

**MINUTES OF THE SPECIAL MEETING OF
THE AMES CITY COUNCIL**

AMES, IOWA

FEBRUARY 7, 2017

The Ames City Council met in special session at 5:15 p.m. on February 7, 2017, in the Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Ann Campbell presiding and the following Council members present: Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, Peter Orazem, and *ex officio* Member Sam Schulte.

FY 2017/18 BUDGET PROPOSALS:

Library Services. Library Director Lynne Carey provided a copy of the Library's Strategic Plan for 2016-2018. Ms. Carey presented a summary of many of the programs and accomplishments of the Library over the past year. She explained the value of interns and volunteers to the Library. Mary Logsdon gave examples of how the Library is working with various community partners to expand its promotions and programs. She also described the Curate Responsive Collections/Program. Tracy Briseño explained how staff is engaging community members inside and outside the Library. She gave statistics on the increase in usage of e-books and magazines. Bookmobile activities, including a new schedule and partnership with Parks Library, were highlighted. Director Carey reviewed some of the future activities and initiatives planned.

Water Operations. John Dunn, Water and Pollution Control Director, provided an overview of the service objectives of the following divisions and programs of the Water Department: Administration, Water Treatment Plant Operations, WPC Facility Operations, W&PC Laboratory, and W&PC Metering. The new Water Treatment Plant will be operational in Late Summer 2017 with final completion in August. The Plant is anticipated to have a life span of 80 to 100 years and is designed to expand as necessary. It will be the largest LEED-certified water plant in the state of Iowa and one of only a few in the Midwest. Even with the construction of the \$70 million Water Plant, there will not be a rate increase in the Water or Sewer Fund for the next two years. Mr. Dunn reported that the Water Pollution Control Facility has completed 27 consecutive years of 100% compliance with its Discharge Permit. He gave an update on the NPDES Permit; it still hasn't been received.

Public Works. Public Works Director John Joiner gave an overview of the major work activities for the Transportation Program, which included Administration, Engineering, Traffic Engineering and Maintenance, the Street System, Parking Operations, and Airport Operations. Mr. Joiner explained the reorganization of the Grounds Division. Grounds work activities, such as mowing, horticultural activities, and the cemetery will now be handled by the Parks and Recreation Department. An Urban Forester position will be added, as will a Principal Clerk and three Parks Maintenance Workers. The Council was also informed about the restructuring of the Right-of-Way Maintenance Division. Mr. Joiner described the Geographic Data Portal, which was created in-house. In that Portal, there will be a customer reporting app; it will be rolled out later in Spring 2017. Under Operations, staff budgeted for 19 snow-and-ice events totaling 36 inches; there have been ten to date with a total of 12 inches of snow and 1.6 inches of rain. A new Fixed Base Operator will be on board on April 1, 2017. One of the changes will be that the FBO will handle mowing and snow removal at the Airport. Budget highlights of the Utilities Program, which included the Water Distribution System, Sanitary Ssewer Collection System, Storm Water Permit Program, Storm Sewer Maintenance, and Resource Recovery were given. A 25 cent/month increase in the Storm Water Utility Fee is being proposed. The Resource Recovery Plant Tipping Fee will increase from \$52.75 to \$55; it has not increased since 2002. The Per Capita charge will change for fiscal year 2018 from \$9.10 to \$10.50. Cemetery staff will be transitioning to the Parks and Recreation Department. Enhancements will be made to the columbarium and to the GIS application to help

people find where people are buried. At the request of Council Member Gartin, Operations Manager Justin Clausen explained the Emerald Ash Borer program. He said to date, approximately 700 trees have been removed and 900 new trees planted. Council Member Betcher asked staff to clarify to homeowners that a new tree might not be planted in the exact location where the Ash tree had been removed.

Fleet Services. Director Corey Mellies provided details of the budget for Fleet Services. Fuel has the largest impact on the Fleet budget. Fuel trends were explained. Prices have now leveled off after having declined since FY 2013/14. Mr. Mellies stated that the prices reflected in the chart are those paid to the Iowa Department of Transportation per contract. At the inquiry of Council Member Betcher, Director Mellies reported that the City's fleet is comprised of 50% diesel and 50% E85. The Green Fleet consists of Flex-fuel vehicles, hybrids, and all-electric vehicles.

Facilities. Director Mellies advised that the Facilities budget provides for the routine operations and maintenance expenses at two facilities: City Hall (including parking, grounds, and the Veterans' Memorial) located at 515 Clark Avenue and the Maintenance Facility (including associated parking lots) located at 2207 Edison Street. Flooring improvements have been made in City Hall over the past year and space has been repurposed. Mr. Mellies described upcoming projects that will occur, including the West Parking Lot resurfacing, LED lighting, and improvements to the Veterans' Memorial.

Finance Services. Finance Director Duane Pitcher presented the budgets for Economic Development and Financial Services, including Administration, Purchasing Services, Information Technology, Utility Customer Service, and Parking Violation Collection. Under Economic Development, the City issued bonds and began plans for extending utilities east of Interstate 35. Also, the infrastructure for expansion of the ISU Research Park was completed and the first year of incremental taxes in the TIF area began. Mr. Pitcher provided highlights of Financial Services, including the implementation of new reporting standards for investments and expenditure of federal funds. Award-winning design work has been done in the City's Print Shop. The City-wide phone system replacement has been completed in the Information Technology Division. That Division was relocated to the re-purposed City Hall basement. Information Technology will see an increase in capital due to equipment being replaced. Utility Customer Services implemented new Automated Meter Reading (AMR) technology. Mr. Pitcher described the ITRON's MV-RS meter-reading Route Management System; it will be upgraded to ITRON's Field Collection System.

ADJOURNMENT: Moved by Gartin to adjourn at 7:17 p.m.

**MINUTES OF THE SPECIAL MEETING
OF THE AMES CITY COUNCIL**

AMES, IOWA

FEBRUARY 8, 2017

The Ames City Council met in special session at 5:20 p.m. on February 8, 2017, in the Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Ann Campbell presiding and the following Council members present: Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Chris Nelson, Peter Orazem, and *ex officio* Member Sam Schulte. Council Member Tim Gartin arrived at 7:14 p.m.

FY 2016/17 BUDGET PROPOSALS:

Parks & Recreation. Director Keith Abraham reviewed the fees and charges proposed for FY 2017/18, which includes an increase of 4% for ice rental at the Ames/ISU Ice Arena, an increase of \$.50/round for greens fees at Homewood Golf Course, an increase of \$.50 for daily admission and a 3% increase in the season pass for Furman Aquatic Center. Season pass renewals will continue to be at a 15% discount and new passes will continue to receive a 10% discount.

Mr. Abraham summarized large projects being worked on by the Department. He said that volunteers donate between 1,500 and 2,000 hours/yearly assisting Parks and Recreation with various projects. Specifically recognized was Woodruff Construction for its donation to make Greenbriar Park a reality.

Organizations that partner with Parks & Recreation were listed. According to Director Abraham, Holub's Greenhouse has donated over \$100,000 of plants over the years for park beautification. Also recognized were members of the Friends Groups: Ada Hayden Heritage Park, Emma McCarthy Lee Park and Munn Woods, Roosevelt Park, and Friends of Ames Swimming.

Highlights of planned new Parks and Recreation programming were given. Scholarship funding was explained. The need for facility space was expressed. The Department is trying to free-up space in the Community Center for open recreation.

A video created by Joe Brekke highlighting City parks was shown. Mr. Brekke made this video to show his gratitude to all who had contributed to make Ames parks so beautiful.

Director Abraham explained the reorganization of the Grounds Division and showed the new proposed Parks staff structure. The Department is continuing with the initiative of no trimming in the parks.

An update on the Emerald Ash Borer Response Plan was given. There have been over 300 trees removed to date in City parks. Over 250 trees have been planted; it will continue.

Mr. Abraham highlighted innovative approaches and suggestions from staff to improve operations, specifically to the sanitation packer and septic pumping at Ada Hayden Heritage Park.

Electric Services. Donald Kom, Director of Electric Services, highlighted the operations budgets for each division (Administration, Production, Fuel Purchases, Distribution, Technical Services, and Engineering). He announced that the large project of converting the Power Plant from coal to natural gas has been completed.

Mr. Kom stated that Electric Services will be participating in the Eco Fair to be held on March 25, 2017.

Under Administration, Demand Side Management has played a significant role in reducing peak; that program began in 2007. Over that time period, 32,500 megawatts (MW) have been saved; it has reduced peak by 17 megawatts. The Department is already at 114% of its FY 2016/17 Budget. One hundred thirty-two solar arrays have been completed. The City paid out \$50,000 in rebates in 2016 to solar customers.

Pertaining to Power Production, staff is taking a proactive approach to equipment maintenance and improved reliability. The Proposed Budget is up 7.9% from the FY 2016/17 Adopted. The electric peak happened on July 21, 2016, at 126.8 MW. The all-time peak occurred on July 25, 2012, at 130.7 MW.

Under Fuel/Purchased Power, the costs are up due to the transition from coal to natural gas. This program will see a 3.7% increase over the FY 2016/17 Adopted Budget. Renewable energy met 18% of the City's usage: 15% comes from wind energy and 3% comes from refuse-derived-fuel. According to Director Kom, market energy prices remain very low. The Energy Cost Adjustment will cross over from negative to positive.

The Distribution Operation and Maintenance budget is up 2.7% from the FY 2016/17 Adopted. The budget has been increased for storm damage restoration and tree trimming costs are up. In 2016, 738 street lights were converted to LED bulbs. The Distribution Extension/Improvements budget is down 1.7%.

The Technical Services Division replaced 1,000 automated meter reading meters. There is an increase in commodities due to a large order of meters for new apartments. This Division is installing more reliable SF6 breakers.

There will be a 2.9% decrease in the Engineering Division. The 161 kV line move necessitated by interstate improvements by the Iowa Department of Transportation (Iowa DOT) is underway. The Iowa DOT is assuming all costs of the pole relocation.

The estimated FY 2017/18 revenues are estimated at \$64,480,700. Its 2017/18 expenditures are estimated to be \$54,887,414. The minimum fund balance target is \$10,100,000. In order to meet an adequate fund balance, a 4% increase is being requested in Electric rates for 2017/18.

Law Enforcement. Details were given by Police Chief Chuck Cychosz of the budget for the Public Safety Program. Chief Cychosz described some of the policing challenges being faced by the Department currently. The Department attempts to meet those challenges through community outreach, training, and commitment.

Under the Administrative Division, \$20,000 is being requested in the current year to hire a consultant to analyze traffic stop data. Enhanced security for the Administration Division will be implemented through installation of a card controlled electronic access control system that will allow for access tracking.

Highlights of the Crime Prevention & Patrol Division were given. Several of the outreach activities that occurred throughout the year were described. The job of a Police Officer continues to broaden. As the community grows, the need for additional patrol officer services also grows. To maintain the level of service provided on an everyday basis, one Patrol Officer was added in FY 2016/17. Another Patrol Officer has been requested in 2017/18.

Vehicle accidents have increased from 2011 through 2016. There were 1,726 reported accidents in 2016. Estimated property damage from the 1,726 collisions was \$6.7 million. According to Chief Cychosz, roadway improvements recommended by staff can have a large impact on those numbers. The Department's partnership in the *Bike Walk Drive Smart* campaign has proven successful.

A chart of the noise complaints received from 2006 through 2016 was shown. Noise, trespass and nuisance party complaints have lowered and/or leveled off in the past two years.

Council Member Beatty-Hansen left the meeting at 6:45 p.m.

Under the General Investigation Division, Chief Cychosz noted that officers continue to observe a troubling increase in synthetic drugs and heroin. According to the Chief, synthetic Opioids that has been seen in many communities in Iowa is present in Ames and is of great concern to the Police Department.

There were 1,655 mental/emotional calls for service; these calls have leveled-off. The City partners with Eyerly-Ball, which dedicates a staff person to assist the City's staff person.

Chief Cychosz described new communications technology that will allow the Department to receive text messages to 9-1-1 emergencies and for individuals who are deaf, hard-of-hearing, or speech-disabled.

Chief Cychosz emphasized the important role social media plays for the Police Department.

Highlights of the Animal Control budget were given. There were 2,304 calls last fiscal year. The budget includes facility improvements needed to maintain the building and the health and safety of both animal and human occupants. The program will include a number of smaller projects, including replacement of exterior doors, added insulation, replacement of damaged ceiling tiles, improvements to lighting, replacement of the dog kennels and improvements to HVAC, repair of damaged concrete, and replacement of deteriorating storage sheds. The budget includes an increase in daily boarding fees to move closer to a cost-recovery level. The Animal Shelter's commitment to transparency was emphasized. In FY 2015/16, staff finalized a comprehensive review of statistical data. The Division's Website has been updated to include data and graphs on animal admissions and outcomes since July 1, 2005.

Council Member Gartin arrived at 7:14 p.m.

Information on the Parking Division's activities was provided, specifically related to deterrence and cost recovery.

Council Member Gartin asked Chief Cychosz to comment on the dramatic increase in juvenile cases since 2014/15. The Chief said that the numbers vary a lot; in some cases, several juveniles are involved in one case. He does not believe those numbers reflect an upward spike in juvenile arrests.

Mr. Gartin asked for an update on body cameras. Chief Cychosz said more information will be provided to the Council in the future. Money has been budgeted; it has been carried over.

Fire Department. Chief Shawn Bayouth detailed the budgets for Fire Safety, Administration and Support, Suppression and Emergency Action, and Building Safety/Inspections.

Chief Bayouth highlighted the Fire Fighter Recruit Academy and emphasized the benefits received from the addition of the Training Officer.

Mr. Bayouth highlighted some of the benefits of mutual aid partnerships. A picture of a fire scene where Ames partnered with Boone and Kelley Fire Department during the past year was shown.

Ames supplied the ladder truck.

Under Administration and Support, contractual costs will see a decrease of 27.4%, due in part to a shift in City Data Services costs. Computer costs will be reallocated to the appropriate activity to best represent actual costs, rather than all of the costs coming from Administration.

A new Fire Fighter will be added in 2017/18, which will result in a 4.2% increase in the Fire Suppression and Emergency Action budget. This person will serve as a rover to work across all three shifts similar to the Fire Fighter added in 2016/17.

Under Fire Prevention and Safety Education, staff made 980 public education presentations on fire safety topics, reaching approximately 1,200 people.

A new Plumbing Inspector FTE will be added under Building Safety/Inspections. The number of plumbing and mechanical inspections completed by the Plumbing Inspector is more than three times the average number of inspections completed by each of the other trade inspectors. There will not be a Building Permit and Plan Review Fee increase, but a 3% increase in Rental Housing Inspection Fees is proposed. The Council was also told that the way rental housing fees are billed will be revised.

ADJOURNMENT: Moved by Gartin to adjourn the meeting at 7:52 p.m.

**MINUTES OF THE SPECIAL MEETING
OF THE AMES CITY COUNCIL**

AMES, IOWA

FEBRUARY 9, 2017

The Ames City Council met in special session at 5:21 p.m. on February 9, 2017, in the Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Ann Campbell presiding and the following Council members present: Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, Peter Orazem, and *ex officio* Member Sam Schulte were absent.

FY 2016/17 BUDGET PROPOSALS:

Transit System. Transit Director Sheri Kyras gave highlights of the budgets for Administration and Support. She showed a chart depicting the ridership history and the predicted trend. Numbers of ridership are leveling off, which is believed that was due to (1) weather – when the weather allows, more people walk or ride bikes and (2) the development of Campustown.

Ms. Kyras reviewed revenues and expenses. The big change to expenses was the decrease in fuel costs. There will be an increase of \$2.25 in the student fee, which equates to \$75.35/semester for full-time students.

The impacts of the Affordable Care Act are resulting in an increase of \$284,000 in health insurance due to more employees being offered insurance and annual cost adjustments. This also results in approximately \$50,000 in administrative costs to track employee hours.

Ms. Kyras gave an update to past hiring challenges. They did begin the Fall 2016 at typical employment level (over 90% of driver shifts covered).

Major administrative projects that will be initiated were described. Services changes for the Fixed Route Service were explained. Major projects pertaining to service were also listed. Pertaining to Dial-A-Ride, the City remains under contract with HIRTA to provide that service; it will be up for renewal by July 1, 2017. Dial-A-Ride is funded 80% by federal dollars. The Annual Customer Service Survey will be conducted this spring.

City Council. Assistant City Manager Brian Phillips provided the Council with a summary of tasks and objectives they had set for FY 2015/16. He highlighted annual activities attended by the Mayor and City Council.

City Manager. Highlights of the major projects supported by the City Manager's Office were given by Mr. Phillips.

City Clerk. Diane Voss, City Clerk, presented the City Clerk's Division budget. Many of the services provided by the City Clerk's Office were summarized. Major sources of revenue and the largest expenses were highlighted.

Public Relations. Susan Gwiasda, Public Relations Officer, listed ways that the City communicates internally and externally. She specifically highlighted press releases (223 in FY 2015/16), newsletters, the Web site, social media (16 *Facebook* pages, seven *Twitter* accounts, 2 *Instagram*), brochures, and community branding. The #AlwaysAmes Campaign was described by Ms. Gwiasda and examples of the Internet ads were shown. Ms. Gwiasda listed many of the recognition events that had been attended by the City Council and noted the events that the City will be hosting during the next few months.

Cable TV. Ms. Gwiasda stated that Derek Crisler, Cable Coordinator, continues to make improvements to the City's programming. The City is now broadcasting in HD and began HD streaming simulcast this fall. Specifically highlighted was the improvement to archiving meetings, allowing viewers to go directly to the section of the meeting that they are interested in. Mr. Crisler is also assisting those who wish to show videos on Channel 16.

Legal Services. City Attorney Judy Parks summarized the services provided by the Legal Department. Ms. Parks noted that there is one Assistant City Attorney position vacant; however, an announcement is forthcoming as to the person who will be hired. City Attorney Parks showed the Department's funding sources and how they are allocated. Major projects accomplished during the past fiscal year and those continuing into this fiscal year were listed. Another major task of this Department is Property Assessment Appeals. Claims and civil litigation requiring City Attorney representation were noted.

Human Resources. Director Kaila Kenjar said that this year has been one of transition and change and the focus has been on rebuilding. She summarized the initiatives for the Human Resources Department. Through the use of "HR Champions" and Total City Perspective (TCP), 65 recruitments have been closed and 18 are active. The 2017/18 Budget reflects an increase of 1/4 FTE for the Department Secretary. A new hiring assessment tool being introduced is the Predictive Index, which is a behavioral assessment to help determine how the applicant would fit in with the organization. Ms. Kenjar showed statistics on attendance at Employee Development Center courses and Leadership and Management Training. She noted that the City completed contracts with two bargaining units in 2016/17.

Risk Management. Human Resources Director Kenjar highlighted the main risk management initiatives and activities. She noted the largest expenses were Property and Liability Premiums. Insured values had increased considerably with the new Water Treatment Plant and, to a lesser degree, the Ames Airport. The City is investigating brokerage services for liability coverage servicing (claims handling, renewal preparation, coverage assessment). Human Resources will also continue implementation of Functional Job Assessments when the Risk Management position is filled.

Health Insurance Management. Andrea Cardenas presented highlights for the Health Insurance Management program. Health insurance rate increases from FY 2012-13 to the current year were shown. A Service Objective is to keep yearly rate increases below 10%. For 2017/18, a 4% increase is anticipated. A comparison of health insurance rate increases to the Wellmark *Book of Business* was made. The City has made some changes to be in compliance with the Affordable Care Act; it is unknown how that Act will impact the City in its self-insured status in the future.

Health Promotion Program. Ms. Cardenas listed the Wellness & Health Care Service Delivery Initiatives. She summarized the wellness and health care service delivery initiatives. Some of the services and programs were highlighted.

Planning. Planning and Housing Director Kelly Diekmann stated that the budget now reflects one program of planning services, merging the Current Planning program and Long-Range Planning program. He presented a pie chart of the planning activities and how much time they take. The Department is now fully staffed with five Planners. The permitting software will be active in March 2017. Current Planning applications have been consistent over the past three years. They process an average of 45 site development plans and 15 plats. Rezoning requests are up substantially due to development.

Highlights of the Long-Range Planning activities were given. It was noted that the Council priorities were reviewed in June 2016, November 2016, and January 2017. The primary project is the Lincoln Way Corridor Study. The East Industrial Annexation should be completed in Spring 2017. The Landscape Ordinance will be updated in Spring 2017. The 2700 Block of Lincoln Way Redevelopment has been completed. Director Diekmann listed major upcoming projects, which were Council priorities: Initiate update of the Comprehensive Plan in Summer of 2017; review Downtown/Campustown development priorities (housing, public space, etc.); and the 321 State Avenue affordable housing development. Mr. Diekmann explained that the Department will be asking to adjust five or six fees in an attempt to offset some of the costs of processing.

City-Wide Affordable Housing. In the absence of Vanessa Baker-Latimer, Housing Coordinator, Mr. Diekmann noted the city-wide housing activities for 2016/17 and 2017/18.

Community Development Block Grant. The Community Development Block Grant (CDBG) has a total budget of approximately \$921,000. The City received its 12th allocation, which totaled \$490,986. The total budget included \$385,072 of FY 2015/16 rollover funds and approximately \$45,721 of anticipated program income.

Conclusion. City Manager Steve Schainker provided a summary of the budget decisions that will need to be made at the Budget Wrap-Up session to be held on February 14, 2017. Distributed to the Council were memos pertaining to FY 2017/18 funding requests for the Commission on the Arts, ASSET, Ames Public Arts Commission, and Outside Funding requests.

Moved by Beatty-Hansen, seconded by Betcher, to direct staff to develop a recommendation pertaining to the Story County Housing Trust Fund concept.

Council Member Gartin commented that he would vote in favor of the motion, but voiced that he had some reservations on the concept. He wants to hear from Housing Coordinator Vanessa Baker-Latimer on this.

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

Moved by Betcher, seconded by Beatty-Hansen, to see a new CIP sheet that would add \$100,000 from the General Fund Balance to FY 2016/17, which would make the amount \$300,000; and appropriate an additional \$200,000 to FY 2017/18 out of Local Option Sales Tax for the Human Services Capital Grant Program.

Noting that 40% of Local Option Sales Tax was to go to community betterment, Council Member Beatty-Hansen recommended that the Council have a discussion in the future about what constitutes community betterment and the intent of the vote and how it was portrayed to the community.

City Manager Schainker noted that \$200,000 was already in the Proposed 2017/18 Budget to come from the General Fund.

Council Member Orazem asked if there had been any assessment of need for this proposed program. Council Member Betcher noted that this would be a pilot project; it is unknown at this time what the need is for these funds. She noted that the funds were being allocated - they aren't going to be spent until much more work is done on this. Council Member Nelson said he would much rather support the operational expenses of non-profit organizations through the ASSET process, rather than contribute to a capital project fund.

Moved by Betcher, seconded by Beatty-Hansen, to amend the motion to add \$100,000 from the General Fund balance to FY 2016/17 for the Human Services Capital Grant Fund and leave the second year at \$200,000.

Council Member Gartin shared that he would not be voting in favor of this because the real level of need is not known.

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

Moved by Corrieri, seconded by Nelson, to direct staff to bring an alternate CIP page to show the multi-modal roadway improvements requested by the Ames Bicycle Coalition.

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

Moved by Betcher, seconded by Beatty-Hansen, to direct that the City Manager investigate Council salaries in the ten largest cities to see if Ames is in line with other cities.

Vote on Motion: 3-3. Voting aye: Beatty-Hansen, Betcher, Nelson. Voting nay: Corrieri, Gartin, Orazem. Mayor Campbell voted nay to break the tie. Motion failed.

Moved by Gartin to allocate \$1,000 in funding for Cy-Ride vouchers for children from low- to moderate-income homes.

Mayor Campbell noted that United Way already has such a program.

Council Member Gartin withdrew the motion.

Mayor Campbell recommended that Council Member Gartin to determine what is offered by United Way.

ADJOURNMENT: Moved by Gartin to adjourn at 8:14 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor