

## MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

**AMES, IOWA**

**DECEMBER 20, 2016**

The Regular Meeting of the Ames City Council was called to order by Mayor Pro Tem Peter Orazem at 6:00 p.m. on the 20<sup>th</sup> day of December, 2016, in the City Council Chambers in City Hall, 515 Clark Avenue. Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, and Chris Nelson were present. Mayor Campbell was not in attendance. Ex officio Member Sam Schulte was also present.

**CONSENT AGENDA:** Mayor Pro Tem Orazem announced that Item Nos. 7 and 13 were pulled from Consent by City staff. Moved by Gartin, seconded by Corrieri, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting of December 13, 2016
3. Motion approving Report of Contract Change Orders for December 1-15, 2016
4. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
  - a. Class B Liquor - Quality Inn & Suites, Starlight Village Conference, 2601 E. 13<sup>th</sup> Street
5. Motion approving certification of civil service applicants
6. RESOLUTION NO. 16-718 authorizing .25 FTE increase to staff at the Ames Public Library and .5 FTE increase to City Clerk's staff
7. RESOLUTION NO. 16-720 approving Spring 2017 COTA Special Project Grants
8. RESOLUTION NO. 16-721 approving Encroachment Permit for a sign at 2300 Lincoln Way
9. RESOLUTION NO. 16-722 approving preliminary plans and specifications for 2016/17 Water System Improvements Program #1; setting January 18, 2017, as bid due date and January 24, 2017, as date of public hearing
10. RESOLUTION NO. 16-723 approving preliminary plans and specifications for South Skunk River Basin Watershed Improvements (City Hall Parking Lot); setting January 18, 2017, as bid due date and January 24, 2017, as date of public hearing
11. RESOLUTION NO. 16-724 approving preliminary plans and specifications for Water Pollution Control Facility Electrical Switchgear Rehabilitation Project; setting January 12, 2017, as bid due date and January 24, 2017, as date of public hearing
12. RESOLUTION NO. 16-726 awarding contract for Unit #7 Boiler Modeling to Jansen Combustion and Boiler Technologies, Inc., of Kirkland, Washington, in the amount of \$69,940
13. RESOLUTION NO. 16-727 awarding contract to Strand & Associates, Inc., of Madison, Wisconsin, in the amount of \$58,300 for WPC Digester Gas Utilization Study
14. RESOLUTION NO. 16-728 approving Change Order (Task Order 4.3) with FOX Engineering for Water Treatment Plant Contract No. 1
15. RESOLUTION NO. 16-729 approving Change Order No. 10 to Ritts Law Group for specialized environmental legal support, extensive environmental analysis, and Iowa Department of Natural Resources construction permit preparation work for Electric Services Department
16. RESOLUTION NO. 16-730 approving addition of street lights to existing Alliant Energy Electric Street Lighting Agreement
17. RESOLUTION NO. 16-731 accepting completion of Skate Park Renovation Project
18. RESOLUTION NO. 16-732 approving partial completion of public improvements and reducing amount of security being held for Crane Farm Subdivision
19. RESOLUTION NO. 16-733 approving Final Plat for Crane Farm Subdivision, 2<sup>nd</sup> Addition

20. South Fork Subdivision, 9<sup>th</sup> Addition:

- a. RESOLUTION NO. 16-734 approving Final Plat
- b. RESOLUTION NO. 16-735 accepting new easement for mid-block walkway in 8<sup>th</sup> Addition
- c. RESOLUTION NO. 16-736 approving Public Improvements Agreement and accepting financial security for final improvements in previous South Fork Additions

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:** Mayor Pro Tem Orazem opened Public Forum.

Tim Johnson, 622 11<sup>th</sup> Street, Ames, addressed the Council regarding the waste of water coming from his property. He explained that 10 gallons of water runs through his sump pump and then into the street every three minutes every single day. He has had a plumber to his house who indicated that the water service line to his house was old and would need to be replaced. He further indicated that if the City knows about it, Mr. Johnson will be made to fix it at his own expense. Mr. Johnson stated that on 10<sup>th</sup> Street, the City replaced this water main a year ago, and when old water lines were found, the homeowners were given completely new lines into their homes at no charge. He had two City employees come to his house, and they were not able to help him. Later on, another employee came to his home, and that person heard very distinctly that water was running in the house. Mr. Johnson then received a letter from the City that he had 14 days to fix the water line and that the City was not responsible. The letter advised him that if the water line was not fixed within 14 days, the City would then turn off his water. He felt the City and residents need to come to some type of cooperative agreement when this type of problem is encountered. Mr. Johnson reported that when tallied up, the leaking of water in his house equates to \$13,000 worth of wasted water per year. The City should have an interest in fixing this type of water leakage, and he said this is a perfect opportunity for the City to work with residents to come to some resolution.

No one else came forward to speak, and Mayor Pro Tem Orazem closed Public Forum.

**2016 COMPREHENSIVE ANNUAL FINANCIAL REPORT:** Tina Stanley, Assistant Finance Director, reported that the City is required by the *Iowa Code* to publish a complete set of audited financial statements presented with generally accepted accounting principles. These financial statements are referred to as the Comprehensive Annual Financial Report (CAFR). She reviewed the purposes of the Report.

Ms. Stanley reported that Eide Bailly, LLC, Certified Public Accountants, has audited the City's financial statements for the year ended June 30, 2016. The auditor's report was a "clean" opinion with no significant deficiencies noted. Ms. Stanley stated that the City will again receive the GFOA award, which the City has received each year since 1979.

Assistant Finance Director Stanley advised that also included with the report is the management letter that discloses any findings and other issues that came up during the audit.

When being questioned about the City's bond rating by Mayor Pro Tem Orazem, Finance Director Duane Pitcher stated that the AAA rating is the City's target. At this time, at issue is the larger numbers. This is due, in part, to the inclusion of Mary Greeley Medical Center's renovation/new addition; however, funding through the City is not provided to the hospital. In the last bond sale, the market is still looking at the City of Ames right at AAA.

Moved by Beatty-Hansen, seconded by Gartin, to adopt RESOLUTION NO. 16-719 approving the 2016 Comprehensive Annual Financial Report.

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

**2016/17 U.S. HIGHWAY 69 IMPROVEMENTS PROGRAM (SOUTH DUFF AVENUE SAFETY AND ACCESS PROJECT):** Moved by Nelson, seconded by Betcher, to table the award of contract to January 10, 2017, for the 2016/17 U.S. Highway 69 Improvements Program (South Duff Avenue Safety and Access Project).

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

Moved by Betcher, seconded by Nelson, to adopt RESOLUTION NO. 16-725 approving the Addendum to the Iowa Department of Transportation (IDOT) Grant Agreement, thereby extending the grant deadline to the end of calendar year 2017.

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

**ORDINANCE VACATING RIGHT-OF-WAY LOCATED SOUTH OF 2700 LINCOLN WAY AND EAST OF 115 SOUTH SHELDON AVENUE:** Moved by Beatty-Hansen, seconded by Nelson, to pass on second reading an ordinance vacating right-of-way located south of 2700 Lincoln Way and east of 115 South Sheldon Avenue.

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

**ORDINANCE ALLOWING FOR SUPERVISED TRANSITIONAL HOMES IN RL, RM, RH, UCRM, RLP, FS-RL, FS-RM, F-PRD, S-SMD ZONING DISTRICTS:** Moved by Nelson, seconded by Betcher, to pass on second reading an ordinance allowing for Supervised Transitional Homes in the RL, RM, RH, UCRM, RLP, FS-RL, FS-RM, F-PRD, and S-SMD Zoning Districts.

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

**ORDINANCE REVISING *MUNICIPAL CODE*, CHAPTER 28, PERTAINING TO NET METERING:** Moved by Betcher, seconded by Nelson, to pass on second reading an ordinance revising the *Municipal Code*, Chapter 28, pertaining to Net Metering.

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

**ORDINANCE REVISING *MUNICIPAL CODE*, APPENDIX H:** Moved by Betcher, seconded by Nelson, to pass on second reading an ordinance revising *Municipal Code*, Appendix H.

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

**COUNCIL COMMENTS:** Moved by Beatty-Hansen, seconded by Betcher, to refer to staff the letter from Elliot Thompson requesting a zoning text amendment regarding changes to parking regulations in Neighborhood Commercial zoning districts.

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

Moved by Gartin, seconded by Beatty-Hansen, to refer to staff Leadership Ames' request for funding and support for its "Welcome to Ames" signs project.

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

Moved by Gartin, seconded by Corrieri, to direct Public Works staff to look into the matter as described by Tim Johnson, residing at 622 11<sup>th</sup> Street, and to provide an update to the Council.

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

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

Moved by Gartin, seconded by Betcher, to hold a Closed Session, as provided by Section 21.5(1)c, *Code of Iowa*, to discuss matters presently in or threatened to be in litigation, and by Section 20.17(3), *Code of Iowa*, to discuss collective bargaining strategy.

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

Moved by Gartin, seconded by Betcher to return to Regular Session.

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

Moved by Gartin, seconded by Nelson, to direct staff to take action in conformance with what was discussed in Closed Session.

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

**ADJOURNMENT:** Moved by Corrieri to adjourn the meeting at 7:29 p.m.

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Diane R. Voss, City Clerk

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Ann H. Campbell, Mayor

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Jill L. Ripperger, Recording Secretary