEL3	0630-13	Federal Nat'l Mtg. Assoc.		04/10/2013	2,000,000.00	1,977,500.00	1,946,960.00	0.631	0.641	0.650	609	06/01/2017
31359MEL3	0661-14	Federal Nat'l Mtg. Assoc.		03/14/2014	4,000,000.00	3,955,000.00	3,886,200.00	0.872	0.888	0.900	609	06/01/2017
Subtotal and Average			5,833,160.00		6,000,000.00	5,932,500.00	5,833,160.00		0.805	0.816	609	

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CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Treasury Coupon Securities												
912828SY7	0651-13	U.S. Treasury		12/23/2013	3,000,000.00	3,002,580.00	2,985,466.14	0.625	0.909	0.921	608	05/31/2017
912828VE7	0662-14	U.S. Treasury		03/21/2014	2,000,000.00	2,007,660.00	1,977,262.79	1.000	1.421	1.441	973	05/31/2018
912828SX9	0673-14	U.S. Treasury		10/21/2014	3,000,000.00	3,000,930.00	2,975,777.07	1.125	1.334	1.353	1,338	05/31/2019
Subtotal and Average			7,937,558.04		8,000,000.00	8,011,170.00	7,938,506.00		1.196	1.213	973	
Total and Average			106,289,333.79		112,395,115.22	112,569,078.23	112,291,921.72		0.790	0.801	584	

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Money Market												
SYS4531558874A	4531558874A	GWB	2,128,313.27	0.550			0.542	0.550	07/01 - Monthly		2,128,313.27	2,128,313.27
SYS4531558874B	4531558874B	GWB	5,233,821.06	0.300			0.296	0.300	07/01 - Monthly		5,233,821.06	5,233,821.06
Money Market Totals			7,362,134.33				0.367	0.372		0.00	7,362,134.33	7,362,134.33
Passbook/Checking Accounts												
SYS6952311634A	6952311634A	WF	0.00	0.250			0.247	0.250	07/01 - Monthly		0.00	0.00
SYS6952311634B	6952311634B	WF	4,023,314.22	0.250			0.247	0.250	10/31 - Monthly		4,023,314.22	4,023,314.22
Passbook/Checking Accounts Totals			4,023,314.22				0.247	0.250		0.00	4,023,314.22	4,023,314.22
Commercial Paper Disc. -Amortizing												
00280NFF2	0692-15	ABBEY	2,000,000.00	0.530	06/15/2016	09/23/2015	0.540	0.547	06/15 - At Maturity		1,992,167.78	1,992,403.34
06538CZM6	0693-15	BTMUJFJ	1,000,000.00	0.250	12/21/2015	09/23/2015	0.250	0.254	12/21 - At Maturity		999,381.94	999,437.50
55607KA63	0689-15	MACQBK	1,500,000.00	0.350	01/06/2016	06/18/2015	0.357	0.361	01/06 - At Maturity		1,497,054.00	1,498,585.34
Commercial Paper Disc. -Amortizing Totals			4,500,000.00				0.414	0.420		0.00	4,488,603.72	4,490,426.18
Federal Agency Coupon Securities												
3133EA4G0	0610-12	FFCB	1,000,000.00	0.700	04/11/2017	10/11/2012	0.690	0.700	04/11 - 10/11		1,000,000.00	1,000,000.00
3133EA4H8	0614-12	FFCB	1,500,000.00	0.820	07/11/2017	10/19/2012	0.809	0.820	01/11 - 07/11	Received	1,500,000.00	1,500,000.00
3133EA4H8	0617-12	FFCB	890,000.00	0.820	07/11/2017	11/16/2012	0.809	0.820	01/11 - 07/11	Received	890,000.00	890,000.00
3133ECQT4	0636-13	FFCB	2,000,000.00	0.750	05/30/2017	05/30/2013	0.740	0.750	11/30 - 05/30		2,000,000.00	2,000,000.00
3133EDFV9	0655-14	FFCB	1,000,000.00	0.240	11/27/2015	02/27/2014	0.237	0.240	05/27 - 11/27		1,000,000.00	1,000,000.00
3133EDFV9	0658-14	FFCB	1,000,000.00	0.240	11/27/2015	03/05/2014	0.251	0.255	05/27 - 11/27	Received	999,750.00	999,977.49
3133ECQQ0	0672-14	FFCB	1,000,000.00	1.430	05/28/2019	10/21/2014	1.505	1.526	11/28 - 05/28	Received	995,750.00	996,622.06
3133EDY71	0678-14	FFCB	1,000,000.00	0.590	10/20/2016	12/17/2014	0.622	0.631	04/20 - 10/20	Received	999,250.00	999,571.27
3133ECP40	0694-15	FFCB	2,000,000.00	0.640	05/09/2017	09/23/2015	0.662	0.671	11/09 - 05/09	4,764.44	1,999,000.00	2,003,778.09
313380Z26	0613-12A	FHLB	1,000,000.00	0.625	10/24/2016	10/24/2012	0.616	0.625	04/24 - 10/24		1,000,000.00	1,000,000.00
313380Z26	0613-12B	FHLB	666,666.67	0.625	10/24/2016	10/24/2012	0.616	0.625	04/24 - 10/24		666,666.67	666,666.67
3133834R9	0665-14	FHLB	1,500,000.00	0.375	06/24/2016	07/15/2014	0.438	0.444	12/24 - 06/24	Received	1,498,005.00	1,499,249.38
3130A0GK0	0668-14	FHLB	2,000,000.00	0.375	12/30/2015	09/30/2014	0.261	0.265	12/30 - 06/30	Received	2,002,740.52	2,000,542.01
3130A5FP9	0685-15	FHLB	3,000,000.00	0.250	05/26/2016	05/26/2015	0.296	0.300	11/26 - 05/26		2,998,500.00	2,999,020.83
3130A5C72	0687-15	FHLB	1,000,000.00	0.400	05/27/2016	05/27/2015	0.345	0.350	11/27 - 05/27		1,000,500.00	1,000,327.78
3130A5FL8	0690-15	FHLB	1,000,000.00	0.330	06/17/2016	06/24/2015	0.342	0.346	12/17 - 06/17	64.17	999,840.00	999,948.14
313379FW4	0697-15	FHLB	765,000.00	1.000	06/09/2017	09/24/2015	0.687	0.696	12/09 - 06/09	2,231.25	768,939.75	771,126.16
3130A3P40	0698-15	FHLB	400,000.00	0.875	07/03/2017	09/24/2015	0.711	0.721	01/03 - 07/03	787.50	401,084.00	401,859.63
3137EACT4	0612-12	FHLMC	4,500,000.00	2.500	05/27/2016	10/17/2012	0.503	0.510	11/27 - 05/27	Received	4,819,995.00	4,558,091.40

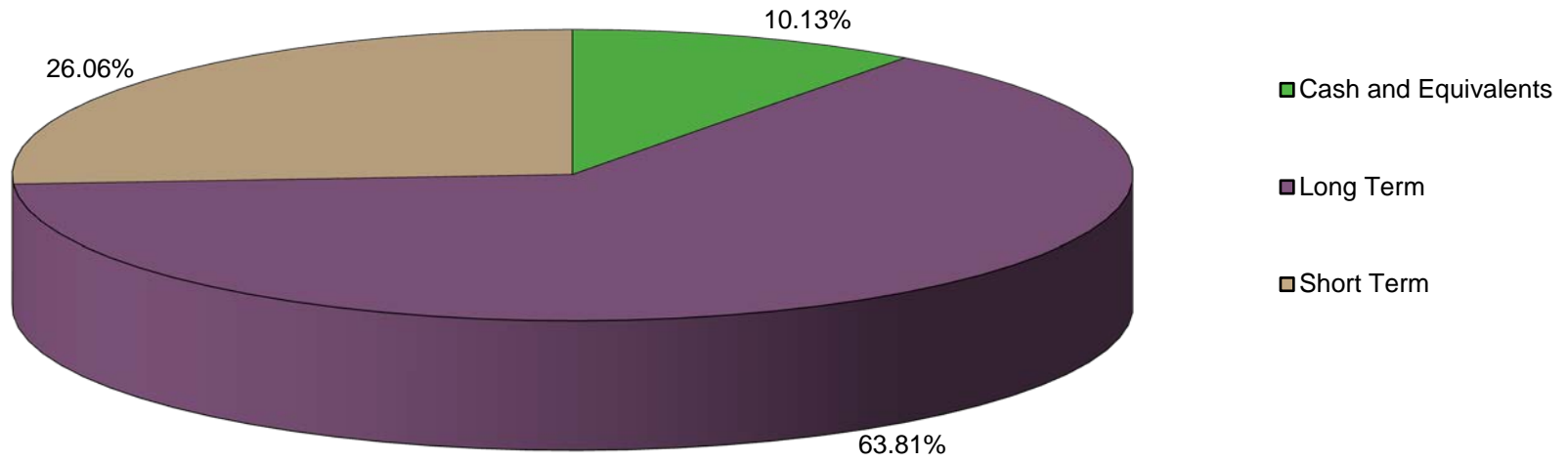
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CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM 360	YTM 365	Payment Dates	Accrued Interest At Purchase	Current Principal	Book Value
Federal Agency Coupon Securities												
3134G33R9	0626-13	FHLMC	1,500,000.00	0.450	01/15/2016	03/20/2013	0.444	0.450	07/15 - 01/15	Received	1,500,000.00	1,500,000.00
3137EACT4	0664-14	FHLMC	3,500,000.00	2.500	05/27/2016	04/17/2014	0.454	0.460	05/27 - 11/27	Received	3,649,823.71	3,546,524.20
3137EADG1	0674-14	FHLMC	1,000,000.00	1.750	05/30/2019	10/21/2014	1.437	1.457	11/30 - 05/30	Received	1,013,000.00	1,010,335.74
3137EADG1	0679-15	FHLMC	3,000,000.00	1.750	05/30/2019	04/27/2015	1.235	1.252	05/30 - 11/30	Received	3,059,400.00	3,053,189.82
3137EACT4	0680-15	FHLMC	1,000,000.00	2.500	05/27/2016	04/30/2015	0.337	0.342	05/27 - 11/27	Received	1,023,140.00	1,014,111.21
3134G6XS7	0681-15	FHLMC	3,500,000.00	1.100	05/18/2018	05/18/2015	1.085	1.100	11/18 - 05/18		3,500,000.00	3,500,000.00
3134G6WT6	0682-15	FHLMC	500,000.00	1.200	05/21/2018	05/21/2015	1.187	1.203	11/21 - 05/21		499,950.00	499,956.02
3134G6WU3	0683-15	FHLMC	1,500,000.00	1.200	05/21/2018	05/21/2015	1.184	1.200	11/21 - 05/21		1,500,000.00	1,500,000.00
3134G6C68	0684-15	FHLMC	3,000,000.00	1.600	05/28/2019	05/28/2015	1.578	1.600	11/28 - 05/28		3,000,000.00	3,000,000.00
3134G6R88	0686-15	FHLMC	2,000,000.00	1.250	05/25/2018	05/26/2015	1.240	1.257	11/25 - 05/25		1,999,600.00	1,999,646.34
3134G6W41	0691-15	FHLMC	1,500,000.00	0.800	05/25/2017	09/22/2015	0.804	0.815	11/25 - 05/25	3,766.67	1,499,625.00	1,503,397.27
3134G7C58	0695-15	FHLMC	2,000,000.00	0.800	09/28/2017	09/28/2015	0.801	0.813	03/28 - 09/28		1,999,500.00	1,999,502.08
3134G7C58	0699-15	FHLMC	1,000,000.00	0.800	09/28/2017	09/28/2015	0.789	0.800	03/28 - 09/28		1,000,000.00	1,000,000.00
3136G05X5	0616-12	FNMA	2,000,000.00	0.750	05/30/2017	11/30/2012	0.740	0.750	05/30 - 11/30		2,000,000.00	2,000,000.00
3136G07M7	0619-12	FNMA	1,500,000.00	0.900	11/27/2017	11/27/2012	0.888	0.900	05/27 - 11/27		1,500,000.00	1,500,000.00
3135G0TD5	0620-12A	FNMA	1,500,000.00	1.000	12/28/2017	12/31/2012	0.986	1.000	06/28 - 12/28		1,500,000.00	1,500,000.00
3135G0TD5	0620-12B	FNMA	1,000,000.00	1.000	12/28/2017	12/31/2012	0.986	1.000	06/28 - 12/28		1,000,000.00	1,000,000.00
3136G1BU2	0629-13	FNMA	2,000,000.00	0.850	10/30/2017	04/05/2013	0.811	0.822	04/30 - 10/30	Received	2,002,500.00	2,001,138.30
3136G1E96	0632-13	FNMA	3,000,000.00	0.900	05/26/2017	04/15/2013	0.893	0.906	08/26 - 02/26	Received	3,006,120.00	3,002,458.74
3136G1KG3	0634-13	FNMA	3,000,000.00	0.750	05/08/2017	05/08/2013	0.740	0.750	11/08 - 05/08		3,000,000.00	3,000,000.00
3135G0WU3	0635-13A	FNMA	1,500,000.00	0.750	05/15/2017	05/15/2013	0.740	0.750	11/15 - 05/15		1,500,000.00	1,500,000.00
3135G0WU3	0635-13B	FNMA	1,000,000.00	0.750	05/15/2017	05/15/2013	0.740	0.750	11/15 - 05/15		1,000,000.00	1,000,000.00
3136G0C58	0656-14	FNMA	1,000,000.00	1.375	09/27/2018	03/05/2014	1.427	1.447	03/27 - 09/27	Received	996,850.00	997,935.81
3135G0WJ8	0663-14	FNMA	5,000,000.00	0.875	05/21/2018	04/17/2014	1.559	1.581	05/21 - 11/21	Received	4,890,402.20	4,929,363.70
3135G0XP3	0666-14	FNMA	1,000,000.00	0.375	07/05/2016	07/21/2014	0.449	0.455	01/05 - 07/05	Received	998,440.00	999,392.84
3135G0XM0	0671-14	FNMA	2,000,000.00	1.125	05/25/2018	10/21/2014	1.225	1.242	11/25 - 05/25	Received	1,991,760.00	1,993,925.07
3135G0XM0	0676-14	FNMA	2,000,000.00	1.125	05/25/2018	12/02/2014	1.184	1.200	05/25 - 11/25	Received	1,994,900.00	1,996,117.00
3135G0CM3	0696-15	FNMA	2,788,000.00	1.250	09/28/2016	09/23/2015	0.424	0.430	09/28 - 03/28	Received	2,811,112.52	2,810,605.94
Federal Agency Coupon Securities Totals			82,509,666.67				0.834	0.846		11,614.03	82,976,144.37	82,644,380.99
Federal Agency Disc. -Amortizing												
31359MEL3	0630-13	FNMA	2,000,000.00	0.631	06/01/2017	04/10/2013	0.641	0.650	/ - Final Pmt.		1,946,960.00	1,946,960.00
31359MEL3	0661-14	FNMA	4,000,000.00	0.872	06/01/2017	03/14/2014	0.888	0.900	/ - Final Pmt.		3,886,200.00	3,886,200.00
Federal Agency Disc. -Amortizing Totals			6,000,000.00				0.805	0.816		0.00	5,833,160.00	5,833,160.00

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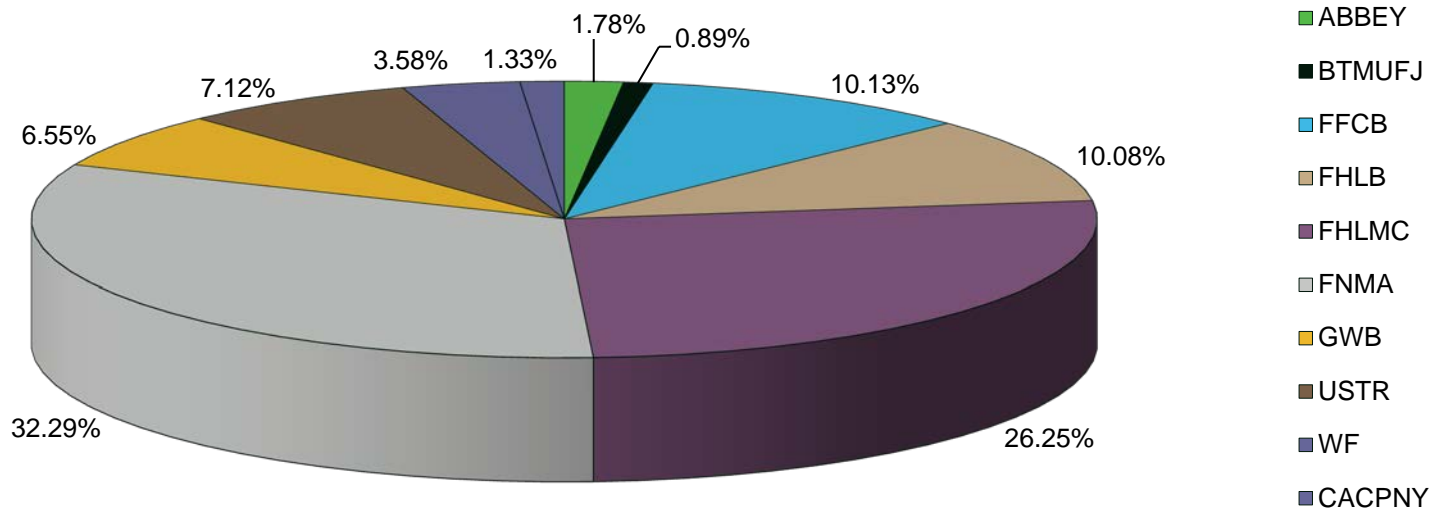
CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM 360	YTM 365	Payment Dates	Accrued Interest At Purchase	Current Principal	Book Value
Treasury Coupon Securities												
912828SY7	0651-13	US TRE	3,000,000.00	0.625	05/31/2017	12/23/2013	0.909	0.921	05/31 - 11/30	Received	2,970,000.00	2,985,466.14
912828VE7	0662-14	US TRE	2,000,000.00	1.000	05/31/2018	03/21/2014	1.421	1.441	05/31 - 11/30	Received	1,964,200.00	1,977,262.79
912828SX9	0673-14	US TRE	3,000,000.00	1.125	05/31/2019	10/21/2014	1.334	1.353	11/30 - 05/31	Received	2,969,531.25	2,975,777.07
Treasury Coupon Securities Totals			8,000,000.00				1.196	1.213		0.00	7,903,731.25	7,938,506.00
Investment Totals			112,395,115.22				0.790	0.801		11,614.03	112,587,087.89	112,291,921.72

Portfolio by Asset Class



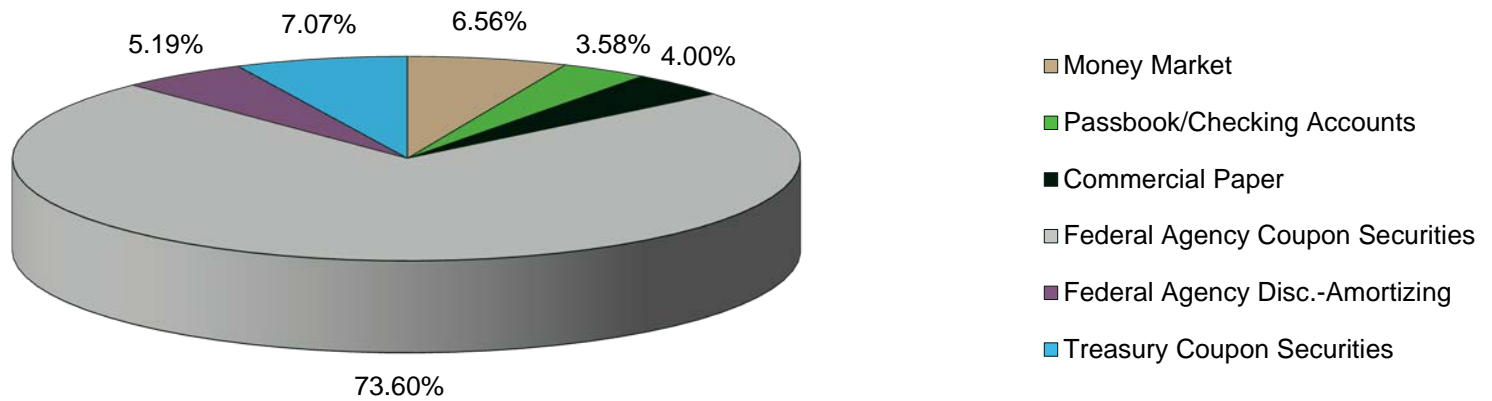
For Quarter Ending September 30, 2015

Par Value by Issuer Graph



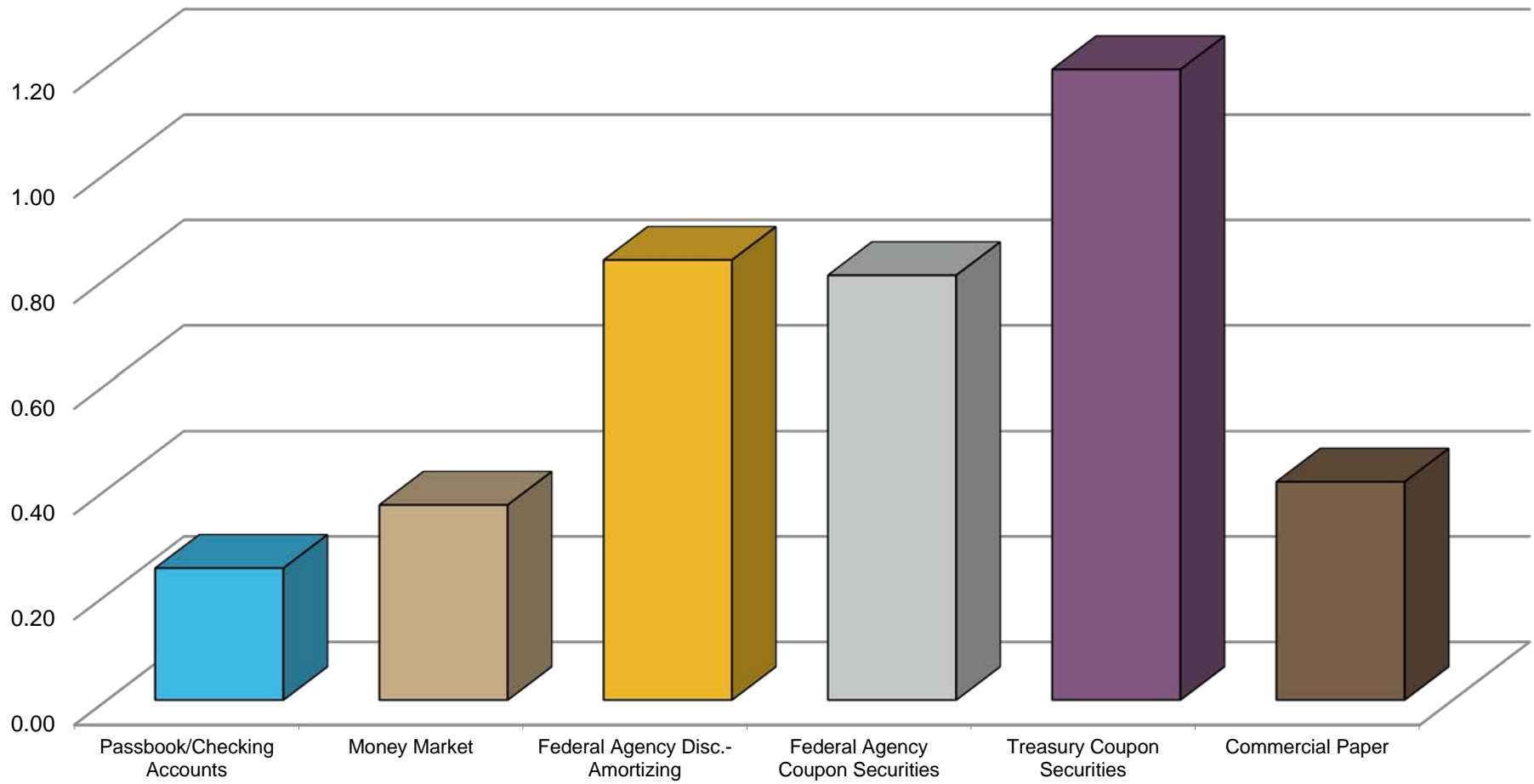
For Quarter Ending September 30, 2015

Book Value By Investment Type



For Quarter Ending September 30, 2015

Investment Yield by Type



For Quarter Ending September 30, 2015

COUNCIL ACTION FORM

SUBJECT: 2016 ACCOUNTABLE CARE ORGANIZATION PILOT WITH WELLMARK

BACKGROUND:

For the 2015 calendar year the City has been participating in an Accountable Care Organization (ACO) pilot with Wellmark. This is a program for those receiving health insurance benefits through the City of Ames as employees, retirees, spouses or dependents.

An Accountable Care Organization is a local health care provider that is held accountable for the quality and cost of the care it delivers. Important characteristics of ACOs include the following:

1. ACOs have a strong base of primary care physicians. These are providers patients see regularly and might call "my doctor."
2. Doctors are not just accountable for caring for patients when they are sick. More importantly, they also focus on keeping patients well for as long as possible.
3. ACOs receive payments linked to quality improvements that also reduce the rate of increase in health care costs. For example, helping a patient manage his or her diabetes is *both* high quality health care *and* prevents expensive complications such as blindness or amputations.
4. Performance measurements ensure that savings are achieved through improvements in care.

Wellmark already uses an ACO model for everyone covered by Wellmark insurance. Last year Wellmark took a next step by inviting 10 employers whose health care benefits are self-funded, and for whom Wellmark provides administrative services, to participate in a 2015 ACO pilot. The first year was a "no cost" initiative approved by City staff that gave the City an opportunity to explore the ACO model and concept. Staff is now proposing that the City continue as a participant for the next phase of Wellmark's ACO pilot in 2016.

Currently 13 ACOs have an agreement with Wellmark in the state of Iowa. City of Ames insured are patients at three of those ACOs: McFarland Clinic, Mercy, and Unity Point.

The ACO model is expanding across the country, and Wellmark has actively participated in this model since 2012. **An ACO is not an insurance product or benefit. Rather, it is an agreement between providers and payers to incentivize value-based healthcare. Healthcare providers are held accountable and share in both the risk and the benefits. Incentives are paid to providers when quality targets are met or improve above the target. Each ACO must also meet Wellmark trend and Consumer Price**

Index cost targets in order to receive incentives. If an ACO does not meet its targets, it pays back losses to the company or employer that pays the claims.

It is anticipated that as actual health care cost savings occur, they are realized by the employer in the form of lower claims. **In the ACO model, a portion of those savings are paid back to the provider (ACO) in a concept called “shared savings”.** In the 2015 pilot for self-insured businesses, Wellmark is paying all of the employer portion of shared savings to each ACO in place of the self-insured employers (such as the City of Ames). Of the overall claims savings realized through the 2016 pilot, the ACOs that meet the specified criteria will be paid 40% of the savings with Wellmark paying half this total and the City paying the other half of the obligation.

Other elements of the 2016 Pilot include the following:

- Each employer will pay back a portion of employer retained savings to each ACO according to the number insured. It is estimated that the City’s share of the cost savings payments to ACOs will likely range from \$1,000 to \$44,000. Under the 2016 Pilot agreement negotiated by City staff, this amount will be capped at no more than \$25,000. This amount will be calculated based on individual ACO performance for the three ACOs where City of Ames insured members are patients. The total amount will hopefully be less than \$25,000, but will not exceed that amount.
- Incentives will be paid to the various ACOs proportionally based on the number of members in each employer group.
- Initial data using claims through December 2014 indicates that the City would save in lowered claims costs in two of the ACOs and have losses in one ACO. While it is impossible to predict the precise impact on the City’s Health Insurance Fund, predictions on the impact of the ACOs performance in 2016 range from a lost savings of \$8,000 to realized savings of \$150,000.
- At the end of this pilot period the City will receive health data for our city employee claims by risk group. This data will allow us to verify where cost savings were realized and to create programs to address specific healthcare needs of our employees.

This potential cost seems like a worthwhile investment to make as our ACOs make further efforts to improve proactive health care delivery and save costs. Data from the past year indicates there are particular opportunities to lower healthcare costs in the following areas:

Chronic Disease, where patients with chronic disease incur 51% of the City’s total cost of care, but make up only 29% of the City’s insured group.

Acute Minor health conditions (injuries, etc.), which incur 20% of the City’s total cost of care.

While the City of Ames continues to evaluate the ACO Model, over time we hope to gain multiple benefits. These include improvement in quality of care, reductions in the rate of increase in health care costs, population level reports split by clinical risk groups, and outreach to specific patients in the form of greater disease management and care navigation by the ACOs.

ALTERNATIVES:

1. Authorize an agreement confirming City of Ames participation in Wellmark's 2016 ACO pilot contingent upon a maximum shared savings cost to the City of \$25,000 and receipt of specific employee healthcare data by risk group.
2. Do not approve the 2016 ACO pilot. Under this alternative, the City would not receive ACO data and employee healthcare reports next year and City insureds might not receive the same level of targeted health interventions from the ACOs.

MANAGER'S RECOMMENDED ACTION:

While ACOs will not solve all of the country's issues by increasing healthfulness and reducing healthcare costs, they do appear to be an effective step towards incentivizing healthcare providers to reach towards those goals.

In Iowa, Wellmark and their identified Accountable Care Organizations are still in the early stages of determining how ACOs can benefit self-funded employers such as the City. While there is no guarantee that this arrangement will save the City money and/or improve health care to our insured group in 2016, participating in the second year of this pilot appears to be a prudent long-term action.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby authorizing staff to enter into an agreement confirming City participation in Wellmark's 2016 ACO pilot.

COUNCIL ACTION FORM

SUBJECT: SECOND EXTENSION OF THE PURCHASE AGREEMENT WITH HABITAT FOR HUMANITY OF CENTRAL IOWA FOR THE PROPERTY AT 1109 ROOSEVELT AVENUE.

BACKGROUND:

At the City Council meeting on February 24, 2015 the City Council, as part of the City's FY 2014-15 Community Development Block Grant (CDBG) Neighborhood Sustainability Program, adopted a resolution proposing the sale of the City-owned property at 1109 Roosevelt Avenue to Habitat for Humanity of Central Iowa (HHCI) for \$25,000. The proposed sale was scheduled to occur on or before August 30, 2015, if all conditions of the purchase agreement for the rehabilitation and sale of the property were satisfied.

The City has approved Habitat's family selected to purchase the property at 1109 Roosevelt Avenue. Although the rehabilitation work begin promptly, in July 2015, Habitat requested and received a time extension to complete the rehabilitation on the property to September 30, 2015 due to asbestos being found around the furnace duct work in the basement. Habitat has decided that they would like to install all new basement windows on the property to reduce the need for maintenance and for energy efficiency for the homebuyers and, therefore would like to request a 2nd time extension to complete the rehabilitation work only. The rehabilitation and the closing will occur as outlined below:

- Rehabilitation to be completed on or before October 23, 2015;
- Closing to a qualified homebuyer to be completed on or before October 31, 2015

The time extension of this agreement still requires Habitat to be responsible for the care and maintenance of the property until the final closing.

Attached for Council review and approval is a time extension Amendment. The extension agreement was prepared by the City Legal Department.

ALTERNATIVES:

1. The City Council can approve a resolution approving a second time extension Amendment of City-owned property located at 1109 Roosevelt Avenue to Habitat for Humanity of Central Iowa for affordable housing.
2. The City Council can deny approval of the proposed resolution.

MANAGER'S RECOMMENDED ACTION:

It is the recommendation of the City Manager that the City Council support Alternative #1 thereby approving an extension of the completion date for the proposed contract for sale of City-owned property located at 1109 Roosevelt Avenue to Habitat for Humanity of Central Iowa for affordable housing until October 31, 2015.

SECOND AMENDMENT TO AGREEMENT BETWEEN THE CITY OF AMES
AND HABITAT FOR HUMANITY OF CENTRAL IOWA, INC., FOR PURCHASE AND
REHABILITATION OF PROPERTY AT 1109 ROOSEVELT AVENUE, AMES, IOWA

THE AGREEMENT Between the City of Ames, Iowa and Habitat for Humanity of Central Iowa, Inc., for Purchase and Rehabilitation of Property at 1109 Roosevelt Avenue, Ames, Iowa, dated the 13th day of October, 2015, is amended at Section II.F. as follows:

II. HABITAT’S OBLIGATIONS

F. Completion Date and Terms.

Habitat shall be permitted to commence rehabilitation as soon as it has paid the down payment to the City. Habitat shall complete the rehabilitation of the property on or before October 30, 2015. Habitat shall promptly sell the property to qualified home buyers on or before October 30, 2015.

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment on this _____ day of _____, 2015.

CITY OF AMES, IOWA

By: _____
Ann H. Campbell, Mayor

Attest by: _____
Diane R. Voss, City Clerk

STATE OF IOWA, STORY COUNTY ss:

On this _____ day of _____, 2015, before me, a Notary Public in and for the State of Iowa, personally appeared Ann H. Campbell 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. _____ adopted by the City Council on the _____ day of _____, 2015, and that Ann H. Campbell 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.

Notary Public in and for the State of Iowa

**HABITAT FOR HUMANITY OF
CENTRAL IOWA, INC.**

By: _____
Annette Forbes, Board President

By: _____
Sandi Risdal, Executive Director

STATE OF IOWA, STORY COUNTY ss:

On this _____ day of _____, 2015, before me, a Notary Public in and for the State of Iowa, personally appeared Annette Forbes and Sandi Risdal, to me personally known, who being by me duly sworn, did say that they are the Board President and Executive Director, respectively of said corporation, that the seal affixed to said instrument is the seal of said corporation, or no seal has been procured by the said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors and the said Annette Forbes and Sandi Risdal acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

Notary Public in and for the State of Iowa

COUNCIL ACTION FORM

SUBJECT: REQUEST TO RELEASE ASSESSMENT AND UTILITY CONNECTION FEE OBLIGATION FOR LOT 14 OF EASTGATE SUBDIVISION

BACKGROUND:

First National Bank recently sold Lot 14 of the Eastgate Subdivision to Friedrich/Iowa Realty. In 1998, the original Eastgate developer signed a development agreement promising payment for improvements to roads and utilities in the area. The development was then the subject of a bankruptcy proceeding, and in 2001, the City entered into a covenant that modified the owner's public infrastructure obligations. The property was ultimately acquired by First National Bank through the bankruptcy proceeding.

The covenant requires payment to the City for the estimated costs of widening Dayton Avenue for a turn lane and for connections to water and sewer service. This payment is to be made upon the sale or transfer of each lot. The covenant pro-rates the amount owed for each lot on the basis of each lot's land area. The road widening cost was revised in 2004 to reflect increased construction costs. **In 2005, First National Bank paid the outstanding utility tapping fees owed on Lot 14 and the other 12 lots it owned, leaving only the road widening assessment outstanding.**

The City is owed \$38,010 upon the sale of Lot 14 for the widening of Dayton Avenue. Payment in that amount was received by the City on September 30. The 12 lots remaining in the subdivision have been apportioned \$94,710 in road widening costs, which is due to be paid to the City as they are sold in the future.

ALTERNATIVES:

1. Accept payment in the amount of \$38,010 and authorize the release of assessment and utility connection fee obligation for Lot 14, Eastgate Subdivision.
2. Do not accept payment and do not authorize the release of the assessment and utility connection fees for Lot 14, Eastgate Subdivision.

MANAGER'S RECOMMENDED ACTION:

The covenant on this property requires payment of \$38,010 for road widening costs upon the sale or transfer of this property from its current owner. The buyer of the property has now remitted payment in that amount to the City.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting payment in the amount of \$38,010 and authorize the release of assessment and utility connection fee obligation for Lot 14, Eastgate Subdivision.

DO NOT WRITE IN THE SPACE ABOVE THIS LINE; RESERVED FOR RECORDER

Prepared by: Jessica D. Spoden, City of Ames Legal Department, 515 Clark Ave., Ames, IA 50010; 515-239-5146
Return to: Ames City Clerk, 515 Clark Ave, P.O. Box 811, Ames, IA 50010

**PARTIAL RELEASE OF RIGHTS PURSUANT TO EASTGATE SUBDIVISION
COVENANT FOR ASSESSMENT OF COSTS AND IMPROVEMENTS**

The undersigned, the Mayor and the City Clerk of the City of Ames, Iowa, for valuable consideration, receipt of which is hereby acknowledged, do hereby acknowledge that the following-described real estate situated in Story County, Iowa, to-wit:

Lot 14, Eastgate Subdivision, Ames, Story County, Iowa

is hereby released from any and all obligations pursuant to the Eastgate Subdivision Covenant for Assessment of Costs and Improvements Dayton Avenue (the "Agreement") entered into by and between Eastgate Development, Inc.; the City of Ames, Iowa; First National Bank, Ames, Iowa; Ames Trenching & Excavating, Inc.; Manatt's, Inc.; Hardin County Savings Bank; Clinic Investments, Inc.; and Everett Freel and Marilyn Freel on February 13, 2001, and filed on February 16, 2001, as Instrument No. 01-01744 in the office of the Recorder of Story County, Iowa, and refiled on March 13, 2001, as Instrument No. 01-02822 in the office of the Recorder of Story County, Iowa.

The Agreement remains in full force and effect against all other real estate covered by the Agreement.

Dated this _____ day of _____, 2015.

<p>CITY OF AMES, IOWA</p> <p>By _____ Ann H. Campbell, Mayor</p> <p>Attest _____ Diane R. Voss, City Clerk</p>	<p>STATE OF IOWA, STORY COUNTY, ss:</p> <p>On this _____ day of _____, 2015, before me, a Notary Public in and for the State of Iowa, personally appeared Ann H. Campbell and Diane R. Voss, to me personally known and who, 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. _____ adopted by the City Council on the _____ day of _____, 2015, and that Ann H. Campbell 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.</p> <p>_____ Notary Public in and for the State of Iowa</p>
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DO NOT WRITE IN THE SPACE ABOVE THIS LINE; RESERVED FOR RECORDER

Prepared by: Jessica D. Spoden, City of Ames Legal Department, 515 Clark Ave., Ames, IA 50010; 515-239-5146
Return to: Ames City Clerk, 515 Clark Ave., P.O. Box 811, Ames, IA 50010

**PARTIAL RELEASE OF RIGHTS PURSUANT TO DEVELOPMENT AGREEMENT
EASTGATE SUBDIVISION**

The undersigned, the Mayor and the City Clerk of the City of Ames, Iowa, for valuable consideration, receipt of which is hereby acknowledged, do hereby acknowledge that the following-described real estate situated in Story County, Iowa, to-wit:

Lot 14, Eastgate Subdivision, Ames, Story County, Iowa,

is hereby released from any and all obligations pursuant to the Development Agreement Eastgate Subdivision (the "Agreement") entered into by and between Eastgate Development, Inc., and the City of Ames, on October 6, 1998, and filed on October 16, 1998, as Instrument No. 98-14377 in the office of the Recorder of Story County, Iowa.

This Agreement remains in full force and effect against all other real estate covered by the Agreement.

Dated this _____ day of _____, 2015.

<p>CITY OF AMES, IOWA</p> <p>By _____ Ann H. Campbell, Mayor</p> <p>Attest _____ Diane R. Voss, City Clerk</p>	<p>STATE OF IOWA, STORY COUNTY, ss:</p> <p>On this _____ day of _____, 2015, before me, a Notary Public in and for the State of Iowa, personally appeared Ann H. Campbell and Diane R. Voss, to me personally known and who, 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. _____ adopted by the City Council on the _____ day of _____, 2015, and that Ann H. Campbell 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.</p> <p>_____ Notary Public in and for the State of Iowa</p>
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COUNCIL ACTION FORM

SUBJECT: REQUESTS FROM ISU STUDENT ALUMNI LEADERSHIP COUNCIL FOR ISU HOMECOMING EVENTS

BACKGROUND:

From October 20-31, the Homecoming Central Committee at Iowa State University is again planning to host its annual Homecoming activities. The events will culminate in the "ExCYtement in the Streets" lawn displays and mass campaniling on Friday, October 30. "ExCYtement in the Streets" is scheduled to begin at approximately 8:00 p.m. and continue until 10:00 p.m.

To facilitate this event, organizers are asking the City Council to approve the following requests:

1. Closure of Sunset Drive from Ash Avenue to just west of the intersection with Beach Avenue
2. Closure of Ash Avenue from Gable Lane to Knapp Street (Knapp and Gable will remain open)
3. Closure of Gray Avenue from its intersection with Gable Lane to Greeley Street
4. Closure of Pearson Avenue between Greeley Street and Sunset Drive
5. Closure of Gable Lane from east of Ash Avenue to Gray Avenue
6. Temporary Obstruction Permit for the closed areas as well as the Greek Triangle, which will be used for judging displays
7. Fireworks permit for ground effects fireworks display on Central Campus to begin at midnight (12:00 a.m.) on Friday night, October 30

Streets will be closed by approximately 7:30 p.m. and will be reopened by 10:30 p.m. On-street parking will also be prohibited on these streets from 7:00 p.m. on Thursday, October 29, to 10:30 p.m. on Friday, October 30.

Public Works will provide the barricades necessary for the street closures along with "No Parking" signs. Organizers will be responsible for staffing the barricades while they are in place. **Organizers have indicated they will notify affected non-Greek residents by going door-to-door with information.**

It should be noted that last year the City Council raised concerns regarding noise from the fireworks component of this event. Event organizers this year have been notified of those concerns and have been asked to consider ways to mitigate the noise. City staff has been told that the fireworks operator has been asked to use shells with less noise. A letter from the Homecoming advisor is attached.

Since event organizers (including the Homecoming advisor) are new to this event, they did not have a complete history of the City Council's concerns regarding the fireworks

noise until the City staff reviewed their plans for the event on October 6th. The Homecoming Committee members have emphasized that the midnight fireworks have been set for months and cannot be changed at this point. Furthermore, they cannot move the fireworks any earlier without completely reorganizing the schedule of events.

ALTERNATIVES:

1. Approve the requests for:
 - a. Street closures, parking prohibitions, and a Temporary Obstruction Permit on portions of Ash, Gable, Gray, Pearson, and Sunset as outlined above on October 30, 2015, to facilitate "ExCYtement in the Streets."
 - b. A Fireworks Permit for midnight on October 30, 2015.
2. Deny the requests.

MANAGER'S RECOMMENDED ACTION:

"ExCYtement in the Streets" is enjoyed by hundreds of community members each year. This event provides residents with another opportunity to enjoy the lawn displays and some of the activities associated with Homecoming at Iowa State University. It is a time for interaction between long-time residents and students at Iowa State. The pancake feed on Central Campus has provided an alcohol-free alternative to individual house parties and other forms of entertainment which may involve the use (and possible abuse) of alcohol.

Assuming that the change in personnel led the current organizers to not understand the City Council's concerns from last year and that attempts will be made to use fireworks shells that produce less noise, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1a & b. This action will approve the requests for street closures, parking prohibitions, and a Temporary Obstruction Permit on portions of Ash, Gable, Gray, Pearson, and Sunset as outlined above on October 30, 2015, to facilitate ExCYtement in the Streets, and approve a Fireworks Permit for midnight on October 30, 2015.



Members of City Council,

I'm writing to address the concern regarding shooting off fireworks on Central Campus on the Friday of Homecoming week at midnight. This beloved tradition has been part of our Homecoming activities for years now, and has come to be a staple of the week. As a new advisor, working with a planning committee of students who took their positions after Homecoming 2014, we were unaware that there had been discussions of possibly moving the fireworks a bit earlier in the lineup of Friday evening events until our recent meeting with the City Clerk's office.

The Homecoming event schedule, including the midnight fireworks, has been set for months now and cannot be changed at this point. The show will last less than 10 minutes, and we have communicated with our fireworks operator the concerns about the noise in the past so that he could adjust the fireworks program to include fewer of the louder fireworks this year. We cannot move the fireworks any earlier without completely reorganizing the schedule of events.

We sincerely hope that you will allow us to continue the tradition of midnight fireworks that so many attendees enjoy every year.

Thank you for your time and consideration,

Courtney Current
Assistant Director of Student Programs
SALC & Homecoming Central Committee Advisor



October 13, 2015

Mayor and Ames City Council Members:

The Iowa State University Alumni Association and the Student Alumni Leadership Council (SALC) are preparing to celebrate the 103rd anniversary of Homecoming at Iowa State, October 20–31 on the Iowa State campus and Ames community. The 2015 Homecoming celebration will include a wide variety of events for students, alumni, and members of the Ames community. Some of these events include:

- **Saturday, October 24, Ames “Here We Glow Again” 5K Glow Run, 9 p.m.**
Homecoming Central is proud to collaborate with Lutheran Services in Iowa to coordinate the Blue Sky Days 5K run through the Iowa State campus. Glow sticks, necklaces, and bracelets will highlight this 5K fundraiser for Lutheran Services in Iowa.
- **Friday, October 30, Pep Rally & Homecoming Celebration, ISU Alumni Center, 6-9 p.m., free**
The Iowa State Homecoming Pep Rally will be held on the grounds of the Iowa State Alumni Center, located at 420 Beach Avenue, adjacent to the Iowa State Center parking lot. The Pep Rally program, featuring Cyclone football coach Paul Rhoads, members of the football and basketball teams, and the final round of the annual Yell-Like-Hell competition, will begin at 7 p.m.
- **Friday, October 30, ExCYtement in the Streets, Greek Community, 8 p.m., free**
Following the Pep Rally and Homecoming Celebration, Iowa State students and alumni, and Ames community members are encouraged to head into the nearby Greek community to view Homecoming lawn displays. The self-guided “still parade” is a Homecoming classic.
- **Friday, October 30, Pancake Feed, Central Campus, 10 p.m. – midnight, \$3**
Join Homecoming Central on Central Campus for all-you-care-to-eat pancakes.
- **Friday, October 30, Fireworks & Mass Campaniling, Central Campus, midnight–1 a.m., free**
A breath-taking fireworks display will follow Iowa State students creating their own fireworks under the landmark Campanile.
- **Saturday, October 31, Cyclone Central Homecoming Tailgate, ISU Alumni Center, 3 hours prior to kickoff, free**
As always, the ISU Alumni Association will be hosting a pregame football tailgate at the ISU Alumni Center to celebrate Homecoming. Admission is free, though fans wanting catered meals from Hickory Park Restaurant must register and pay in advance at www.isualum.org/cycloncecentral.
- **Saturday, October 31, Cyclone Football vs. Texas, Jack Trice Stadium, game time TBD**
The Iowa State football team will face Texas in its annual Homecoming football game.

The full schedule of events can be found at www.isualum.org/homecoming2015.

The Student Alumni Leadership Council is requesting the City of Ames approve the related street closures, permits, and fireworks display as a part of the Homecoming celebration. We look forward to the event and the community and campus connections it provides. We are excited to celebrate Homecoming 2015 and “Make a STATEment!”

Sincerely,

Kensie Noble and Lisa Friesth

ISU Homecoming 2015 General Co-Chairs



SUMMARY OF EVENT

DESCRIPTION

Event Name Iowa State University Homecoming 2015

Description A celebration of ISU traditions, homecoming takes place throughout campus with events for students, faculty, staff, and community members between October 19 and the 31st. This application is focused on the events taking place Friday, October 30th for the general public, for ExCYtement in the Streets, taking part in Campustown, and fireworks on campus.

- Event Category**
- Athletic/Recreation
 - Exhibits/Misc.
 - Festival/Celebration
 - Parade/Procession/March
 - Concert/Performance
 - Farmer/Outdoor Market
 - Other (please explain)

Anticipated Attendance Total 5,000 Per Day 5,000

DATE/TIME

Setup	Date <u>10/30/15</u>	Time <u>10:00 am</u>	Day of Week <u>Friday</u>
Event Starts	Date <u>10/30/15</u>	Time <u>8:00 pm</u>	Day of Week <u>Friday</u>
Event Ends	Date <u>10/30/15</u>	Time <u>10:00 pm</u>	Day of Week <u>Friday</u>
Teardown Complete	Date <u>11/1/15</u>	Time <u>8:00 pm</u>	Day of Week <u>Monday</u>

Rain Date, if applicable _____
Rain Location, if applicable NA

LOCATION

Region

(Select one or more)

- Main Street Cultural District (Downtown)
- Campustown District
- Iowa State University Property
- City Parks
- Other (please explain)

Please note that events occurring in the Downtown, Campustown, in City parks, or on ISU property require prior approvals. A letter of support will be required from CAA if the event occurs in Campustown or from MSCD if the event occurs in Downtown. Please contact the appropriate office well in advance:

Downtown - Main Street Cultural District: (515) 233-3472

events@amesdowntown.org

Campustown - Campustown Action Association: (515) 450-8771

director@amescampustown.com

Iowa State University - Events Authorization Committee: (515) 294-1437

eventauthorization@iastate.edu

CONTACTS

Host Organization

ISU Alumni Assoc/Homecoming Central Committee

Local Contact (Required)

Must be present during event

Name: Courtney Current

Address: 420 Beach Ave

Telephone: (515) 294-2632

Cell phone: (816) 646-9487

Must be available by cell phone during event

Email: ccurrent@iastate.edu

At least ten business days prior to the event, Organizer must submit Emergency Contact List, including names and numbers of all coordinators, volunteers, and location assigned to each.

Yes No

Is this an annual event? How many years have you been holding this event? 103

Is this event open to the public?

Is your event being held in conjunction with another event (e.g. *Farmers' Market, 4th of July, etc.*)?

If yes, please list

COUNCIL ACTION FORM

SUBJECT: WATER POLLUTION CONTROL FACILITY STREET REPAIRS

BACKGROUND:

The Water Pollution Control Facility (WPCF) was originally graded and paved with asphalt in 1988 as a part of the original plant construction. Since the time of placement, the pavement has seen repeated heavy loads and many freeze and thaw cycles that have deteriorated the pavement and caused failure. The major pavement failures include fatigue cracking along with rutting and raveling. These issues with the pavement are a result of poor surface water drainage, along with the original design thickness of the asphalt not being able to meet traffic demands it must serve.

This project will consist of removing and replacing the existing failed pavement with both asphalt and concrete. Concrete will be placed in areas of heavy loading to prevent any asphalt rutting in the future. To reduce material cost for the project, the millings from the existing pavement will be used to repair areas of poor sub-base and also resurfacing the granular roads at the facility. Along with removing and replacing the pavement, minor grading to the facility will be included to help improve drainage of the site.

The project will include the option to repave the site with either asphalt or concrete. This maximizes the number of potential bidders and gives the City the greatest flexibility to choose the alternative that is most cost effective. There will also be an add alternate to remove and replace the curb, gutter, and sidewalk associated with the Administration Building. The award will be based on the base bids, with the ability to include the add alternate based on available budget.

The total estimated construction project cost is \$425,000. This estimated cost includes the base bid, add alternate 1, and add alternate 2 or 3. The work was designed in-house, so there are no engineering fees. This project was included in the 2013/14 Capital Improvements Plan for the amount of \$450,000.

ALTERNATIVES:

1. Grant preliminary approval to the plans and specifications and issue a Notice to Bidders, setting November 12, 2015 as the bid due date and November 24, 2015 as the date for public hearing and award.
2. Do not approve plans and specifications at this time.

MANAGER'S RECOMMENDED ACTION:

The existing pavement at the WPCF has exceeded the original design life and has started to fail in the past several years. These failures are due to poor drainage and heavy loads that the facility sees on a regular basis. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

ITEM# 25
DATE: 10/13/15

COUNCIL ACTION FORM

SUBJECT: SINGLE-SOURCE PURCHASE FOR FY 2015/16 MUTLI-MODAL ROADWAY IMPROVEMENTS (MS SEDCO RADAR DETECTION EQUIPMENT)

BACKGROUND:

A project is programmed in the 2015/16 Multi-Modal Roadway Improvements Program of the Capital Improvements Plan to retrofit four traffic signal installations with radar based detection capable of detecting bicycles. The City of Ames has a standard for vehicle and bicycle detection at all new or replacement traffic signals using the MS Sedco Interceptor radar system. This system was determined to be the best available product through field tests and product demonstrations conducted by the City of Ames Traffic Staff. It should be noted that MS Sedco products, in the Midwest region, are only available from one source, Brown Traffic Products Inc. Currently, there are 77 MS Sedco radar units in use at 22 different intersections Citywide (approximately 33% of the system has been upgraded).

Standardizing this equipment ensures consistency in the maintenance and operation of traffic signals in the City of Ames. Staff keeps these vehicle radar detection systems in stock for use during both emergency replacements as well as for normal maintenance activities. In addition, the use of identical products city-wide will result increased efficiencies and savings due to a reduction in ongoing maintenance, stocking, and training costs. Because of these reasons, it is in the City's interest to continue to use MS Sedco radar equipment as the City of Ames standard for vehicle and bicycle detection at all city owned traffic signals.

Currently, the cost for equipping a four-leg signalized intersection is estimated to be \$18,320 (equipment only). The total cost to purchase radar detection for the four intersections identified in FY 2015/16 is estimated to be \$73,280, with \$150,000 from Road Use Tax funds budgeted for these units. **City of Ames Purchasing Polices state that single-source purchases of \$50,000 or more must be approved by City Council.**

ALTERNATIVES:

1. Waive purchasing policies and approve the single-source purchase of four (4) MS Sedco Interceptor radar systems for the FY 2015/16 Multi-Modal Roadway Improvements program at a cost of \$73,280 (for equipment only).
2. Reject the request to waive purchasing polices and direct staff to seek alternative methods for the procurement of bicycle detection.

MANAGER'S RECOMMENDED ACTION:

The standardization of certain traffic signal equipment used city-wide provides safety and operational benefits as well as cost savings for the City of Ames. Staff will continue to use this standard equipment until such a time that a better field-tested and proven product becomes available in the market.

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



CITY OF
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MEMO

To: Mayor and Members of the City Council

From: City Clerk's Office

Date: October 9, 2015

Subject: Contract and Bond Approval

There are no Council Action Forms for Item Nos. 26 and 27. Council approval of the contract and bond for these projects is simply fulfilling a *State Code* requirement.

/jr

COUNCIL ACTION FORM

SUBJECT: **CHANGE ORDER FOR REPLACEMENT
PARTS FOR UNIT 8 CONTROL CABINET REPAIRS**

BACKGROUND:

On the morning of August 9, 2015, it rained 4.5 inches. The Power Plant took on water in a critical control cabinet which shorted and burned out some electronic cards necessary to safely command and control Unit 8. The Power Plant had to take the unit off-line because with these burned out cards the Plant was blind to some vital information needed to safely operate the unit. The Power Plant did have spare cards for the most vital information (O2) which did allow staff to put the unit back on-line, but cards were still needed for information that staff did not have.

Staff immediately contacted Emerson Process Management Power & Water Solutions, Inc., (Emerson), the Original Equipment Manufacturer, for a quotation for the replacement parts needed for this time critical repair. A purchase order in the amount of \$42,120.55 (inclusive of Iowa sales tax) was approved by City Manager was issued soon thereafter.

A change order is now needed. Under Change Order No. 1, Emerson will supply additional replacement parts needed to complete the control cabinet repairs. This change order will add an additional \$21,459.92 (inclusive of Iowa sales tax) to the purchase order, bringing the total contract amount to \$63,580.47. At this dollar level, the City's Purchasing Policy requires City Council approval.

Funds for the purchase these parts is available from the approved FY 2015/16 operating budget for Electric Production which includes \$150,000.

ALTERNATIVES:

1. Approve contract Change Order No. 1 to Emerson Process Management Power & Water Solutions, Inc., Pittsburgh, PA, in the amount of \$21,459.92 (inclusive of Iowa sales tax) for replacement parts for Unit 8 control cabinet repairs.
2. Reject contract Change Order No. 1 and delay these needed repairs.

MANAGER'S RECOMMENDED ACTION:

These parts are critical because, if not installed, can affect the ability to operate the Power Plant efficiently and safely. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

COUNCIL ACTION FORM

SUBJECT: NEW WATER PLANT CONTRACT 1 – CHANGE ORDER NO. 2

BACKGROUND:

On February 24, 2015, the City Council awarded a construction contract to S. M. Hentges of Jordan, MN for the interconnecting piping between the old and new water treatment plant locations. Construction started near the existing treatment plant. As anticipated, when working with decades-old buried infrastructure, there have been unexpected conditions encountered in the field so far in the project.

- At the 30-inch raw water connection point, there was an unexpected existing tee with a valve on it. The plans had indicated it was a straight run of pipe. The contractor had to modify how they connected into the pipe because of this discovery. **Total cost to modify the installation is \$6,602.20.**
- While working near an existing 20-inch finished water main, the contractor discovered a large concrete thrust block supporting a tee in the line. The tee and thrust block are not needed and were in the way of the new pipeline installation. The contractor was able to cut out the tee fitting and concrete and replace it with a new section of straight pipe. **Total cost for replacement is \$9,411.60.**
- The new concrete emergency bypass structure, when installed, sits approximately 18 inches below grade. To easily access the hatches, it should be located at grade. The contractor, working with the concrete supplier, determined an 18-inch spacer section can be made and added to the structure. **Total cost for the addition is \$2,373.80.**
- There are five air relief hydrants as part of the project. While the hydrants have valves on them to shut off in case of an emergency, an additional valve would help isolate the hydrant for repairs. **Total cost for all five valves and boxes is \$3,300.00**

The total cost for this change order is \$21,687.60. It is the opinion of the consulting team that this is a fair and reasonable price. This is the second change order for the project. The Department previously approved a change order in the amount of \$9,256.45 for minor pipeline alignment changes, associated site work, and an additional communication structure. **At a combined running total of \$30,944.05, this change order could be approved by the City Manager. However, staff would like Council authorization so that the thresholds set in the City's Purchasing Policies can be**

reset, giving additional flexibility should additional unforeseen conditions be discovered in the coming weeks.

The approved FY 15/16 Capital Improvements Plan includes a total project budget of \$73,684,000. A simplified line item breakdown of the project costs is shown below.

Description	Amount
Contract 1 (actual bid price)	3,197,273
Contract 2 (actual bid price)	52,497,000
Engineering	8,900,000
Lime Sludge Removal	1,570,000
Land & Easements	899,000
Special Inspections	350,000
Pre-design Activities	774,000
Equipment Allowances, Misc.	540,000
Contingency	4,956,727
Total	73,684,000

The size of the contingency increased when the bid price for Contract 1 came in more than two million dollars below the engineer's estimate. Subsequent changes to the project that impact the contingency are as shown below. **The change order that is the subject of this request is shown in bold.**

Description	Net Change	Remaining Contingency
Contract 2, Change Order #1 Sanitary Sewer Realignment	\$ 127,023.00	\$ 4,829,704.00
Contract 2, Change Order #2 Second water service line; additional gate valve; change in pipe material; manhole waterproofing.	\$ 55,634.00	\$ 4,774,069.85
Contract 1, Change Order #1 Raw water realignment, site work, communication structure	\$ 9,256.45	\$ 4,764,813.40
Contract 1, Change Order #2 Piping changes, bypass structure changes, hydrant valves	\$ 21,687.60	\$ 4,745,765.80

ALTERNATIVES:

1. Approve Change Order Number Two with S. M. Hentges as described above in the amount of \$21,687.60.
2. Do not approve the change order at this time.

MANAGER'S RECOMMENDED ACTION:

The changes are due to unforeseen conditions around the existing water plant campus. The consulting engineers, City staff, and S. M. Hentges have worked together to come up with reasonable, cost effective solutions that are well within the project contingency. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving Change Order #2 for Contract 1 as described above in the amount of \$21,687.60.

COUNCIL ACTION FORM

**SUBJECT: ACCEPTANCE OF COMPLETION FOR POWER PLANT UNIT #7
FEEDWATER HEATER REPLACEMENT**

BACKGROUND

On October 28, 2014, City Council approved preliminary plans and specifications for the Unit #7 Feedwater Heater Replacement. This project is for a contractor to supply and replace feedwater heaters on Power Plant Unit #7. Feedwater heaters are devices that use extraction steam from the turbine to preheat the feedwater prior to returning to the boiler. This increases the efficiency of the entire steam generating system.

On November 26, 2014, bids were received and staff determined that the low bid submitted by American Exchanger Services, Inc. was acceptable. **The amount of the contract as awarded on December 9, 2014, was \$283,705 plus applicable sales taxes in the amount of \$15,330 to be paid directly by the City of Ames to the State of Iowa.**

There were three change orders to this contract.

Change Order No. 1 for \$12,400 was to change head design for both #7 HP heaters.

Change Order No. 2 for deduct of (-\$3,500) was American Exchanger Services, Inc. to retain the old heater for scrap.

Change Order No. 3 for \$7,450 was to cover equipment rental and shipping charges due to delay of install caused by receipt of construction permit late.

The contract amount including these three change orders is \$300,055.

The Engineer's estimate of the total contractor cost for this project is \$850,000. The FY 2015/16 Capital Improvements Plan includes \$450,000 for the Feedwater Tube Replacement for Unit #7 project.

All of the work included in the contract with American Exchanger Services, Inc. has now been completed, and the Power Plant Engineer has provided a certificate of completion.

ALTERNATIVES:

- 1) Accept completion of the contract for the Unit #7 Feedwater Heater Replacement with American Exchanger Services, Inc. at a total cost of \$300,055, and authorize final payment to the contractor.
- 2) Delay acceptance of this project.

MANAGER'S RECOMMENDED ACTION:

The contractor for the Unit #7 Feedwater Heater Replacement has completed the work under the contract. The Power Plant Engineer has issued a certificate of completion on the work, and the City is legally required to make final payment to the contractor. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

COUNCIL ACTION FORM

SUBJECT: **COMPLETION OF NORTHRIDGE HEIGHTS PARK
IMPROVEMENTS PROJECT**

BACKGROUND:

Ames Trenching and Excavating was awarded the contract to complete final grading, installation of storm sewer inlets, erosion control, installation and connection of a water line and electric service, sidewalk construction, seeding, and installation of a drinking fountain at Northridge Heights Park. Council awarded the contract to Ames Trenching and Excavating on March 4, 2014. The amount of the award was \$96,260.

There were two change orders decreasing the total cost paid to Ames Trenching by \$2,722.93. The total cost of the project, including the change orders, is \$93,537.07.

Please note that as part of this project, Parks and Recreation staff are installing the playground equipment, swings, basketball hoops, shelter, benches, trash receptacles, park sign, and trees. All of these items are scheduled to be completed in October.

ALTERNATIVES:

- 1) Accept completion of the Northridge Heights Park Improvements in the amount of \$93,537.07.
- 2) Do not accept the completion of the Northridge Heights Park Improvements in the amount of \$93,537.07.

MANAGER'S RECOMMENDED ACTION:

Ames Trenching and Excavating has completed the work required as specified in the bid specifications. The Memo of Completion from the engineering firm Snyder & Associates, Ankeny, Iowa, is attached. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, accepting completion of the Northridge Heights Park Improvements in the amount of \$93,537.07.



Memorandum

To: Joshua Thompson

Date: 9/21/15

From: Don Marner

CC: Bill Fedeler

RE: Northridge Heights Park

Snyder & Associates prepared construction plans for park improvements. Park improvements included grading, storm sewer, erosion control, electric, water, pavement and seeding. Ames Trenching and Excavating was the contractor awarded the project. Snyder & Associates completed a site review on Thursday, September 17th. The work to be constructed by Ames Trenching and Excavating has been completed and Snyder & Associates recommends final acceptance of the project.

COUNCIL ACTION FORM

SUBJECT: 2014/15 MORTENSEN ROAD IMPROVEMENTS (SOUTH DAKOTA AVENUE TO DOTSON DRIVE)

BACKGROUND:

This project involved the widening of Mortensen Road from South Dakota Avenue to Dotson Drive to accommodate turn lanes, a bus acceleration lane, and consolidation of redundant bus stop locations. This section of roadway has experienced increasing traffic congestion due to on-street Cy-Ride stops in the area, commuter traffic from Iowa State University employees and students, ingress/egress traffic to the Ames Middle School, and increased traffic due to additional housing being constructed in the area. This widening project is shown in the 2014/15 Capital Improvements Plan (CIP) and in the 2035 Long Range Transportation Plan.

On December 9, 2014, City Council awarded this project to Manatt's, Inc., of Ames, Iowa, in the amount of \$357,904.62. A balancing change order was administratively approved by staff in the amount of \$26,857.78, reflecting actual quantities installed in the field. Construction was completed in the amount of \$384,762.40. Engineering and contract administration costs totaled \$57,715, bringing overall project costs to \$442,477.40.

Through outreach discussions with adjacent property owners regarding the infrastructure improvements as part of this project, a cost share agreement was reached with one property owner. University West Apartments agreed to a 50/50 cost share for installation of sidewalk along their frontage in order to improve connectivity in the area. ***This resulted in University West Apartments paying \$10,546.21 for sidewalk installation.***

The City submitted a Traffic Safety Improvement Program (TSIP) grant application in 2013 to help cover the cost of materials for this project. After reviewing the grant application, Iowa Department of Transportation officials approved the request and awarded a TSIP grant in the amount of \$391,334. Program funding shown in the 2014/15 CIP includes \$110,000 in Road Use Tax funding. **Available funding for this project totals \$511,880.** Unspent Road Use Tax funds will be returned to the fund.

ALTERNATIVES:

- 1 Accept the 2014/15 Mortensen Road Improvements (South Dakota Avenue to Dotson Drive) as completed by Manatt's, Inc., of Ames, Iowa, in the amount of \$384,762.40.
2. Direct staff to pursue modifications to the project.

MANAGER'S RECOMMENDED ACTION:

This project was completed in accordance with the approved plans and specifications and is within the approved budget. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ITEM # 33
DATE: 10-13-15

COUNCIL ACTION FORM

**SUBJECT: 2012/13 CONCRETE PAVEMENT IMPROVEMENTS CONTRACT #2
(SOUTHEAST 5TH STREET)**

BACKGROUND:

This annual program is to remove and replace deteriorated concrete street sections. Removal and replacement of concrete street sections provides enhanced rideability to the community's residents and visitors. The 2012/13 program locations include Wheeler Street (Grand Avenue to Roy Key Avenue), Southeast 5th Street (east of South Duff Avenue), and the Lincoln Way frontage road at Southbend Drive.

This specific project was for the improvements on Southeast 5th Street. The project included a crack and seat treatment of the existing concrete pavement followed by an asphalt overlay. The water main on Southeast 5th Street was also replaced as part of this project.

On February 24, 2015, Council awarded this project to Synergy Contracting LLC of Bondurant, Iowa in the amount of \$346,070.15. Two change orders were administratively approved by staff. Change Order No. 1, in the amount of \$26,500, included the abandonment of a 6" x 6" water crossing and full depth concrete patching of the existing street to perform this abandonment. Change Order No. 2, a deduction in the amount of \$3,267.36, was the balancing change order which reflected actual quantities installed in the field. Construction was completed in the amount of \$369,302.79.

The 2012/13 Concrete Pavement Improvements Program includes expenses as follows:

Southeast 5th Street (this project)	\$369,302.79
Wheeler Street (finalized)	\$332,882.00
Frontage Road (near JAX Outdoor/Southbend Drive) (awarded)	\$116,141.91
Engineering and Contract Administration (estimated)	<u>\$163,665.00</u>
Total Estimated Program Costs	\$981,992.04

This program was shown in the 2012/13 Capital Improvements Plan with funding in the amount of \$600,000 from General Obligation Bonds (G.O. Bonds) and \$50,000 from the Road Use Tax fund. An additional \$142,000 from the 2013/14 Water System Improvements (Water Utility fund) and \$225,000 in unobligated G.O. Bonds from the 2009/10 Concrete Pavement Improvements Program were utilized, bringing **total available program funding to \$1,017,000.**

ALTERNATIVES:

- 1a. Accept the 2012/13 Concrete Pavement Improvements Contract #2 (Southeast 5th Street) as completed by Synergy Contracting, LLC of Bondurant, Iowa in the amount of \$369,302.79.
2. Direct staff to pursue modifications to the project.

MANAGER'S RECOMMENDED ACTION:

This project was completed in accordance with the approved plans and specifications and is within the approved budget. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

COUNCIL ACTION FORM

SUBJECT: **WATER POLLUTION CONTROL FACILITY
SWITCHGEAR CONTROLS REPLACEMENT PROJECT**

BACKGROUND:

On July 22, 2014, Council approved a contract with The Waldinger Corporation for the replacement of the Switchgear Controls at the Water Pollution Control Facility (WPCF) in the amount of \$70,400.

All work associated with this project has been satisfactorily completed by the contractor as of September 15, 2015. No change orders were issued to complete the project. The final construction cost for the project was \$70,400. An Engineer's Certification of Completion is attached.

ALTERNATIVES:

1. Accept completion of the replacement of the WPCF Switchgear Controls Replacement Project and make final payment and release retainage to The Waldinger Corporation in the amount of \$3,520.
2. Do not accept completion of the WPCF Switchgear Controls Replacement Project at this time.

MANAGER'S RECOMMENDED ACTION:

The Waldinger Corporation has completed the replacement of the WPCF Switchgear Controls Project to staffs satisfaction and a certification of completion has been issued by the engineer. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving completion of the project and making final payment and release of retainage to The Waldinger Corporation in accordance with the contract documents.



Barr Engineering Company
4700 West 77th Street • Minneapolis, MN 55435-4803
Phone: 952-832-2600 • Fax: 952-832-2601 • www.barr.com *An EEO Employer*

Minneapolis, MN • Hibbing, MN • Duluth, MN • Ann Arbor, MI • Jefferson City, MO • Bismarck, ND
Calgary, Alberta •

September 29, 2015

City of Ames
Water and Pollution Control Department
Attn: Mr. James McElvogue
56797-280th Street East
Ames, IA 50010-9337

Re: City of Ames, Iowa
Water and Pollution Control Department
Water Pollution Control Facility
Contract between the City of Ames
and The Waldinger Corporation, Des Moines, IA.
480 Volt Switchgear Control System Rehabilitation

Dear Mr. McElvogue,

In response to the inquiry regarding the completion of the rehabilitation of the control system for the main 480 volt switchgear at the Water Pollution Control Facility, it is our opinion that the project is substantially complete as of September 15, 2015.

Upon confirmation that the final tax certificates and related information have been received by the City and are in order, the recommendation is that the project be considered complete.

If you have questions, please contact me.

Sincerely,



Paul E. Raeding, PE
Barr Engineering Co.

COUNCIL ACTION FORM

SUBJECT: MAJOR FINAL PLAT FOR NORTHRIDGE HEIGHTS SUBDIVISION 18TH ADDITION

BACKGROUND:

On June 28, 2011, the City Council approved the most recent revised Preliminary Plat for Northridge Heights Subdivision. The property owner, Uthe Development Company, is now requesting approval of a Final Plat for the Northridge Heights Subdivision 18th Addition (a replat of Outlot SS of Northridge Heights 17th Addition). The Final Plat includes 27 residential lots for single-family detached homes and Lot A for the Aberdeen Drive, Ballentine Drive and Weston Drive, on approximately 9.99 acres (see *Attachments A & B*). **This is the final addition of Northridge Heights.**

After reviewing the proposed Final Plat, staff believes it complies with the approved the Preliminary Plat, adopted plans, and all other relevant design and improvement standards required by the Municipal Code.

Public improvements are required for subdivision. Financial security, in the form of a Letter of Credit in the amount of \$232,277.40, has been received and placed on file with the City Clerk's Office for the remaining public improvements for the 18th Addition. These remaining public improvements include sub-grade preparation, curb and gutter, asphalt surfacing, street lighting, pedestrian ramps, shared use path, water valves and manholes, street lighting, sewer pipe repairs, seeding and erosion control. As part of the final plat submittal, an "Agreement for Public Improvements" has been included for recording with the approved Final Plat, which requires the owner to construct the remaining public improvements. The Letter of Credit will then be released upon satisfactory completion of the public improvements.

The newly adopted requirement to complete sidewalks within 3 years of a final plat does not apply to this project as it was approved originally prior to January 1, 2015. There is no financial security on file with the City Clerk's office for sidewalks or street trees. The City's past practice has been to accept a signed, written Agreement for sidewalk and street trees from the owner specifying that, in lieu of financial security, occupancy of new structures will not be permitted by the City until the sidewalks and street trees associated with the individual lot are installed. Consistent with this practice, the City Council may wish to waive this condition and approve the Final Plat with the accompanying Agreement for sidewalk and street trees, allowing sidewalks and street trees to be deferred until occupancy of structures on abutting sites.

The Developer has been made aware that several street trees are yet to be planted along and near Stange Road. These street trees were approved through Street Tree Agreements in past Additions of Northridge Heights Subdivision, but were never

installed. **The Developer will plant the street trees along and near Stange Road, prior to the end of this month, October, 2015.**

Except for the need for a waiver of the requirement for financial security for sidewalks, the proposed subdivision complies with all relevant and applicable design and improvement standards of the Subdivision Regulations, to the City's Land Use Policy Plan, to other adopted City plans, ordinances and standards, and to the City's Zoning Ordinance.

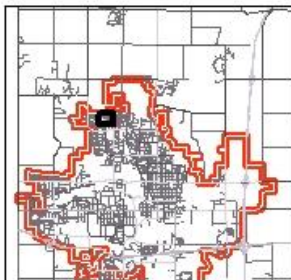
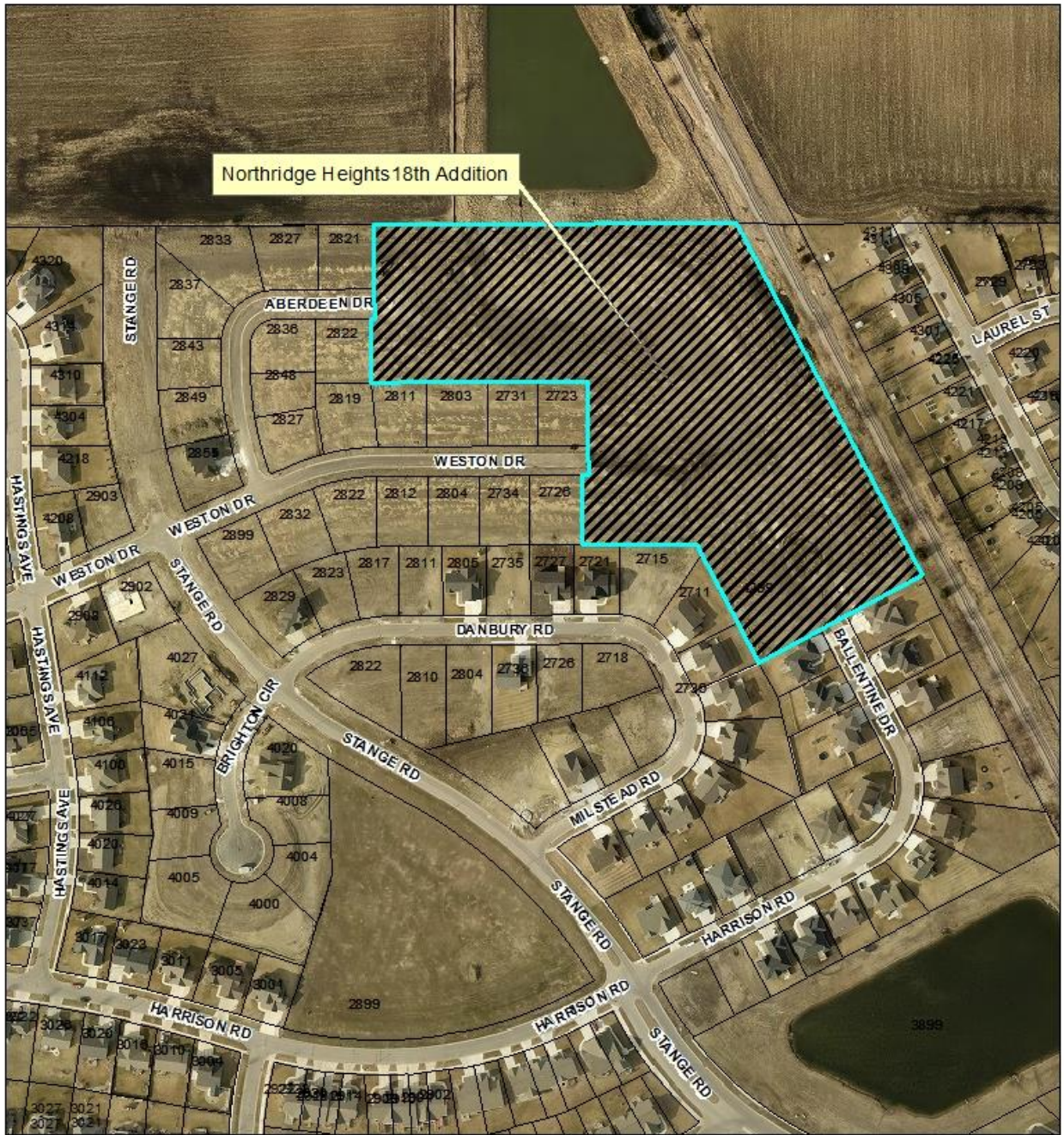
ALTERNATIVES:

1. The City Council can:
 - A. Waive the subdivision code requirement for financial security for sidewalks in this 18th Addition, since the Developer has signed the "Agreement for Sidewalk and Street Trees" requiring the installation of these improvements prior to occupancy or within 24 months of issuance of a building permit; and,
 - B. Approve the Final Plat of Northridge Heights Subdivision, 18th Addition, based upon the findings and conclusions stated above.
2. The City Council can deny the Final Plat for Northridge Heights 18th Addition if it finds that the development creates a burden on existing public improvements or creates a need for new public improvements that have not yet been installed. (The *Municipal Code* requires a final decision regarding final plat approval be rendered by the City Council within 60 days of the complete application for Final Plat approval of a Major Subdivision. City Council must approve, approve subject to conditions, or disapprove this Final Plat application no later than November 25, 2014, to meet the 60 day deadline.)
3. The City Council can refer this request back to staff or the applicant for additional information. (The *Municipal Code* requires a final decision regarding final plat approval be rendered by the City Council within 60 days of the complete application for Final Plat approval of a Major Subdivision. (City Council must approve, approve subject to conditions, or disapprove this Final Plat application no later than November 24, 2015, to meet the 60 day deadline.)

CITY MANAGER'S RECOMMENDED ACTION:

Staff has evaluated the proposed final subdivision plat and determined that the proposal is consistent with the Preliminary Plat approved by the City Council and that the plat conforms to the adopted ordinances and policies of the City of Ames as required by Code. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as described above.

Attachment A – Location Map



Location Map
Northridge Heights 18th Addition



0 90 180 360 540
Feet

Attachment C

Applicable Laws and Policies Pertaining to Final Plat Approval

Adopted laws and policies applicable to this case file include, but are not limited to, the following:

Code of Iowa, Chapter 354.8 states in part:

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

Ames Municipal Code Section 23.302

(10) City Council Action on Final Plat for Major Subdivision:

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

(b) Based upon such examination, the City Council shall ascertain whether the Final Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan and to the City's other duly adopted plans.

(c) The City Council may:

(i) deny any subdivision where the reasonably anticipated impact of such subdivision will create such a burden on existing public improvements or such a need for new public improvements that the area of the City affected by such impact will be unable to conform to level of service standards set forth in the Land Use Policy Plan or other capital project or growth management plan of the City until such time that the City upgrades such public improvements in accordance with schedules set forth in such plans; or,

(ii) approve any subdivision subject to the condition that the Applicant contribute to so much of such upgrade of public improvements as the need for such upgrade is directly and proportionately attributable to such impact as determined at the sole discretion of the City. The terms, conditions and amortization schedule for such contribution may be incorporated within an Improvement Agreement as set forth in Section 23.304 of the Regulations.

(d) Prior to granting approval of a major subdivision Final Plat, the City Council may permit the plat to be divided into two or more sections and may impose such conditions upon approval of each section as it deems necessary to assure orderly development of the subdivision.

(e) Following such examination, and within 60 days of the Applicant's filing of the complete Application for Final Plat Approval of a Major Subdivision with the Department of Planning and Housing, the City Council shall approve, approve subject to conditions, or disapprove the Application for Final Plat Approval of a Major Subdivision. The City Council shall set forth its reasons for disapproving any Application or for conditioning its approval of any Application in its official records and shall provide a written copy of such reasons to the developer. The City Council shall pass a resolution accepting the Final Plat for any Application that it approves.

(Ord. No. 3524, 5-25-99)

COUNCIL ACTION FORM

SUBJECT: REQUEST BY BRECKENRIDGE FOR DESIGNATION OF URBAN REVITALIZATION AREA AT 101, 105, 107, AND 205 S WILMOTH AVENUE

BACKGROUND:

Breckenridge Group Ames, LLC (commonly referred to as Breckenridge) is requesting the designation of 101, 105, 107, and 205 S. Wilmoth Avenue as an Urban Revitalization Area. The proposed Urban Revitalization Area comprises the former north middle school parcel (205 S Wilmoth Avenue) as well as three additional parcels (101, 105, and 107 S Wilmoth Avenue) acquired by Breckenridge. 205 S Wilmoth is a vacant piece of land while the three other parcels have vacant residential structures on them. A location map is found in Attachment 1.

The settlement agreement with Breckenridge Group, approved on July 28, 2015, allows Breckenridge to construct an apartment complex of up to 422 beds. The project may also have between 15,000 and 40,000 square feet of commercial space along the Lincoln Way frontage.

The City Council approved an amendment to the Land Use Policy Plan future land use map on September 22. The Lincoln Way frontage was designated Highway-Oriented Commercial while the remainder of the project site was designated as High-Density Residential.

Another step, the rezoning, will soon be initiated. Breckenridge is seeking rezoning to HOC (with the Lincoln Way Mixed Use Overlay) along the north portion of the site and RH (High Density Residential) over the remaining portion. In addition, Breckenridge is seeking to remove the O-UIW (West University Impacted Overlay) from the three small parcels on the northeast corner of the site. The approval of any rezoning would require a development agreement between the City and Breckenridge.

URBAN REVITALIZATION PLAN:

The draft South Wilmoth Avenue Urban Revitalization Plan, which is attached to the Council Action Form, meets the state requirements and also includes qualifying criteria selected by the City Council at their August 11 meeting. These criteria are found in Attachment 3 of the Urban Revitalization Plan and are highlighted below.

1. All buildings shall use clay brick as the principal building material for 80% of the front facades, excluding openings. The remaining facades shall incorporate clay brick or cut stone into 50% of the façade materials.
2. Buildings used solely for residential and accessory uses shall utilize hipped or

gabled roofs. Mixed-use buildings are exempt from this standard.

3. The project shall provide additional commercial parking in excess of the retail/office parking rate of 3.3 spaces per 1,000 square feet of gross commercial floor area. A minimum of 20% of the commercial floor area shall provide parking at a rate of 9 spaces per 1,000 square feet of gross commercial floor area for the first 30,000 square feet of gross floor area.
4. A clubhouse, as defined in the Zoning Ordinance, shall not be permitted on the ground floor of a commercial mixed use building.
5. Ground floor commercial uses of mixed use buildings must be a permitted use of the HOC base zone for Office Uses; Retail Sales and Services Uses; Entertainment, Restaurant, and Recreation; and miscellaneous use of childcare.
6. Typical commercial tenant footprint shall have a minimum depth of 40 feet.
7. Commercial areas shall have a floor to ceiling height of a minimum of 12 feet.
8. Primary entrances to residential buildings shall include covered entries with architectural enhancements.
9. The residential project shall receive and maintain certification for the Iowa Crime Free Multi-Housing Program administered by the Ames Police Department.
10. The project shall utilize a Sign Program for commercial tenants that provide a cohesive design and lighting style to the site. Sign Program will allow for wall signage per the Sign Code. If a commercial ground sign is constructed, it is restricted to a single monument sign along Lincoln Way and shall include a decorative base compatible with the commercial buildings finishes and have an opaque sign face background. The Sign Program must be approved by the Planning Director.
11. The project shall provide landscape buffering with the L3 and F2 standards in a minimum of a 10-foot-wide planter along the perimeter property lines of the site.
12. The project shall provide street trees, per City specifications, along Wilmoth Avenue.
13. The project shall demonstrate that 30 percent of the commercial space is occupied or leased for occupancy prior to final approval for tax abatement.

The City Council also included a motion directing staff to come back with a recommendation on how to accomplish getting an easement or a bike path. In reviewing other tax abatement programs, the South Lincoln URA does include an optional criteria of providing public space as an “Activity Node” as indicated on the adopted South Lincoln Sub-Area Plan. It was the only example we have of a public improvement requirement for tax abatement eligibility. Other means of acquiring an easement or providing for the path could be part of a contract rezoning process,

subdivision approval, or potentially with major site plan approval.

Breckenridge has reviewed the criteria and feels that they go beyond the expectations of the settlement agreement. They have provided a written response after reviewing the minutes of the August 11 meeting. This is included in Attachment 2.

The College Creek/Old Ames Middle School neighborhood has provided additional proposed criteria that they would like to see included. They provided the Council and staff with a letter which is included in Attachment 3.

At the November 24 meeting, the City Council will conduct a public hearing, act on a resolution to approve the Urban Revitalization Plan, and act on the first reading of an ordinance exempting the improvements from property taxes within the Urban Revitalization Area for projects that meet the qualifying criteria.

ALTERNATIVES:

1. If the City Council accepts the draft South Wilmoth Avenue Urban Revitalization Plan, it can set November 24 as the date of the public hearing for the adoption of the Plan and the approval of the Urban Revitalization Area.
2. The City Council may amend the draft South Wilmoth Avenue Urban Revitalization Plan, by amending the qualifying criteria. The City Council can then set November 24 as the date of the public hearing for the adoption of the Plan and the approval of the Urban Revitalization Area.

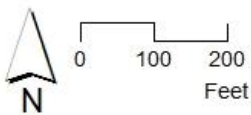
MANAGER'S RECOMMENDED ACTION:

The settlement agreement identified a number of steps necessary for Breckenridge and the City to undertake. In summary, Breckenridge has transferred the south parcel (601 State Avenue) to Iowa State University, the City is conducting due diligence on the middle parcel (321 State Avenue), and the City has amended the Land Use Policy Plan future land use map. Remaining to be completed are the rezoning, the establishment of the Urban Revitalization Area, the consolidation of the Breckenridge parcels by means of a plat of survey, and any subsequent subdivision.

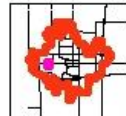
If the City Council wishes to support the same qualifying criteria it selected by motion at the August 11 meeting, it can approve Alternative #1. The City Council can still amend the criteria following the public hearing on November 24.

However, Alternative #2 can be pursued if the City Council wishes to amend the qualifying criteria at this time. It may do so by giving explicit guidance to City staff who will incorporate them into the draft plan. The Council may still amend them again following the November 24 public hearing.

ATTACHMENT 1: LOCATION MAP



Legend
 Proposed URA



ATTACHMENT 2: COMMENTS FROM BRECKENRIDGE



Brian D. Torresi
BrianTorresi@davisbrownlaw.com
phone: 515-246-7860
Ames Office

October 7, 2015

Judy Parks, City Attorney
City of Ames, Iowa
515 Clark Ave.
Ames, IA 50010

Re: Breckenridge Group Ames Iowa, LLC ("Breckenridge")

Judy:

We understand that the Ames City Council (the "Council") will meet on October 13, 2015 to discuss the proposed qualifying criteria for urban revitalization tax exemption for Breckenridge's combined north parcel along Lincoln Way and Wilmoth Avenue (the "Property"). As you are aware, on August 11, 2015 the Council approved a list of twelve (12) items that would be considered qualifying criteria that Breckenridge would need to comply with in order for the Property to be eligible for tax exemption. Councilmember Betcher subsequently moved to add a thirteenth (13th) criterion related to the occupancy threshold of the commercial space on the Property, which Councilmember Gartin disagreed with but which ultimately passed, and there was further discussion related to acquiring a bicycle easement on the Property to meet the needs of the Ames Bicycle Coalition. Subsequently, a neighborhood group delivered correspondence to the Council in which the group proposed an even longer list of eligibility criteria. For the reasons set forth below, Breckenridge hereby rejects the imposition of the aforementioned laundry list of eligibility criteria and contends that such imposition is a breach of the implied duty of good faith and fair dealing with respect to the Agreement Between Breckenridge and City of Ames (the "Agreement") dated on or about August 3, 2015.

In support of its contention, Breckenridge hereby directs your attention to the Council's minutes of July 28, 2015 and August 11, 2015. In the former minutes, Councilmember Orazem specifically provided that affording Breckenridge with tax exemption for the Property was in consideration of Breckenridge selling the parcel locally known as 321 State Avenue (the "Middle Parcel") to the City of Ames (the "City") for a lower purchase price that would allow the City to use Community Block Development Grant funds to acquire the Middle Parcel and make the Middle Parcel available for affordable housing. In the latter minutes, Mr. Diekmann specifically cautioned the Council on lengthening the list of qualifying criteria and, as referenced above, Councilmember Gartin expressed concern that the criterion requested by Councilmember Betcher was "an unfair change" to Breckenridge.

Breckenridge obviously agrees with the statements and general concerns expressed by Councilmembers Orazem and Gartin. The Agreement provides that Breckenridge would sell the

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DES MOINES, IA 50309

THE HIGHLAND BUILDING
4201 WESTTOWN PKWY, STE. 300
WEST DES MOINES, IA 50266

THE AMES OFFICE
2605 NORTHBRIDGE PKWY, STE. 101
AMES, IA 50010

Middle Parcel to the City for an extremely low purchase price of \$550,000. As part of settlement negotiations, the City, not Breckenridge, first brought up the idea of tax exemption with respect to the Breckenridge development on the Property, and as Councilmember Orazem correctly stated, Breckenridge relied on the entitlement to tax exemption for the Property in agreeing to sell the Middle Parcel to the City at a lower value.

The Agreement provides in Paragraph 3(B) thereof, “[p]rovided that Breckenridge meets the required eligibility prerequisites for the urban revitalization plan, the City shall provide partial urban revitalization tax exemption for ten (10) years to Breckenridge” (emphasis added) but does not list any required eligibility prerequisites. In pre-settlement discussions with the City, Breckenridge was aware of a list of three (3) proposed criteria: (i) enhanced façade design of buildings with frontage along Lincoln Way; (ii) landscape buffering where the development would abut residential properties; and (iii) adequate access to streets and sidewalks by residents of the development. This list has now potentially ballooned to more than thirteen (13) items and the requirement of a bicycle path easement, which Breckenridge is not interested in granting at this time. The imposition of these multiple items is unreasonable, will result in increased costs to Breckenridge, is not feasible (with respect to the occupancy threshold criterion), and further, these items have not been, together, applied to or required from any other property in the City in order to qualify for urban revitalization tax exemption.

Breckenridge hereby notifies the City that it is their position that the imposition of more than the three (3) initial criteria in order for Breckenridge to obtain tax exemption for the Property is a breach of the Agreement as a violation of the implied duty of good faith and fair dealing. However, the purpose of this correspondence is not to threaten litigation related to the potential breach of the Agreement, but rather, this is an attempt to identify the unreasonableness of the criteria so that Breckenridge and the City can work toward a more reasonable list of criteria in accordance with the good faith requirements of the Agreement.

Very truly yours,

DAVIS, BROWN, KOEHN, SHORS & ROBERTS, P.C.



Brian D. Torresi

Cc: Charlie Vatterott

ATTACHMENT 3: COMMENTS FROM CC/OAMS

Dear City Council members and Mayor Campbell,

We, as representatives of the CC/OAMS neighborhood, are writing with additional suggestions to help integrate the Breckenridge development on the Enlarged North Parcel into the neighborhood in the best way possible. What we have outlined below are ideas to improve the Urban Revitalization Criteria.

We approach the consideration of Urban Revitalization criteria for the Enlarged North Parcel out of the following basic concerns of any neighborhood, and suggest adding the following mitigating criteria to that put forth by City Council on Aug.11:

1. Protection of property
 - a. 24 hr. private security personal required sponsored by Breckenridge
 - b. No vehicle/pedestrian access from the Enlarged North Parcel to Hilltop
 - c. Fence along perimeter property lines to be constructed of steel, minimum 7' tall.
 - i. fencing/shrubs to be located along S. Wilmoth
 - ii. fencing/shrubs also surrounding 3316 Lincoln Way
 - d. Enlarged North Parcel buildings placed sufficient distance from adjacent homes
2. Noise
 - a. No balconies facing south, west, or east on the perimeter of the property
 - b. Sufficient trees/bushes planted as a noise buffer
3. Traffic
 - a. A complete and verifiable traffic analysis of vehicle traffic generated by the Enlarged North Parcel, including its impact on parking as well as traffic congestion
 - b. All traffic into and out of the development be restricted to Lincoln Way
 - c. Bicycle and pedestrian infrastructure be provided that exceeds City of Ames requirements and provides connectivity for these transportation modes.
 - d. Traffic calming devices in place before units are rented
 - e. Infrastructure (traffic control devices, street improvements, etc.) in place prior to issuance of building permits
 - f. A bike path easement along the south property line of the Enlarged North Parcel only if there is a continuous 7 foot fencing along the south boundary line. The fence is to be comparable to Reiman Gardens' black metal fencing on its North and East sides.
4. Flooding
 - a. Hydrology study of Enlarged North Parcel
 - b. Semi-permeable paved surfaces
 - c. Attractive rain gardens, and proactive runoff management systems
5. Light pollution
 - a. Adequate lighting on the property for safety
 - b. Lighting that is restricted to Enlarged North Parcel, exceeding current City of Ames municipal code standards for light pollution does not extend in to neighboring properties.

Thank you, City Council Members and Mayor Campbell, for your attention to these concerns.

Sincerely,

Joanne Pfeiffer, Michael Petersen - Co-chairs CC/OAMS

Marilyn Clem, Sarah Cady, Sharon Guber, Bob Lorr, Jason Paull, Emily Paull, Sharon Stewart

CCOAMS Neighborhood Association Core

South Wilmoth Avenue Urban Revitalization Plan

In accordance with Chapter 404, Code of Iowa

Legal Description (see Attachment 1: Location Map for Map Numbers)

Map #	Parcel ID	Address	Legal Description
1	09-08-225-020	205 S Wilmoth Ave.	Parcel M of Garden Subdivision Lots 5-13 and a part of the Northeast Quarter (NE ¼) of Section Eight (8), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5 th P.M., in the City of Ames, Story County, Iowa as recorded on Slide 483, Page 4 as Instrument No. 2014-00003844 in the Office of the Story County Recorder
2	09-08-225-040	101 S Wilmoth Ave.	Lot One (1), except the South four (4) feet thereof, in Block One (1) in Garden Subdivision of the North 201.9 feet of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Eight (8), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5 th P.M., in the City of Ames, Story County, Iowa
3	09-08-225-050	105 S Wilmoth Ave.	The South four (4) feet of Lot One (1), Block One (1) in Garden Subdivision of the North 201.9 feet of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Eight (8), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5 th P.M., in the City of Ames, Story County, Iowa and Lot Two (2), Block One (1) in Garden Subdivision of the North 201.9 feet of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Eight (8), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5 th P.M., in the City of Ames, Story County, Iowa
4	09-08-225-060	107 S Wilmoth Ave.	Lot Three (3), Block One (1) in Garden Subdivision of the North 201.9 feet of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Eight (8), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5 th P.M., in the City of Ames, Story County, Iowa

Assessed Valuations

Map #	Land Value	Building Value	Total Value
1	\$350,000	\$0	\$350,000
2	\$76,300	\$73,700	\$150,000
3	\$31,100	\$71,900	\$103,000
4	\$30,000	\$62,500	\$92,500

Owners and Addresses

Map#	Owner Name	Owner Address
1	Breckenridge Group Ames Iowa LLC	1301 S Capital of Texas Highway, Ste. B201, Austin TX 78746
2	Breckenridge Group Ames Iowa LLC	1301 S Capital of Texas Highway, Ste. B201, Austin TX 78746
3	Breckenridge Group Ames Iowa LLC	1301 S Capital of Texas Highway, Ste. B201, Austin TX 78746
4	Breckenridge Group Ames Iowa LLC	1301 S Capital of Texas Highway, Ste. B201, Austin TX 78746

Zoning and Land Uses (See Attachment 2: Zoning of Proposed URA)

Map #	Existing		Proposed	
	Zoning	Land Use	Zoning	Land Use
1	RL	Vacant	RH or Commercial	Commercial and Apartments
2	RH, O-UIW	Apartments	RH or Commercial	Commercial and Apartments
3	RH, O-UIW	Apartments	RH or Commercial	Commercial and Apartments
4	RH, O-UIW	Apartments	RH or Commercial	Commercial and Apartments

RL=Low Density Residential
 RM=Medium Density Residential
 O-UIW=West University Impacted Overlay

Proposed Expansion of Services)

The proposed urban revitalization area will continue to receive all services from the City of Ames. There is no proposed extension or increase in the level of service.

Applicability

Revitalization is applicable only to new construction and only in conformance with the approved site development plan for the project. Revitalization is available to all allowed uses on the site that meet the qualifying criteria found in Attachment 3 of this Plan.

Relocation Plan

There are no occupied residential structures in the proposed area. No relocations are necessary.

Tax Exemption Schedule

The project shall be eligible for tax exemption according to the schedule in Code of Iowa, Chapter 404.3.

Required Increase in Valuation

The project shall require an increased in assessed valuation of at least fifteen percent.

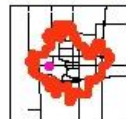
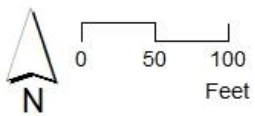
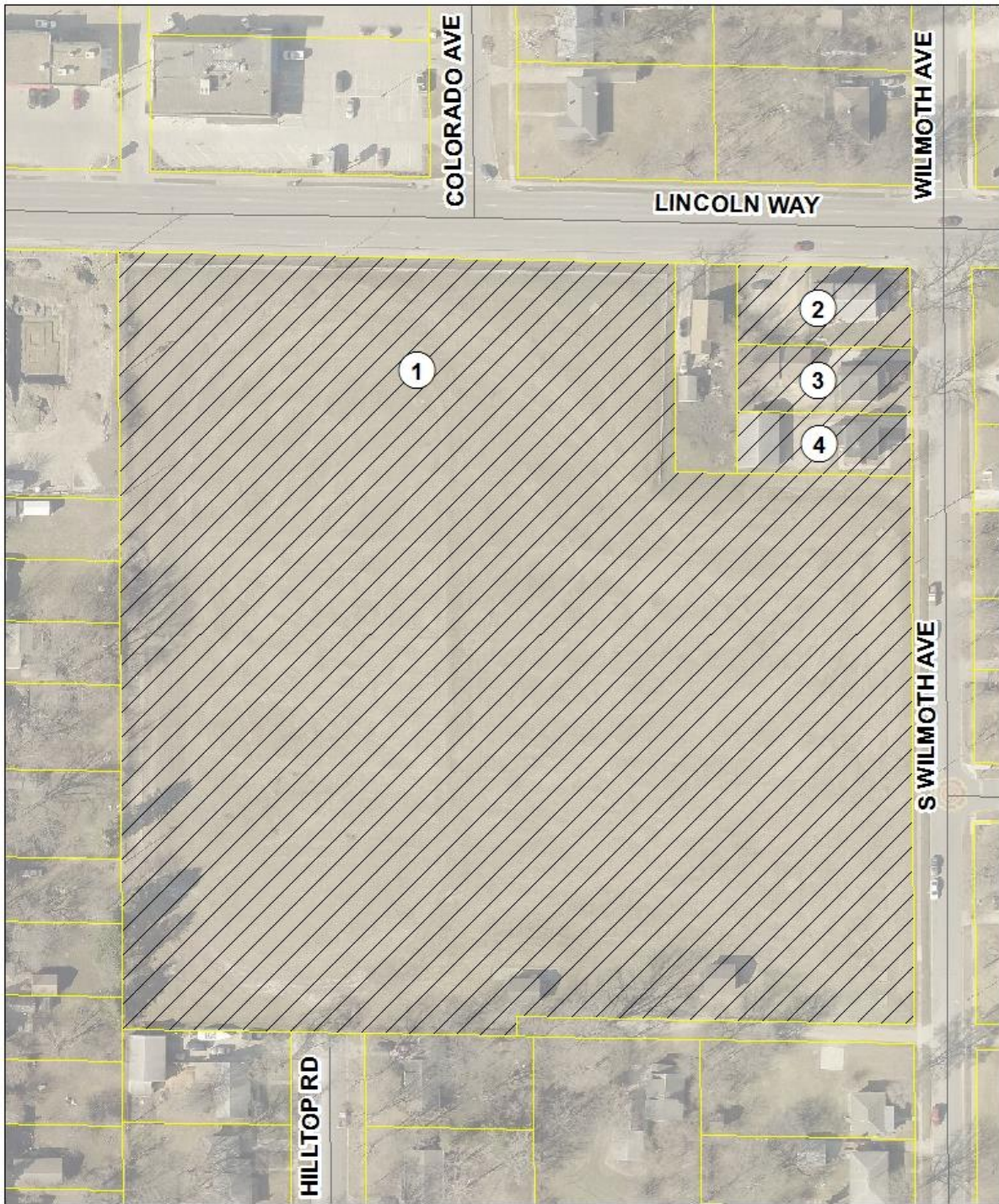
Federal, State or Private Funding

No federal, state, or private funding (other than the developer's financing) is anticipated for this project.

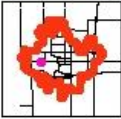
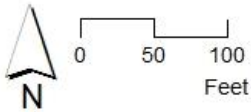
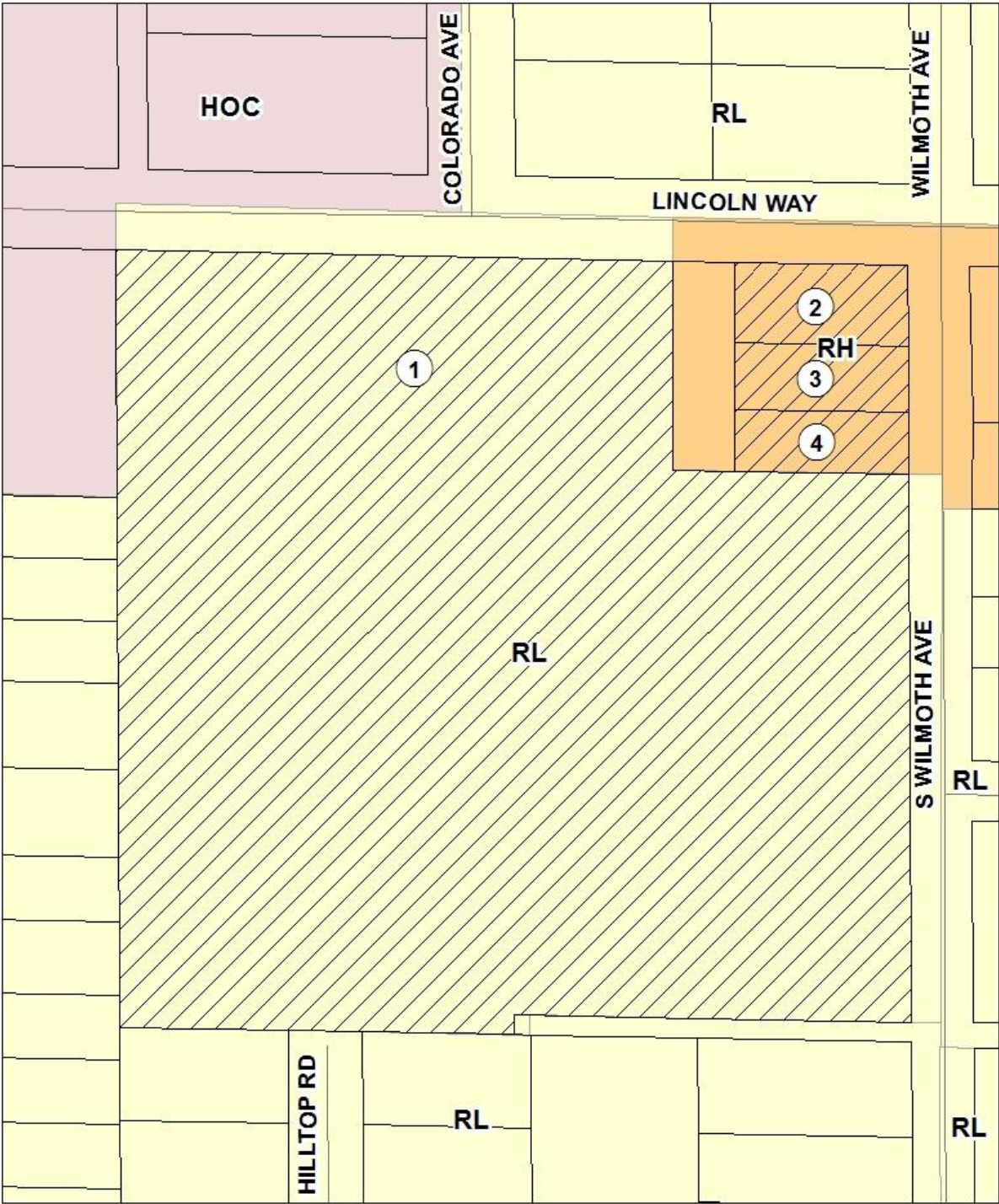
Additional Criteria

In order to be eligible for tax abatement, the project must also meet the criteria in Attachment 3.

ATTACHMENT 1: LOCATION OF PROPOSED URBAN REVITALIZATION AREA



ATTACHMENT 2: ZONING OF PROPOSED URBAN REVITALIZATION AREA



ATTACHMENT 3: ADDITIONAL QUALIFYING CRITERIA

1. All buildings shall use clay brick as the principal building material for 80% of the front facades, excluding openings. The remaining facades shall incorporate clay brick or cut stone into 50% of the façade materials.
2. Buildings used solely for residential and accessory uses shall utilize hipped or gabled roofs. Mixed-use buildings are exempt from this standard.
3. The project shall provide additional commercial parking in excess of the retail/office parking rate of 3.3 spaces per 1,000 square feet of gross commercial floor area. A minimum of 20% of the commercial floor area shall provide parking at a rate of 9 spaces per 1,000 square feet of gross commercial floor area for the first 30,000 square feet of gross floor area.
4. A clubhouse, as defined in the Zoning Ordinance, shall not be permitted on the ground floor of a commercial mixed use building.
5. Ground floor commercial uses of mixed use buildings must be a permitted use of the HOC base zone for Office Uses; Retail Sales and Services Uses; Entertainment, Restaurant, and Recreation; and miscellaneous use of childcare.
6. Typical commercial tenant footprint shall have a minimum depth of 40 feet.
7. Commercial areas shall have a floor to ceiling height of a minimum of 12 feet.
8. Primary entrances to residential buildings shall include covered entries with architectural enhancements.
9. The residential project shall receive and maintain certification for the Iowa Crime Free Multi-Housing Program administered by the Ames Police Department.
10. The project shall utilize a Sign Program for commercial tenants that provide a cohesive design and lighting style to the site. Sign Program will allow for wall signage per the Sign Code. If a commercial ground sign is constructed, it is restricted to a single monument sign along Lincoln Way and shall include a decorative base compatible with the commercial buildings finishes and have an opaque sign face background. The Sign Program must be approved by the Planning Director.
11. The project shall provide landscape buffering with the L3 and F2 standards in a minimum of a 10-foot-wide planter along the perimeter property lines of the site.
12. The project shall provide street trees, per City specifications, along Wilmoth Avenue.

13. The project shall demonstrate that 30 percent of the commercial space is occupied or leased for occupancy prior to final approval for tax abatement.

COUNCIL ACTION FORM

SUBJECT: SOUTHWEST ANNEXATION FOR CRANE PROPERTIES

BACKGROUND:

The City of Ames recently received two annexation petitions for several properties in the Southwest Growth Area. On the north side of US Highway 30, a single property owned by John Crane and addressed as 896 S. 500th Avenue comprises 52.36 acres. On the south side of US Highway 30, property owned by the Wanda Chaffin McCay Trust and the Douglas Rex McCay Trust along 540th Street comprises 251.28 acres. The McCay annexation includes 6.72 acres of non-consenting land in order to avoid creating an island. Katherine Frame owns one parcel and John Moore owns the other.

The Crane annexation is sought to allow for the extension of Mortensen Road and the development of low- and medium-density housing. It is expected that this development would occur in the short term. A map of the Crane property is found in Attachment A.

Staff previously brought this annexation request to the City Council on September 22 for direction on how to proceed. The City Council asked staff to meet with neighboring property owners and see if others were interested in joining.

CRANE ANNEXATION:

Staff spoke with several property owners in the area between Lincoln Way and US Highway 30. None were interested in joining at this time. Because of the size of the Crane annexation, it is not possible to bring in others under the 80/20 allowance. **However, staff would recommend that the City join in the annexation petition by including a parcel on County Line Road. The City has a water tower located on that site.**

Logical extensions of streets, water lines, and sanitary sewer are readily available. It needs only annexation and zoning for residential development to occur. A 100 percent consenting annexation requires only approval by the City Council—it does not need the concurrence of the City Development Board in Des Moines, thus shortening the time needed for approval.

COMBINING THE CRANE AND MCCAY REQUESTS:

Annexations are governed by the Code of Iowa Section 368.7, and are initiated by the City Council. With a voluntary annexation, the City may include up to 20 percent of the total annexed land area with additional non-consenting property owners. This is done to create more uniform boundaries or to avoid creating islands. This is commonly referred to as the “80/20 rule.” The owners of a minimum of 80 percent of the total land area must consent to annexation, leaving no more than 20 percent of the land area under the

ownership of non-consenting owners. Because of this requirement, the Frame and Moore properties must be included in any annexation of the McCay properties.

Combining the McCay and Crane annexations would create a larger “80 percent,” allowing the City to include a larger “20 percent” of the area to create more uniform boundaries by, for instance, annexing more area between Lincoln Way and US Highway 30 up to the Boone County line. Alternatively, the City Council can include properties along South Dakota Avenue to ensure the more efficient delivery of services along that corridor.

In this case, however, staff believes that by keeping the two annexation requests separate, the Crane annexation can occur more expeditiously than tying it to the McCay annexation. In addition, as noted in the recommendation for the McCay annexation, staff believes the City’s interests may be better served by delaying the McCay annexation at this time.

SOUTHWEST ALLOWABLE GROWTH AREA:

The Land Use Policy Plan (LUPP) has identified areas intended to be annexed and developed for residential purposes, known as Allowable Growth Areas. A map of these areas is found in Attachment B. The subject properties are all within the Southwest I Allowable Growth Area.

ALTERNATIVES:

1. The City Council can direct staff to initiate the annexation of the Crane property, including the City water tower site, as a 100 percent consenting annexation.

This alternative will include having Mr. Crane submit a binding waiver of his right to withdraw his petition prior to commencing statutory noticing requirements for the annexation area.

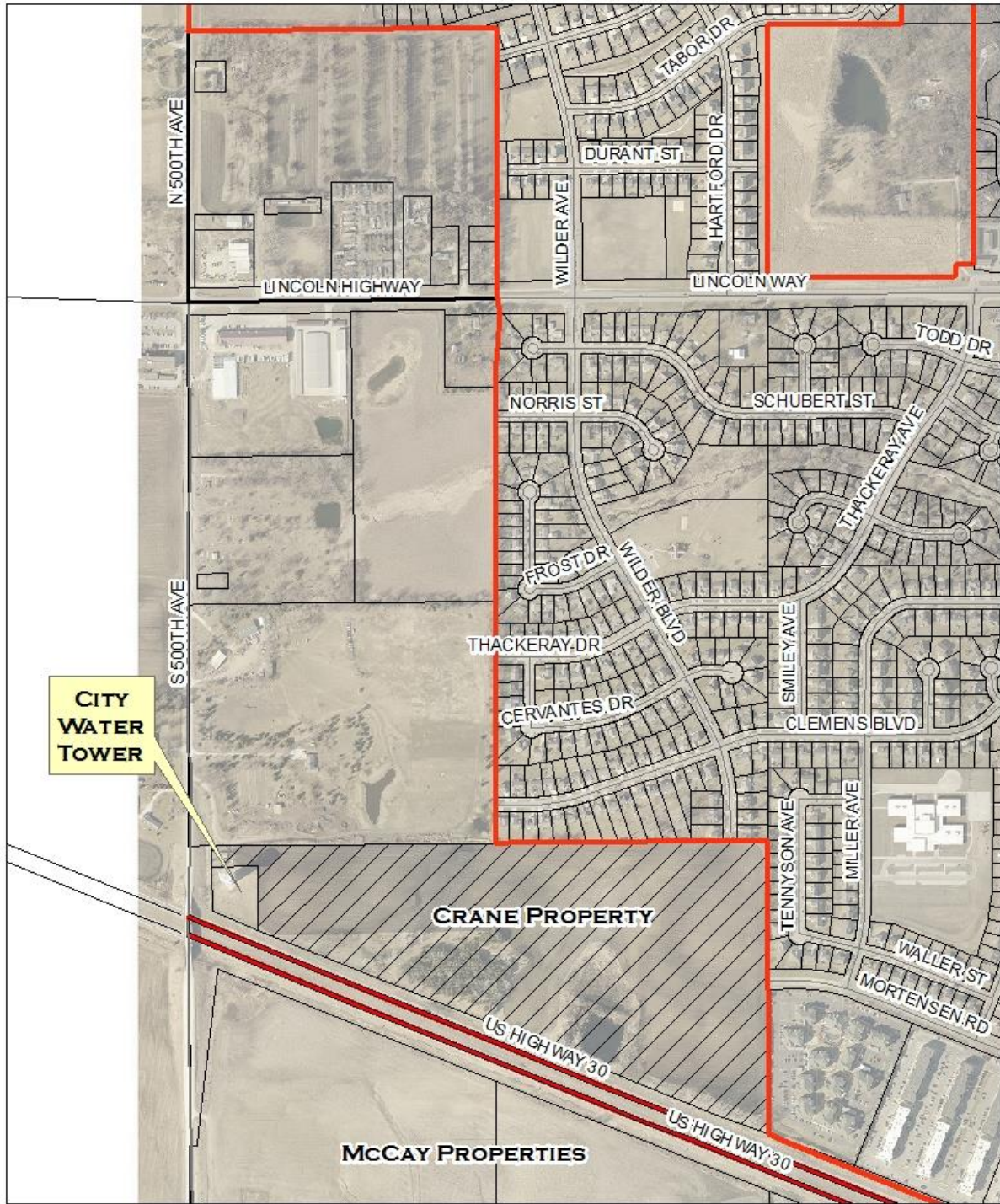
2. The City Council can choose to not move forward with this annexation request at this time.

MANAGER’S RECOMMENDED ACTION:

The Southwest Allowable Growth Area has long been considered the next development area on the periphery of Ames. Because of that expectation, the City has made several investments in water service and traffic infrastructure. This area has few barriers that would preclude annexation and development in the short term as water mains, sanitary sewer, and road extensions can be easily installed.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative 1, directing staff to initiate the annexation of the Crane and City of Ames properties as soon as a waiver of Crane’s right to withdraw the petition is received by staff.

ATTACHMENT A: REQUESTED CRANE ANNEXATION



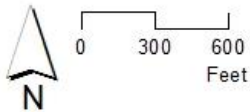
**CITY
WATER
TOWER**

CRANE PROPERTY

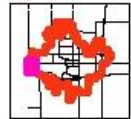
MCCAY PROPERTIES

US HIGHWAY 30

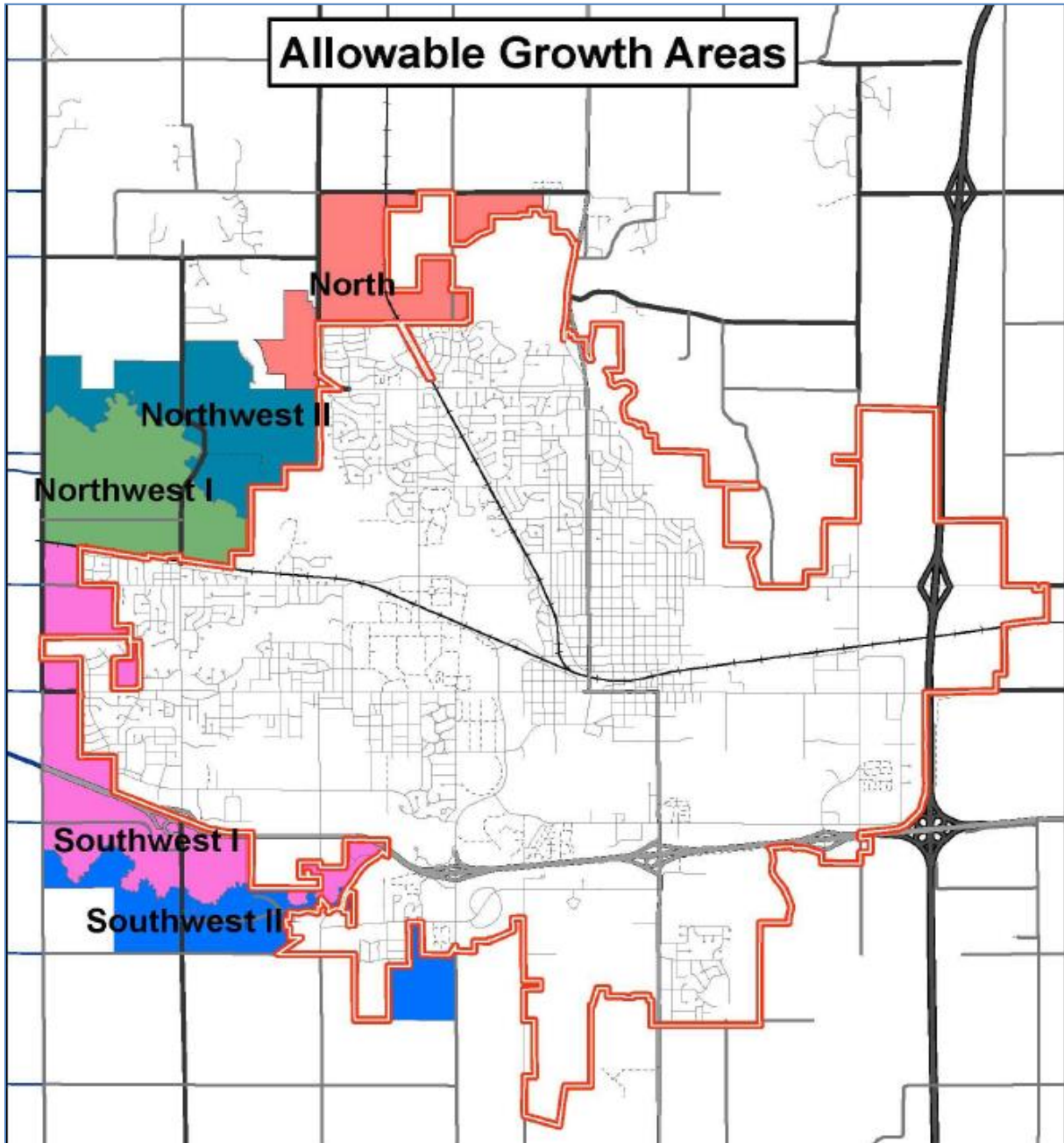
US HIGHWAY 30



- Legend**
-  Ames City Limits
 -  Crane Property



ATTACHMENT B: LUPP EXCERPT



COUNCIL ACTION FORM

SUBJECT: SOUTHWEST ANNEXATION FOR MCCAY PROPERTIES

BACKGROUND:

The City of Ames recently received two annexation petitions for several properties in the Southwest Growth Area. On the north side of US Highway 30, a single property owned by John Crane and addressed as 896 S. 500th Avenue comprises 52.36 acres. On the south side of US Highway 30, property owned by the Wanda Chaffin McCay Trust and the Douglas Rex McCay Trust along 540th Street comprises 251.28 acres. The McCay annexation includes 6.72 acres of non-consenting land in order to avoid creating an island. Katherine Frame owns one parcel and John Moore owns the other.

The McCay annexation is sought to allow a subdivision split of one of the existing parcels to accommodate the sale of an existing home and keep a large tract of undeveloped area available for development. Since the proposed split is within the Urban Residential designation of the Ames Urban Fringe Plan, the policy precludes subdivision unless annexation occurs. Other than the proposed lot split, no other development activity is expected. A map of the McCay, Frame, and Moore properties is found in Attachment A.

Staff previously brought this annexation request to the City Council on July 28, 2015 for direction on how to proceed. The City Council asked staff to meet with neighboring property owners and see if others were interested in joining.

SOUTHWEST ALLOWABLE GROWTH AREA:

The Land Use Policy Plan (LUPP) has identified areas intended to be annexed and developed for residential purposes, known as Allowable Growth Areas. A map of these areas is found in Attachment B. The subject properties are all within the Southwest I Allowable Growth Area.

MCCAY ANNEXATION:

Staff spoke with several property owners in the area south of US Highway 30 and north of Zumwalt Station Road, on both sides of South Dakota Avenue. None were interested in joining the proposed annexation, although several indicated a desire to have a discussion when plans for the extensions of utilities and the provisions of full City services were developed.

After staff's meeting with property owners and reviewing the potential boundaries of the McCay request, staff does not find a substantial benefit to maximizing the 80/20 options of adding territory to the annexation at this time. While there are two islands that must

come in with a full McCay annexation, other abutting properties are at least ten acres in size and do not appear to inhibit logical future expansion.

Additionally, while staff reviewed the options for configuring the annexation boundaries, it became apparent that annexing all of the land now may not be in the City's interest as we begin a master planning process next year. When the master plan identified in the LUPP Update strategy is completed, there may be a way to grow interest in annexation. There then may be benefits of a coordinated annexation that included the McCay property with other properties. **With the receipt of an agreement to annex within the next two years by McCay prior to any subdivision of land for the existing house, there would be no harm in waiting to complete the annexation while working on the master plan.**

ALTERNATIVES:

1. The City Council can direct staff to initiate the annexation of the McCay properties as an 80/20 annexation that includes the Moore and Frame properties.

Mr. McCay would still need to submit the water service agreement and the waiver of the right to withdraw before we proceed to noticing of the hearings for the annexation.

This option would allow Mr. McCay to proceed with the subdivision plat concurrent with the annexation process. Because of the time needed to complete an 80-20 annexation, it is anticipated that the lot split would occur while the property was still in unincorporated Story County.

2. The City Council can defer annexation at this time and direct Mr. McCay to file a Minor Subdivision application with binding agreements to seek annexation at the City's request. However, the agreement would not require Mr. McCay to annex prior to October 13, 2017. In addition, this alternative would require him to sign an agreement to cover the costs of the buyout of rural water service territory.

This option would defer the initiation of annexation of the McCay properties for at least two years from this City Council meeting. This deferral would allow others in the Southwest Growth Area to consider annexation at that future time and for the City to prepare the master plan for development in this Growth Area.

This deferral would also allow McCay to submit the subdivision plat, action on which would not occur until receipt of the annexation and water service agreements.

3. The City Council can choose to not move forward with this annexation request at this time.

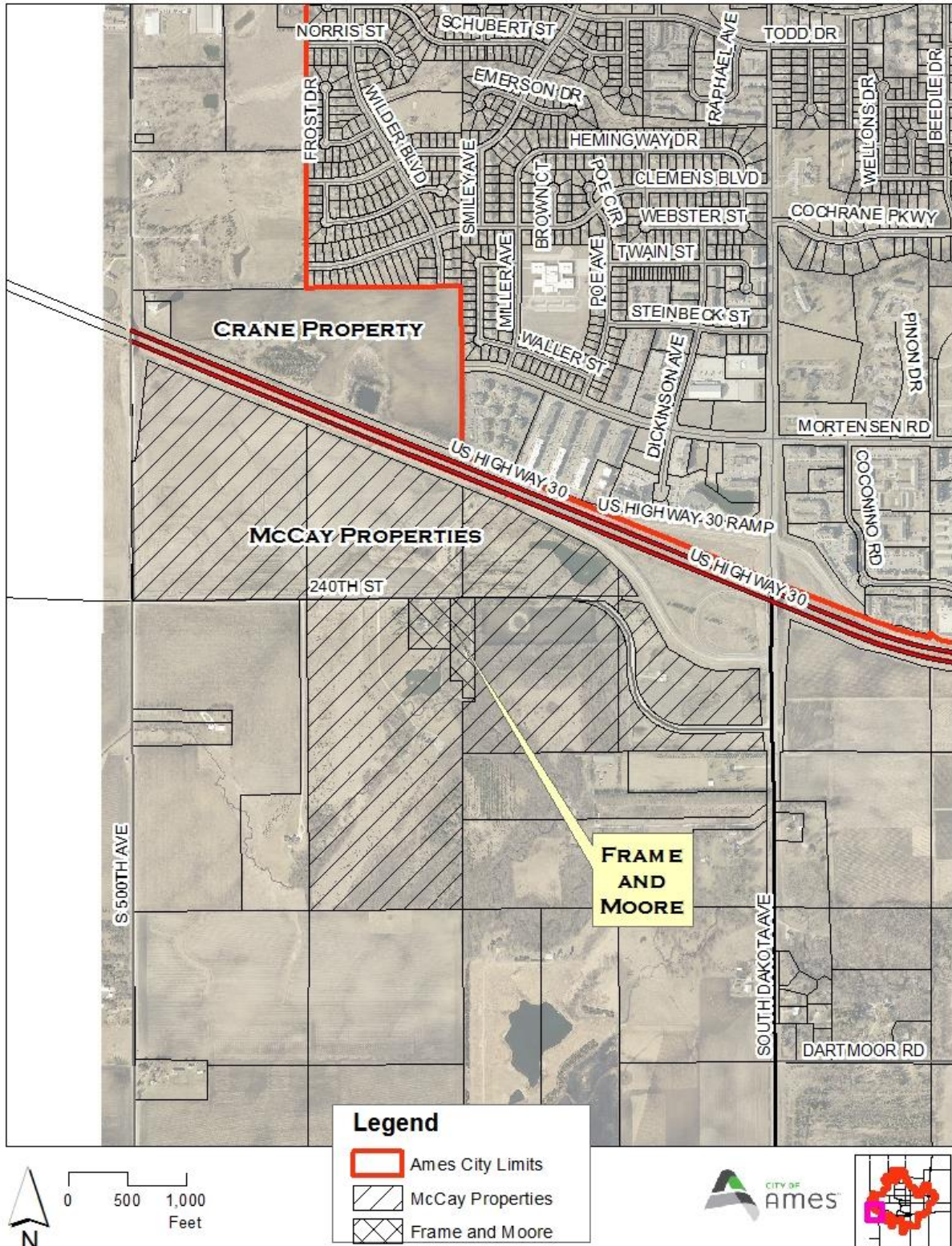
MANAGER'S RECOMMENDED ACTION:

Unlike the Crane annexation noted in the previous agenda item, there are still obstacles for the immediate development of the McCay property. The owner is seeking annexation, not because of a pending development project, but to facilitate a proposed subdivision lot split.

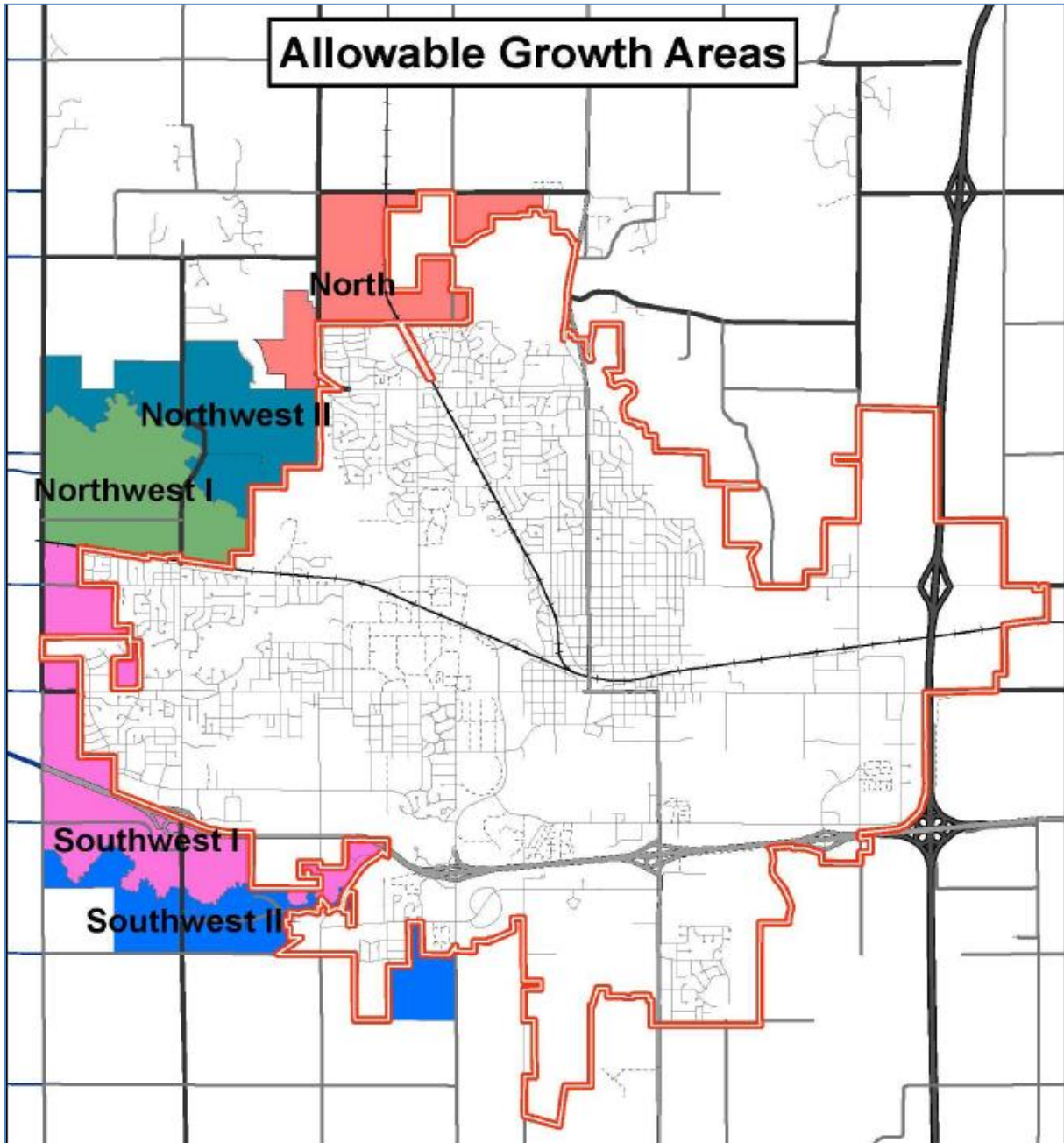
While staff's outreach to nearby property owners did not find anyone willing to seek annexation at this time, several expressed interest in annexation and development when infrastructure is brought to the area. Additionally, Council identified a need for a Master Plan for the Southwest as part of the LUPP Update strategy. Completing the Master Plan may help build stronger interest in annexation in the general area and deferring annexation of the McCay land until a later date may be the most beneficial approach to a logical expansion in the Southwest.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative 2, deferring annexation of the McCay property for at least two years, but require Mr. McCay to sign annexation and water service buyout agreements described above. With these agreements, McCay may then seek approval of the proposed two-lot subdivision.

ATTACHMENT A: REQUESTED McCAY ANNEXATION



ATTACHMENT B: LUPP EXCERPT



COUNCIL ACTION FORM

SUBJECT: URBAN REVITALIZATION TAX ABATEMENT PREAPPROVAL REQUEST FOR FIXED WINDOW EQUIVALENCY AT 2320 LINCOLN WAY (Gilbane Development Company)

BACKGROUND:

In accordance with Chapter 404 of the Code of Iowa, the City Council has established Urban Revitalization Areas (URAs) with plans specifying standards for types and elements of physical improvements that provide public benefits. When property within one of these URAs is developed, redeveloped, rehabilitated, or remodeled, the property owner is eligible for abatement of property taxes on the incremental increase in property value after the improvements are completed. This abatement can extend for three, five or ten years, based on the individual Urban Revitalization Plan approved by Council.

Property owners within an approved URA may apply for tax exemption for a complete project or preapproval for project that is planned to be built. **The Gilbane Development Company is seeking pre-approval of their mixed-use project (See Attachment A, Location Map) with alternative methods of meeting the fixed window requirement along Lincoln Way. Gilbane is interested in preapproval at this time to ensure that their approach to sealing the windows along Lincoln Way is deemed to be an approach that provides equivalent performance to the fixed window standards of the tax abatement criteria.**

Council previously reviewed the request on September 8, 2015 and declined to accept the windows along Lincoln Way with tamper resistant screws as an equivalent method for securing windows compared to fixed windows.

The full Campustown URA criteria are found in Attachment B. The applicant originally sought compliance with the Mixed Use, Design Criteria, and with the mandatory public safety elements with their request dated July 9, 2016. Staff from the Police Department and Planning and Housing Department completed a site inspection of the building on August 12, 2015. **Staff determined through the site inspection that the project complies with all of the tax abatement criteria with one exception to the fixed windows standard. The installed windows only include four tamper resistant screws per window to keep them fixed shut. Staff did not find this to be a satisfactory design to ensure windows would not be opened as the system of screws could easily be defeated with minimal effort and tools.**

Subsequent to the September 8, 2015 meeting, Gilbane demonstrated to the Police Chief and Planning Director a window that included epoxy sealant in the tracks of the windows to seal the window. (Attachment C Window Example) The applicant has provided additional information in Attachment D about their approach. **The Police Chief and Planning Director believe that the modified window with the epoxy sealant meets the expectation of a window that would not be operable and could not be**

opened without damaging the entire window system. The windows will also be modified to remove latches that give the appearance of it being an operable window. The applicant desires Council's concurrence on this approach and will immediately implement the measure to finalize the project for tax abatement eligibility.

ALTERNATIVES:

1. The City Council can adopt a resolution to approving the sealed epoxy windows as an equivalent measures to fixed windows along Lincoln Way for the project at 2320 Lincoln Way.

With this alternative, once all windows are sealed with epoxy and hardware removed from the windows along Lincoln Way, the property owner may apply for final approval of tax abatement.

2. The City Council can deny the request for approval of the window equivalency measure at 2320 Lincoln Way.

With this alternative, the applicant would not receive tax abatement unless fixed windows are installed along Lincoln Way.

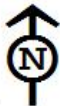
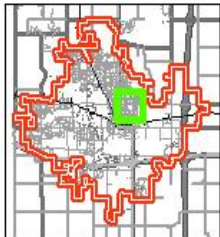
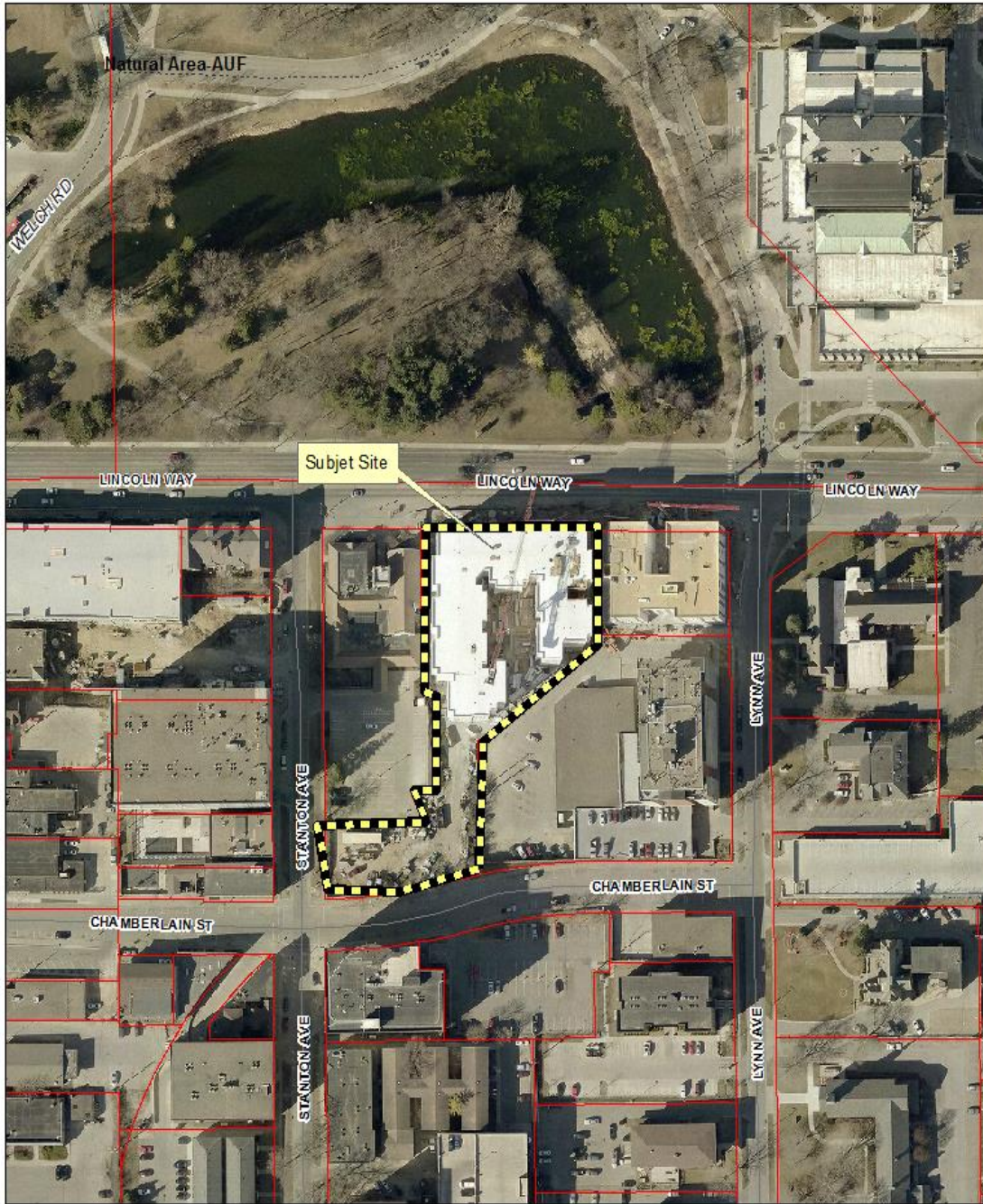
3. The City Council may direct staff or the applicant to provide additional information and make no decision on the equivalency of the epoxy window to a fixed window.

MANAGER'S RECOMMENDED ACTION:

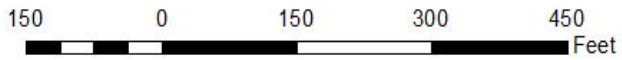
The applicant believes that the adding the epoxy sealant provides the performance expected under the URA Criteria and can be found to be equivalent to that of fixed window. **After an on-site inspection, staff is satisfied that the windows are reasonably secured with the industrial strength epoxy and cannot be opened without causing severe damage to the window system.** The additional modifications of eliminating the latches also help dissuade people from thinking that the window should be able to open as it will have the appearance a fixed window. The property owner can complete these modifications in the next few weeks.

Because of this recent modification to the windows, it is the recommendation of the City Manager that the City Council can adopt a resolution to approving the sealed epoxy windows as an equivalent measures to fixed windows along Lincoln Way for the project at 2320 Lincoln Way.

Attachment A Location Map



2320 Lincoln Way



CAMPUSTOWN URBAN REVITALIZATION CRITERIA MATRIX

PROJECT MUST MEET CRITERIA OF ONE OF THESE COLUMNS		AND	PROJECT MUST MEET CRITERIA OF ONE OF THESE COLUMNS	
<p>Slum and Blighted</p> <p>Properties where a majority of the assessed valuation of the properties has been determined to be substantially unsafe or to have an unsafe use by the City Council.</p>	<p>Parking</p> <p>A minimum of 70% of the total required parking is provided in a structure. If utilizing a parking deck, the restrictions in Chapter 29.406 12 of the Municipal Code must be adhered to.</p> <p>AND</p> <p>Mixed Use</p> <p>The first floor must be used for permitted commercial and retail uses as shown in Table 29.803(2) of the Municipal Code. The second floor must be used for either commercial or retail uses as shown in the Table 29.803(2) or for household living. All floors above the second floor must be used for household living.</p>	<p>Adaptive Reuse</p> <p>The building on the site was originally built before 1941.</p> <p>AND</p> <p>70% of the area of existing exterior walls of the structure will remain.</p> <p>AND</p> <p>Historic materials and designs are preserved and/or restored.</p>	<p>Underrepresented</p> <p>Properties that are to include a business use where that actual sales of the business use is below the expected sales for the business use as determined by the City Council to be of benefit to the City (should be supported by a retail leakage study).</p>	<p>Design Standards</p> <p>Retail and office uses on the first floor adjacent to a public sidewalk must have direct access to the public sidewalk.</p> <p>AND</p> <p>Signage</p> <p>The signage design, scale, materials, and colors shall be in proportion to and consistent with the architecture of the building and support the business identity.</p> <p>AND</p> <div style="border: 1px solid black; padding: 5px; text-align: center; width: fit-content; margin: 0 auto;"> OR </div> <p>Brick Material</p> <p>100% of the front and 80% of the three remaining sides of the structure shall be faced with clay brick for the first four stories. On stories five through seven any other building materials except vinyl will be allowed.</p> <p>Alternative Siding Material</p> <p>If historically significant - use and repair of historically appropriate siding material is permitted and must be maintained for the term of the selected tax abatement schedule.</p>
ALL RESIDENTIAL USES SHALL ALSO MEET THE FOLLOWING CRITERIA OR EQUIVALENT AS APPROVED BY THE CITY COUNCIL				
<ol style="list-style-type: none"> 1. Limit commercial space in the same building to the ground floor 2. Provide separate entrances for commercial and residential uses 3. Locate all residential entrances to be visible from the street and provide secure access control at each 4. Prevent access from the exterior to the interior through doors that serve only as fire exits 5. Prohibit public access to structured parking, using overhead door and secure access control 6. Provide transparent glass windows into all stairwells 7. Provide camera monitoring of all pedestrian and vehicle entrances and areas <ol style="list-style-type: none"> 8. Minimum widths of all exit routes: 48" for halls, 42" for doors, 60" between rails for stairs 9. No balconies are permitted 10. Provide for natural daylight requirements of applicable codes with exterior windows 11. On facades facing any street use only fixed windows 12. Design of all other windows to prevent passing of sphere larger than 4" diameter 13. Prevent by physical means access to all roofs 14. Where access is not required, provide security fencing controlling access to all areas between new or existing buildings 15. Provide a minimum of four 100 w. metal halide light fixtures on each building façade: two at elevation between first and second floors and two at elevation between third and fourth floor 				

Attachment C



October 7, 2015

Ames City Council
Ames City Hall
P.O. Box 811
515 Clark Avenue
Ames, IA 50010

Re: Tax Abatement Request for 2320 Lincoln Way

Dear Members of the City Council:

On behalf of GD Lincoln Way, we are submitting additional information regarding the Tax Abatement Request for 2320 Lincoln Way. Specifically, we are submitting additional information outlining the additional measures proposed to enhance the means by which the windows are fixed along Lincoln Way. We respectfully request your consideration of this information, these additional measures and reconsider the approval of the tax abatement for this property.

Respectfully,

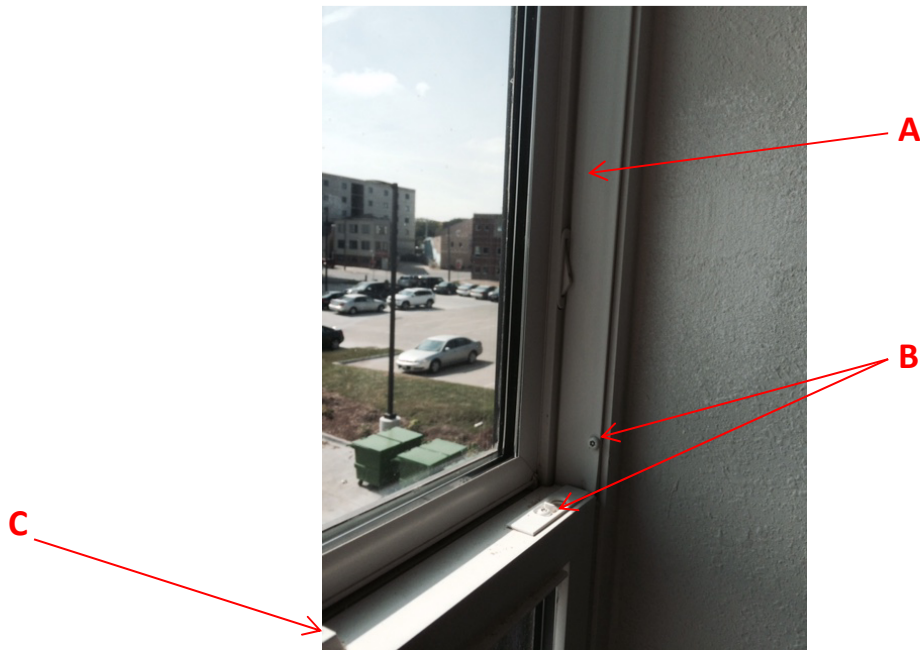


Russell W. Broderick
Vice President

Encl. 2320 Lincoln Way Windows Security, Additional Measures

Attachment D
2320 Lincoln Way
Windows Security, Additional Measures

Current, as installed, Fixed Single Hung Windows with Mechanical sash stops in place



- a. Fixed sash stop installed in window jamb,
- b. Tamper resistant screw installed through sash stop,
- c. Sash locking hardware.

Proposed additional measures: In addition to the current mechanical sash stops secured with tamper resistant screws, the windows will be chemically fixed via an epoxy adhesive applied to the sill , hardware and sill joints. These additional measures are permanent in nature and will enhance the mechanically fixed sash. A mock-up of these additional measures was completed on a representative window at the property. On Thursday October 1, 2015 Ames Planning and Housing & Police Departments met with the installing contractor and Gilbane representatives to inspect the installation. The pictures and notes below provide a graphic depiction of the additional measured described above.

Attachment D
2320 Lincoln Way
Windows Security, Additional Measures

1. Tamper resistant screws and fixed sash stops being removed in preparation for epoxy treatment.



A

B

2. Lower window sash is fully removed during this phase of the additional measures.



3. Denatured Alcohol is used to clean mating surfaces prior to adhesive application.



A

B

C

D

Attachment D
2320 Lincoln Way
Windows Security, Additional Measures

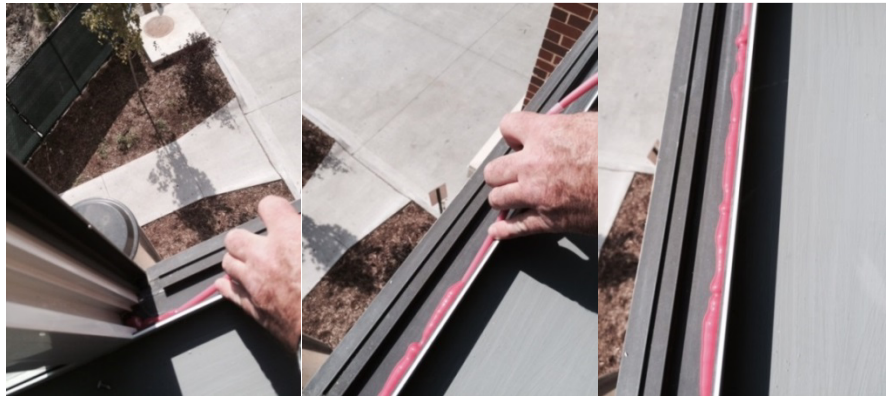
4. Self-mixing epoxy gun used for application of epoxy adhesive with 2 part epoxy product.



A

B

5. Applying epoxy adhesive at window sill.

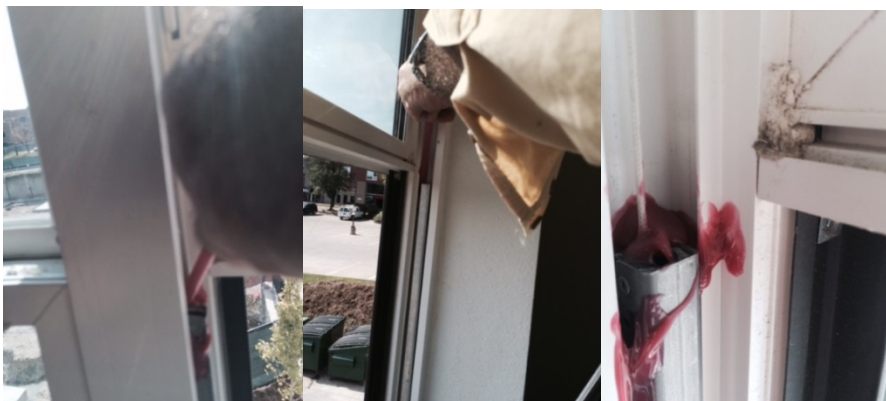


A

B

C

6. Adhesive being applied to sash hardware.



A

B

C

Attachment D
2320 Lincoln Way
Windows Security, Additional Measures

7. Additional adhesive being injected into sash-jamb joint. Adhesive is visible when you look down into the window joint. Note: Lower sash is reinstalled at this phase.



A

B

8. Bottom sash of window is closed into glue bed - causing adhesive to be thoroughly applied to both mating surfaces.



A

B

C

9. Sash stops being reinstalled in window jamb with tamper proof screws.
-

Attachment D
2320 Lincoln Way
Windows Security, Additional Measures



A

B

C



A

B

Note the sash locks are left in place during the glue curing phase only to provide more down pressure on the glue joint to assure a good seal and adhesion. They are removed in the finished application (See Item 10.)

Attachment D
2320 Lincoln Way
Windows Security, Additional Measures

10. Completed epoxy adhesive application – all sash stops and tamper proof screws are reinstalled and the sash locks removed.



A



B