

AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL - 515 CLARK AVENUE
DECEMBER 11, 2018

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.

SPECIAL RECOGNITION:

1. Recognition of Ames High School Girls Swim Team State Champions

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 Special Meeting held November 20, 2018, and Regular Meeting of November 27, 2018
5. Motion approving Report of Contract Change Orders for November 15 - 30, 2018
6. Motion approving 5-day (December 17 - 22) Class C Liquor License for Dublin Bay for Chamber of Commerce event to be held at 3100 S. Riverside Drive
7. Motion approving Carry-Out Wine Privilege for Class B Wine - Casey's General Store #2298, 428 Lincoln Way
8. Motion approving Carry-Out Wine Privilege for Class B Wine - Casey's General Store #2560, 3020 S. Duff Ave
9. Motion approving Carry-Out Wine Privilege for Class B Wine - Casey's General Store #2905, 3612 Stange Rd
10. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Liquor, Catering, & Outdoor Service - The Café, 2616 Northridge Parkway
 - b. Class C Liquor & Outdoor Service - Aunt Maude's, 543-547 Main St.
 - c. Class C Liquor, Catering, & Outdoor Service - Thumbs Bar, 2816 West St.
 - d. Class C Liquor - Tip Top Lounge, 201 E. Lincoln Way
 - e. Class C Beer & Class B Wine - Casey's General Store #2298, 428 Lincoln Way
 - f. Class C Liquor - 1 Night Stand, 124 Welch Ave.
11. Resolution approving Federal Fiscal Year 2020 Airport Improvement Program Application for

Ames Municipal Airport

12. Resolution approving ongoing engagement of outside legal counsel related to close-out of new Water Treatment Plant
13. Resolution approving Commission On The Arts (COTA) Special Grants for Spring 2019
14. Resolution approving U-STEP Funding Agreement with the Iowa DOT (U.S. Hwy. 30 Westbound Off-Ramp and South Dakota Avenue)
15. Resolution approving Agreement with Iowa DOT for Pavement Repairs on U. S. 69 (Lincoln Way between Duff Avenue and Gilchrist Street)
16. Resolution approving preliminary plans and specifications for 2017/18 Accessibility Enhancement (Airport Road Sidewalk); setting January 16, 2019, as the bid due date and January 22, 2019 as the date of public hearing
17. Resolution approving date changes for the Unit 7 Boiler Repair Project; setting January 16, 2019, as bid due date and January 22, 2019, as date of public hearing
18. WPC Security Camera Replacement:
 - a. Resolution approving Change Order #2 with Baker Group of Ankeny, Iowa, in the amount of \$9,900 to add one additional camera
 - b. Resolution approving reallocation of \$10,000 from the WPC Grease Receiving Station Upgrade project to the Security Camera Replacement project
19. Resolution accepting completion of 2016/17 Right-of-Way Restoration
20. Resolution accepting completion of 2016/17 Arterial Street Pavement Improvements (West Lincoln Way)
21. Resolution accepting completion of 2017/18 Seal Coat Street Pavement Improvements (E. 16th Street, Linden Drive, Carr Drive, and Crestwood Circle)

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 three minutes.

PLANNING & HOUSING:

22. Staff Report regarding Campustown Parking and Plaza Design
23. Resolution approving Revised Preliminary Plat for Scenic Valley Subdivision

HEARINGS:

24. Hearing on RDF Storage Bin Repair Project:
 - a. Motion accepting Report of Bids and delaying award of contract
25. Hearing on WPC Facility Screw Pump Drive Replacement:
 - a. Resolution approving final plans and specifications and awarding contract to Weidner Construction, Inc., in the amount of \$111,997
26. Hearing on 2018/19 Traffic Signal Program (Lincoln Way/Hyland Avenue):
 - a. Resolution approving final plans and specifications and awarding contract to VanMaanen Electric, Inc., in the amount of \$238,792.73

27. Hearing on proposal to vacate Water Main Easement generally located at 2205 Green Hills Drive:
 - a. Resolution vacating Easement
28. Hearing on proposed zoning text amendments for limitations on expansion of nonconforming uses, discontinuance of a nonconforming use, and defining remodeling of a nonconforming use:
 - a. First passage of ordinance

ORDINANCES:

29. First passage of ordinance establishing parking regulations on Suncrest Drive, from Red Fox Road to Cedar Lane

ADMINISTRATION:

30. Budget Issues/Guidelines
31. Staff Report on transparency regarding tax incentives

DISPOSITION OF COMMUNICATIONS:

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 SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

NOVEMBER 20, 2018

The Special Meeting of the Ames City Council was called to order by Mayor Pro Tem Bronwyn Beatty-Hansen at 6:00 p.m. on the 20th day of November, 2018, in the City Council Chambers in City Hall, 515 Clark Avenue. Council Members Gloria Betcher, Amber Corrieri, Tim Gartin, David Martin, and Chris Nelson were present. Mayor John Haila and *Ex officio* Member Allie Hoskins were absent.

STORMWATER ORDINANCE MODIFICATION: Public Works Director John Joiner and Municipal Engineer Tracy Warner were joined by Stormwater Resource Analyst Liz Calhoun. Ms. Warner said on April 17, 2018 the Council had a workshop to discuss various components of the existing post-construction stormwater management ordinance and on June 26, 2018 City staff presented a report providing additional information and alternatives. Ms. Warner said public input was received through an online survey, open houses, and the 2018 Resident Satisfaction Survey. She said there are five issues that are still open for discussion and direction by Council.

From the Staff Report dated November 20, 2018 Ms. Warner reviewed Issue 1: Maintenance of Parking Lots. The five options were discussed. Ms. Warner also told the Council that on the east coast it is common for fire lanes and overflow parking to be constructed of permeable pavement or reinforced turf since they are rarely used.

Mr. Martin asked about the characteristics of the online survey respondents. Ms. Warner said respondents were residential property owners, rental property owners, business owners, engineers, developers, and residents. She said it was a very small group that responded. Mr. Gartin said it isn't being suggested that this is statistically significant data, but helpful information. Ms. Beatty-Hansen asked what percentage of the requirement would be required under option 2. Ms. Calhoun said partial compliance would be about 1/3 to 1/2 of the volume.

Ms. Betcher asked if there are means to determine the impact of a project on surrounding properties or properties downstream. Ms. Warner said a couple customers have had flooding in neighborhoods adjacent to new development and were very concerned initially, and then found once the developments were completed they fared much better during rain events because of the drainage improvements added as part of the development.

Mr. Martin asked if, during smaller rain events, it is possible to determine if certain properties have more leverage in causing stormwater damage than others. Ms. Warner said there may be more insight on capacity issues after the stormwater system analysis is completed but currently the maintenance crews know what areas will have problems during certain rain events. Mr. Martin asked if there is a way to determine what impacts a certain site would have on the rest of town. Ms. Warner said it would depend on many factors including size of the site and impervious area.

Mr. Nelson asked about the developments Ms. Warner spoke of earlier next to residential areas. Ms. Warner said they were commercial sites adjacent to residential areas and were 1.5 acres or larger.

Ms. Beatty-Hansen opened public input.

Justin Dodge, 105 S. 16th Street, Ames, thanked the Council for reviewing the Ordinance. He said after having this Ordinance for four years he has found that it has unintended consequences. Regarding Issue 1: Maintenance of Parking Lots, Mr. Dodge said that pavement has an expected life of about 30 years. He asked why repaving a parking lot should cause someone to do other maintenance when they are just replacing the existing lot and will not cause any more stormwater runoff than before. He said either option 1 or option 2 helps the building community while protecting the City. Regarding Issue 2: Financial Security, Mr. Dodge said that the City holds all the power through the Certificate of Occupancy to ensure that stormwater improvements are completed correctly, and anything still outstanding at that time should be guaranteed by security. He said either option 1 or option 2 helps the building community while protecting the City.

Regarding Issue 3: Runoff Curve Number, Mr. Dodge said a current and scientifically proven model should be used. He said the USDA Soils Survey of Story County should be used, and the standard should be what was on the site before development. He said the soil survey from 1903 is being used, which uses arbitrary values, is not a scientific study, and does not seem relevant today. He said option 1 would be best. Regarding Issue 4: Stormwater Management Threshold Criteria, Mr. Dodge said one acre is the threshold set by the Department of Natural Resources (DNR). He said this really only affects redevelopment sites. He said the First National Bank site that was previously Wendy's reduced paving, added landscaping, and increased pervious surface. He said stormwater runoff would have improved just by redeveloping the site, but they had to comply with the 10,000 sq ft trigger, which increased project cost by over \$100,000. He said changing this criteria will allow smaller, local developers to do projects as well. Mr. Dodge said he favors option 1A. Regarding Issue 5: Inspections, Mr. Dodge said option 1 is supported by the building community.

Mr. Gartin said he wasn't aware of that investment required for First National Bank. He asked what was required for the site. Mr. Dodge said the site was under 1 acre but 10,000 sq ft of pavement triggered the requirement to detain all stormwater on site with chambers under the parking lot.

Scott Renaud, 414 S. 17th Street, Ames, said he represents FOX Engineering. He said he could support option 1 for Issue 1. He said option 2 is a state requirement and has some ancillary benefit for stormwater control and option 3 is a good example of an option that must be site specific. Mr. Renaud said if someone has a flooding issue and is required to fix it when the site is redeveloped that is fine, but he believes the City should participate in that through tax increment financing. He said option 4 is in the Code and should be unchanged and he is not in favor of option 5. Mr. Martin asked about the state requirement in option 2. Mr. Renaud said the State only requires water quality. He said retention and other goals above water quality were added by the City.

Chuck Winkleblack, 105 S. 16th Street, Ames, said he represents many clients, and he is seeing many defer parking lot maintenance because of the cost. He said the Lincoln Way mixed use project he had involved \$250,000 for underground piping for the stormwater requirements. Mr. Winkleblack said people are putting off projects or skirting the requirements by only maintaining part of the parking lot because of the requirements. He encouraged the Council to select option 1. He said if

this isn't addressed the City will be heading in the wrong direction for maintenance.

Mr. Gartin asked if property owners are doing partial improvements and if so, what is being done to circumvent the requirements. Ms. Warner said staff tracks cumulative numbers. Mr. Gartin asked for clarification. Ms. Warner said the improvements are tracked by property, not by owner. Mr. Gartin said a new property owner would have to take those improvements under consideration.

Mr. Nelson said he doesn't see how the Council could approve option 1 without option 2. Ms. Warner said the City's Municipal Separate Storm Sewer System (MS4) Permit requires the City to comply with water quality and water quantity. Mr. Renaud said the City has submitted requirements beyond State requirements. He said as he understands it the 10,000 sq ft threshold would go away with options 1, 2, or 3. Mr. Nelson said if Option 1 is passed it may not be good enough. Mr. Renaud concurred.

Ms. Beatty-Hansen closed public input.

Moved by Nelson, seconded by Corrieri, to approve option 1 to modify Chapter 5B to define parking lot reconstruction with no net increase in impervious area as maintenance, thus making it exempt from 5B requirements entirely.

Mr. Martin asked Ms. Calhoun to clarify partial compliance under option 2. Ms. Calhoun said it would be about 1/3 to 1/2 of the volume. Ms. Beatty-Hansen said she is in favor of a compromise that makes redevelopment more approachable but over time still makes improvements to stormwater issues. Ms. Betcher said someone is going to end up paying whether it's the project developer or the neighbor. She said it seems that as much as possible needs to be done to regain some flood control. Mr. Gartin said it is being said that "we" need to do more, but the one owning the parking lot feels like "me". He said he supports option 1 because it's more fair concerning the burdens carried. He said if Council wants to see properties redeveloped and nice parking lots, Council needs to remove some impediments.

Mr. Nelson said these requirements cause business owners to forego doing all improvements. He said he could support option 3 where there is a problem, but not for every instance. Ms. Beatty-Hansen said options 2 and 4 could save on cost but still gain some stormwater control.

Ms. Warner said staff did calculations on the City Hall parking lot improvement with permeable pavers. She said the cost difference would have been \$128,000 less to do all pavement. Mr. Martin asked if there is an overall footprint of parking lots in the City to see how much difference it will really make for flooding in the community. Ms. Warner said impervious surfaces are part of the GIS system, so staff could get information on that. Discussion ensued. Mr. Joiner said a 10,000 sq ft parking lot would include about 30-35 spaces and a one acre parking lot could be up to 140 spaces.

Discussion ensued regarding maintenance of parking lots of any size. Mr. Schainker said under option 1 reconstruction of a parking lot as maintenance would be exempt from Chapter 5B regardless of size if there is no expansion of impervious area.

Vote on Motion: 3-3. Voting Aye: Carrieri, Gartin, Nelson. Voting Nay: Beatty-Hansen, Betcher, Martin. Motion failed.

Ms. Beatty-Hansen asked staff if options 2, 3, and 4 could be used together. Mr. Joiner said option 2 could be the standard and if something is provided to show that cannot be met then option 3 could be used. He said option 4 could also be used.

Ms. Betcher asked about the additional option of permeable surfaces in overflow parking and fire lanes. Ms. Warner said there are often large stores that have parking spaces that well exceed the requirements, and in some of those situations, some of those spaces could be permeable surfaces. Ms. Beatty-Hansen asked about the expense to developers. Ms. Calhoun said it would be one way to lessen the amount of stormwater facilities required. Ms. Warner said one option is called grass pave and includes reinforcements that can hold heavy weight infrequently. Ms. Betcher asked if that would be an additional option. Ms. Warner said it could be a version of an option or a compliance tool.

Moved Beatty-Hansen, seconded by Betcher, to pursue option 2, 3, and 4 with the 20% reduction possible and for any size parking lot, as well as an option for overflow and fire lane parking to include permeable surfaces.

Mr. Nelson said he's not a fan of this. Mr. Gartin said he's worried about the law of unintended consequences because these options may not have been intended to be combined.

Ms. Beatty-Hansen opened public input.

Mr. Winkleblack said most sites are existing and most would not want to give up any parking. He said his fear is Council will pass a bunch of things that will never get used. Ms. Beatty-Hansen said it could involve large lots. Mr. Gartin asked about option 3 and asked how it would work practically to determine a Fee-In-Lieu. Ms. Warner said areas would need to be established where the City could buy some land and incorporate a regional facility. She said different criteria could be established including a monetary trigger, which is the biggest reason for requested exemptions. She said a combination of on-site and off-site stormwater management practices is an option. Mr. Gartin said he's worried about implementation from staff to staff and objective criteria.

Ms. Beatty-Hansen closed public input.

Mr. Schainker said with Fee-In-Lieu there's a lag time for people concerned about runoff and the effect it has on flooding. Mr. Gartin said he would be voting to approve something that doesn't have a good example. Mr. Schainker reminded the Council that an Ordinance change will require four votes to pass.

Mr. Martin said the facility behind the Fee-In-Lieu will not be in the neighborhood where flooding occurs. Ms. Warner said the facility could be in the watershed. Mr. Martin said he wonders how the cost can be socialized so it doesn't come down on a few. He asked if tax abatement would be an

option. Mr. Schainker said for state law cities have to abate on incremental value, and there wouldn't be a new building. Mr. Gartin said he will not support this because it's not an improvement and is not solving anything. He said compromise is good if it accomplishes something. Ms. Betcher asked if there is potential for some neighborhoods to use Community Development Block Grant (CDBG) funding. Mr. Schainker said if they are qualifying neighborhoods. Mr. Nelson said most of these areas will be commercial areas and he is unsure how CDBG funds could help. Ms. Corrieri said everyone is acknowledging bringing down the cost but not doing anything about it. Ms. Betcher said she would rather not change the Ordinance. Mr. Gartin asked why Council shouldn't be concerned. Ms. Betcher said she must weigh the concern of these costs with concern of properties during flooding. She said she sees it as a community issue. Mr. Gartin said it's not a community project when it's one property owner that has to carry the cost.

Vote on Motion: 2-4. Voting Aye: Betcher, Martin. Voting Nay: Beatty-Hansen, Corrieri, Gartin, Nelson. Motion failed.

Ms. Warner reviewed Issue 2: Financial Security. She said currently financial security must be provided with final site plan approval and is released as "as built" plans are received.

Mr. Nelson said his concern is for the person that builds few buildings, and wondered if there was another way to do this. He said if Council does make final occupancy the trigger, how often do "as built" get through the review process before final occupancy. Ms. Warner said it takes a long period of time. She said many apartment complexes receive temporary occupancy and then take quite awhile finishing the outstanding items. She said staff keeps asking for "as built" so the financial security can be released. Mr. Nelson asked if there has ever been a need to call on the financial security or if it is just being held. Ms. Warner said it is just being held, but there may be situations where Council would need to be alerted and give staff direction because developers are not cooperating.

Ms. Beatty-Hansen opened public input.

Mr. Winkleblack said currently developers must bond for the entire amount of all improvements before starting the project and the Letter of Credit (LOC) must be for the entire amount of the project. He said it would be much better and more appropriate to provide financial security for what is not done to make sure the City is not at risk. Mr. Gartin asked which option he favors. Mr. Winkleblack said option 1 or 2, but preferably option 2. He said he would like this to be treated like other things, where the City verifies what is done and financial security is provided for what is not done.

Mr. Renaud said he agrees with that. He said it doesn't make sense to ask an owner to be tied by bond to someone that doesn't have ownership in the product. He said LOCs have their own issues and the bond form never works. Mr. Renaud said the Courtyard by Marriott project was delayed six weeks because of this requirement. He said this is the most frustrating piece of the Code because this amounts to huge delays and added cost. Mr. Gartin asked what option he prefers. Mr. Renaud said he doesn't like "total estimated construction cost" in the options and would like that changed. Mr.

Nelson asked if “remaining estimated construction cost” would be better. Mr. Renaud concurred.

Mr. Dodge said he believes the definition should include the “outstanding estimated construction cost” or “remaining estimated construction cost.”

Ms. Beatty-Hansen closed public input.

Moved by Nelson, seconded by Corrieri, to approve Option 2, and change it to read: Amend Chapter 5B to require financial security in an amount for the remaining estimated construction cost to be on file with the City prior to a final Certificate of Occupancy being granted.

Ms. Betcher asked why Mr. Nelson went with the final Certificate of Occupancy option over the temporary. Mr. Nelson said because when a temporary Certificate of Occupancy is granted the outstanding issues can sometimes drag out. Mr. Gartin asked if there are any additional risks. Ms. Warner said if a developer chooses not to go into the build out phase for whatever reason, then the City has a partially constructed site. Ms. Beatty-Hansen asked how often that happens. Ms. Warner said they have not seen that happen.

Mr. Martin asked if there are concerns by staff on the language change. Ms. Warner said no, staff would still have to verify the “as built” plans.

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

Ms. Warner reviewed Issue 3: Runoff Curve Number. She said the intent was to improve landscape to further hold and detain capacity and be reflective of the historic landscape. She said the 1903 Soil Survey of Story County references that 82% of soils in Story County were reflective of a meadow in good condition, or Runoff Curve Number 58.

Ms. Beatty-Hansen asked about option 1. Ms. Warner said with option 1 the current soil condition would be taken into account instead of taking it back to the historic landscape. Mr. Nelson asked how often the USDA soil survey is completed. Ms. Warner said it’s not a regular frequency. Mr. Gartin asked if staff has a sense of best practices. Ms. Warner said it is common nationwide to go back to a historic landscape. She said soil health is very important and in some situations soils are being downgraded for an even greater impact. Ms. Beatty-Hansen asked what an average number for current Story County soil would be. Ms. Calhoun said it depends on the size of lot and the condition and said a .25 acre lot with type B soil is 75, one acre lot is 68, and an urban district commercial lot is 92. Mr. Nelson asked for a map of Ames and Story County and wonders how Ames fits into the larger county number. Discussion ensued on types of soil found in Story County.

Ms. Beatty-Hansen opened public input.

Mr. Dodge said Story County is primarily agriculture and has a tremendous amount of row crops. He said according to the June 26, 2018, staff report, row crops in good condition have a runoff curve number of 78.

Mr. Renaud said 58 is very conservative and the other requirements are also conservative. He asked for some relief up front because of the other requirements. Mr. Renaud said he would recommend a curve number between 72-78.

Ms. Beatty-Hansen closed public input.

Moved by Betcher, seconded by Martin, to approve option 2 to maintain the current meadow in good condition (58) runoff curve number.

Mr. Gartin asked how this would be administered including the work by staff and developer if option 1 was chosen, to determine a runoff curve number for each site. Ms. Warner said each site would need looked at specifically. She said between 72-78 there would be higher release rates and less volume detained. Mr. Martin said smaller facilities would need to be constructed. Ms. Warner concurred. Mr. Gartin asked about the cost difference between numbers 58 and 78. Ms. Warner said a facility would still be required, but the increment would be different.

Vote on Motion: 5-1. Voting Aye: Beatty-Hansen, Betcher, Corrieri, Gartin, Martin. Voting Nay: Nelson. Motion approved.

Ms. Warner reviewed Issue 4: Stormwater Management Threshold Criteria. Ms. Warner discussed the options. She said if the impervious threshold changes from 10,000 sq ft to one acre it may result in additional localized flooding and increased cost through G.O. Bonds and/or stormwater utility fees for future CIP projects. Mr. Gartin asked about the increased possibility of localized flooding and said that seems speculative. Ms. Warner said runoff from a one acre site was used to determine if the existing storm sewer system can manage the runoff.

Ms. Beatty-Hansen opened public input.

Mr. Renaud said Issue 1 and 4 are related. He said he wishes Council would have taken action on Issue 1 and chosen option 2. He said this is almost a fifth option to Issue 1. Mr. Renaud said the McFarland Clinic parking lot in west Ames is going to gravel because it needs redone. He said storm sewer is designed for a developed condition to discharge the 5 year flood. He said he would rather have option 2 under Issue 1. Ms. Beatty-Hansen asked if the McFarland Clinic lot is larger than 1 acre. Mr. Renaud said it is 1.25 acres. He said some will overlay lots in bad shape instead of tearing them down all the way. He said if Council wants to accomplish stormwater improvements then it should work with developers.

Luke Jensen, 2519 Chamberlain, Ames, said he is disappointed in the outcome. He challenged Council to reconsider Issue 1. He said infill sites are particularly important to him, and the cost to redevelop infill sites with existing utilities and infrastructure are massively increased because of the stormwater requirements. He said if the requirement was relaxed from 10,000 sq ft to one acre it would better align with the stormwater requirements applying to any new development or redevelopment disturbing one acre or more of land. Mr. Jensen referenced Issue 1: Maintenance of Parking Lots, and said he hates to see nice buildings in this community dominated by gravel parking

lots because of the expense to repair them. Mr. Gartin said not all commercial areas are the same, and he's interested in East Lincoln Way. He said if Council made the change to one acre, would that change be a difference maker in some of those properties. Mr. Jensen said changing that threshold would make it easier to develop. He said for Issue 4 he supports option 1A which would change the impervious threshold for meeting Chapter 5B requirements to one acre.

Mr. Winkleblack asked if there's an opportunity to put a budgeted amount in the CIP as a pool that could be used for things like this that affect the entire community. He said some areas in town there are lacking storm sewers. This would be for the greater good of the community. He said it would solve a problem, promote better planning, and help prevent finding ways to skirt projects. He said if that doesn't work, there are other meaningful solutions. Mr. Gartin asked about East Lincoln Way and the relaxation of the standards. Mr. Winkleblack said East Lincoln Way is a natural idea since that is a four-lane road. Ms. Betcher asked what option he is in favor of. Mr. Winkleblack said he was frustrated with Issue 1 having no resolution. He said something is better than nothing, but he hopes the Council doesn't give up on Issue 1.

Roger Kluesner, 1215 Duff Avenue, Ames, said he appreciates the dialog. He said in April he came to speak about the west Ames location of McFarland Clinic. After receiving estimates to redo the parking lot, it was 68% more expensive because of the stormwater requirements. He said the 1215 Duff Avenue lot is double the size and they will be very perplexed as to how to store stormwater on that site.

Ms. Beatty-Hansen closed public input.

Moved by Nelson, seconded by Gartin, to approve option 1A to direct staff to bring an ordinance amendment that changes the impervious threshold for meeting Chapter 5B Post Construction Stormwater Management Ordinance requirements to one acre.

Vote on Motion: 4-2. Voting Aye: Beatty-Hansen, Corrieri, Gartin, Nelson. Voting Nay: Betcher, Martin. Motion approved.

Ms. Warner reviewed Issue 5: Inspections. Ms. Warner reviewed the alternate inspections besides a licensed plumber. She said this change would not warrant an Ordinance change.

Moved by Nelson, seconded by Betcher, to approve option 1, directing stormwater management system components be constructed in accordance with SUDAS and City of Ames Supplemental Specifications, negating the need for a licensed plumber to perform inspections.

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

Ms. Betcher said she appreciates the ideas from Mr. Winkleblack about setting aside funds for projects like this.

Council Member Corrieri left the meeting.

The Council recessed at 7:57 p.m. and reconvened at 8:02 p.m.

NUTRIENT REDUCTION STRATEGY STUDY: Water and Pollution Control Director John Dunn said he has given periodic updates on the Iowa Nutrient Reduction Strategy and the ramifications on the Water and Pollution Control (WPC) Plant. He said in 2016 a draft permit from the state was received that required a feasibility study for converting the facility to nutrient reduction. The state later pulled that permit and currently there is no mandate that requires the study. Mr. Dunn said because of some infrastructure that needs about \$8 million of maintenance, the City decided to move forward with the feasibility study to see how the infrastructure will fit in with nutrient reduction at the Plant. Mr. Dunn said earlier in the year the City entered into a contract with HDR for the feasibility study to find appropriate ways to meet the goals of the Iowa Nutrient Reduction Strategy while minimizing the impact on rate payers.

Mr. Dunn introduced HDR Project Manager Dave Dechant, Water and Pollution Control Plant Superintendent Jim McElvogue, FOX Engineering Engineer Lance Aldrich, and Water and Pollution Control Assistant Director Christina Murphy.

Mr. Dechant said the objective of HDR is to outline a path forward for the WPC Plant. He told the Council the Iowa Nutrient Reduction Strategy outlines a 45% reduction in nutrients (nitrogen and phosphorus) leaving the state. Phosphorus will need reduced by 75% and nitrogen will need reduced by 67% at point sources. Mr. Dechant said a point source is any municipal or industrial wastewater treatment plant treating more than one million gallons of water per day.

Mr. Dechant said the trickling filters are approaching the end of their useful life with about 5-10 years left. He said it will cost about \$8.8 million to replace or refurbish them. Farm fertilizer and manure were discussed as constituting most of the phosphorus and nitrogen loadings. Potential offsets highlighted by Mr. Dechant included water and sediment control basins, grassed waterways, riparian buffers, constructed wetlands, and woodchip bioreactors. He said it would not be practical to entirely offset the requirement for WPC Plant reductions.

The six options for optimizing the potential of the WPC Plant were reviewed by Mr. Dechant. He said facilities incorporating alternative treatment technology will be required to achieve required reductions. Potential sites within Ames and outside of Ames were looked at for watershed alternatives. He said they are recommending the City select and implement options based on priorities.

Mr. Dechant reviewed the suggested phasing plan for alternative technologies. He said a plan is needed as a requirement of the Iowa Nutrient Reduction Strategy. Mr. Dechant said the state has approved a similar plan, and setting up phases to replace technology as it fails will demonstrate commitment and progress.

Mr. Dechant said HDR is recommending three phases, but the City could be more aggressive. Mr. Dechant reviewed the potential strategy that will be submitted to the Iowa Department of Natural Resources. It was noted that a draft plan will be part of the Capital Improvements Plan (CIP) on

December 21, 2018, become part of the budget for Council planning in January, and the final plan will be completed late February.

Mr. Dunn said the staff report includes draft pages of the CIP that includes a new project, Watershed-Based Nutrient Reduction. He said this project will set aside \$100,000 per year dedicated to projects in the watershed.

Ms. Beatty-Hansen asked how much time is available when the trickling filters fail at the WPC Plant. Mr. Dechant said it wouldn't be a catastrophic failure, it would be failure over time. He said part of the first phase would include capacity for two of the trickling filters to fail. He said the rest of the trickling filters are expected to fail within phase 2.

Mr. Gartin said the \$100,000 per year for watershed Best Management Practices seems small. He asked how they arrived at that amount. Mr. Dechant said it is an arbitrary figure, but it is thought that other funding will be available. Ms. Beatty-Hansen asked for a cost estimate of a Best Management Practice. Mr. Dechant said once the City prioritizes alternatives then cost estimates can be given.

Lauris Olson, 900 6th Street, Nevada, Iowa, said the Story County Board of Supervisors expect a staff report on December 11 and then the Supervisors will look at those recommendations compared to the County's strategic plan and the Cornerstone to Capstone Plan. She said then they will be ready to look at partnership opportunities. She said some alternatives are not that expensive.

Mr. Gartin said the focus has been on dealing with phosphorus and nitrogen once in the environment. He asked if there are any best practices that cities are adopting to reduce the contamination on the input side. Mr. Dechant said regional retention facilities or Fee-In-Lieu facilities could be constructed in a manner that would help with nitrogen and phosphorus. He said Parks and Recreation is using phosphorus free fertilizer on the park system, and the smart watersheds and other programs are making a difference. Mr. Dechant said soil quality restoration is very important to filtering in place. He also said phosphorus free detergents have really helped.

Ms. Beatty-Hansen opened public input.

Mr. Renaud said he believes \$100,000 is pretty small. He said there are opportunities to do some work in the watersheds but it will take more than \$100,000. He said the Cornerstone to Capstone Plan will provide obstacles on a project he is working on in Story County. He said Story County needs to be part of this as well as Hamilton and Boone counties.

Ms. Beatty-Hansen closed public input.

DISPOSITION OF COMMUNICATIONS TO COUNCIL:

No communications were pending.

COUNCIL COMMENTS:

Mr. Gartin said the discussion on nutrient reduction has focused on the side of treating, and he

would like to spend more time discussing what goes into the system.

Ms. Betcher said she's interested in returning to Mr. Winkleblack's suggestion on offsets for stormwater management costs. Discussion ensued.

Moved by Betcher, seconded by Gartin, to request a memo from staff regarding potential funding sources to offset stormwater management costs.

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

ADJOURNMENT: Moved by Betcher to adjourn at 8:58 p.m.

Erin Thompson, Recording Secretary

John A. Haila, Mayor

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

NOVEMBER 27, 2018

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:00 p.m. on November 27, 2018, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. Present were Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, David Martin, and Chris Nelson. *Ex officio* Member Allie Hoskins was absent.

Mayor Haila announced that Council would be working off of an Amended Agenda. The Special Recognition item has been removed as the swim team are still practicing for some national competitions and will come some time in December for recognition. The other item was an addition under Consent for a Resolution approving the contract and bond for the 2018/19 Sanitary Sewer Rehabilitation (Wilson & 15th).

PROCLAMATION FOR “PANCREATIC CANCER AWARENESS MONTH:” Mayor Haila proclaimed the month of November as “Pancreatic Cancer Awareness Month.” Accepting the Proclamation was Melinda Thach, Volunteer with the Des Moines Affiliate, Pancreatic Cancer Action Network.

PRESENTATION OF “PROJECT OF THE YEAR” AWARD (CITY HALL PARKING LOT) TO THE PUBLIC WORKS DEPARTMENT: Presenting the award was Eric Cowles, Chairman of the Iowa Chapter of American Public Works Association Awards. He recognized the South Skunk River Watershed Basin Improvements Project (City Hall Parking Lot), as the Chapter Project of the Year in the Environmental Category in the \$1-2 million category. He noted that he will be submitting this project at the National level for consideration of the National Project of the Year Award and will know more in the spring.

CONSENT AGENDA: Council Member Betcher requested to pull, for separate discussion, Item No. 14, Amendment to Professional Services Agreement with Bolton & Menk, Inc. for Teagarden Drainage Area Improvements.

Moved by Corrieri, seconded by Gartin, to approve the following items on the Consent agenda.

4. Motion approving payment of claims
5. Motion approving Minutes of Regular Meeting of November 13, 2018, and Special Meeting held November 14, 2018
6. Motion approving Report of Contract Change Orders for November 1 - 15, 2018
7. Motion setting January 22, 2019, at 5:30 p.m. and February 26, 2019, at 6:00 p.m. as Conference Board meeting dates
8. Motion approving Public Art Commission’s Birdhouse Competition program and authorizing the Commission to proceed with further development and implementation of the program
9. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:

- a. Class C Liquor & Outdoor Service - Outlaws, 2522 Chamberlain St.
 - b. Class B Native Wine - Chocolaterie Stam, 230 Main St.
 - c. Class C Beer & B Native Wine - Swift Stop #8, 705 24th Street
 - d. Class B Liquor, Catering, & Outdoor Service - Country Inn & Suites, 2605 SE 16th St.
 - e. Class C Liquor - LC0043993 - Time Out - Ames, 120 Kellogg Avenue
10. RESOLUTION NO. 18-621 authorizing Mayor to submit Letter of Support requested by Iowa State University regarding AraNet Advanced Wireless Research Proposal and committing to allowing a network infrastructure in the right-of-way and cooperate in finding appropriate locations for transmission equipment on electric poles, street lights, and traffic signals
 11. RESOLUTION NO. 18-623 setting date of public hearing for December 11, 2018, regarding vacation of Water Main Easement at 2205 Green Hills Drive
 12. RESOLUTION NO. 18-624 approving 2018 Urban Renewal Report and certification of TIF Debt for Campustown and annual appropriation of Kingland TIF Rebate
 13. RESOLUTION NO. 18-625 approving Encroachment Permit for a sign at 120 Welch Avenue
 14. RESOLUTION NO. 18-627 approving contract and bond for 2018/19 Sanitary Sewer Rehabilitation (Wilson and 15th)
 15. RESOLUTION NO. 18-628 approving partial completion of public improvements and reducing the security being held for Hayden's Crossing, 1st Addition
 16. RESOLUTION NO. 18-629 approving partial completion of public improvements and reducing the security being held for Hayden's Crossing, 2nd Addition
 17. 2015/16 and 2016/17 Bridge Rehabilitation Program (East Lincoln Way and Dayton Avenue):
 - f. RESOLUTION NO. 18-630 approving Balancing Change Order
 - g. RESOLUTION NO. 18-631 accepting completion

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

AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH BOLTON & MENK, INC., FOR TEAGARDEN DRAINAGE AREA IMPROVEMENTS:

Council Member Betcher stated that she had pulled this item from Consent as she questioned how these Agreements work. She explained that staff has done a good job negotiating with the property owners to come up with a resolution, but has it had cost a lot of money. Ms. Betcher asked if the Agreements are bound to the property owner or the actual property. Municipal Engineer Tracy Warner stated that with the design contract, it is bound to the design only. She explained that they had come to an Agreement with the property owner, but Public Works had not processed and gotten the Easement recorded before the property suddenly came up for sale. The new property owner had a different idea for the property. They are working on getting easements, so they have the documents in place so. Once an easement is granted, it is recorded and then it is held against the land even if the property is sold.

Moved by Betcher, Second by Gartin, to approve Resolution No. 18-626 approving the Amendment to the Professional Services Agreement with Bolton & Menk, Inc., for Teagarden Drainage Area Improvements in an amount not to exceed \$21,500.

PUBLIC ART COMMISSION'S BIRDHOUSE COMPETITION: Mayor Haila asked to have Kerry Dixon with the Public Art Commission give a brief overview of Consent Item No. 8 regarding the Public Art Commission's Birdhouse Competition. Ms. Dixon explained that they have reached out to several organizations that are excited to partner with the Public Arts Commission. They will have several different categories to compete in. The birdhouses will be fully functional and will be for different species of birds. The appropriated City funding will go to support the installation, maintenance, and decommissioning of the birdhouses. She noted that they will work with the Parks and Recreation Department in placing the completed birdhouses. The Commission will also seek a guest artist or artists to work with the community and area schools and preschools for birdhouse decorating workshops. Council Member Beatty-Hansen asked how the birdhouses will be cleaned. Ms. Dixon stated that they will either work with the Parks and Recreation Department to pay to clean them or get volunteers to do this annually. Mayor Haila asked about the availability to purchase the birdhouse kits. Ms. Dixon stated that they are going to work on purchasing different types of birdhouses for different species of birds. Mayor Haila pointed out that this is a good opportunity for anyone from pre-school-age and older to help out in the community.

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

REQUESTED REFUND PERTAINING TO SOUTH DUFF SIGNAL PROJECT TO E-M HUNZIKER, LLC, IN THE AMOUNT OF \$17,003: Public Works Director John Joiner stated that the Council received this item in the non-agenda packet. At the last City Council meeting, staff was asked to bring it back as a discussion item tonight. Mr. Joiner stated that the staff report should cover the background of this issue and the advice of the City Attorney. Council Member Gartin stated that this is an unfortunate miss-communication between the parties, and hopefully, with future agreements this will not happen again.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 18-632 approving the requested refund pertaining to the South Duff Signal Project to E-M Hunziker, LLC, in the amount of \$17,003.

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

FLOOD MITIGATION - RIVER FLOODING: Mayor Haila noted that the applicant had requested that this item be tabled to December 18, 2018, as they are working on obtaining additional information.

Moved by Beatty-Hansen, seconded by Nelson, to table the Flood Mitigation-River Flooding agenda item until the City Council meeting on December 18, 2018.

Vote on Motion: 6-0 Motion declared unanimously.

RESOLUTION AUTHORIZING THE USE OF EMINENT DOMAIN, IF NECESSARY, TO OBTAIN EASEMENTS AND ACQUIRE LAND FOR EAST INDUSTRIAL AREA UTILITY EXTENSION PROJECT: Public Works Engineer Nathan Willey stated that currently they are in the easement and land acquisition phase of this project. He explained that they are trying to get permanent and temporary construction easements from different property owners and are also trying to acquire about two acres of land from one property owner, which is a key piece of the project, for a lift station and a future water tower. To date, they have five easements signed by property owners out of the eleven. The land acquisition agent has been approached by their Appraiser and so far there has not been an agreement. Mr. Willey stated the only reason for this request is to authorize eminent domains only if necessary. It is staff's preference to prevent any delays and to have this project bid in early spring of 2019.

Council Member Gartin commented that eminent domain has a lot of negative stigmas. He explained that using it for a lift station and a future water tower is in the category of necessary capital improvements. The goal is to not use eminent domain at this time, but to have it available in case negotiations are unable to be completed.

Mayor Haila opened public comment. There was no one wishing to speak, and public comment was closed.

Moved by Beatty-Hansen, seconded by Corrieri, to adopt RESOLUTION NO. 18-633 authorizing use of eminent domain, if necessary, to obtain easements and acquire land for the East Industrial Area Utility Extension Project.

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

STORY COUNTY HOUSING TRUST: Brian Phillips, Assistant City Manager, stated that two years ago during the City Council budgeting process the Council allocated funding for the Story County Housing Trust. The City has received an invoice for the second of the payments for the funding; however, no parameters were set up as to identify what must be done with the funding. Mr. Phillips noted that they thought it would be a good opportunity for the Council to receive an update as to the activities of the Housing Trust.

Brenda Dryer explained that she is representing the Story County Housing Trust Fund as a Vice-Chair. Ms. Dryer stated that in the Council packet, there was a recap of the accomplishments and achievements dating back to 2017 when the trust fund was established. She noted the following highlights:

- Received certification as a Local Housing Trust Fund through the State Housing Trust Fund

- Applied for first State Housing Trust Fund (SHF) grant
- December 2017: Awarded the maximum grant available from the State Housing Trust Fund of \$239,313
- FY2017: Matching funds required by the State Housing Trust Fund grant received nearly \$48,600 public and \$12,500 private donations.
- FY2018: Required matching funds, pledged a little more than \$60,000
- Story County Housing Trust awarded \$185,000 in Owner-Occupied Repair grants to six organizations to provide repairs for homeowners with 60% or less of area median income
- Owner-Occupied Repair contracts issued and projects started throughout Story County

Ms. Betcher asked how many grant requests were received for the Owner-Occupied Repair Program. Ms. Dryer stated that the Story County Housing Trust Fund does not accept applications from individuals as they make their awards to organizations that are able to support citizens across the counties. The funding is targeted for homeowners who make 60% or less of the county-wide median based on household size. Ms. Betcher noted that they did have six homeowners who qualified, and they were able to help all six of them. Ms. Betcher asked if the Story County Housing Trust Fund tracks how the money is distributed to the six organizations. Ms. Dryer explained that they do; the organizations have two years to get the funds awarded to individuals with a possibility of a one-year extension.

Mayor Haila asked what the mission and objective statement was for the Story County Housing Trust Fund. Council Member Corrieri read off the mission statement for the Story County Housing Trust Fund. Mayor Haila asked if the City's new Home Funds would be able to work with the Story County Housing Trust Fund. Ms. Corrieri commented that there will be opportunities for the Trust Fund to partner with the City on how Home Funds are distributed.

Moved by Beatty-Hansen, seconded by Gartin, to accept the Report of Activities for FY2017/18 and to adopt RESOLUTION NO. 18-634 authorizing payment in the amount of \$34,000 to the Story County Housing Trust for FY 2017/18.

Mayor Haila opened public comment. No one came forward to speak, and public comment was closed.

Roll Call Vote: 5-0-1. Voting aye: Gartin, Betcher, Nelson, Martin, Beatty-Hansen. Voting nay: None. Abstaining due to a conflict of interest: Corrieri,

The Council recessed at 6:35 p.m. and reconvened at 6:43 p.m.

STAFF REPORT ON COMMUNITY INTERNET IMPROVEMENTS: Assistant City Manager Brian Phillips noted that about a year ago the Council members established, during their goal-setting session an initiative to explore possible improvements in internet options for residents and businesses, including the aspects of availability, speed, cost, reliability, customer service, and policy. He explained that the Federal Communications Commission (FCC) defines

“broadband internet” as speeds exceeding 25 megabits per second (Mbps) download and three Mbps upload. Mr. Phillips stated that one of the biggest challenges is the lack of clear publicly available data to understand what the overall picture is in the community. He noted that there were a few resources available; the FCC publishes a broadband map that you can put your address in and see what services are available in your area.

Mr. Phillips stated that they did have conversations with the two major internet providers in the area: Mediacom and CenturyLink. They had a meeting with Mediacom representatives outlining the issues that the Council is interested in exploring. In the meeting, they asked Mediacom for information about what has worked in other communities to help improve the connection issues, what are the impediments, and service coverage maps to overlay with the CenturyLink map to see if there are any coverage gaps. Mr. Phillips noted that he did not receive any of the data from Mediacom and CenturyLink did not respond at all.

Mr. Phillips stated that an online survey was done in 2017 to get resident feedback on internet use and problems. A focus group was held in October 2018 with residents having the same complaints as the online survey about service being too slow and not reliable. He noted that a lack of data was one limitation, and another would be that even if they knew where the problem was, the City does not have the ability to regulate the current providers. However; the City does have the option of entering the marketplace as a provider.

Mr. Phillips explained that there are four models (outlined below) after looking at other cities:

- Retail Model - Offers the City the most control over internet access, service, speeds, and fees for the customer. It requires the largest infrastructure investment; therefore, making it the costliest model. This model also presents the greatest financial risk to the City due to having to compete with private sector companies.
- Wholesale Services Model - The municipality builds and operates a network for use by private sector internet service providers. The private providers pay for the use of the City-owned network infrastructure, which they use to reach their individual customers. In this model, the investment by the City is less than in the retail model and also presents lower financial risk since there is not direct competition with private sectors’ providers.
- Franchise Model - the municipality provides private services providers access to conduits and to the public right-of-way in exchange for a franchise fee. In this model, the municipality has little to no control over coverage, prices, speeds, and customer service. The City also has little to no investment cost.
- Community Ownership and Deployment Model - The municipality along with other community anchor institutions (e.g., universities, hospitals, school districts, DOT) co-invest to create a broadband network. A nonprofit is typically formed from this coalition to oversee the funding, deployment, and operations of the network as well as act as the internet service provider. In this model, the initial investment and the risk is shared by the participating institutions.

Mr. Phillips explained that in addition to the four models listed above, the City would need to

take into consideration the legal and financial issues of City-operated internet utilities:

1. Establishment of a Municipal Broadband Utility: Before any steps could occur toward establishing a City-owned utility through the retail or wholesale models, a feasibility study would need to be conducted. Following the study, if the Council chooses to establish a broadband utility, Iowa law requires a referendum election, which may proceed on a simple majority. If the referendum fails, the ballot questions may not be submitted to the voters again for a period of four years.
2. Capital Funding of a Municipal Broadband Utility: Establishing a broadband utility requires a significant cost, and there are limited sources of funding for the City. General Obligation Bond funding requires passing a referendum and pledging of property taxes. A referendum to issue bonds requires 60 percent voter approvals. The most practical financing option would be negotiated direct placement of debt or a bank loan.
3. Funding the Operations of a Municipal Broadband Utility: *Iowa Code* section 388.10 strictly prohibits any operating subsidy for a municipal utility providing telecommunications services, which is defined by *Iowa Code* to include internet access services. A City that owns and operates a municipal broadband utility is required to prepare and maintain records to show the full cost of providing services, including the cost of capital.
4. Net Neutrality: this requires that internet service providers like AT&T, Verizon, CenturyLink, Mediacom, or Windstream treat all network traffic equally, not slowing or speeding up, or charging differently for any particular sites or content.

Mr. Phillips went over three potential City policies to improve, Internet Service in Ames:

- Accommodating internet fiber cabling in City electrical conduits
- Reduce or eliminate pole attachment fees for internet fiber cable.
- Implement subdivision requirements to provide high-speed internet service

Council Member Martin commented that it was mentioned that the FCC does define broadband as 25 Mbps download, but some residents use DL and wanted to know if those speeds were reported. Mr. Phillips stated he does not have that data at the time. The Director of Electric Services Don Kom noted that during the focus group, everyone had Mediacom and only one person had CenturyLink.

Mr. Martin stated that the state law and regulations would require that a communications utility operation on the basis of its subscribers' revenue without cross subsidization, and inquired if there were any cities already doing this. Mr. Kom explained that Cedar Falls has their own telecommunications within the utility, but it is separate.

Council Member Betcher questioned if the potential City policies would be able to work alongside one of the models discussed or are they mutually exclusive. Mr. Phillips stated that multiple policies and models could be reviewed at the same time, and if the Council's direction is to go to the end of the spectrum, to become an internet provider, than it may not be worth exploring the policies. He noted that he doesn't think there is any harm in reviewing multiple

items, but it would just be time-consuming. Mr. Kom commented that in regards to policy one, internet fiber and cabling, there are already four different electric services in the Ames district, and the majority of homeowner growth is not happening in the Ames service territory; most of the growth is happening in two of the other utility companies. Ms. Betcher asked if going to investigate policy one if any of the other utilities would be willing to work jointly together. Mr. Kom stated there is a potential to meet with them but there would be a cost involved.

Ms. Betcher stated she doesn't see any Iowa cities listed as models and wanted to know if there was a reason they were not listed. Mr. Phillips stated it was not intentional.

Further discussion ensued about other Iowa cities providing internet service.

Iddo Friedberg, 908 Vermont Circle, Ames, stated that he had emailed the Council about his personal experience regarding his internet service earlier today. He commented that he was surprised that there were no Iowa cities mentioned in the staff report, as he heard Pella just recently joined a municipal model. Mr. Friedberg inquired why bonding could not be used as a funding source. He believes that since Ames is a college town that has a strong use of the internet, the retail model would pay for itself and that citizens would happily apply for a working internet service. Mr. Friedberg then quoted a portion of the City of Ames Community Vision.

Troy Dejoode, 1735 Northeast 70th Avenue, Ankeny, noted he was the Executive Director of the Iowa Association of Municipal Utilities. He noted they are the trade association for 541 municipal water utilities, 136 municipal electric utilities, 51 natural gas utilities, and 25 operating broadband utilities. He noted there are about 73 communities in the state of Iowa that have passed a referendum and operating in some of the ways listed in the staff report. Mr. Dejoode mentioned that he was a previous electrical engineer in Cedar Falls and they are governed by a Board that is different from the City of Ames. He explained that he is not advocating for municipalization; his job as an Association is to be a trusted resource to help staff make a decision. What is right for the City of Ames may not be right for other cities. Mr. Dejoode stated that there are three things that most successful utilities have: market demand, strong community leadership, and financing. He commented that he wanted the Council to know that his organization is here to help the City of Ames. Mr. Gartin stated that there are not any newspaper articles about communities that have gone through a feasibility study and couldn't make the numbers work and wanted to know if Mr. Dejoode knew of any communities that have gone through that process. Mr. Dejoode stated that he doesn't know off the top of his head, but knows there are some.

Ben Schmitt, 1035 Vermont Court, Ames, noted that he is a member of the local group: Ames Community Internet Initiative. He listed a couple previous jobs that he had, and dealt with technology. Mr. Schmitt stated that as an Ames resident, he wants the City to thrive through growth, economic development and to have choices. He mentioned as a father, he wants to have reliable and cost-effective internet access for his children and their classmates, and as a Vice-President of Information Security at Dwolla, he helps to lead a team solving difficult problems

and enabling businesses to connect to U.S. banking infrastructure, he can share the requirement for remote productivity tools, 24x7 customer support, and reliable bandwidth to support teleconferencing. Mr. Schmitt stated that additional data are needed to drive the initiative and recommended the feasibility study.

Caleb Keller, 1214 Truman Place, Ames, stated he is in support of the Retail Model. He noted that in 1993, it was a luxury to have internet service, now it is a necessity. He related a story of a high school student who was assigned a computer from school; however, the mom could not afford internet service, so the student had a limited window of time to do her homework at friends' houses. Mr. Keller mentioned that he doesn't want barriers between Ames residents and internet service, as it is a necessity of modern life. Council Member Martin stated that even in the Retail Model, the goal is not to give free internet service, and the City's cost may be the same as the current providers. Mr. Keller stated he understands that, but feels that the City of Ames would help the citizens obtain internet service and it would not only be about the bottom dollar.

Curtis Dean, 517 SE 17th Street, Grimes, commented that he is co-founder of an organization called the Community Broadband Action Network, which is designed to help communities identify and solve problems for better broadband. He wanted to clarify about the earlier discussion where the electric utility is and isn't in the City of Ames: If the City was to have a referendum and legal authority under Iowa law to operate a utility, the City would have the legal authority to operate the utility throughout the City boundaries, but joint trenching may not be able to happen. Mr. Dean explained that he has gone to a number of City Council and Utility boards and as he tells everyone there are five elements to broadband that are needed. Broadband should be fast, reliable, universally available, affordable, and excellence in customer service. If a community feels that those five are not met, then the community is not getting what they need to survive.

Carolyn Myers, 1804 Maxwell Avenue, Ames, explained that she wants to encourage the Council to do a feasibility study. She stated that another benefit for having the public municipality for the broadband internet would be able to have local control.

Beau Hicks, 129 Main Street #3, Ames, stated he represents Mediacom as the Area Director. He mentioned that he was here tonight not on behalf of the Mediacom Corporation, but of he 40 employees that work at 225 S. Dayton Avenue; Ames. Mr. Hicks commented that he understands the frustration of the citizens as he is a resident of Ames as well. On behalf of Mediacom, when he previously met with the City, he felt it was going to be an ongoing conversation, but did give a map to the Council today of their node coverage. Affordability is something that he hears a lot and Mediacom does have a program called "Connect to Compete" where it is only \$9.95 month if you qualify for free or reduced lunch at school. Mr. Hicks noted that he is here for an open conversation and wants to partner with the City. Council Member Gartin stated the meeting tonight has generated a lot of public input and one thing they are hearing is all the frustration customers are having. He asked Mr. Hicks what he recommended the City do. Mr. Hicks stated that they have worked with other cities that have gone through this

process and would be happy to work with the City. Council Member Martin commented that Mediacom was asked to provide information several times over the past few months, but just got the map today. Mr. Hicks stated he will take the blame for the map as it was his understanding that the map, was sent back in July. A map was displayed overhead and Mr. Hicks explained that everyone in the red area should have access to 1G of speed.

Brian Woerth, 3515 Emerald Drive, Ames, commented that he is the Chair for the Ames Community Internet Initiative. He asked to comment about the concern with the price being the same if the City pursues internet service and feels that just by having the City start the process, with a feasibility study, the process may lower the costs by the private sectors. He stated that Mediacom wanted to know what areas need to be fixed, but as the City report shows, it is everyone and can't pinpoint one area. Mr. Woerth questioned the technology as to why would anyone want fiber optics that lead into an outdated coaxial cable. He believes that this is a great infrastructure project that the City can do.

David Mattocks, 724 Duff Avenue, Ames, noted that he moved to Ames about five years ago, and the apartment he lived in only had cable access, but he moved and now only has a phone line and doesn't have cable run to the house. He commented that the focus groups should be looking at the methods of delivery that are available or can expand out with wireless networks.

Chuck Winkleblack, 105 South 16th Street, Ames, stated that he is commenting from a developer's standpoint. The process has changed in the past 20 years, as before when putting in a new subdivision, they had to contact all the utility companies and a representative would come out to look at their Plat of Survey and want to know their time line, but now they don't even get a phone call back. Mr. Winkleblack noted that they have lost house sales due to lack of internet options. He gave an example of a home where fiber was put in, but neighbors a block away can't get the service. He stated that as a developer they would be happy to work with whoever, whether it's the City or not, but as a private business, he would prefer the City not get involved. Mr. Winkleblack explained that one of the first questions they are asked is what speeds of internet service are available.

Bob Houg, 3517 Oakland Street, Ames, noted that he was the Executive Director of the Municipal Utilities Association for 27 years, but is now retired. He was involved in negotiating the limitations on cross subsidiaries; they apply to only the ongoing operating expenses of the telecommunication utility. At any time the electric utility or the City can provide funding for capital expenses. Mr. Houg commented when Cedar Falls started, they covered capital costs by revenue bonds and general obligation bonds but took away the general obligation bonds once they were up and running. He didn't want everyone to have the impression that any cities that started this process in the 1990's were grand-fathered in.

Kelly Junge, 1935 Paulson Drive, Ames, commented that there are few towns that have fiber networks to their house and are profitable. These towns are paying \$50 a month for 50 Mbps and he is paying \$60 up to 60 Mbps but it is never 60 as he is lucky to get 8. He noted that he

appreciates Mr. Hicks' job, but showing that everyone should have 1 Gb is a lie.

Public input was closed at 8:06 p.m.

Council Member Martin asked to show a few graphs showing his internet experience. He is a former Computer Science Professor, who taught Networking and Security. Mr. Martin wanted to find out what some of the disparity between people with great service versus people that can't get any service. He showed a speed measurement from his house, using his cable internet, to his neighbor's house. The graphs showed the speed of the internet every 15 minutes and it was pretty consistent throughout the day. The next graph showed a more typical day where the service was up and down. He commented that when the service dips, and if you call customer service by the time you get someone on the phone the service is back up and working. Mr. Martin just wanted to give the Council an idea that people can look at the same thing and see different issues.

Mr. Gartin asked if City Manager Steve Schainker could give an example of how much a feasibility study might cost. Mr. Schainker stated that more information would be needed before doing the study, but would guess it would probably cost in excess of \$100,000 for the most significant analysis. Mr. Gartin stated everyone understands the current utilities that the City of Ames offers, but wanted to know would it would mean to create a new utility. Mr. Schainker noted that they would need a building for staff, technicians, vehicles, and 24-hour customer service, as the City would be unable to tack this on to an existing office. Further discussion ensued as to what would be needed to have a new utility service.

Moved by Martin, seconded by Beatty-Hansen, to bring an agenda item with cost estimates for a feasibility study covering the retail and wholesale models and a staff report with more information on the community ownership and deployment model including reaching out to ISU, Iowa DOT, Mary Greeley, Ames, and Gilbert School Districts, and COLO.

Mr. Gartin stated that normally they do everything internally first before going to the feasibility study. He would like to suggest that Mr. Schainker pursue a last chance dialog with the other private sectors. Council Member Beatty-Hansen commented that Mr. Martin's motion was to just find out the cost of a feasibility study. Mr. Nelson noted that his only concern is that it leaves out the option to partner with other providers.

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

Moved by Gartin, seconded by Corrieri, to direct staff to work with private sector companies to explore the quality and scope of internet service in Ames and to investigate more information on the Bettendorf/Davenport models.

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

Moved by Martin, seconded by Beatty-Hansen, to have staff report on possible modifications to the subdivision codes, to require a new subdivision housing be internet ready.
Vote on Motion: 6-0. Motion declared unanimously.

ORDINANCE RELATED TO DEVELOPMENT STANDARDS OF THE NEIGHBORHOOD COMMERCIAL ZONING DISTRICT: The public hearing was opened and closed by Mayor Haila since there was no one wishing to speak.

Moved by Nelson, seconded by Corrieri, to pass on third reading and adopt ORDINANCE NO. 4374 related to development standards of the Neighborhood Commercial Zoning District.
Roll Call Vote: 6-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

ORDINANCE TO ALLOW ALTERNATIVE LANDSCAPE PLAN APPROVAL IN CONJUNCTION WITH A SPECIAL USE PERMIT: The public hearing was opened and closed by Mayor Haila as there was no one wishing to speak.

Moved by Corrieri, seconded by Beatty-Hansen, to pass on third reading and adopt ORDINANCE NO. 4375 to allow alternative landscape plan approval in conjunction with a Special Use Permit.
Roll Call Vote: 6-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

DISPOSITION OF COMMUNICATIONS TO COUNCIL: Moved by Beatty-Hansen, seconded by Betcher to get a memo from staff regarding the letter from Ben Jensen about his request to allow a 6-foot tall security fence in the setback area for the property located at 4415 Lincoln Way.
Vote on Motion: 6-0. Motion declared unanimously.

ADJOURNMENT: Moved by Corrieri to adjourn the meeting at 8:35 p.m.

Amy L. Colwell, Deputy City Clerk

John A. Haila, Mayor



REPORT OF CONTRACT CHANGE ORDERS

Period:	<input type="checkbox"/>	1 st – 15 th
	<input checked="" type="checkbox"/>	16 th – End of Month
Month & Year:	November 2018	
For City Council Date:	December 11, 2018	

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	Top O Hollow Substation Construction	2	\$1,511,291.16	Primoris Aevenia Inc	\$0.00	\$0.00	D. Kom	CB
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		

Applicant License Application ()

Name of Applicant: <u>Ye Olde LLC</u>		
Name of Business (DBA): <u>Dublinbay Pub</u>		
Address of Premises: <u>3100 S. Riverside Drive</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010</u>
Business	<u>(515) 956-3580</u>	
Mailing	<u>320 S 16th</u>	
City <u>Ames</u>	State <u>IA</u>	Zip: <u>50010</u>

Contact Person

Name <u>Donald O'Brien</u>	
Phone: <u>(515) 956-3580</u>	Email <u>dublinbaypub@aol.com</u>

Classification Class C Liquor License (LC) (Commercial)

Term: 5 days

Effective Date: 12/17/2018

Expiration Date: 01/01/1900

Privileges:

Class C Liquor License (LC) (Commercial)

Status of Business

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

Ownership

Ken Eichenberger

First Name: Ken **Last Name:** Eichenberger
City: Ames **State:** Iowa **Zip:** 50010
Position: manager member
% of Ownership: 10.00% **U.S. Citizen:** Yes

Justin Kabrick

First Name: Justin **Last Name:** Kabrick
City: Ames **State:** Iowa **Zip:** 50010
Position: manager member
% of Ownership: 10.00% **U.S. Citizen:** Yes

Richard Carmer

First Name: Richard **Last Name:** Carmer
City: Ames **State:** Iowa **Zip:** 50014
Position: manager member
% of Ownership: 40.00% **U.S. Citizen:** Yes

Donald O'Brien

First Name: Donald **Last Name:** O'Brien
City: Ames **State:** Iowa **Zip:** 50014
Position: manager member
% of Ownership: 40.00% **U.S. Citizen:** **Yes**

Insurance Company Information

Insurance Company: <u>Travelers Casualty Insurance Company of America</u>	
Policy Effective Date: <u>12/17/2018</u>	Policy Expiration <u>12/21/2018</u>
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

Applicant License Application (BC0027076)

Name of Applicant: <u>Casey's Marketing Company</u>		
Name of Business (DBA): <u>Casey's General Store #2298</u>		
Address of Premises: <u>428 Lincolnway</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>5001000</u>
Business <u>(515) 232-0024</u>		
Mailing <u>PO Box 3001</u>		
City <u>Ankeny</u>	State <u>IA</u>	Zip: <u>500218045</u>

Contact Person

Name <u>JESSICA FISHER, Store Operations</u>
Phone: <u>(515) 446-6404</u> Email <u>JESSICA.FISHER@caseys.com</u>

Classification Class C Beer Permit (BC)

Term: 12 months

Effective Date: 01/04/2018

Expiration Date: 01/03/2019

Privileges:

- Class B Wine Permit
- Class C Beer Permit (BC)

Status of Business

BusinessType: <u>Publicly Traded Corporation</u>
Corporate ID Number: <u>XXXXXXXXXX</u> Federal Employer ID <u>XXXXXXXXXX</u>

Ownership

Michael Richardson

First Name: Michael **Last Name:** Richardson
City: Pleasant Hill **State:** Iowa **Zip:** 50327
Position: President
% of Ownership: 0.00% **U.S. Citizen:** Yes

42-0935283 Casey's General Stores, Inc

First Name: 42-0935283 **Last Name:** Casey's General Stores, Inc
City: Ankeny **State:** Iowa **Zip:** 50021-804
Position: Owner
% of Ownership: 100.00% **U.S. Citizen:** No

Julia L. Jackowski

First Name: Julia L. **Last Name:** Jackowski
City: Urbandale **State:** Iowa **Zip:** 50322
Position: Assistant Secretary

% of Ownership: 0.00%

U.S. Citizen: Yes

James Pistillo

First Name: James

Last Name: Pistillo

City: Urbandale

State: Iowa

Zip: 50323

Position: Treasurer

% of Ownership: 0.00%

U.S. Citizen: Yes

JOHN SOUPENE

First Name: JOHN

Last Name: SOUPENE

City: ANKENY

State: Iowa

Zip: 50023

Position: VICE-PRESIDENT

% of Ownership: 0.00%

U.S. Citizen: Yes

Insurance Company Information

Insurance Company: First Western Insurance

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 (LE0002744)

Name of Applicant: <u>Casey's Marketing Company</u>		
Name of Business (DBA): <u>Casey's General Store #2560</u>		
Address of Premises: <u>3020 S Duff Ave</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010</u>
Business	<u>(515) 232-1148</u>	
Mailing	<u>PO Box 3001</u>	
City <u>Ankeny</u>	State <u>IA</u>	Zip: <u>50021</u>

Contact Person

Name JESSICA FISHER, Store Operations
Phone: (515) 446-6404 Email JESSICA.FISHER@caseys.com

Classification Class E Liquor License (LE)

Term:12 months

Effective Date: 06/29/2018

Expiration Date: 06/28/2019

Privileges:

Class B Wine Permit

Class E Liquor License (LE)

Status of Business

BusinessType: <u>Publicly Traded Corporation</u>
Corporate ID Number: <u>XXXXXXXXXX</u> Federal Employer ID <u>XXXXXXXXXX</u>

Ownership

42-0935283 Casey's General Stores, Inc.

First Name: 42-0935283 **Last Name:** Casey's General Stores, Inc.
City: Ankeny **State:** Iowa **Zip:** 50021
Position: Owner
% of Ownership: 100.00% **U.S. Citizen:** Yes

Michael Richardson

First Name: Michael **Last Name:** Richardson
City: Pleasant Hill **State:** Iowa **Zip:** 50327
Position: President
% of Ownership: 0.00% **U.S. Citizen:** Yes

Julia L. Jackowski

First Name: Julia L. **Last Name:** Jackowski
City: Urbandale **State:** Iowa **Zip:** 50322
Position: Secretary

% of Ownership: 0.00%

U.S. Citizen: Yes

James R. Pistillo

First Name: James R.

Last Name: Pistillo

City: Urbandale

State: Iowa

Zip: 50323

Position: Treasurer

% of Ownership: 0.00%

U.S. Citizen: Yes

JOHN SOUPENE

First Name: JOHN

Last Name: SOUPENE

City: ANKENY

State: Iowa

Zip: 50023

Position: VICE-PRESIDENT

% of Ownership: 0.00%

U.S. Citizen: Yes

Insurance Company Information

Insurance Company: <u>Merchants Bonding Company</u>	
Policy Effective Date: <u>06/29/2018</u>	Policy Expiration <u>01/01/1900</u>
Bond Effective <u>2</u>	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

Applicant License Application (LE0003019)

Name of Applicant: <u>CASEY'S MARKETING</u>		
Name of Business (DBA): <u>CASEY'S GENERAL STORE #2905</u>		
Address of Premises: <u>3612 STANGE RD</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010</u>
Business <u>(515) 233-4089</u>		
Mailing <u>PO BOX 3001</u>		
City <u>ANKENY</u>	State <u>IA</u>	Zip: <u>50021</u>

Contact Person

Name <u>JESSICA.FISHER@CASEYS.COM</u>
Phone: <u>(515) 446-6404</u> Email <u>JESSICA.FISHER@CASEYS.COM</u>

Classification Class E Liquor License (LE)

Term: 12 months

Effective Date: 04/01/2018

Expiration Date: 03/31/2019

Privileges:

Class B Wine Permit

Class E Liquor License (LE)

Status of Business

BusinessType: <u>Publicly Traded Corporation</u>
Corporate ID Number: <u>XXXXXXXXXX</u> Federal Employer ID <u>XXXXXXXXXX</u>

Ownership

42-0935283 CASEY'S GENERAL STORE INC

First Name: 42-0935283 **Last Name:** CASEY'S GENERAL STORE, INC.
City: ANKENY **State:** Iowa **Zip:** 50021
Position: OWNER
% of Ownership: 100.00% **U.S. Citizen:** Yes

Michael Richardson

First Name: Michael **Last Name:** Richardson
City: PLEASANT HILL **State:** Iowa **Zip:** 50327
Position: PRESIDENT
% of Ownership: 0.00% **U.S. Citizen:** Yes

JOHN SOUPENE

First Name: JOHN **Last Name:** SOUPENE
City: ANKENY **State:** Iowa **Zip:** 50023
Position: VICE-PRESIDENT

% of Ownership: 0.00%

U.S. Citizen: Yes

JULIA JACKOWSKI

First Name: JULIA

Last Name: JACKOWSKI

City: URBANDALE

State: Iowa

Zip: 50322

Position: SECRETARY

% of Ownership: 0.00%

U.S. Citizen: Yes

JAMES PISTILLO

First Name: JAMES

Last Name: PISTILLO

City: URBANDALE

State: Iowa

Zip: 50323

Position: TREASURER

% of Ownership: 0.00%

U.S. Citizen: Yes

Insurance Company Information

Insurance Company: <u>Merchants Bonding Company</u>	
Policy Effective Date: <u>04/01/2018</u>	Policy Expiration <u>01/01/1900</u>
Bond Effective <u>2</u>	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:



MEMO

To: Mayor John Haila and Ames City Council Members
From: Lieutenant Dan Walter, Ames Police Department
Date: December 5, 2018
Subject: Beer Permits & Liquor License Renewal Reference City Council Agenda

The Council agenda for December 11, 2018, includes beer permits and liquor license renewals for:

- Class C Liquor, Catering, & Outdoor Service - LC0032319 - The Café, 2616 Northridge Parkway
- Class C Liquor & Outdoor Service - LC0024787 - Aunt Maude's, 543-547 Main St.
- Class C Liquor, Catering, & Outdoor Service - LC0043991 - Thumbs Bar, 2816 West St.
- Class C Liquor - LC0029665 - Tip Top Lounge, 201 E. Lincoln Way
- Class C Beer & Class B Wine - BC0027076 - Casey's General Store #2298, 428 Lincoln Way
- Class C Liquor - LC0042244 - 1 Night Stand, 124 Welch Ave.

A routine check of police records for the past 12 months found no liquor law violations for the above listed businesses. However, 1 Night Stand did have 8 on premise under the legal age citations and two public intoxication arrests from the bar over the previous year. 1 Night Stand continues to be a busy bar and management continues to be active in working with the police department to reduce the number of underage individuals at their bar. All of the citations, except for one, were issued in the first half of the year which validates the bars commitment to reduce violations.

The Police Department recommends renewal of licenses for all the above businesses.

COUNCIL ACTION FORM

SUBJECT: 2020 FEDERAL AIRPORT IMPROVEMENTS PROGRAM

BACKGROUND:

As an annual requirement of the Federal Aviation Administration (FAA), the City submits an Airport Improvement Program (AIP) to the FAA showing the next five Federal Fiscal Years of airport projects. The information contained in the Federal AIP is then copied into the Airport Improvements Program of the City's own Capital Improvement Plan (CIP) to ensure the obligation of local matching funds required for each project. A copy of this year's FAA submittal is attached.

The proposed AIP 5-year program project list is as follows:

Project Year	Projects
FFY 2020	Electrical Vault & Terminal Demolition
FFY 2021	South Apron Rehabilitation
FFY 2022	Hangar Repairs - Replace Doors (Iowa DOT Funded)
FFY 2023	Hangar Repairs (Iowa DOT Funded)
FFY 2024	South Apron Expansion

FINANCING	TOTALS	FFY 2020	FFY 2021	FFY 2022	FFY 2023	FFY 2024
Federal Funding	\$1,698,570	\$360,000	\$753,570			\$585,000
State Funding	\$300,000			\$150,000	\$150,000	
Airport Construction Fund	\$248,730	\$40,000	\$83,730	\$30,000	\$30,000	\$65,000
Total	\$2,247,300	\$400,000	\$837,300	\$180,000	\$180,000	\$650,000

Federal Fiscal Year (FFY) 2020 = Ames Fiscal Year 2021; due to the Federal grant process.

The remaining projects are in the Long Range Needs Assessment (LRNA) include:

- Relocation of the Fuel Farm (\$675,000)
- New Maintenance Hangar (\$1,000,000)
- Relocate the Automated Weather Observing System [AWOS] (\$80,000)
- Expansion of Landside Parking to the North (\$500,000).

If should be noted that projects shown in the LRNA do not obligate funding and may change in priority after adoption of the updated Airport Master Plan in 2019.

ALTERNATIVES:

1. Approve the 2020 Federal Airport Improvements Program.
2. Approve the 2020 Federal Airport Improvements Program with identified changes.

MANAGER'S RECOMMENDED ACTION:

Approving this annual update to the 5-year Federal Airport Improvement Program will ensure that those federal dollars programmed for the Ames Municipal Airport will be available in the respective year of the City's Capital Improvement Plan. Projects shown represent improvements necessary to meet current and future demands of the Ames Municipal Airport.

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

**FEDERAL AIRPORT IMPROVEMENT PROGRAM (AIP)
PREAPPLICATION FEDERAL FISCAL YEAR 2020
CHECKLIST**

Please attach the following documents with your application.

- Sponsor Identification Sheet for the Airport
- Capital Improvement Program (CIP) Data Sheet (one for each project listed in the first three years of the CIP) and detailed cost estimate for each data sheet
- Five-Year CIP
- Long-Range Needs Assessment
- Verification of an updated airport layout plan (ALP) (when applying for new construction of buildings or airfield expansion)
- Verification of completed environmental processing in accordance with National Environmental Policy Act of 1969
- Verification of completed land acquisition or signed purchase agreement
- Verification of pavement maintenance program (when applying for pavement preservation or reconstruction)
- If requesting federal assistance for snow removal equipment, please include an inventory of the existing equipment and calculations based on Chapters 4 and 5 of the Airport Winter Safety and Operations Advisory Circular (AC) 150/5200-30 and the Airport Snow and Ice Control Equipment AC 150/5220-20 showing the minimum equipment needed, along with the Airport Capital Improvement Plan (ACIP) Data Sheet, include a copy of a completed Federal Aviation Administration's snow removal equipment spreadsheet.
- If requesting federal assistance for general aviation apron expansion, include a copy of a completed FAA apron design spreadsheet.
- If requesting pavement reconstruction, submit an engineering report showing the need for the reconstruction as part of the CIP justification.
- For revenue-producing facilities (i.e., fueling facilities and hangars), please submit:
 - 1) A statement that airside development needs are met or include a financial plan to fund airside needs over the next three years.
 - 2) A statement that runway approach surfaces are clear of obstructions (the FFA Airport 5010 should show at least a 20:1 clear approach).
 - 3) Justification for the project.
- System for Award Management (SAM) registration is up to date (www.sam.gov)

Please e-mail this form with supporting documents identified in the checklist to shane.wright@iowadot.us.

Attn.: Program Manager
Office of Aviation
Iowa Department of Transportation
800 Lincoln Way
Ames, IA 50010

E-mail: shane.wright@iowadot.us
FAX: 515-233-7983
Phone: 515-239-1048

AIRPORT SPONSOR IDENTIFICATION SHEET

***** PLEASE ONLY SUBMIT IT YOU HAVE CHANGES FROM PREVIOUS YEAR. *****

Airport name Ames Municipal Airport (AMW)

Airport sponsor(s) name City of Ames, Iowa

Contact person Damion Pregitzer

Title Traffic Engineer

Email address dpregitzer@city.ames.ia.us

Physical mailing address 515 Clark Avenue

P.O. Box (if applicable) _____

City Ames

State Iowa

ZIP code 50010

Phone 515-239-5275

U.S. Congressional District number Iowa 4th District

Tax Identification Number 42-6004218

Dun and Bradstreet number (DUNS) 061320917

You **must** have a current System for Award Management (SAM) registration to receive a grant.
Register at: <https://www.sam.gov>.

Please email (PDF) your completed preapplication, Capital Improvement Program (CIP), long-range needs assessment, signed CIP data sheets, and all supporting documents to your state agency and Federal Aviation Administration planner at jeff.deitering@faa.gov.



**FIVE-YEAR AIRPORT
CAPITAL IMPROVEMENT PROGRAM (CIP)**
Attach additional sheets if necessary.

Airport name, LOCID, city, state Ames Municipal Airport (AMW), Ames, Iowa

Prepared by Bolton & Menk

Sponsor's email dpregitzer@city.ames.ia.us

Date prepared November 2019

Sponsor's signature _____

Sponsor's phone 515-239-5275

Printed name Damion Pregitzer

FY	Detailed project/scope description	Funding source	Total estimated cost
2020	Electrical Vault & Terminal Demolition	Federal	\$ 360,000
		State	\$ 0
		Local	\$ 40,000
		Total	\$ 400,000
2021	South Apron Rehabilitation	Federal	\$ 753,570
		State	\$ 0
		Local	\$ 83,730
		Total	\$ 837,300
2022	Hangar Repairs - Replace Doors (Iowa DOT Funded)	Federal	\$ 0
		State	\$ 150,000
		Local	\$ 30,000
		Total	\$ 180,000
2023	Hangar Repairs (Iowa DOT Funded)	Federal	\$ 0
		State	\$ 150,000
		Local	\$ 30,000
		Total	\$ 180,000
2024	South Apron Expansion	Federal	\$ 585,000
		State	\$ 0
		Local	\$ 65,000
		Total	\$ 650,000

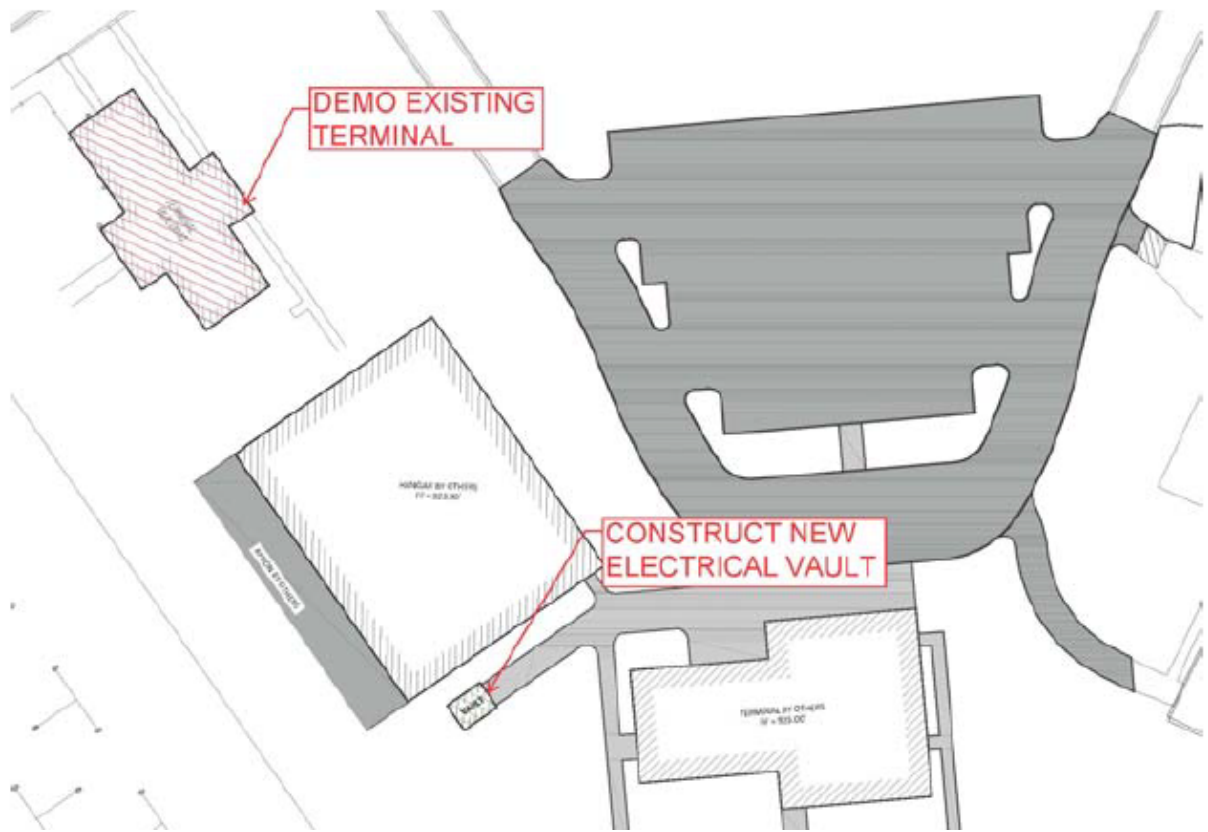
FEDERAL AVIATION ADMINISTRATION

CIP DATA SHEET

CAPITAL IMPROVEMENT PROGRAM (CIP)
AIRPORTS DIVISION - CENTRAL REGION

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION			
Airport Name, LOCID, City, State:	Ames Municipal Airport, AMW, Ames, IA		
AIP Project Type:	Click here to enter text		
Local Priority:	1 - Very High	Federal Share:	\$ 360,000.00
FFY Requested:	2020	State Share:	\$0
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing that clearly identifies the scope of the project.		Local Share:	\$40,000.00
		Total Project Cost:	\$ 400,000.00

With the opening of the new terminal building in the summer of 2017, the old terminal building is no longer needed except to house the existing electrical vault in the basement. The purpose of this project is to relocate the electrical equipment to a new vault building near the new terminal and demolish the old terminal building.



SPONSOR SIGNATURE BLOCK			
Signature:		Date:	11/6/2018
Printed Name:	Damion Pregitzer	Title:	Traffic Engineer
Phone Number:	515-239-5275	Email:	dpregitzer@city.ames.ia.us

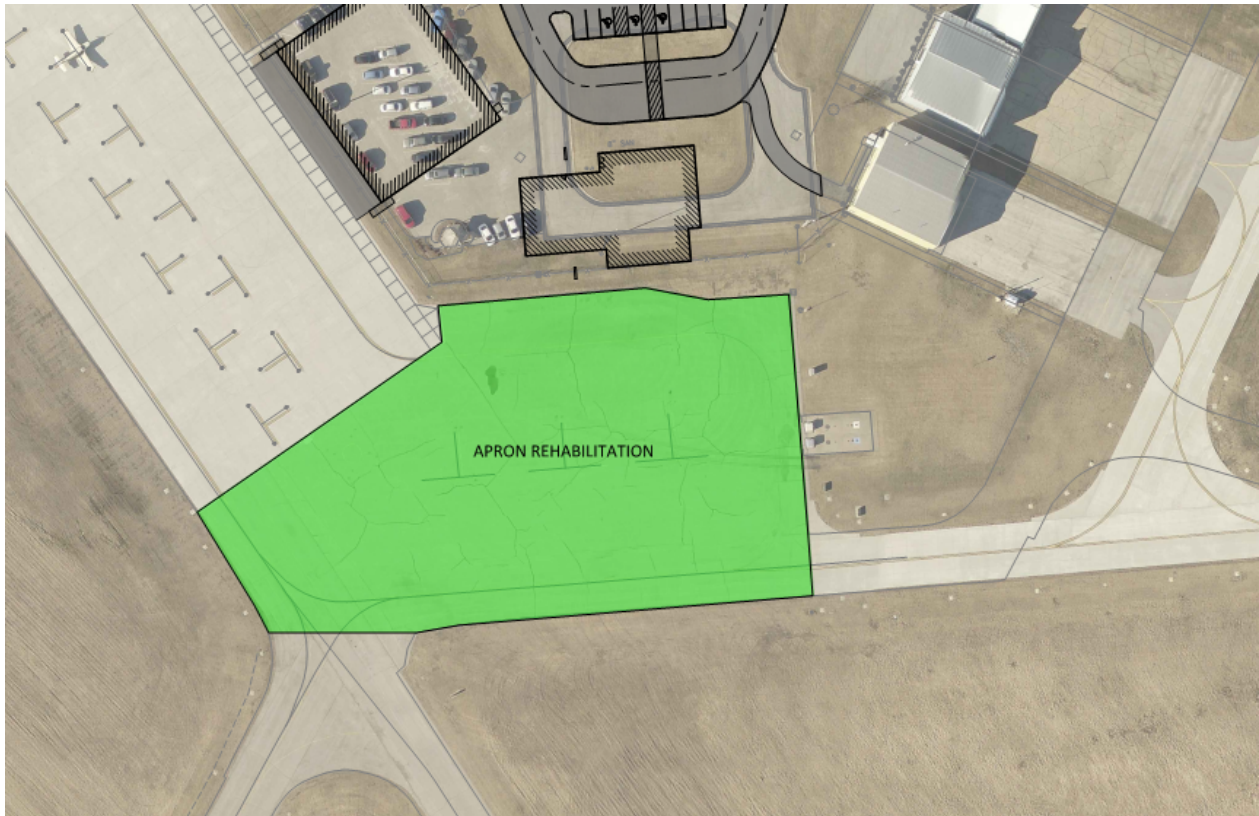
FEDERAL AVIATION ADMINISTRATION

CIP DATA SHEET

CAPITAL IMPROVEMENT PROGRAM (CIP)
AIRPORTS DIVISION - CENTRAL REGION

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION			
Airport Name, LOCID, City, State:	Ames Municipal Airport, AMW, Ames, IA		
AIP Project Type:	Click here to enter text		
Local Priority:	2 - High	Federal Share:	\$ 753,570.00
FFY Requested:	2021	State Share:	\$0
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing that clearly identifies the scope of the project.		Local Share:	\$83,730.00
		Total Project Cost:	\$ 837,300.00

The south apron at the Ames Municipal Airport has deteriorated significantly over the past several years. In 2015, a PCI rating of 49 was given to the south apron pavement. With the opening of the new terminal in 2017, this apron pavement has become much more heavily used. Transient aircraft often park on this pavement area to load and unload since the new terminal now abuts the south apron pavement. This project would consist of the reconstruction of the existing south apron pavement.



SPONSOR SIGNATURE BLOCK			
Signature:		Date:	11/6/2018
Printed Name:	Damion Pregitzer	Title:	Traffic Engineer
Phone Number:	515-239-5275	Email:	dpregitzer@city.ames.ia.us



LONG-RANGE NEEDS ASSESSMENT YEARS SIX TO 20

Attach additional sheets if necessary.

Airport name Ames Municipal Airport (AMW)

Estimated FY	Description of project	Funding source	Total estimated cost
2028	Fuel Farm Relocation	Federal \$ State \$ Local \$ 675,000 Total \$ 675,000	
2032	Maintenance Hangar	Federal \$ 600,000 State \$ 150,000 Local \$ 250,000 Total \$ 1,000,000	
2033	Relocate AWOS	Federal \$ 72,000 State \$ Local \$ 8,000 Total \$ 80,000	
2035	Expand Landside Parking to North	Federal \$ 450,000 State \$ 0 Local \$ 50,000 Total \$ 500,000	
		Federal \$ State \$ Local \$ Total \$	
		Federal \$ State \$ Local \$ Total \$	



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ELECTRICAL VAULT & TERMINAL DEMOLITION										
No.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL	Federal 90%	State 0%	Local 10%		
1	MOBILIZATION	1	LF	\$ 43,800.00	\$ 43,800.00	\$ 39,420.00	\$ -	\$ 4,380.00		
2	TRENCHING	485	LF	\$ 5.50	\$ 2,667.50	\$ 2,400.75	\$ -	\$ 266.75		
3	NO. 8 AWG L824C CABLE, INSTALLED IN DUCT BANK OR CONDUIT	2524	LF	\$ 1.65	\$ 4,164.60	\$ 3,748.14	\$ -	\$ 416.46		
4	NO. 6 AWG 600V CABLE, INSTALLED IN DUCT BANK OR CONDUIT	160	LF	\$ 1.95	\$ 312.00	\$ 280.80	\$ -	\$ 31.20		
5	NO. 8 AWG 600V CABLE, INSTALLED IN DUCT BANK OR CONDUIT	336	LF	\$ 1.55	\$ 520.80	\$ 468.72	\$ -	\$ 52.08		
6	AIRPORT VAULT, 11'x16', COMPLETE	1	LS	\$ 110,000.00	\$ 110,000.00	\$ 99,000.00	\$ -	\$ 11,000.00		
7	INSTALLATION OF VAULT EQUIPMENT, COMPLETE, IN PLACE	1	LS	\$ 33,000.00	\$ 33,000.00	\$ 29,700.00	\$ -	\$ 3,300.00		
8	L-828 CONSTANT CURRENT REGULATOR, 10KW, COMPLETE, IN PLACE	1	EA	\$ 14,300.00	\$ 14,300.00	\$ 12,870.00	\$ -	\$ 1,430.00		
9	L-828 CONSTANT CURRENT REGULATOR, 7.5KW, COMPLETE, IN PLACE	2	EA	\$ 12,100.00	\$ 24,200.00	\$ 21,780.00	\$ -	\$ 2,420.00		
10	INSTALL EXISTING 25KW REGULATOR, COMPLETED, IN PLACE	1	EA	\$ 11,000.00	\$ 11,000.00	\$ 9,900.00	\$ -	\$ 1,100.00		
11	CONDUIT, 2" PVC, IN TRENCH	358	LF	\$ 12.10	\$ 4,331.80	\$ 3,898.62	\$ -	\$ 433.18		
12	CONDUIT, 4" PVC, IN TRENCH	150	LF	\$ 15.40	\$ 2,310.00	\$ 2,079.00	\$ -	\$ 231.00		
13	DUCT BANK, CONCRETE ENCASED, WITH (6) 3" CONDUITS & (4) 2" CONDUITS	52	LF	\$ 192.50	\$ 10,010.00	\$ 9,009.00	\$ -	\$ 1,001.00		
14	REMOVAL OF TERMINAL BUILDING	1	LS	\$ 75,000.00	\$ 75,000.00	\$ 67,500.00	\$ -	\$ 7,500.00		
				Subtotal	\$ 335,616.70	\$ 302,055.03	\$ -	\$ 33,561.67		
				PROJECT DEVELOPMENT / SCOPING		\$ -	\$ -	\$ -		
				DESIGN ENGINEERING (8%)	\$ 26,849.34	\$ 24,164.40	\$ -	\$ 2,684.93		
				CONSTRUCTION ENGINEERING (10%)	\$ 33,561.67	\$ 30,205.50	\$ -	\$ 3,356.17		
				GRANT ADMINISTRATION		\$ -	\$ -	\$ -		
				DISADVANTAGED BUSINESS ENTERPRISE (DBE) PLAN		\$ -	\$ -	\$ -		
				ENVIRONMENTAL CATEX	\$ 4,000.00	\$ 3,600.00	\$ -	\$ 400.00		
				ESTIMATED CITY ADMINISTRATION		\$ -	\$ -	\$ -		
				ELECTRICAL VAULT & TERMINAL DEMOLITION	\$ 400,000.00	\$ 360,000.00	\$ -	\$ 40,000.00		



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SOUTH APRON REHABILITATION

No.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL	Federal 90%	State 0%	Local 10%
1	MOBILIZATION	1	LS	\$ 60,000.00	\$ 60,000.00	\$ 54,000.00	\$ -	\$ 6,000.00
2	CONSTRUCTION SURVEY	1	LS	\$ 15,000.00	\$ 15,000.00	\$ 13,500.00	\$ -	\$ 1,500.00
3	EMBANKMENT	3,000	CY	\$ 8.00	\$ 24,000.00	\$ 21,600.00	\$ -	\$ 2,400.00
4	PAVEMENT REMOVAL	7,600	SY	\$ 4.00	\$ 30,400.00	\$ 27,360.00	\$ -	\$ 3,040.00
5	TRIM, SHAPE & COMPACT SUBGRADE	8,200	SY	\$ 4.00	\$ 32,800.00	\$ 29,520.00	\$ -	\$ 3,280.00
6	GEOTEXTILE FABRIC	8,200	SY	\$ 2.00	\$ 16,400.00	\$ 14,760.00	\$ -	\$ 1,640.00
7	6" AGGREGATE SUBBASE	8,200	SY	\$ 7.00	\$ 57,400.00	\$ 51,660.00	\$ -	\$ 5,740.00
8	6" PCC PAVEMENT	7,600	SY	\$ 55.00	\$ 418,000.00	\$ 376,200.00	\$ -	\$ 41,800.00
9	6" SUBDRAINS, PERFORATED	900	LF	\$ 15.00	\$ 13,500.00	\$ 12,150.00	\$ -	\$ 1,350.00
10	6" SUBDRAIN CLEANOUTS	6	EA	\$ 500.00	\$ 3,000.00	\$ 2,700.00	\$ -	\$ 300.00
11	6" SUBDRAIN OUTLETS	1	EA	\$ 500.00	\$ 500.00	\$ 450.00	\$ -	\$ 50.00
12	TIE DOWNS	12	EA	\$ 250.00	\$ 3,000.00	\$ 2,700.00	\$ -	\$ 300.00
13	PAVEMENT MARKING	1	LS	\$ 4,000.00	\$ 4,000.00	\$ 3,600.00	\$ -	\$ 400.00
14	SILT FENCE	1,000	LF	\$ 4.00	\$ 4,000.00	\$ 3,600.00	\$ -	\$ 400.00
15	SEEDING AND FERTILIZING	1	ACRE	\$ 2,800.00	\$ 2,800.00	\$ 2,520.00	\$ -	\$ 280.00
16	MULCHING	1	ACRE	\$ 2,500.00	\$ 2,500.00	\$ 2,250.00	\$ -	\$ 250.00
17	TOPSOIL	500	CY	\$ 6.00	\$ 3,000.00	\$ 2,700.00	\$ -	\$ 300.00
18	FIELD OFFICE	1	EA	\$ 1,000.00	\$ 1,000.00	\$ 900.00	\$ -	\$ 100.00
Subtotal					\$ 691,300.00	\$ 622,170.00	\$ -	\$ 69,130.00
PROJECT DEVELOPMENT / SCOPING					\$ 2,000.00	\$ 1,800.00	\$ -	\$ 200.00
DESIGN ENGINEERING (10%)					\$ 69,000.00	\$ 62,000.00	\$ -	\$ 6,900.00
CONSTRUCTION ENGINEERING (10%)					\$ 69,000.00	\$ 62,000.00	\$ -	\$ 6,900.00
GRANT ADMINISTRATION					\$ 2,000.00	\$ 1,800.00	\$ -	\$ 200.00
DISADVANTAGED BUSINESS ENTERPRISE (DBE) PLAN					\$ 1,500.00	\$ 1,350.00	\$ -	\$ 150.00
ENVIRONMENTAL CATEX					\$ 1,500.00	\$ 1,350.00	\$ -	\$ 150.00
ESTIMATED CITY ADMINISTRATION					\$ 1,000.00	\$ 900.00	\$ -	\$ 100.00
SOUTH APRON REHABILITATION					\$ 837,300.00	\$ 753,570.00	\$ -	\$ 83,730.00

COUNCIL ACTION FORM

SUBJECT: APPROVAL OF ONGOING ENGAGEMENT OF OUTSIDE COUNSEL TO ASSIST IN THE CLOSE-OUT OF THE NEW WATER TREATMENT PLANT – CONTRACT 2

BACKGROUND:

In the fall of 2017, a contract was awarded for the construction of the new Water Treatment Plant. The contract contained specific milestone dates for completion of individual elements of the project as well as mandatory dates for substantial and final completion. The contract includes a “liquidated damages” provision to compensate the City for damages incurred as a result of delayed completion, including those damages that are difficult or impossible to quantify.

The contractor on the contract failed to achieve the required milestones, and the engineer has yet to certify that final completion of the contract has been achieved. The contractor has essentially stopped work, and at least one subcontractor has filed notice with the City that they have not been fully paid by the general contractor. Staff is currently withholding \$1,095,000 in retainage as allowed by the contract and under Iowa law.

Construction law is a very specialized practice, and the City Attorney and Water Plant staff have engaged outside counsel from Simmons, Perrine, Moyer, and Bergman (SPMB) to assist in the negotiations with the general contractor, sub-contractors, and their counsel. To date, the legal fees have amounted to \$46,000.35. Under the City’s Purchasing Policies, expenditures of more than \$50,000 requires the authorization of the City Council. Staff is requesting that Council authorize the continuation of outside legal support to assist in protecting the City’s interests in closing out the contract.

Funds are coming from the CIP account for construction of the new treatment plant. It is staff’s intent that any settlement agreement with the contractor include compensation for the attorney’s fees.

It is possible that a voluntary settlement will not be reached with the contractor, and the matter could move to litigation. If that were to occur, Council would be updated and would give direction on any additional action that the City might take.

ALTERNATIVES:

1. Direct staff to continue the engagement with Simmons, Perrine, Moyer, Bergman, PLC for assistance related to the close-out of the New Water Treatment Plant – Contract 2, and to authorize up to an additional \$20,000 in expenditures for the outside legal services.
2. Give alternate direction to staff regarding the contract close-out.

MANAGER'S RECOMMENDED ACTION:

Specialized expertise in contract law is required to resolve a dispute with the contractor on the construction of the new Water Treatment Plant. Over the past several months, City staff has worked with attorneys at Simmons, Perrine, Moyer, and Bergman (SPMB) to negotiate a resolution to the dispute. It is anticipated that the total amount of outside legal fees will exceed \$50,000. While there has been some progress, the parties have not yet reached a mutually agreeable settlement. Under the City's Purchasing Policies, Council authorization is required to continue with SPMB. Funding is coming from the New Water Plant CIP project, and it is anticipated that recouping the legal fees will be a part of a settlement agreement with the contractor. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as described above.

COUNCIL ACTION FORM

SUBJECT: **APPROVAL OF COMMISSION ON THE ARTS (COTA)
SPECIAL GRANTS FOR SPRING 2019**

BACKGROUND:

On November 5, 2018, the Commission on the Arts (COTA) finalized its recommendations for the Spring 2019 Special Project Grants. Six grant requests were received, totaling \$5,700 in requests. COTA has \$3,404 in funding available for these grants.

Based on the merits of each application and the criteria established for the special grants, COTA recommended the following allocations. Contracts were sent to the awarded organizations for approval and have been returned. The contracts are now presented for City Council's approval.

<u>Organization</u>	<u>Request</u>	<u>Project</u>	<u>Recommended Award</u>
ACAC	\$ 1,000	Business of Art Seminar	\$ 795.00
ACTORS	1,000	ACTORS - Large Format Newspaper Ad	30.80
Story Theater Co.	1,000	Boys and Girls Club Theater Production	805.00
Ames Children's Theater	700	Play with Words	431.60
Co'Motion Dance Theater	1,000	Ames Dancer Survey	805.80
Octagon Center for the Arts	1,000	Business of Art Seminar	535.00
Total	\$ 5,700		\$ 3,404

Special Project grant awards are limited to \$1000 per project. Grant applicants are required to attend a COTA meeting to present their project.

ALTERNATIVES:

1. Approve the COTA special grant contracts as recommended by Commission on the Arts.
2. Delay approval of these contracts and ask the Commission for further information.
2. Do not approve the contracts.

MANAGER'S RECOMMENDED ACTION:

These projects help advance participation in and awareness of the arts in the Ames community, which is a key goal of the Commission on the Arts. COTA has reviewed the requests and has recommended the approval of the contracts now presented to the City Council.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the COTA Spring 2019 special grant contracts as recommended by the Commission on the Arts.

COUNCIL ACTION FORM

SUBJECT: 2018/19 TRAFFIC SIGNAL PROGRAM (US 30 WESTBOUND OFF-RAMP & SOUTH DAKOTA AVENUE)

BACKGROUND:

Over the past year the Iowa DOT and City staff noticed significant peak hour congestion at the westbound off-ramp of US 30 at S. Dakota Avenue leading to traffic back-ups onto US 30. The Iowa DOT requested that the City study the traffic at this intersection. The study determined a traffic signal is now warranted to control traffic.

The Iowa DOT has prepared a U-STEP funding agreement for the project that will reimburse 55% of eligible construction costs up to a maximum of \$200,000. **The project is anticipated to require \$168,750 in local funds (45% for the Construction cost and 100% for the Engineering/Admin. Cost).** A summary of revenues and expense are shown below:

<u>Revenues</u>		<u>Expenses</u>	
U-STEP (55% of Construction)	\$123,750	Construction	\$225,000
Road Use Tax	\$180,000	Engineering/Admin	\$ 67,500
Total	\$303,750	Total	\$292,500

The US Highway 69 Improvements project has \$280,000 programmed in Road Use Tax funding for traffic analysis (2016/17) and preliminary engineering (2018/19) to realign and signalize Billy Sunday Road with the US 30 Eastbound off-ramp at South Duff Avenue. This work was originally anticipated to be contracted as a multi-phased project with a consultant, however staff feels that these steps can be combined such that there are cost savings. It is anticipated that \$100,000 is adequate for reimbursement of staff time and engineering which leaves **\$180,000 available for the signal at US 30 WB/S Dakota Ave.**

ALTERNATIVES:

1. Approve the U-STEP funding agreement with Iowa DOT (up to a maximum of \$200,000) and authorize using \$180,000 of Road Use Tax funding from the US Highway 69 Improvements Program.
2. Do not move forward with the project.

MANAGER'S RECOMMENDED ACTION:

This agreement will allow for safety improvements to be made at a busy intersection in a timely manner. Design of the project will proceed immediately with construction anticipated in late 2019.

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

April 2008

**IOWA DEPARTMENT OF TRANSPORTATION
AGREEMENT FOR
URBAN-STATE TRAFFIC ENGINEERING PROGRAM
(U-STEP) PROJECT**

City: Ames

Project No.: UST-030-5(270)—4A-85

Iowa Department of Transportation
Agreement No.: 1-18-USTEP-043

Staff Action No.: 19-0148

This is an agreement between the city of Ames, (hereinafter called Recipient) and the Iowa Department of Transportation (hereinafter called Department) to enter into an agreement for joint or cooperative action after appropriate action by ordinance, resolution, or otherwise pursuant to the laws of the governing bodies involved.

The Department provides funds through the Urban-State Traffic Engineering Program (U-STEP), a cooperative program for safety or operational improvements on primary road extensions. The Department has made these funds available for reimbursement and will share eligible construction and right-of-way costs in the ratio of 55% Department funds to 45% local funds, up to a maximum amount in Department funds of \$200,000 for a "spot improvement" or \$400,000 for a "linear improvement".

A "spot improvement" shall mean a limited improvement project such as intersection reconstruction or signalization; and a "linear improvement" shall mean an improvement project such as street or highway widening or reconstruction which spans two or more intersections.

The Recipient proposes to develop and complete the following described spot improvement project:

The proposed project would include improvements to the westbound U.S. 30 off-ramp at South Dakota Avenue. This would involve the installation of traffic signals at the westbound ramp terminal. The City will develop and design the project and let and administer construction of the project. Construction is planned for completion in Spring of 2019.

Pursuant to the terms of this agreement, applicable statutes, and Administrative Rules, the Department agrees to provide U-STEP funding to the Recipient for the authorized and approved costs for eligible items associated with project improvements as described above.

In consideration of the foregoing and the mutual promises contained in this agreement, the parties agree as follows:

1. The Recipient shall be the lead local governmental agency for carrying out the provisions of this agreement and shall be responsible for the development and completion of the U-STEP project.
2. All notices required under this agreement shall be made in writing to the Department and the Recipient's contact person. The Department's contact person shall be the District 1 Assistant Engineer. The Recipient's contact person shall be the City Engineer.
3. The estimated total of eligible construction and right-of-way cost for this project is \$270,000. The Departments anticipated share would be 55% of \$270,000 or \$148,500. If, upon completion of final plans, the Recipient's cost estimate exceeds the preliminary total estimate contained herein by 20% or more, the increased cost must be approved by the Department prior to advertisement for bids. Extra work, requested subsequent to the contract letting, must also be approved by the Department prior to commencement of the extra work.

4. If any part of this agreement is found to be void and unenforceable, then the remaining provisions of this agreement shall remain in effect.
5. This agreement is not assignable without the prior written consent of the Department.
6. This agreement, and the attached Exhibit A and Exhibit B, constitutes the entire agreement between the Department and the Recipient. No representations, promises, or warranties have been made by either party that is not fully expressed in this agreement. Any change or alteration to the terms of this agreement must be made in the form of an addendum to this agreement which shall be effective only upon written approval of the Department and the Recipient.

IN WITNESS WHEREOF, each of the parties hereto has executed this Agreement as of the date shown opposite its signature below:

City: Ames

By: _____ Date _____, _____

Title _____

I, _____, certify that I am the Clerk of the city of

Ames, and that _____, who signed said

Agreement for and on behalf of the Recipient was duly authorized to execute the same by

virtue of a formal resolution duly passed and adopted by the Recipient, on the _____ day

of _____, _____.

Signed: _____ Date _____, _____

City Clerk of Ames, Iowa

IOWA DEPARTMENT OF TRANSPORTATION
Highway Division

By: _____ Date _____, _____

Scott Dockstader, P.E.
District 1 Engineer

APPROVED AS TO FORM
BY Victoria A. Feilmeyer
Vikki Feilmeyer
Assistant City Attorney

EXHIBIT A

Standard Provisions for U-STEP or C-STEP Project Agreements

1. In accordance with Iowa Code Chapter 216, the Recipient shall not discriminate against any person on the basis of race, color, creed, age, sex, sexual orientation, gender identity, national origin, religion, pregnancy, or disability.
2. The project plans, specifications, and engineer's cost estimate for the project shall be prepared and certified by a registered Professional Engineer licensed in the State of Iowa. The Recipient shall submit the plans, specifications, and other contract documents to the Department for review and approval. If the project will be let by the Department, the most recent edition of the Iowa DOT Standard Specifications for Highway and Bridge Construction shall be used. The Recipient shall also follow the Department's letting procedures. If the project will be let by the Recipient, the project may utilize the Iowa DOT Standard Specifications for Highway and Bridge Construction, the Urban Standard Specifications for Public Improvements, or specifications developed by the Recipient.
3. The Recipient shall use positive efforts to solicit bids from and to utilize Targeted Small Business (TSB) enterprises as contractors and ensure that the contractors make positive efforts to utilize these enterprises as subcontractors, suppliers, or participants in the work covered by this agreement. Efforts shall be made and documented in accordance with Exhibit B.
4. The Recipient shall obtain agreements, as needed, from railroad and utility companies and shall obtain project permits and approvals, when necessary, from the Iowa Department of Cultural Affairs (State Historical Society of Iowa; State Historic Preservation Officer), Iowa Department of Natural Resources, U.S. Coast Guard, U.S. Army Corps of Engineers, etc.
5. If right-of-way must be acquired for the project, the Recipient shall negotiate and secure the necessary right-of-way using the most appropriate of the following methods:
 - A. When right-of-way is to be acquired, before acquisition procedures are begun, the Recipient shall meet staff from the Department's Office of Right of Way (ROW) to assure compliance with the U.S. Code, the Iowa Code, and 761 Iowa Administrative Code (IAC) Chapter 111; and determine what parcels, if any, are to be acquired in the name of the Department and what parcels, if any, in the name of the Recipient.
 - B. Should eminent domain proceedings be required, the Recipient will condemn or appeal in the name of the Recipient or the Department, whichever applies. The project letting may not be held until the Recipient has certified that the right-of-way has been acquired. Upon completion of the acquisition for each parcel, all original documents for the acquisition shall be delivered to and become the property of the Department.
 - C. The Recipient will meet with the Department's Office of Right of Way staff to determine who shall be responsible for demolition and/or property management functions.
 - D. In accordance with 761 IAC Section 150.3(1)(b), the Recipient will be responsible for providing, without cost to the Department or the project, all right-of-way which involves dedicated streets or alleys, and other Recipient -owned lands, easements, and rights in land except park lands, subject to the condition that the Department will reimburse the Recipient for the value of improvements situated on said Recipient -owned lands if any. The Recipient has apprised itself of the value of these lands and, as a portion of its participation in the project, voluntarily agrees to make such lands available without further compensation.
6. The Recipient as well as its contractors, if any, agree to maintain all books, documents, papers, accounting records, and other evidence pertaining to all costs incurred under this Agreement and to make such materials available at their respective offices at reasonable times during the Agreement period and for 3 years from the date of the final payment under the Agreement, for inspection by the Department.

7. The Recipient shall be responsible for obtaining all applicable permits from the Department, such as the Right to Occupy and/or Perform Work Within the Department's Right-of-Way, Permit of Access, Utility Accommodation, Right to Install and Maintain Traffic Control Devices, and/or other construction permits required for the project prior to advertisement for bids.
8. For projects let by the Department, the Recipient shall submit to the District an acceptable Project Development Certificate (Form 730002), plans, specifications, and cost estimate by the dates specified in the most current edition of Instructional Memorandum (I.M.) 3.005, Project Development Submittal Dates and Information. The Recipient shall also follow the Department's letting procedures. For projects let by the Recipient, the Project Development Certificate, plans, specifications, and cost estimate shall be submitted to the District at least 4 weeks prior to advertisement for bids.
9. Upon Department acceptance of the Project Development Certificate, final plans, proposal forms, specifications, and cost estimate, the Department will give the Recipient a written notice to proceed with the project. If the project will be let by the Recipient, advertisement for bids shall not be made until a written notice to proceed is received from the Department. After receiving the Department's approval, the Recipient shall advertise for bidders, hold a public letting, and provide adequate supervision for the construction work performed under the contract. The Recipient shall submit 2 copies of the bid tabulations and the letting documents to the Department for concurrence prior to formal action in the award of the contract.
10. If the Recipient lets the project, as described herein, the Recipient shall include in their Notice to Bidders that Sales Tax Exemption Certificates will be issued, as provided for by Iowa Code section 423.3, subsection 80. The Recipient shall be responsible for obtaining the sales tax exemption certificates through the Iowa Department of Revenue and Finance. The Recipient shall issue these certificates to the successful bidder and any subcontractors to enable them to purchase qualifying materials for the project free of sales tax.
11. The project must be let to contract within 2 years of the date this agreement is approved by the Department. If not, the Recipient may be in default, for which the Department may revoke funding commitments. This agreement may be extended for a period of 6 months upon receipt of a written request from the Recipient at least 30 days prior to the 2 year deadline.
12. The Recipient will be responsible for the initial costs of the construction. The Recipient shall prepare and submit to the Department a detailed billing statement of materials, installation, and construction costs incurred by the Recipient. Billing statements may be submitted periodically during progress of the work. Design, inspection, and administration costs will be the responsibility of the Recipient. If said statement and documentation are in proper form, the Department will promptly reimburse the Recipient for eligible project costs, less a withholding equal to 5% of the State share of construction costs, taking into account the limitations as stated in the agreement. If, upon final audit or review, the Department determines the Recipient has been overpaid, the Recipient shall reimburse the overpaid amount to the Department. After the final audit or review is complete and after the Recipient has provided all required paperwork, the Department will release the State funds withheld.
13. Signs and other traffic control devices necessary for construction of the project shall be in accordance with the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD) per 761 IAC Chapter 130. The safety of the general public shall be assured through the use of proper protective measures and devices such as fences, barricades, signs, flood lighting, and warning lights as necessary.
14. If a detour is necessary, the Recipient will designate and sign the route at no cost to the project. The Department will cooperate if primary highways are involved.
15. Parking shall be prohibited on the minor street approaches for a distance of 35 feet in advance of the stop signs and/or crosswalks and on the exit sides of the minor streets for a distance of 35 feet beyond the stop signs and/or crosswalks. These parking restrictions shall go into effect at such time as the project is completed and opened to through traffic.

16. Upon completion of the project, the Recipient's engineer will certify that the project was completed in substantial compliance with the plans and specifications set out in this agreement before receiving final reimbursement of Department funds.
17. The Recipient shall provide to the Department 3 copies of the "as-built" project plans, within 6 months after the project is built.
18. The Recipient shall have ownership of traffic signals constructed with this project and shall operate them at its expense so long as signal protection is considered by either party as necessary at said location. If considered by both parties as no longer necessary at said location, the signals are to be removed by the Recipient at the Recipient's expense, and may be installed at another location acceptable to both parties and shall be owned and operated at the expense of the Recipient.
19. The Recipient shall submit a final detailed billing statement to the Department no later than 1 year after the date the Department concurs in the acceptance of the completed construction. If a final detailed billing statement is not submitted to the Department by the Recipient in the 1 year period, the Department will close the project's financial records without making additional reimbursement to the Recipient unless a time extension is requested. The time extension should be requested in writing by the Recipient and approved by the Department, at least 30 days prior to the 1 year deadline.
20. The Recipient agrees to indemnify, defend, and to hold the Department harmless from any action or liability arising out of the design, construction, maintenance, placement of traffic control devices, inspection, or use of this project. This agreement to indemnify, defend, and hold harmless applies to all aspects of the Department's application review and approval process, plan and construction reviews, and funding participation.
21. In case of dispute concerning the terms of this agreement, the parties shall submit the matter to arbitration pursuant to Iowa Code Chapter 679A. Either party has the right to submit the matter to arbitration after 10 days notice to the other party of their intent to seek arbitration. The written notice must include a precise statement of the dispute. The Department and the Recipient agree to be bound by the decision of the appointed arbitrator. Neither party may seek any remedy with the State or Federal courts absent exhaustion of the provisions of this paragraph for arbitration.

EXHIBIT B

UTILIZATION OF TARGETED SMALL BUSINESS (TSB) ENTERPRISES ON NON-FEDERAL AID PROJECTS (THIRD-PARTY STATE-ASSISTED PROJECTS)

In accordance with Iowa Code Section 19B.7, it is the policy of the Iowa Department of Transportation (Iowa DOT) that Targeted Small Business (TSB) enterprises shall have the maximum practicable opportunity to participate in the performance of contracts financed in whole or part with State funds.

Under this policy the Recipient shall be responsible to make a positive effort to solicit bids or proposals from TSB firms and to utilize TSB firms as contractors or consultants. The Recipient shall also ensure that the contractors or consultants make positive efforts to utilize TSB firms as subcontractors, subconsultants, suppliers, or participants in the work covered by this agreement.

The Recipient's "positive efforts" shall include, but not be limited to:

1. Obtaining the names of qualified TSB firms from the Iowa Economic Development Authority (515-348-6159) or from its website at: <https://iowaeconomicdevelopment.com/tsb>.
2. Notifying qualified TSB firms of proposed projects involving State funding. Notification should be made in sufficient time to allow the TSB firms to participate effectively in the bidding or request for proposal (RFP) process.
3. Soliciting bids or proposals from qualified TSB firms on each project, and identifying for TSB firms the availability of subcontract work.
4. Considering establishment of a percentage goal for TSB participation in each contract that is a part of this project and for which State funds will be used. Contract goals may vary depending on the type of project, the subcontracting opportunities available, the type of service or supplies needed for the project, and the availability of qualified TSB firms in the area.
5. For construction contracts:
 - a. Including in the bid proposals a contract provision titled "TSB Affirmative Action Responsibilities on Non-Federal Aid Projects (Third-Party State-Assisted Projects)" or a similar document developed by the Recipient. This contract provision is available on-line at:

http://www.dot.state.ia.us/local_systems/publications/tsb_contract_provision.pdf
 - b. Ensuring that the awarded contractor has and shall follow the contract provisions.
6. For consultant contracts:
 - a. Identifying the TSB goal in the Request for Proposal (RFP), if one has been set.
 - b. Ensuring that the selected consultant made a positive effort to meet the established TSB goal, if any. This should include obtaining documentation from the consultant that includes a list of TSB firms contacted; a list of TSB firms that responded with a subcontract proposal; and, if the consultant does not propose to use a TSB firm that submitted a subcontract proposal, an explanation why such a TSB firm will not be used.

April 2018

The Recipient shall provide the Iowa DOT the following documentation:

1. Copies of correspondence and replies, and written notes of personal and/or telephone contacts with any TSB firms. Such documentation can be used to demonstrate the Recipient's positive efforts and it should be placed in the general project file.
2. Bidding proposals or RFPs noting established TSB goals, if any.
3. The attached "Checklist and Certification." This form shall be filled out upon completion of each project and forwarded to: Iowa Department of Transportation, Civil Rights Coordinator, Office of Employee Services, 800 Lincoln Way, Ames, IA 50010.

CHECKLIST AND CERTIFICATION
For the Utilization of Targeted Small Businesses (TSB)
On Non-Federal-aid Projects (Third-Party State-Assisted Projects)

Recipient: _____ Project Number: _____

County: _____ Agreement Number: _____

1. Were the names of qualified TSB firms obtained from the Iowa Economic Development Authority? YES NO

If no, explain _____

2. Were qualified TSB firms notified of project? YES NO

If yes, by letter, telephone, personal contact, or other (specify) _____

If no, explain _____

3. Were bids or proposals solicited from qualified TSB firms? YES NO

If no, explain _____

4. Was a goal or percentage established for TSB participation? YES NO

If yes, what was the goal or percentage? _____

If no, explain why not: _____

5. Did the prime contractor or consultant use positive efforts to utilize TSB firms on subcontracts? YES NO

If no, what action was taken by Recipient? _____

Is documentation in files? YES NO

6. What was the dollar amount reimbursed to the Recipient from the Iowa Department of Transportation? \$ _____

What was the final project cost? \$ _____

What was the dollar amount performed by TSB firms? \$ _____

Name(s) and address(es) of the TSB firm(s) _____

(Use additional sheets if necessary)

Was the goal or percentage achieved? YES NO

If no, explain _____

As the duly authorized representative of the Recipient, I hereby certify that the Recipient used positive efforts to utilize TSB firms as participants in the State-assisted contracts associated with this project.

Title

Signature

Date

ITEM#: 15
DATE: 12-11-18

COUNCIL ACTION FORM

**SUBJECT: IOWA DOT AGREEMENT FOR PAVEMENT REPAIRS ON US 69
(LINCOLN WAY BETWEEN DUFF AVENUE AND GILCHRIST STREET)**

BACKGROUND:

As part of its jurisdictional responsibilities for federal highways, the Iowa Department of Transportation (DOT) will be resurfacing US Highway 69 (Lincoln Way) from Duff Avenue to Gilchrist Street. Construction is scheduled to take place at some point during the 2019 construction season.

As a part of the DOT project, there are several areas needing curb and gutter repair, intake repair, and small adjoining areas of pavement repair. There is an opportunity to upgrade the traffic signal detection equipment with this project to a radar detection system as well. As is standard practice across the state on IDOT highway work within an urbanized area, these work items are not covered by IDOT funding. The DOT proposes to have all this work included under their contract and completed by their contractor. However, these items are the responsibility of the local jurisdiction (City of Ames). The City of Ames will reimburse the DOT for the actual costs of this work, payable in late 2019. The **total estimated costs of the repairs are \$38,238.**

Funding in the amount of \$50,000 has been included in the 2018-2023 Capital Improvement Plan (CIP) US Highway 69 Improvements in FY 2019/20.

ALTERNATIVES:

1. Approve the agreement with Iowa Department of Transportation (DOT) whereby the City will reimburse the repairs to US Highway 69 as part of the DOT's resurfacing project.
2. Do not approve the agreement with the DOT.

MANAGER'S RECOMMENDED ACTION:

This section of US Highway 69 through Ames is in urgent need of repair and resurfacing. Approving this agreement will allow for competitive pricing and take advantage of the project to complete improvements to the roadway in the corridor.

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

**IOWA DEPARTMENT OF TRANSPORTATION
Preconstruction Agreement
For Primary Road Project**

County	<u>Story</u>
City	<u>Ames</u>
Project No.	<u>NHSN-069-5(118)--2R-85</u>
Iowa DOT	
Agreement No.	<u>2018-6-110</u>
Staff Action No.	<u>N/A</u>

This Agreement, is entered into by and between the Iowa Department of Transportation, hereinafter designated the "DOT", and the city of Ames, Iowa, a Local Public Agency, hereafter designated the "LPA" in accordance with Iowa Code Chapters 28E, 306, 306A and 313.4 as applicable;

The DOT proposes to establish or make improvements to U.S. 69 within Story County, Iowa; and

The DOT and the LPA are willing to jointly participate in said project, in the manner hereinafter provided; and

This Agreement reflects the current concept of this project which is subject to modification by mutual agreement between the LPA and the DOT; and

Therefore, it is agreed as follows:

1. Project Information

- a. The DOT will design, let, and inspect construction of the following described project in accordance with the project plans and DOT standard specifications:

Hot Mix Asphalt (HMA) resurfacing with milling on U.S. 69 from west of Duff Avenue west to east of Grand Avenue.

- b. As part of the project, the LPA has requested curb and gutter repair, intake repair, and resurfacing within the city all at no cost to the DOT. The DOT will also purchase radar units to be installed by the LPA with new ADA compliant push-buttons. The DOT will responsible for the cost of radar units installed for Lincoln Way approaches. The LPA will be responsible for the cost of radar units installed for side streets. See Exhibit A for locations.

2. Project Costs

- a. The LPA shall reimburse the DOT for its share of the project costs estimated at \$38,200, as shown in Exhibit B. The amount paid by the LPA upon completion of construction and proper billing by the DOT will be determined by the actual quantities in place and the accepted bid at the contract letting.
- b. The DOT will bear all costs except those allocated to the LPA under other terms of this Agreement.

3. Traffic Control

- a. U.S. 69 through-traffic will be maintained during the construction.

- b. If it becomes necessary to temporarily close LPA side roads during construction, the DOT will furnish and install the required barricades and signing for the closure at project cost and shall remove same upon completion of the project also at no expense or obligation to the LPA. The DOT will work in close cooperation with the LPA and the contractor to accommodate emergency services and local access across the project during construction. Any detours which may be necessary for project related LPA road closures will be the responsibility of the LPA all at no expense or obligation to the DOT.

4. Right of Way and Permits

- a. Subject to the provisions hereof, the LPA in accordance with 761 Iowa Administrative Code Chapter 150.3(1)c and 150.4(2) will remove or cause to be removed (within the corporate limits) all encroachments or obstructions in the existing primary highway right of way. The LPA will also prevent the erection and/or placement of any structure or obstruction on said right of way or any additional right of way which is acquired for this project including but not limited to private signs, buildings, pumps, and parking areas.
- b. The DOT will be responsible for the coordination of utility facility adjustments for the primary road project.
- c. The LPA agrees to relocate all utilities necessary for construction which are located within the existing street or alley right of way, subject to the approval of and without expense to the DOT and in accordance with 761 Iowa Administrative Code Chapter 150.4(5) and the DOT Utility Accommodation Policy.
- d. With the exception of service connections no new or future utility occupancy of project right of way, nor any future relocations of or alterations to existing utilities within said right of way will be permitted or undertaken by the LPA without the prior written approval of the DOT. All work will be performed in accordance with the Utility Accommodation Policy and other applicable requirements of the DOT.

5. Bid Letting

- a. The project will be let by the DOT in accordance with its normal letting procedures. The DOT will identify the lowest responsive bidder. When bids submitted are more than 110% of the project cost estimate, the DOT will provide an electronic tabulation of responsive bids to the LPA for concurrence. The LPA shall either take action to accept the award to the lowest responsive bidder or reject all bids. The LPA shall provide such confirmation by email. Following LPA concurrence in the award of contract, the DOT shall execute the contract.
- b. The DOT shall be the contracting authority for the project.

6. Construction & Maintenance

- a. The LPA, in cooperation with the DOT, will take whatever steps may be required with respect to alteration of the grade lines of the new highway facilities constructed under the project in accordance with Iowa Code section 364.15. The DOT and LPA will work together to minimize potential impacts to properties that may occur as a result of the project.
- b. Upon completion of the project, no changes in the physical features thereof will be undertaken or permitted without the prior written approval of the DOT.
- c. Future maintenance of the primary highway within the project area will be carried out in accordance with the terms and conditions contained in 761 Iowa Administrative Code Chapter 150.

7. General Provisions

- a. If the LPA has completed a Flood Insurance Study (FIS) for an area which is affected by the proposed Primary Highway project and the FIS is modified, amended or revised in an area affected by the project after the date of this Agreement, the LPA shall promptly provide notice of the modification, amendment or revision to the DOT. If the LPA does not have a detailed Flood Insurance Study (FIS) for an area which is affected by the proposed Primary Highway project and the LPA does adopt an FIS in an area affected by the project after the date of this Agreement, the LPA shall promptly provide notice of the FIS to the DOT.
 - b. The LPA will comply with all provisions of the equal employment opportunity requirements prohibiting discrimination and requiring affirmative action to assure equal employment opportunity as required by Iowa Code Chapter 216. No person will, on the grounds of age, race, creed, color, sex, sexual orientation, gender identity, national origin, religion, pregnancy, or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which State funds are used.
 - c. It is the intent of both (all) parties that no third party beneficiaries be created by this Agreement.
 - d. If any section, provision, or part of this Agreement shall be found to be invalid or unconstitutional, such finding shall not affect the validity of the Agreement as a whole or any section, provision, or part thereof not found to be invalid or unconstitutional, except to the extent that the original intent of the Agreement cannot be fulfilled.
 - e. This Agreement may be executed in (two) counterparts, each of which so executed will be deemed to be an original.
 - f. This Agreement, as well as the unaffected provisions of any previous agreement(s), addendum(s), and/or amendment(s); represents the entire Agreement between the LPA and DOT regarding this project. All previously executed agreements will remain in effect except as amended herein. Any subsequent change or modification to the terms of this Agreement will be in the form of a duly executed amendment to this document.
-

July 2014

IN WITNESS WHEREOF, each of the parties hereto has executed Agreement No. 2018-6-110 as of the date shown opposite its signature below.

CITY OF AMES:

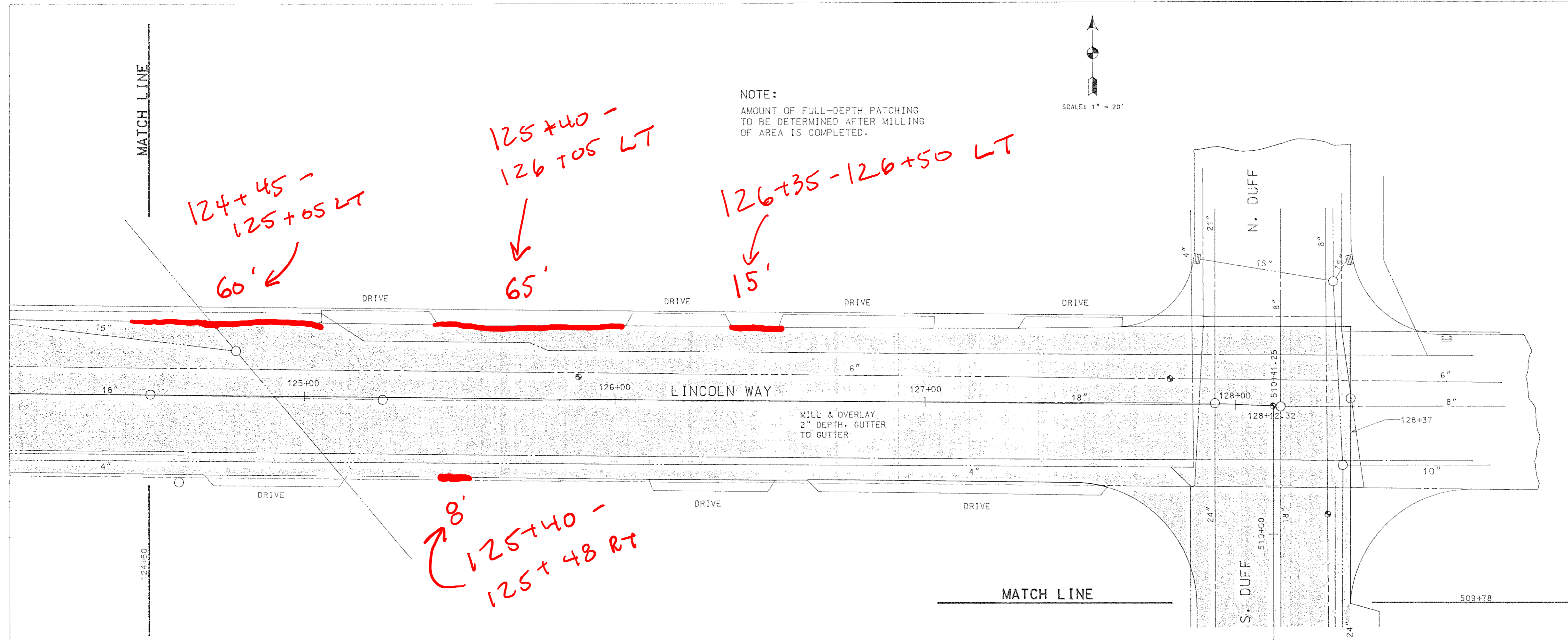
By: _____ Date _____, 20__.
Title: Mayor

I, _____, certify that I am the Clerk of the City, and that
_____, who signed said Agreement for and on behalf of the City
was duly authorized to execute the same on the ____ day of _____, 20__.

Signed: _____
City Clerk of Ames, Iowa

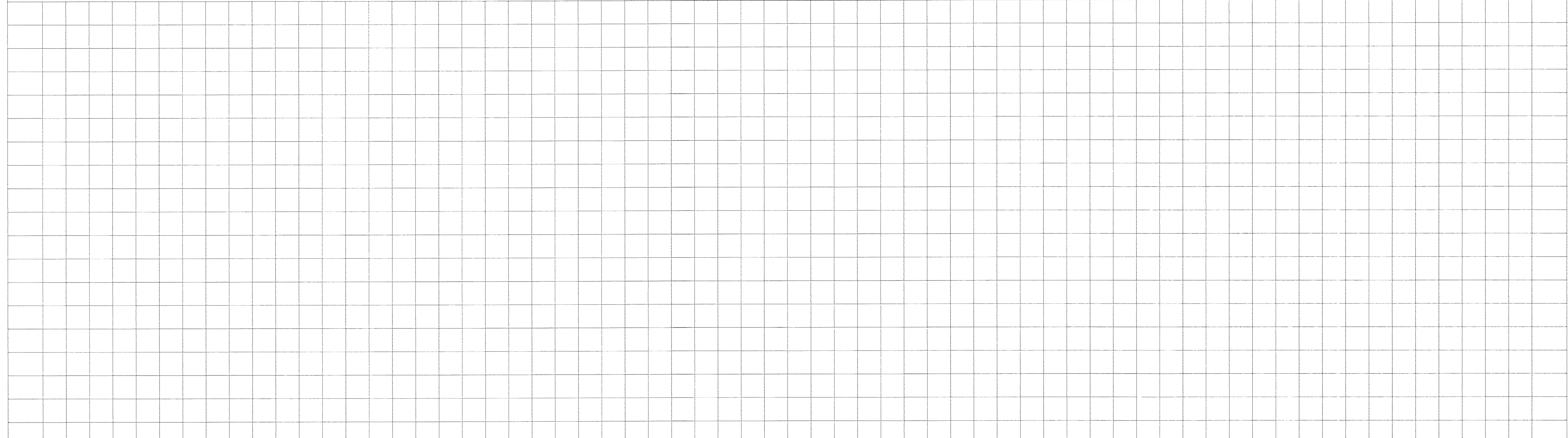
IOWA DEPARTMENT OF TRANSPORTATION:

By: _____ Date _____, 20__.
Scott A. Dockstader
District Engineer
District 1



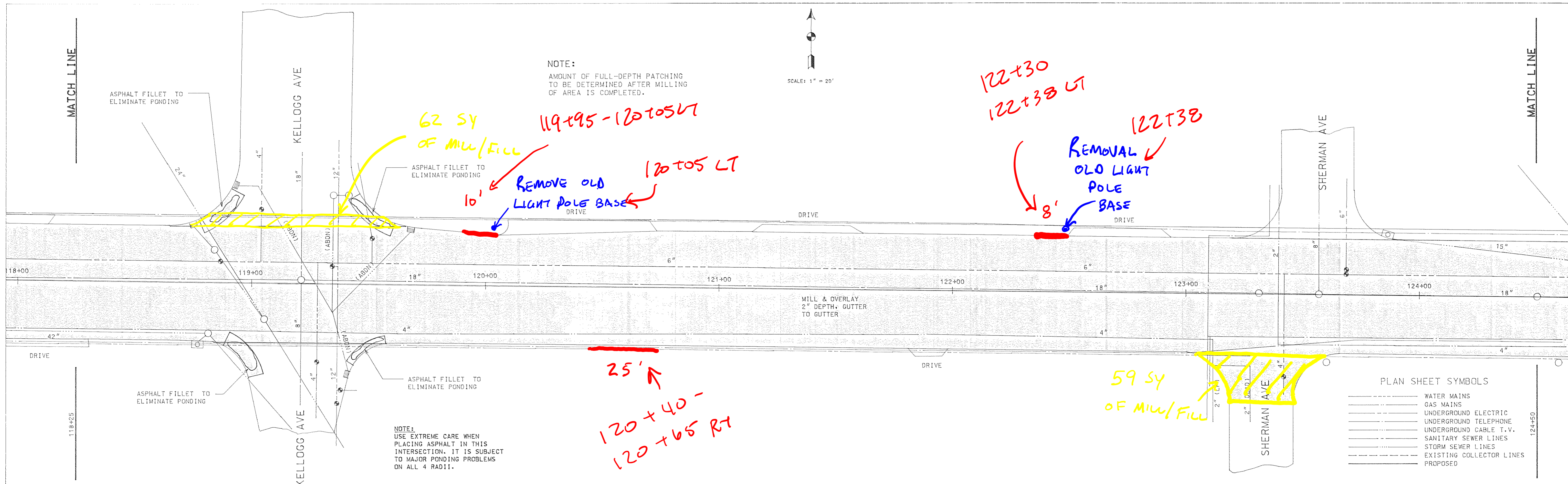
PLAN SHEET SYMBOLS

---	WATER MAINS
---	GAS MAINS
---	UNDERGROUND ELECTRIC
---	UNDERGROUND TELEPHONE
---	UNDERGROUND CABLE T.V.
---	SANITARY SEWER LINES
---	STORM SEWER LINES
---	EXISTING COLLECTOR LINES
---	PROPOSED

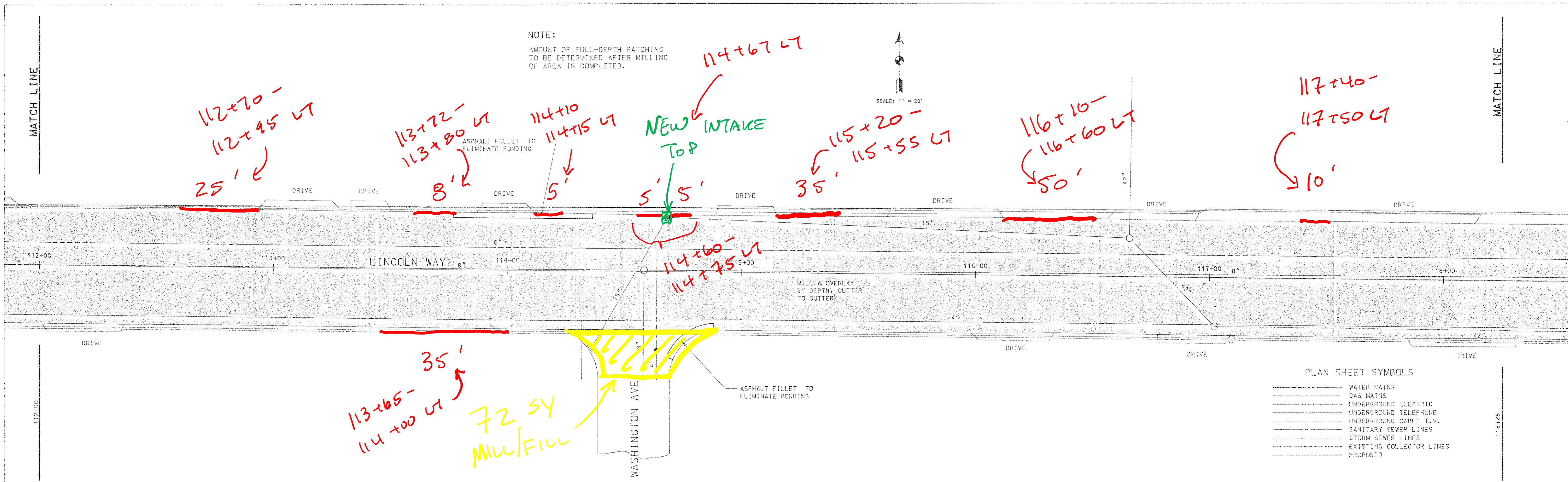


DESIGNED:	CITY OF AMES, IOWA DEPARTMENT OF ENGINEERING	FLD. BK. NO.
CHECKED:	DUFF/LINCOLN WAY	CONTRACT SHEET...OF...
APPROVED:	RESURFACING	PLAN SHEET...OF...13

125 126 127 128 129

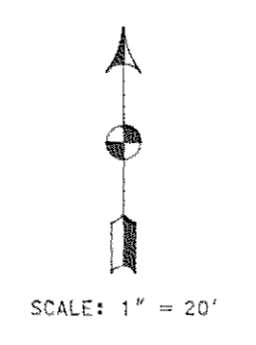


119		120		121		122		123		124		
DESIGNED:		CITY OF AMES, IOWA DEPARTMENT OF ENGINEERING						FLO BK NO.				
CHECKED:		DUFF/LINCOLN WAY						CONTRACT SHEET	OF			
APPROVED:		RESURFACING						PLAN SHEET	IQ OF	13		



112	113	114	115	116	117	118	
DESIGNED: _____ CHECKED: _____ APPROVED: _____						CITY OF AMES, IOWA DEPARTMENT OF ENGINEERING DUFF/LINCOLN WAY RESURFACING	FLD BK NO. _____ CONTRACT SHEET _____ OF _____ PLAN SHEET 111 OF 113

NOTE:
AMOUNT OF FULL-DEPTH PATCHING
TO BE DETERMINED AFTER MILLING
OF AREA IS COMPLETED.

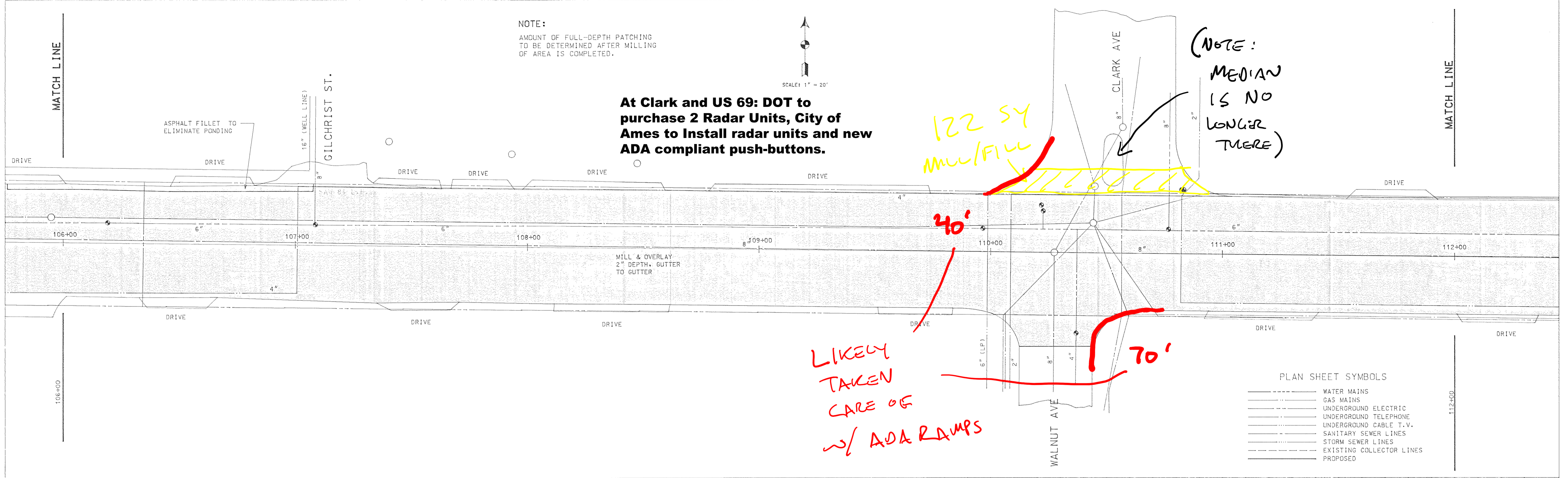


At Clark and US 69: DOT to purchase 2 Radar Units, City of Ames to Install radar units and new ADA compliant push-buttons.

(NOTE:
MEDIAN
IS NO
LONGER
THERE)

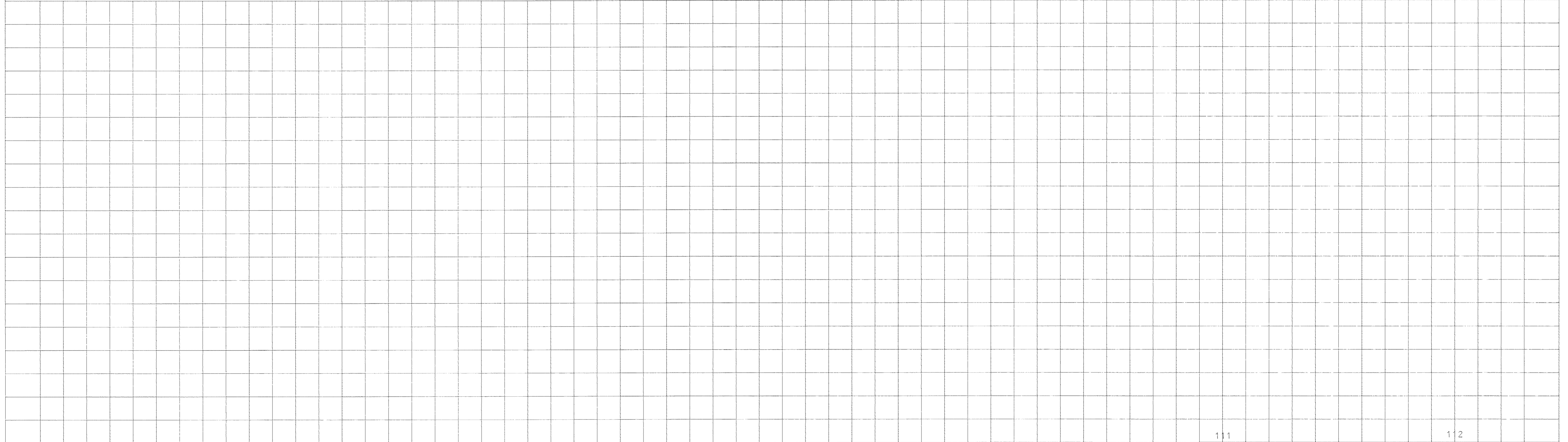
122 SY
MILL/FILL

40'
70'
LIKELY
TAKEN
CARE OF
w/ ADA RAMPS



PLAN SHEET SYMBOLS

---	WATER MAINS
---	GAS MAINS
---	UNDERGROUND ELECTRIC
---	UNDERGROUND TELEPHONE
---	UNDERGROUND CABLE T.V.
---	SANITARY SEWER LINES
---	STORM SEWER LINES
---	EXISTING COLLECTOR LINES
---	PROPOSED



COST ESTIMATE
CITY OF AMES COSTS

Item No.	Description	Unit	Price/Unit	Quantity	Cost
2213-6745500	REMOVAL OF CURB	STA	\$ 1,700.00	3.6	\$ 6,120.000
2214-5145150	PAVEMENT SCARIFICATION	SY	\$ 10.00	415	\$ 4,150.000
2102-2713070	EXCAVATION, CLASS 13, ROADWAY AND BORROW	CY	\$ 25.00	53	\$ 1,333.333
2123-7450020	SHOULDER FINISHING, EARTH	STA	\$ 400.00	3.6	\$ 1,440.000
2303-0003380	HOT MIX ASPHALT MIXTURE THIN LIFT SURFACE COURSE, 3/8 IN. MIX	TON	\$ 70.00	34.729	\$ 2,431.030
2303-1258346	ASPHALT BINDER, PG 58-34E, EXTREMELY HIGH TRAFFIC	TON	\$ 600.00	2.43	\$ 1,458.618
2401-6745356	REMOVAL OF CONCRETE FOOTINGS OF LIGHT POLES	EACH	\$ 600.00	2	\$ 1,200.000
2435-0250804	INTAKE, SW-508, TOP ONLY	EACH	\$ 3,500.00	1	\$ 3,500.000
2512-1725206	CURB AND GUTTER, P.C. CONCRETE, 2.0 FT	LF	\$ 45.00	369	\$ 16,605.000
TOTAL:					\$ 38,237.981

COUNCIL ACTION FORM**SUBJECT: 2017/18 ACCESSIBILITY ENHANCEMENT PROGRAM (AIRPORT ROAD SIDEWALK)****BACKGROUND:**

This annual program provides safer pedestrian facilities, improves ADA accessibility, upgrades signalized crossings, and limits the City's liability for injury to residents using public sidewalks that are in a deteriorated condition. **The location for this project is the Ames Municipal Airport frontage along Airport Road.** The existing retaining wall to the west of Airport Drive has failed. The reconstruction of the retaining wall will utilize Right-of-Way Enhancement funding and has been incorporated into this project.

This project became necessary when the new Airport Terminal was constructed. Chapter 5 of the Building Code requires all remaining public improvements adjacent to a project to be installed when any new building or improvement to a principal building valued at over \$100,000 is made.

City staff have completed plans and specifications for this project. The construction for this project has an estimated cost of \$281,549.60. Engineering and construction administration costs are estimated at \$70,400.00, bringing the **total estimated cost for the project to \$351,949.60.**

The table below shows the revenues and expenses for this project:

	<u>Revenue</u>	<u>Expenses</u>
Accessibility Enhancement G.O. Bonds	\$ 125,000	
Accessibility Enhancement Road Use Tax	\$ 75,000	
Accessibility Enhancement L.O.S.T.	\$ 75,000	
Right-of-Way Enhancement Road Use Tax	\$ 100,000	
Construction (Estimated)		\$ 281,549.60
Engineering and Administration (Estimated)		\$ 70,400.00
	\$ 375,000	\$ 351,949.60

ALTERNATIVES:

1. Approve the plans and specifications for the 2017/18 Accessibility Enhancement Program (Airport Road Sidewalk) project by establishing January 16, 2019, as the date of letting and January 22, 2019, as the date for report of bids.
2. Do not approve this project.

MANAGER'S RECOMMENDED ACTION:

By approving these plans and specifications, it will be possible to continue a Complete Streets approach in this corridor and expand our sidewalk network.

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

COUNCIL ACTION FORM

SUBJECT: **UNIT 7 BOILER REPAIR PROJECT**

BACKGROUND:

This project, which has been planned for several years, is to repair Unit 7 boiler by the following actions:

- Replacing the boiler tubes in the lower waterwall section of the boiler
- Replacing all the pendant tubes in the superheat section
- Reinsulating the steam and mud drums
- Replacing the insulation and lagging (the aluminum skin) that covers the boiler

Unit 7 is one of two primary boilers at the City's Steam Electric Plant, and is now 50 years old and the boiler is in critical need of tube repairs.

As a result of boiler tube failures, Unit 7 has been off-line since early this year. With Unit 8 also experiencing frequent boiler tube issues, it is critical that this Unit 7 project proceed so that the Steam Electric Plant can be available and reliable to serve the electrical requirements of the City, and continue to burn refuse derived fuel.

After switching from coal to natural gas in 2016, staff found that the boiler tubes were deteriorating due to corrosion at an accelerated pace, especially in the high temperature zones of the superheater. For many years the power boiler and waste-to-energy (WTE) industries have relied on coating or cladding boiler tubes with various alloys containing formulations of nickel, chromium, and molybdenum to form a barrier to the corrosive attack of the boiler gases upon the tubes. For this project, the outer surfaces of the new replacement tubes for both the waterwall and superheater sections of Unit 7 boiler will be overlaid or clad with alloy to prevent or mitigate the corrosive attack upon the tubes.

Based upon earlier engineering estimates, the approved Capital Improvements Plan (CIP) includes the following funding for the Unit No. 7 Boiler Repair:

2015/16 Engineering	\$5,150
2016/17 Engineering	\$125,796
2017/18 Engineering	\$50,000
2019/20 Materials/labor - superheat and waterwall	\$5,650,000
TOTAL	<u>\$5,830,946</u>

It was noted at the time City Council approved the plans and specifications, that the funding included in the CIP is inadequate to accomplish these repairs. The updated engineer's cost estimate is \$8,400,000. The reason for this major cost increase stems from recent experience with similar tube issues in Unit 8. It has now become clear that burning natural gas with RDF leads to tube wastage in the higher portions of the boiler, specifically in the superheater section. It is also clear that protective coating must be applied to that section as well, meaning that many more tubes must be coated than were originally anticipated.

With the Engineer's estimate significantly higher than the funding included in the CIP, staff might need to evaluate delaying or eliminating other future capital projects to make up the difference. Those recommendations for additional funding will be presented by staff when staff brings a recommendation for award of bid. Staff also believes that bidding on this project may produce bids that are less than the Engineer' estimate, which would further reduce the amount of additional capital funding needed.

On October 23, 2018 the City Council approved plans and specifications for the Unit 7 Boiler Repair Project and set December 19, 2018, as the bid due date and January 8, 2019, as the date of hearing and award of contract.

As a result of a plethora of technical questions posed by potential bidders during the scheduled pre-bid meeting on November 14, 2018, and other site visits, along with the input from technical experts in exotic alloy manufacturing and the weld and laser application industries, it is necessary to extend the bid due date to allow the potential bidders time to fully comprehend the scope of work, and to line up suppliers and subcontractors who can provide the materials and services required to perform the work. The project has also been impeded by the current owner and possessor of the technical assets (drawings, engineering calculations, etc.) of the original equipment manufacturer (OEM) of the boiler, who has refused to release the boiler drawings for Unit 7 (circa 1967), that the City has requested to support the project.

Therefore, staff believes it is in the City's best interest to extend the bid due date to allow interested bidders sufficient time to perform the necessary study and work to assemble a quality, comprehensive bid.

ALTERNATIVES:

1. Approve the date changes for the Unit 7 Boiler Repair Project and set Wednesday, January 16, 2019, as the bid due date and Tuesday, January 22, 2019, as the date of hearing and award of contract.
2. Reject the request and leave the dates as currently established.

CITY MANAGER'S RECOMMENDED ACTION:

Extending the bid due date to allow the potential bidders to better comprehend the work scope and the specification for the Unit 7 Boiler Repair Project will likely improve the quality and pricing of the bids the City receives. Therefore, it is the recommendation of the City Manager that the Council approve Alternative #1 as stated above.

COUNCIL ACTION FORM

SUBJECT: CHANGE ORDER - WATER POLLUTION CONTROL FACILITY SECURITY CAMERA SYSTEM

BACKGROUND:

On August 14, 2018 the City Council awarded a construction contract to The Baker Group of Ankeny, Iowa, for installation of a Security Camera System at the Water Pollution Control Facility (WPCF). The cost of the work included with the contract was \$64,662.

As construction progressed, it was discovered that cabling from the previous system that was thought to be intact was no longer serviceable. Change Order Number 1 was authorized at the department level for an increase of \$9,325 to install wireless bridges to transmit the video from the cameras to the system server.

An additional change order is needed to add an additional camera and its associated hardware and software to the system. The location of the additional camera would be directly outside of the main gate of the WPCF. The intended use of the camera is to monitor the bridge east of the WPCF and determine if overloaded vehicle traffic passes over the bridge. The total cost for the additional equipment and installation is \$9,900.

A summary of the contract and change order costs is included below. A copy of the change order cost proposal is attached.

Original Contract Amount	\$64,662
Change Order #1	\$9,325
Change Order #2 (<i>This request</i>)	\$9,900
Revised Contract Amount	\$83,887

The approved FY 2018/19 CIP carryover includes \$76,425 for the Security Camera System Replacement at WPCF. Approval of Change Order #2 would exceed the budgeted cost. Savings from the WPC Grease Receiving Station Upgrade project are available to be transferred to this project to cover the additional cost and allow for contingency, as shown below:

Funding Sources:

FY 18/19 CIP Carryover – Security Camera System Replacement	\$ 76,425
<u>Savings from WPC Grease Receiving Station Upgrade</u>	<u>\$ 10,000</u>
Total Funds Available	\$ 86,425

ALTERNATIVES:

1. a.) Approve Change Order #2 in the amount of \$9,900 to The Baker Group of Ankeny, IA.

b.) Authorize the transfer of \$10,000 in savings from the WPC Grease Receiving Station Upgrade to this project budget.
2. Do not award a change order at this time.

MANAGER'S RECOMMENDED ACTION:

The replacement of the Security Camera System at the Water Pollution Control Facility (WPCF) has been identified in the Capital Improvements Plan. The proposed change order would allow for identification of vehicles that cause further damage to the bridge east of the WPCF. While the cost of the change order exceeds the authorized funding, there are unspent savings available from a recently completed project that can be transferred to this project.

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



Baker Group
1600 SE Corporate Woods Drive
Ankeny, Iowa 50021-7501
Phone: 515.262.4000
855.262.4000
Fax: 515.266.1025
www.thebakergroup.com

November 8, 2018

Mr. Dustin Albrecht
Environmental Specialist
Water & Pollution Control Department
1800 E. 13th Street
Ames, IA 50010

Subject: Addition of Camera on Road.

Dear Dustin:

After review of your security system, we propose the following security enhancements:

Baker Group will perform the following scope:

- Furnish & install (1) Avigilon 5MP bullet camera with 9-22mm lens to observe traffic on road outside of main gate.
- Furnish and install one camera software license, program and aim camera as per owner's input.
- Furnish and install 110vac, NEMA box, conduit, trenching to the power pole outside of main gate.
- Furnish and install wireless Ethernet Bridge to get to UV building and connect to IP Video network for recording.
- Furnish & install (1) PoE+ switch for network connectivity in the UV Building.

Exclusions and Clarifications:

IP Video Systems:

- Video Storage capacities are estimates only.
- Proper lighting of IP video locations provided by others.

Electrical:

- Hammer drills or core drilling is not provided in this pricing.
- Cable pathways must be obstruction free.
- Price assumes shortest cable paths available.
- Ceiling Access panels for accessibility, where required, will be installed by others.
- Rigid or EMT conduit will not be used unless required by code.
- Plenum cable will be used for this project.
- Electrical power for Baker Group systems and equipment will be provided by others.
- Plywood for mounting Baker Group systems and equipment will be provided by others.

Computers / Software:

- Remote access into computers or computer workstations is not provided by Baker Group.

Networks:

- Active network connection needs to be provided by others to Baker Group security or access control panel.
- Access to Data Closet or Data Center will be during Normal Business Hours, not OT.
- Baker Group will supply the POE Switches to power our POE Devices.
- End User to provide all Network Racks, Network Switches, Routers, etc.....

Miscellaneous:

- Pricing assumes that all customer provided equipment is in full working order.
- Customer assumes responsibility for equipment provided by customer.
- Engineered drawings are provided in this proposal.
- Overtime Labor not included
- Baker Group one-year warranty period will start upon **beneficial use** of the project. Phased warranty may also be applied to larger projects when applicable.
- Equipment warranty will match manufacturer supplied warranty.
- 2 hours training in one day is provided by Baker Group.
- Patching and painting provided by others.
- Taxes and bonds are not provided in this pricing.

We propose to provide you with the above scope of work for: \$9,900.00

Plus, applicable state and local sales tax

Accepted: _____

We appreciate the opportunity to earn your business. Upon your approval, please sign this document and return a copy to my attention. If you have additional questions, please feel free to contact us at your convenience.

Sincerely,

Lou Kelleher
Project Manager

Approved by:

Signature: _____

P.O. #: _____

Name: _____

Title: _____

FIRE, PARKING AND SECURITY PROJECT TERMS AND CONDITIONS

GENERAL

1. This Proposal is valid for a period of 60 days after issuance.
2. Customer shall provide reasonable access to all areas and equipment and will allow Baker Group to service/test equipment as necessary to fulfill the terms of the Proposal. All work will be performed during normal working hours, 7:00 AM to 4:30 PM, Monday through Friday.
3. Customer agrees to pay all invoices within 30 days of invoice. Any balance unpaid for 30 days shall incur a finance charge of 1.50% per month, which is an annual rate of 18%.
4. In addition to any price specified on the face hereof, customer shall pay and be responsible for the gross amount of any present or future sales, use, excise, value-added, or other similar tax, however designated, applicable to the price, sale or delivery or any products, services or the work furnished hereunder or for their use by Baker Group on behalf of Customer whether such tax shall be local, state, or federal in nature.
5. Customer agrees that false alarm assessments, taxes, registrations, fees, permit fees, or like charges may be imposed by local government bodies or other organizations who Baker Group or the third party monitoring company is directed to report alarm activity. Customer agrees that any or all of such false alarm fees shall not excuse the performance of customer's obligation under this agreement. In the event that any assessment, tax, fee, fine, or like charge is assessed for false alarms, permits, registrations, failure to meet compliance standards, or any other like charge originating from customer's premises, customer will pay immediately.
6. Customer agrees that Baker Group is not an insurer and that no insurance coverage is offered herein. Payments by customer for system monitoring are designed to reduce certain risks of loss, though there are no guarantees that the system or system monitoring will reduce such risk or that no loss will occur.
7. In the event Baker Group must commence legal action in order to recover any amount payable under this Agreement, customer shall pay Baker Group all court costs and attorney's fees incurred by Baker Group.
6. Any legal action relating to this Proposal, or the breach thereof, shall be commenced within one (1) year from the date of the work.

WARRANTY, LIMITATIONS OF LIABILITY AND INDEMNITIES

1. Baker Group shall perform all work in a careful and workmanlike manner and shall furnish materials of good quality. Baker Group warrants materials only to the extent and for the time period said materials are warranted to Baker Group by the manufacturer(s) of the same for up to one year after beneficial use of the project. Baker Group's liability, if any, upon any warranty, either express or implied, shall be limited to repair or replacement of defective materials and correction of faulty workmanship that is in violation of local, state, or federal building codes at the time of performance of the work by Baker Group. All warranties hereunder shall terminate and expire one (1) year after substantial completion of the work.
2. The warranties provided hereunder are conditional on proper operation and maintenance. If Customer does not perform required fire, security and parking system maintenance per code or per manufacturer's requirements, Baker Group shall not be liable for any malfunctioning components or non-functioning of the system.
3. Adding, removing or making changes to your electrical power distribution system may affect your NFPA 70, 70B or 70E Electrical Arc Flash ratings. Unless specifically stated, our scope does not include creating or updating the code required power study for your facility. Customer acknowledges that signals which are transmitted over telephone lines, air waves, and/or other modes of communication pass through communication networks wholly beyond the control of Baker Group and are not maintained by Baker Group and therefore Baker Group shall not be liable for any equipment failure which prevents transmission signals from reaching the third party monitoring company or monitoring workstation or for any damages arising there from.
4. Baker Group assumes no responsibility and therefore shall not be liable to customer for any loss or damage suffered by customer as a result of burglary, hold-up, fire, smoke, water damage, equipment failure, failure of central station, or municipal authority to respond to signals, or any other cause whatsoever, regardless of whether such loss or damage or personal injury or death was caused or contributed to by Baker Group's or the third party monitoring company's negligent performance or failure to perform any obligations.
5. Baker Group assumes no responsibility and therefore shall not be liable to customer for any loss or damage suffered by customer by power surges, vehicles, storms, extreme heat or cold weather conditions beyond equipment specifications, operator functions/errors, turning equipment on and off, foreign objects inside parking equipment, improper preventative maintenance or cleaning on parking equipment, light bulbs, broken gate arms, credit card acceptance problems relating to (or data recovery resulting from) clearinghouse and/or credit card circuit issues. In addition, theft by others, of any part of a parking revenue control system, including monetary value, shall not be the responsibility of Baker Group.
6. Baker Group shall not be liable for damage or loss caused by delay in installation or interrupted service due to fire, flood, corrosive substance in the air, strike lockout, dispute with workmen, inability to obtain material or services, terrorism, war, act of God, or any other cause beyond Baker Group's reasonable control.
7. In no event, whether as a result of a claim of breach of contract, breach of warranty, negligence, or otherwise, shall Baker Group or its suppliers, employees or agents be liable for any special, consequential, incidental, or penal damages arising out of or relating to this Proposal, including but not limited to, loss of profit or revenues, loss of use of any products, machinery, systems or equipment, damage to associated products, machinery, systems, or equipment, cost of capital, cost of substitute products, machinery, systems, equipment, facilities, services or replacement power, down time costs, PCI DSS compliance fines, or claims of customer's clients for such damages.
8. In no event shall Baker Group's liability to customer for claims arising from this Proposal or work performed hereunder, whether sounding in warranty, contract, tort or otherwise, exceed the price paid under this Proposal.
9. THE WARRANTIES, GUARANTEES AND REMEDIES SET OUT IN THIS AGREEMENT ARE EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES, GUARANTEES AND REMEDIES, EXPRESS OR IMPLIED, AND BAKER GROUP HEREBY DISCLAIMS ANY AND ALL IMPLIED WARRANTIES, GUARANTEES AND REMEDIES, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF WORKMANSHIP, QUALITY, OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

COUNCIL ACTION FORM

SUBJECT: 2016/17 RIGHT-OF-WAY RESTORATION CONTRACT

BACKGROUND:

This program is for restoration of the right-of-way areas associated with various Capital Improvements Plan (CIP) projects. Some areas are restored with sod, while others are restored using seed or dormant seed. Success using these various types of restoration depends on the weather at and following the time of installation. In locations where vegetation is not anticipated to be successful, other forms of restoration can be used, such as pervious pavement and colored, stamped, or standard concrete, as it fits the setting of the area.

Locations included in this project are shown below:

STREET	FROM	TO	CIP LOCATION
Northwood Drive	Duff Ave		2016/17 Asphalt Pavement Improvements & 2016-17 Water System Improvements Program #2
Thompson Drive	Kellogg Ave	north to cul-de-sac	
Idaho Avenue	Ontario St	north to cul-de-sac	
Trail Ridge Road	Westbrook Dr	north to cul-de-sac	
Trail Ridge Circle	Trail Ridge Rd	west	
Westbrook Drive	Hickory Dr	North Dakota Ave	2015-16 West Lincoln Way Intersection Improvements
Lincoln Way	Colorado Ave	3700 block	
Franklin Avenue	200' s of Lincoln Way	200' north of Lincoln Way	2015-16 & 16-17 Seal Coat Street Pavement Improvements
E 14th Street	Duff Ave	Meadowlane Ave	
Gable Lane	Ash Ave	Gray Ave	
S Maple Avenue	Lincoln Way	S 2nd St	
S 2nd Street	S Hazel Ave	S Oak Ave	
8th Street	Northwestern Ave	Duff Ave	2016-17 Water System Improvements Program #2
Hayward Avenue	Storm St	Knapp St	
Little Street	Hayward Ave	Welch Ave	
Clark Avenue	Lincoln Way	Main St	2015-16 Downtown Street Pavement Improvements
Oakwood Road	Cedar Lane	Green Hills Dr	Oakwood Road Trail
Cedar Lane	Oakwood Rd	Suncrest Dr	
Grand Avenue	16th St	Murray Dr	2016-17 Shared Use Path
Sherman Avenue	Lincoln Way	north	2016-17 Downtown Street Pavement Improvements

On August 8, 2017, City Council awarded the 2016/17 Right-of-Way Restoration contract to Green Tech of Iowa of Grimes, Iowa, in the amount of \$104,000. Change Order 1 in an amount of (\$14,191.75) was administratively approved by City staff, in accordance to the Purchasing Policies and Procedures, to reflect actual field quantities. Construction was completed in the amount of \$89,808.25. Engineering and Construction Administration were completed in the amount of \$13,500, **bringing total project costs to \$103,308.25.**

Project funding as shown in 2016/17 CIP is summarized below:

Road Use Tax	\$ 225,000
Water Utility Fund	\$ 50,000
Storm Sewer Utility Fund	\$ 50,000
Total Funding	<u>\$ 325,000</u>

Funding not utilized by this project will be allocated to other locations and projects as needed to ensure properly restored rights of way.

ALTERNATIVES:

1. Accept the 2016/17 Right-of-Way Restoration Contract (Various Locations) as completed by Green Tech of Iowa of Grimes, Iowa, in the amount of \$89,808.25.
2. Direct staff to pursue modifications to this project.

MANAGER'S RECOMMENDED ACTION:

This project assures that right-of-way areas are properly restored following after completion of construction projects. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

COUNCIL ACTION FORM

SUBJECT: 2016/17 ARTERIAL STREET PAVEMENT IMPROVEMENTS (WEST LINCOLN WAY-COUNTY LINE ROAD TO WEST CORPORATE LIMITS)

BACKGROUND:

The Arterial Street Pavement Improvements is the annual program that utilizes current repair and reconstruction techniques to improve arterial streets with asphalt or concrete. These pavement improvements are needed to restore structural integrity, serviceability, and rideability. Targeted streets are reaching a point of accelerated deterioration. By improving these streets prior to excessive problems, the service life will be extended. **The location of this project is West Lincoln Way from County Line Road to the West Corporate Limits.**

On June 26, 2018 City Council awarded this project to Manatt's Inc. of Ames, Iowa in the amount of \$180,765.95. One change order (Balancing) was administratively approved by staff to reflect field measurements. **Construction was completed in the amount of \$164,537.05.**

Revenue and expenses for the project are summarized below:

	<u>Revenue</u>	<u>Expenses</u>
G.O. Bonds	\$345,000	
Construction		\$164,537.05
Engineering and Administration		<u>\$ 24,681.00</u>
Total	\$345,000	\$189,218.05

ALTERNATIVES:

1. Accept the 2016/17 Arterial Street Pavement Improvements (County Line Road to West Corporate Limits) project as completed by Manatt's, Inc of Ames, Iowa in the amount of \$164,537.05.
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. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

COUNCIL ACTION FORM

SUBJECT: 2017/18 AND 2018/19 SEAL COAT STREET PAVEMENT IMPROVEMENTS (E. 16TH STREET, LINDEN DRIVE, CARR DRIVE, CRESTWOOD CIRCLE)

BACKGROUND:

The Seal Coat Street Pavement Improvements Program is the annual program for the removal of deteriorated seal coat pavement from local streets and replacement with a new asphalt surface. This program restores surface texture, corrects structural deficiencies, removes built-up seal coat, and prevents the deterioration of various local streets. The locations for the program were **E. 16th Street, Linden Drive, Carr Drive, and Crestwood Circle.**

On April 10, 2018 City Council awarded this project to Manatts Inc. of Ames, Iowa in the amount of \$923,326.38. Change Order No. 1 was approved in the amount of \$12,720 for the incorporation of sanitary sewer connections, sump connections, and the addition of placing sub-base under the new curb and gutter sections. Change Order No. 2 (balancing) reflected the actual measured quantities completed during construction. **Construction was completed in the amount of \$836,833.57.**

Revenue and expenses for the project are summarized below:

Funding Source	Available Revenue	Final Expenses
17-18 Seal Coat Street Imp - G.O. Bonds	\$ 500,000.00	
18-19 Seal Coat Street Imp - G.O. Bonds	\$ 500,000.00	
Unallocated G.O. Bonds	\$ 75,000.00	
Construction Cost		\$ 836,833.57
Design & Administration		\$ 125,525.00
Total	\$ 1,075,000.00	\$ 962,358.61

Remaining funds from this project will be allocated on additional roadway improvements as a separate, future contract.

ALTERNATIVES:

1. Accept the 2017/18 and 2018/19 Seal Coat Street Pavement Improvements (E. 16th Street, Linden Drive, Carr Drive and Crestwood Circle) project as completed by Manatts Inc. of Ames, Iowa, in the amount of \$836,833.57.
2. Direct staff to pursue modifications to the project.

MANAGER'S RECOMMENDED ACTION:

This project has replaced deteriorated pavement, providing a better ride for the users and an aesthetic enhancement for the neighbors. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

Staff Report

CAMPUSTOWN PLAZA AND PARKING OPTIONS

December 11, 2018

BACKGROUND:

The City Council held a Campustown Visioning Workshop on July 17th. The workshop was intended to address the City Council Goal: *To Strengthen Downtown & Campustown* with a discussion of issues regarding the history of past Campustown projects and studies, policies for development standards, URA incentives, creation of a new plaza, and initiating the design of the reconstruction of the 100 block of Welch Avenue. At the conclusion of the meeting, City Council requested follow up information regarding relocating the fire station, locating a plaza at the SE corner of Chamberlain and Welch with potentially closing Chamberlain to expand the size of a plaza, and, thirdly, options for Welch Avenue street sections public input on the design options for Welch.

Subsequent to the workshop, City Council reviewed Welch Avenue street design options in August, staff conducted outreach in August and September regarding Welch Avenue, and Council reviewed the findings on October 9th. City Council gave direction to the Public Works Department on October 9th to proceed with a 100 Block Welch Avenue design with two-way traffic and bike lanes, thereby removing parking on the block. Additionally, City Council discussed the effects on parking quantity and timing of meters and directed staff to prepare signage to assist in directing the public to available parking.

This report addresses the issue of locating a new plaza on Chamberlain Street and the potential effect on traffic circulation and parking within the Campustown area with the incorporation of the recent direction on Welch Avenue design.

PLAZA DESIGN OPTIONS:

Ideally, an urban plaza would be a destination for pedestrians with active and engaging uses in or abutting the plaza to create interest and energy with its use. The Campus and Community Commission recommended the City Council consider locating a plaza on City controlled land known as Parking Lot Y at the SE corner of Welch Avenue and Chamberlain Street. A street view picture of Lot Y is included as Attachment A. Currently, Campustown Court is located at this intersection as a micro-plaza of approximately 1,000 square feet with seating and a small raised platform. This corner location was recommended as appropriate due to City control of the land, visibility, and its central location. **The design and programming of the plaza space would be a second step if there is a decision regarding the location and footprint of the facility.**

The Lot Y size was also considered in the context of Tom Evans Plaza along Main Street as a comparable local example. Tom Evans Plaza is approximately 80 feet wide and 100 to 120 feet in length (approximately 9,000 square feet). The configuration of Lot Y with a plaza

results in options ranging from half the size of Tom Evans to one that is substantially larger than Tom Evans Plaza. Staff has prepared Attachment B to illustrate four dimensional choices for the size of the plaza at the SE corner of Welch and Chamberlain.

Option 1- Parking Lot Y Only

Parking lot Y with Campustown Court is a slightly irregular rectangular shaped site that is approximately 190 feet in length and 39 feet in width at its midpoint. Future redevelopment of the site would require reserving 20 feet for an alley to the south, thereby by making the plaza length 170 feet. The total area is approximately 6,800 square feet and bordered by eight-foot public sidewalks. Removing Parking Lot Y would remove 11 metered parking spaces, but allow for one or two additional on street spaces with the removal of the driveway resulting in a net loss of 9 to 10 parking spaces. There would be no changes to the street, other than removing the current driveway to Lot Y.

Option 2- Parking Lot Y and Remove Parking Along Chamberlain

This option would include the area of Option 1 and eliminate approximately eight on -street metered parking spaces and a truck-loading zone to allow for a greater plaza width by reducing the size of the street. The street would be reduced in width to 26 feet and allow for two-way traffic. The net loss of parking spaces would be 19 spaces. The width of the plaza area would be increased by approximately 13 feet. The area for the plaza would be approximately 8,800 square feet. The design would also include eight-foot sidewalks along the perimeter.

Option 3- Closure of Chamberlain

City Council requested the City’s traffic engineer analyze the effects of one-way circulation or full closure of Chamberlain on traffic patterns for Campustown. Data was collected to identify average peak hour traffic for the area and a micro-simulation model was created to analyze the impacts. There are in aggregate about 100 westbound vehicles and 80 east bound vehicle trips in the 2400 Block of Chamberlain during the peak hour. Closure of the street would occur at the midpoint of the block. **The traffic engineer determined that although closing the street would deviate from our block length standards of the Subdivision Code, there would be no significant operational deficiencies to other intersections from either making Chamberlain one way or closing it to all vehicular traffic.** Attachment C includes traffic counts for existing conditions and modeled street closure of Chamberlain.

Staff assumed that an emergency vehicle access (EVA) route would be maintained through the plaza to meet any access needs for the Fire Department with a street closure. An EVA route would not allow for any non-emergency traffic and include a physical impediment, such as a bollard, to deter non-emergency vehicles. Provisions for turning around vehicles would be needed at the eastern end of the Plaza because it will be a dead-end street. (There is not room to construct a cul-de-sac) Use of the alley approach to the south as a 3 point turn would potentially work for the turnaround. This would create some minor Public Works operational concerns for maintenance/snow removal activities compared to maintaining a through street.

The option to fully close chamberlain creates substantially more plaza area than a one-way

street. A one-way street would likely be required to be 20 feet wide to meet fire access road requirements which is only six feet less than a standard two-way road. Full closure allows for all 26 feet of the roadway and the combined 16 feet of sidewalks on both sides of the street to be used for a plaza. The full closure option would result in a 95-foot wide plaza that is 170 feet long for a total area of approximately 16,000 square feet. The 16,000 square feet is inclusive of sidewalk area and the EVA route.

Option 4- Plaza and Shared Street Design

The recently adopted Complete Streets Manual identifies an additional option to consider for Chamberlain. Chamberlain could be integrated into the design of the plaza as a Shared Street, also known as a Woonerf. Option 4 would use the area of Option 3 and rely upon the design of the plaza to embrace the design of the space for pedestrians and amenities but allow for very low speed travel through the plaza by all vehicle types at the same grade level as the plaza grounds. This option would impact the overall usability of the space by maintaining a travel way for everyday use, but it may create a larger visual impact for the plaza compared to a segregated street and plaza design. Use of the shared street concept for a plaza component would be a unique choice as shared streets are typically designed for the mixing of pedestrians, bicyclists, and cars for transportation purposes rather than mixing for leisure and transportation purposes as would be the case with a Campustown plaza.

PARKING MANAGEMENT:

Based upon the City’s recent decisions concerning changes to parking quantity and timing of meters, the potential additional changes to parking with the construction of a plaza require consideration of the overall parking program for Campustown. Currently, there are a mix of parking meter times between 2 and 10 hours and monthly reserved parking spaces within Campustown. Parking rates are \$1.00/hr for 2-hr parking, \$0.75 for 4-hr parking, and \$0.50 per hour for 10-hr parking. There are approximately 118 off-street parking spaces in the City managed lots and 209 on-street parking spaces. There currently are 40 public parking meter spaces within the Intermodal Facility. The following table describes the quantity of spaces by maximum time for parking. Attachment D is a map indicating the location of the stalls by maximum parking time.

Campustown Public Parking Summary- December 1, 2018*

Type	Quantity
2 HR-Meter	62
4 HR-Meter	138
10 HR-Meter	83
ADA-Free	10
Reserved Permit-Monthly	31
15 Minute-Free	3
Intermodal Facility- Meter	40
TOTAL PARKING	367 (327 City managed)

**Accounts for current Welch Avenue pilot project configuration, which reduced Welch 100 and 200 block parking by a total of 14 spaces in 2016.*

The parking impacts from the plaza options described above range from a net loss of 10 to 19 spaces. The 100 Block Welch Avenue reconstruction will result in an additional reduction of 11 parking spaces from the totals in the above table. City

Council has not provided direction on whether the 200 Block of Welch would continue to have parklets or restore the six parking spaces that existed previously. There are no other planned changes to parking spaces at this time.

The past five years have seen a significant amount of change with redevelopment and City projects in the Campustown district. **Campustown does not require private development to provide commercial parking, only to provide one parking space per apartment dwelling.** Almost all new parking built in the past five years serves residential uses rather than commercial uses, this is a significant difference for the area as most of the recent residential redevelopment replaced low scale commercial sites that had on-site commercial parking.

Supporting the vision of the area as a community commercial destination as described in the Land Use Policy Plan, rather than a neighborhood district, places more importance on public parking opportunities than previous conditions when more private parking was available. Staff believes creating the right mix of parking options and pedestrian enhancements are both critical to the vitality and diversity of the commercial businesses in the area.

PARKING OPTIONS:

Option 1 - Short Term vs Long Term Parking

Staff recommends addressing the reduction in the quantity and location of short term parking with a first step of changing the location of long term vs. short term parking regardless of a decision on a Lot Y plaza. Locating short term 2-hr and some 4-hr parking within the closest proximity to commercial businesses should be a priority over long term parking when considering convenience for customers visiting Campustown. Staff recommends changing the timing of parking meters within Lot X to 2-hr parking and Lot Y area to 2-hr and 4-hr parking rather than 10-hr parking. Long term 10-hr parking could be retained within Lot Z and Lot T to meet employee and other needs for the area. The Intermodal Facility parking meters should also allow for long term parking as needed.

This approach would be more attractive to visitors with the most conveniently located parking within the center of the area, while long term parking is located at the perimeter of the area. Reserved monthly parking would still be restricted to perimeter parking areas. With a set expectation on parking types and location, parking wayfinding signage could then be appropriately planned and marketed for the area.

Option 2 - Increase Parking Supply

If City Council is concerned about the erosion of total number of parking spaces in the area regardless of the length of time for parking, there are some options that could be explored to increase the number of spaces available for public parking.

Increasing on-street parking spaces would require changes from parallel to angled parking. Angled parking currently exists along Hayward Avenue with parallel parking along the other streets in Campustown. In circumstances with a 40-foot street width and minimal driveway interruptions, angled parking is the most efficient parking pattern. The tradeoff with angled

parking is that is considered somewhat less safe for bicyclist/vehicle interactions when backing out of a space and it places all the parking on one side of a street versus both sides of the street.

Changing from parallel to angled parking would create a handful of more spaces on each street compared to parallel. For example, the 2400 Block of Chamberlain with the full street closure option for a plaza could be restriped to angled parking on the north side of the street and removing parking on the south side for a net gain of approximately two parking spaces for the block. This requires removing and replacing striping and resetting parking meters.

The 100 block of Stanton is unique for Campustown by having parking on only one side of the street due to its width. Stanton has under landscaped planter strips lining the street. The City could do much needed streetscape work along Stanton and consider widening Stanton with parallel parking bays or creating angled parking. Improvements to Stanton could add between 10 and 20 new parking spaces with widening construction. This option would require a Capital Improvements Program project due to its scope.

The Intermodal Facility is jointly managed between the City and ISU. The current system of reserved and metered parking is designed to meet parking needs of the customers and residents of the area and operate the facility without any subsidy. The number of reserved spaces within the facility could be reduced and replaced with more public meter parking if approved by the City and the University. However, it should be noted that if the utilization of the spaces results in a funding deficit, the City and the University must share equally in the shortfall.

Adding additional public parking spaces in the Intermodal facility would be appropriate in response to changes in the on-street supply and the desire to market or advertise specific locations for public parking. Although the current 40 spaces have traditionally been underutilized, additional public meter spaces could be justified in support of promoting more parking awareness with wayfinding and the loss of other public parking spaces in the district. Changes to the parking rates for long term hourly parking may also be appropriate in this facility. Adjustments to the number of spaces could be made annually and would not require a long term commitment.

STAFF COMMENTS:

A decision on the location and footprint of a plaza would allow for the City to move forward on preliminary design options. Moving ahead with preliminary design would involve hiring a design firm to develop general concepts and features for the plaza. If City Council moves forward, staff would create an interdisciplinary team with Planning, Parks and Recreation, and potentially Public Works to work with a consultant to develop a plaza design. Staff could prepare a RFQ to identify qualified consultants for the project this winter or the next fiscal year. If a consultant is hired this winter, concept work and public outreach would likely occur in the spring and summer. The Council will remember that the FY 2018/19 budget included \$400,000 for the construction of a plaza in either Campustown or Downtown.

The parking needs of the Campustown are a combination of having the right types of timed parking, in the rights places, and quantity to support a diverse commercial business district as envisioned by the Land Use Policy Plan. Staff has identified strategies to support short

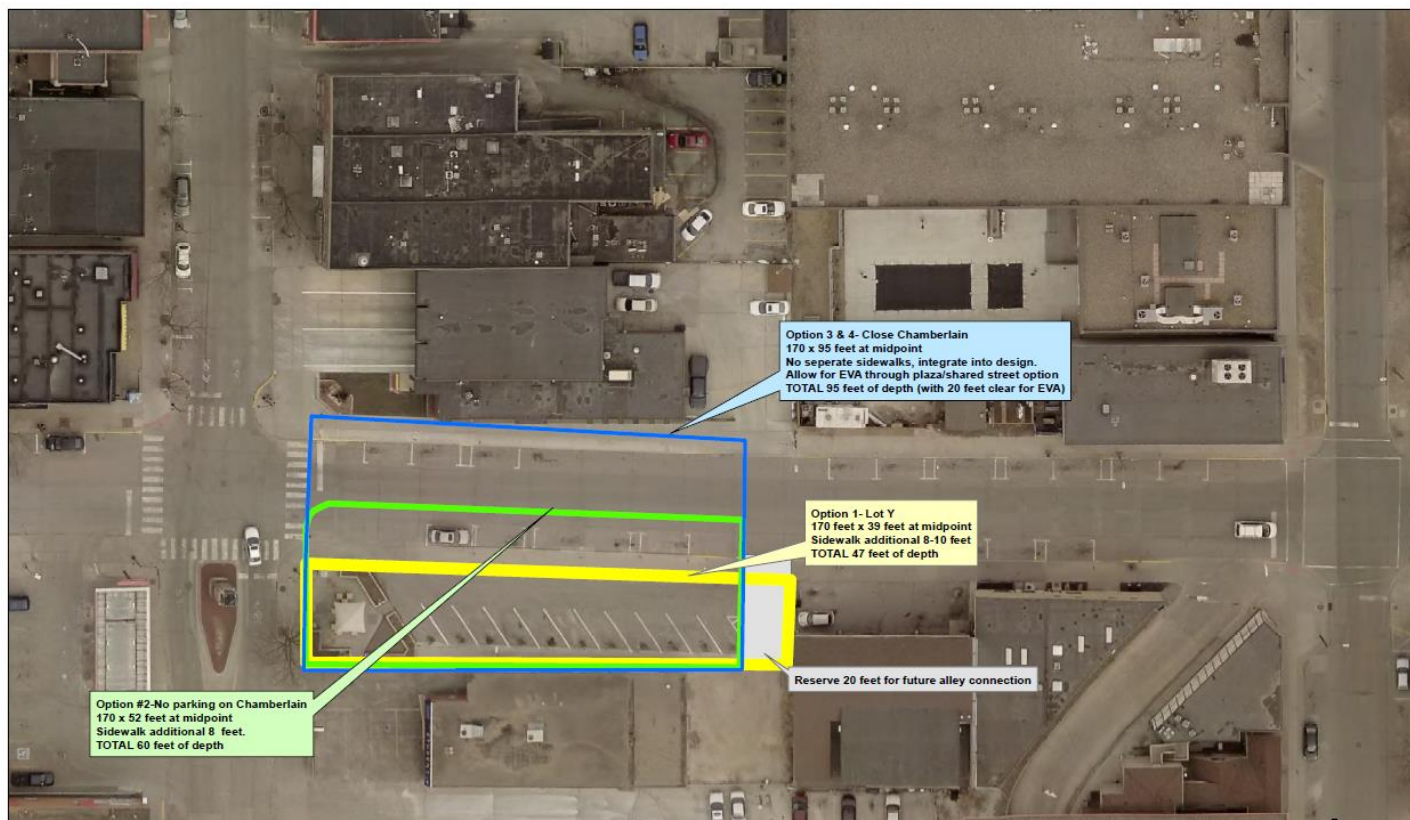
term parking options within the district that emphasize longer duration parking on the periphery of the area. **Staff believes these changes should be made regardless of proceeding with a plaza design.** Instituting a customer focused parking plan would assist in marketing efforts for the district and assist in the approach to creating wayfinding signage.

Staff would support an additional policy that looks at increasing parking within the Intermodal Facility at a 1:1 ratio equal to the changes to long term parking options. For example, the proposed changes to Lot Y and Lot X would, under this proposed policy, providing an additional 32 parking stalls in the Intermodal Facility, for a total of 72 spaces. However, it should be noted that concurrence from the University would be required to pursue this policy.

Attachment A- Plaza



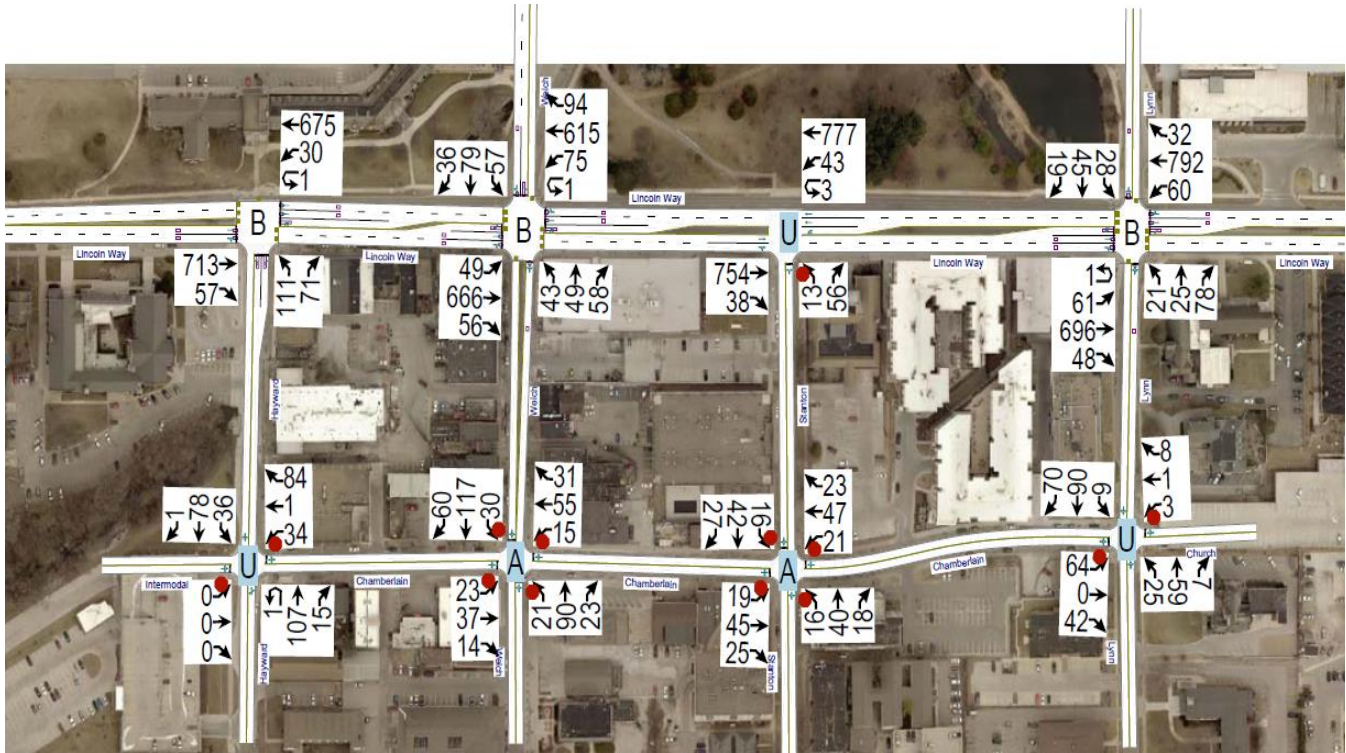
Attachment B



Plaza Dimension Options

Attachment C-Traffic Circulation

Existing Peak Hour Traffic Conditions



Notes-

- Letters indicate level of service (LOS) for an intersection. All intersection operations meet or exceed the City’s LOS C goal.
- “U” indicates an uncontrolled intersection with no LOS calculation.
- Numbers by each arrow indicate the movement of vehicles through the intersection during the peak hour.

Closure of Chamberlain- Peak Hour Traffic Circulation Model



Notes-

- Letters indicate level of service (LOS) for an intersection. All intersection operations meet or exceed the City's LOS C goal.
- "U" indicates an uncontrolled intersection with no LOS calculation.
- Numbers by each arrow indicate the movement of vehicles through the intersection during the peak hour.

Attachment D-Parking Inventory Map

[The City's Parking Map is available online at this link.](#)



ITEM #: 23
DATE: 12-11-18

COUNCIL ACTION FORM

REQUEST: PRELIMINARY PLAT FOR A MAJOR AMENDMENT TO THE SCENIC VALLEY SUBDIVISION

BACKGROUND INFORMATION:

Hunziker Development Co., LLC, received preliminary plat approval for Scenic Valley Subdivision on June 10, 2014. Since that time, three final plats, comprising 68 lots, have been approved and infrastructure for those lots installed. The owner now seeks a revision to that approved preliminary plat affecting the northern portion, which has not been final platted into buildable lots.

The proposed revision to Scenic Valley Subdivision includes a change in the lot layout for the cul-de-sacs, grading, and storm water design. **The proposed changes are a major amendment to the approval due to the changes in the proposed storm water infrastructure.** The total number of lots with the subdivision is unchanged from the prior revisions, which had reduced the total number of lots to 148—two fewer than the original approval in 2014. The loss of the two lots occurred as part of the approval of the Third Addition in 2017, which replatted ten lots on the south end of Aldrin Avenue into 8 lots.

The most significant change is that the storm water will be routed to the northwest across land owned by Friedrich Land Development, LLC. This area is not currently part of the boundaries of the Scenic Valley Subdivision and is located within the county. The City Council recently directed staff to begin the annexation process for the 108 acres of land owned by Friedrich. Hunziker and Friedrich are working on a joint storm water plan that will take the Scenic Valley storm water onto the Friedrich property. The initial preliminary plat had the storm water from the northwest detention pond flowing through a pipe to the south, then emptying in the Squaw Creek flood plain. **This plan has the storm water directed through a swale to the northwest, south of an existing identified wetland on the Friedrich property. Staff received acknowledgment from Kurt Friedrich in October for the proposed storm water facilities on his property. Prior to final plat, appropriate easements for the final storm water plan will be needed.**

In addition, the revised plat includes new easements necessary for extending utilities to the adjacent properties to the north. Since the approval of the initial preliminary plat, the Ames Urban Fringe Plan was amended to designate the properties west of George Washington Carver Avenue and south of Cameron School Road as Urban Residential, allowing annexation and development. To ensure orderly development patterns, easements and utility extensions are required with the Scenic Valley Subdivision.

The numbers of dwelling units and their locations are consistent with the Master Plan

(Attachment B) presented to and approved by the City Council in 2014 which identifies a range of 85-145 detached units and 25-45 attached units.

Planning and Zoning Commission: At its meeting on October 17, 2018, the Ames Planning and Zoning Commission voted 4-0 to recommend approval of the preliminary plat to the City Council. Other than the applicant's representative, no one spoke during the public hearing. The applicant has since modified the design of the off-site storm water to utilize an existing tile drainage line for part of the storm water conveyance, but the overall design is consistent with the scope of review performed by the Planning and Zoning Commission.

ALTERNATIVES:

1. The City Council can approve the revised preliminary plat for Scenic Valley Subdivision.
2. The City Council can deny the revised preliminary plat for Scenic Valley by finding that the preliminary plat does not meet the requirements of Section 23.302(3)(b) of the Ames Municipal Code and by setting forth its reasons to disprove or modify the proposed preliminary plat as required by Section 23.302.4 of the Ames Municipal Code. Code sections are found in Attachment E.
3. The City Council can defer action on this request and refer it back to City staff and/or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

This revised preliminary plat has only minor changes from the approved preliminary plat from 2014. It reflects the prior reduction of two lots on the southern end of Aldrin Avenue that occurred with the final plat of the Third Addition. It also moves one lot from the Everest Avenue cul-de-sac to the northern Aldrin Avenue cul-de-sac. **The significant infrastructure change is the redirection of the storm water from the northwestern detention pond. Rather than being piped to the south, it will surface flow onto the adjoining property.**

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1.

ADDENDUM

Project Description. The revised preliminary plat for Scenic Valley Subdivision proposes 148 total lots in a 121-acre tract located between George Washington Carver Avenue to the east and Squaw Creek to the west. The lot pattern is very linear with a north/south orientation. This is due to the relative narrowness of the buildable area (the western 40 acres is in the flood hazard zone) and the presence of a natural gas pipeline bisecting the property.

Access to the development by vehicle will occur at two points from George Washington Carver Avenue. Westin Drive has been constructed and provides access at the south. A future access point will be Barcelos Street, which would align with access to a future development north of Northridge Heights. The development also stubs two street connections to the north and northwest to interconnect with future development of those areas. As noted previously, Friedrich Land Development has begun the process of annexing their 108 acres.

Applicable Law. Laws pertinent to the proposal are described on Attachment D. Pertinent for the City Council is Section 23.302(6):

Density and Open Space Information. The gross area of Scenic Valley is 120.87 acres. The zoning designation of FS-RL requires a density of 3.75 dwelling units per net acre. By subtracting allowable exemptions (as defined in Table 29.1202(6) of the zoning ordinance), a net density of 3.81 dwelling units is achieved. The Code also requires 10 percent of the total area of the subdivision to be common open space. By utilizing specified areas of the outlots, this standard has been met with the addition of sidewalks and public access to the common space to be enjoyed by the owners within the subdivision.

Block and Lot Configuration. In the review of the initial preliminary plat, staff noted that the project design has multiple block lengths that exceed the primary goals of 600 feet in length, but do not exceed the ultimate limit of 1,320 feet of Chapter 23. The principal reason for this is the site constraint of the natural gas pipeline running north/south through the middle of the site that limits the number of road crossings.

Four cul-de-sacs were proposed with the initial preliminary plat and are retained with this revision. Staff worked with the developer to seek to reduce these (cul-de-sacs are not prohibited but should be “minimized” per the Subdivision Code). However, due to the constraints of the natural gas pipeline easement and of being allowed only two road crossings of that easement, road configurations would have either a greater number of cul-de-sacs or excessive block lengths.

To address limitations on mobility related to the street layout, mid-block pedestrian crossings and walkway connections at the end of cul-de-sacs are present to improve pedestrian accessibility throughout the neighborhood and act as traffic calming. The three mid-block pedestrian crossings feature a bump out, reducing street pavement widths from 26 feet to 20 feet by mimicking the dimensions of a parked car. These

bump outs improve pedestrian safety by reducing the time needed to cross the street and act as traffic calming features.

As noted above, two dead-end streets are proposed for future extensions into developable land to the north and northwest. At the time of final plat approval, there will need to be an easement to accommodate temporary turnarounds acceptable to the fire department.

Street widths meet the standards for local streets, that is, a 26-foot pavement width as measured from the back of the curb within a 55-foot right-of-way. This width allows for parking on one side of a street.

Utilities. Public utilities (sanitary sewer, water) are proposed to serve the subdivision and will be available to all lots. The developer may construct all of the required public improvements, including streets, prior to final plat submittal, or may post an acceptable financial instrument.

Since the initial approval of Scenic Valley, the Ames Urban Fringe Plan has been amended to allow the annexation of the Friedrich property and the other properties on the south side of Cameron School Road and west of George Washington Carver Avenue. Easements will be established to extend mains to the north to serve the Friedrich property. Easements will also be established to provide service lines to the two smaller properties on George Washington Carver Avenue.

Storm Water. The initial plan directed a portion of the storm water from the development to the northwest corner of the site in a detention pond. Outflow from that pond went through a pipe along the rear of the lots along the west side of Cartier Avenue. The pipe discharged storm water at the foot of the hill in the flood plain.

The proposed plan will discharge, instead of into a pipe headed south, into an open swale directed to the northwest, onto Friedrich land. Hunziker and Friedrich have been having conversations about integrating storm water features from their two developments. It is anticipated that a storm water flowage easement needs to be recorded along with the final plat to ensure the system is designed and maintained consistent with City standards.

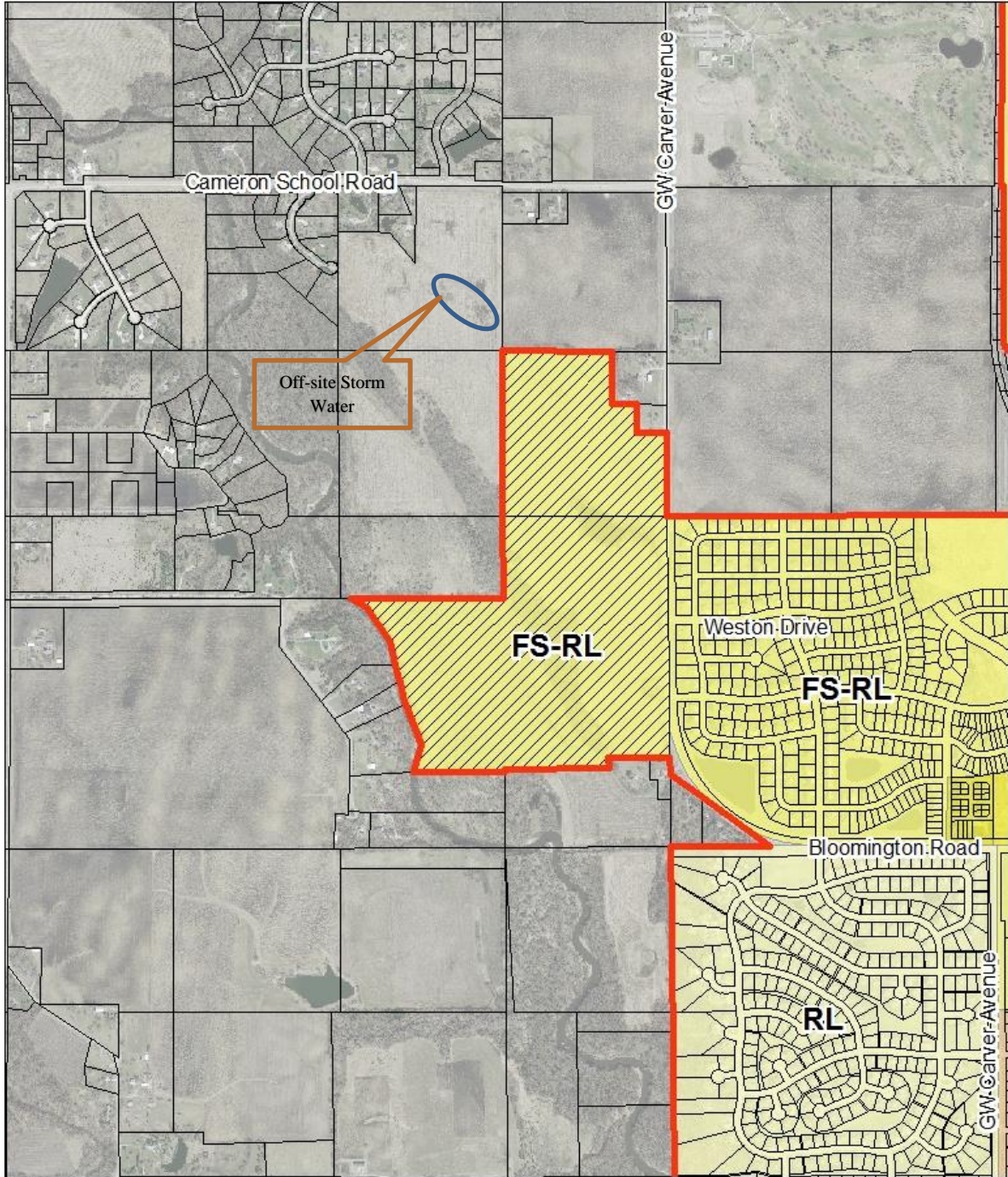
Sidewalks and Street Trees. Sidewalks are planned for construction on both sides of all streets. In addition, a sidewalk will be constructed on the west side of George Washington Carver Avenue. A shared-use path is already constructed on the east side. As noted above, additional sidewalks are to be constructed through certain mid-blocks to connect parallel streets.

The approval of a revised preliminary plat will require the installation of 5-foot public sidewalks for any final plat subsequently approved. Previously, sidewalk installation was four feet consistent with the prior City standard.

Conclusions. Based on this analysis, staff finds that the proposed revision to the Scenic Valley Subdivision preliminary plat complies with all relevant and applicable



design and improvement standards of the Subdivision Regulations, to other standards and ordinances of the City including the zoning ordinance, to the Land Use Policy Plan, and to the approved Master Plan and, therefore, concludes that Ames Municipal Code Section 23.302(3)(b) has been satisfied.

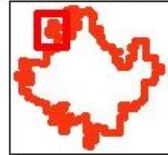
Attachment A: Zoning and Location Map



0 500 1,000
Feet

Legend

-  Ames City Boundary
-  Proposed Rezoning



Attachment B: Master Plan

SCENIC VALLEY SUBDIVISION MASTER PLAN HUNZIKER DEVELOPMENT CO.

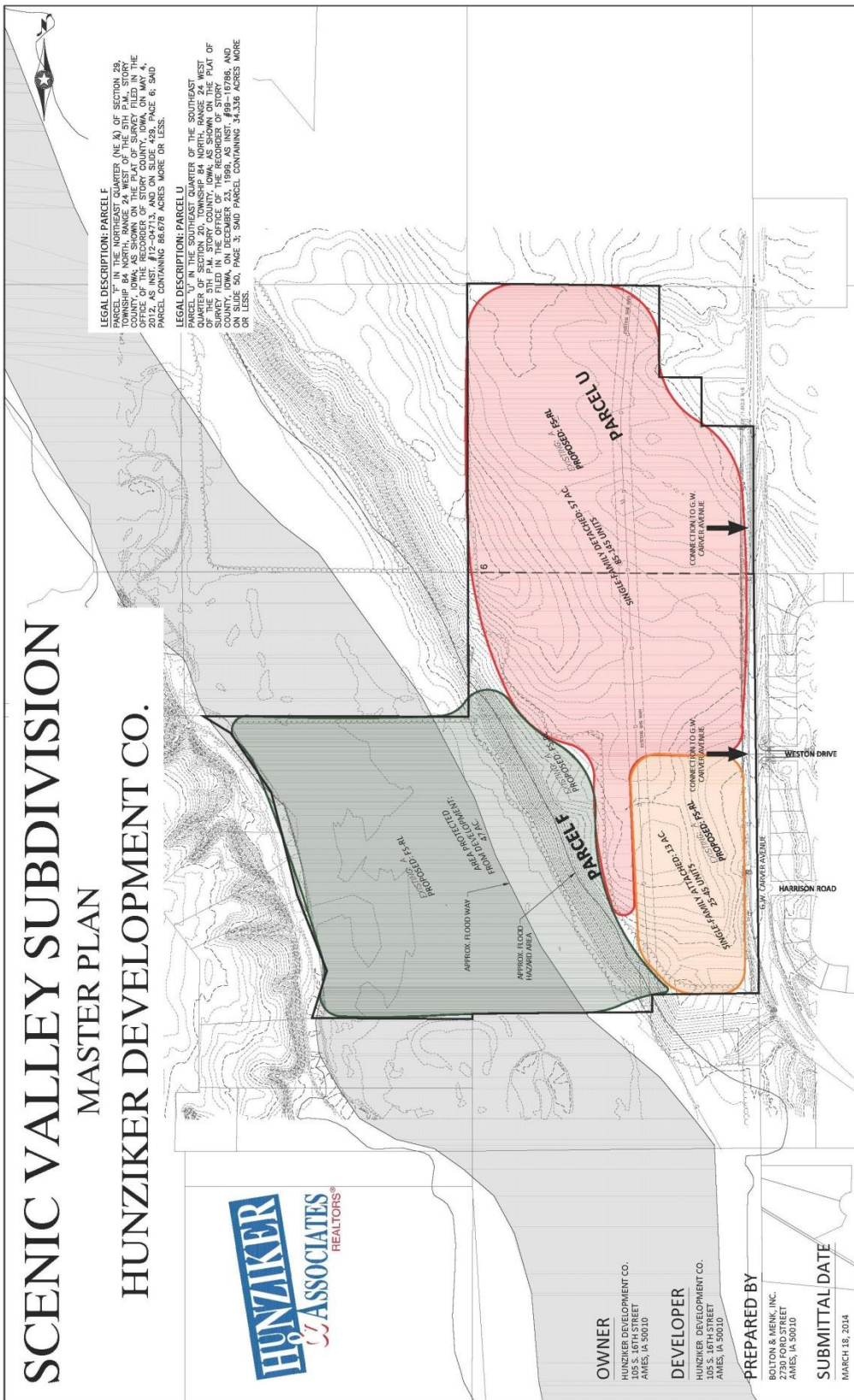


OWNER
HUNZIKER DEVELOPMENT CO.
1113 S. RIVER STREET
AMES, IA 50010

DEVELOPER
HUNZIKER DEVELOPMENT CO.
105 S. 16TH STREET
AMES, IA 50010

PREPARED BY
BOLTON & MENK, INC.
2730 COMB STREET
AMES, IA 50010

SUBMITTAL DATE
MARCH 18, 2014



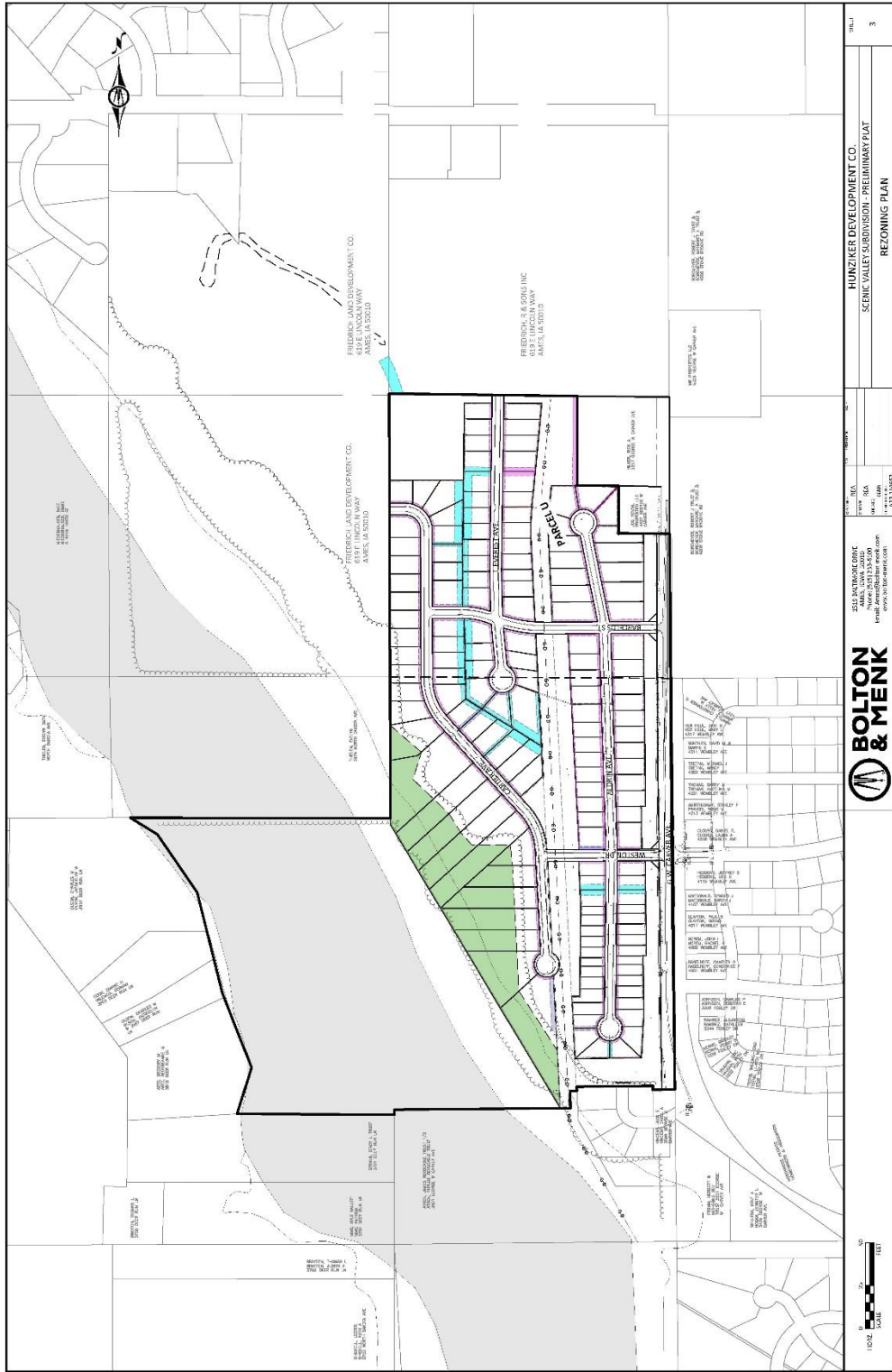
LEGAL DESCRIPTION: PARCEL F
SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 24 WEST OF THE 5TH PLUM CREEK COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF STORKE COUNTY, IOWA, ON DECEMBER 23, 1969, AS INST. #89-10786, AND PARCEL CONTAINING 13.4 ACRES MORE OR LESS.

LEGAL DESCRIPTION: PARCEL G
SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 24 WEST OF THE 5TH PLUM CREEK COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF STORKE COUNTY, IOWA, ON DECEMBER 23, 1969, AS INST. #89-10786, AND PARCEL CONTAINING 37.3 ACRES MORE OR LESS.

LEGAL DESCRIPTION: PARCEL U
SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 24 WEST OF THE 5TH PLUM CREEK COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF STORKE COUNTY, IOWA, ON DECEMBER 23, 1969, AS INST. #89-10786, AND PARCEL CONTAINING 51.4 ACRES MORE OR LESS.

BOLTON & MENK, INC. LAND SURVEYING & ENGINEERING HARRISON ROAD, WESTON, IOWA CHASSA, IOWA 50148		DATE: 03/17/14	SHEET: 1 of 1
HUNZIKER DEVELOPMENT CO. SCENIC VALLEY SUBDIVISION		MASTER PLAN	

Attachment C: Proposed Lot Layout



Attachment D: Applicable Subdivision Law

The laws applicable to this Preliminary Plat Subdivision include, but are not limited to, the following: (verbatim language is shown in *italics*, other references are paraphrased):

Code of Iowa Chapter 354, Section 8 requires that the governing body shall determine whether the subdivision conforms to its Land Use Policy Plan.

Ames Municipal Code Chapter 23, Subdivisions, Division I, outlines the general provisions for subdivisions within the City limits and within two miles of the City limits of Ames.

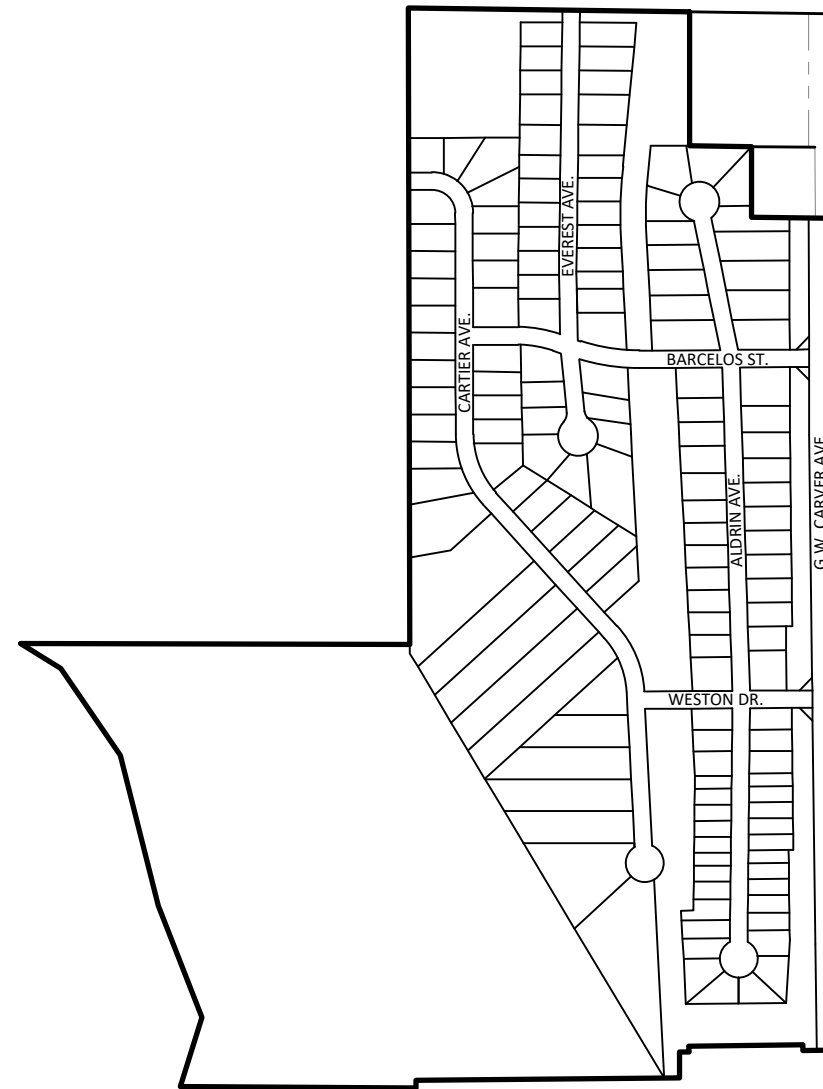
Ames Municipal Code Section 23.302(6):

(3) *City Council Action on Preliminary Plat:*

- (a) *Based upon such examination, the City Council shall determine whether the Preliminary 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. In particular, the City Council shall determine whether the subdivision conforms to minimum levels of service standards set forth in the Land Use Policy Plan for public infrastructure and shall give due consideration to the possible burden of the proposed subdivision on public improvements in determining whether to require the installation of additional public improvements as a condition for approval.*
- (b) *Following such examination and within 30 days of the referral of the Preliminary Plat and report of recommendations to the City Council by the Planning and Zoning Commission, the City Council shall approve, approve subject to conditions, or disapprove the Preliminary Plat. The City Council shall set forth its reasons for disapproving any Preliminary Plat or for conditioning its approval of any Preliminary Plat in its official records and shall provide a written copy of such reasons to the developer.*

HUNZIKER LAND DEVELOPMENT PRELIMINARY PLAT SCENIC VALLEY SUBDIVISION

AUGUST 2018



LOCATION MAP



OWNER
HUNZIKER DEVELOPMENT CO.
105 S. 16TH STREET
AMES, IA 50010

DEVELOPER
HUNZIKER DEVELOPMENT CO.
105 S. 16TH STREET
AMES, IA 50010

PREPARED BY
BOLTON & MENK, INC.
1519 BALTIMORE DRIVE
AMES, IA 50010

SUBMITTAL DATE
2018

LEGAL DESCRIPTION

SCENIC VALLEY 1ST ADDITION AS DESCRIBED BY A PLAT OF SURVEY WITH INSTRUMENT NUMBER 2014-10772 IN THE OFFICE OF THE STORY COUNTY RECORDER.

SCENIC VALLEY 2ND ADDITION AS DESCRIBED BY A PLAT OF SURVEY WITH INSTRUMENT NUMBER 2016-06325 IN THE OFFICE OF THE STORY COUNTY RECORDER.

SCENIC VALLEY 3RD ADDITION AS DESCRIBED BY A PLAT OF SURVEY WITH INSTRUMENT NUMBER 2017-06842 IN THE OFFICE OF THE STORY COUNTY RECORDER.

SCENIC POINT AS DESCRIBED BY A PLAT OF SURVEY WITH INSTRUMENT NUMBER 2016-11246 IN THE OFFICE OF THE STORY COUNTY RECORDER.

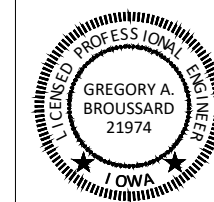
FLOOD PLAIN NOTE

PORTIONS OF THIS PRELIMINARY PLAT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FIRM PANEL 19169C0141E EFFECTIVE 02/20/2008.

INDEX OF SHEETS

Sheet Number	Sheet Title
1	TITLE SHEET
2	GENERAL NOTES
3	REZONING PLAN
4 - 5	LOT LAYOUT
6 - 8	GRADING PLAN

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I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

GREGORY A. BROUSSARD

REG. NO. 21974 DATE: _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019

PAGES OR SHEETS COVERED BY THIS SEAL:

ALL SHEETS _____



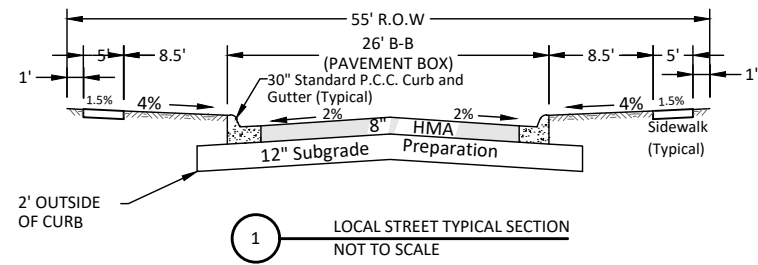
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HUNZIKER DEVELOPMENT CO.
SCENIC VALLEY SUBDIVISION - PRELIMINARY PLAT

TITLE SHEET

SHEET
1



GENERAL NOTES

1. THE EXISTING HIGH PRESSURE GAS MAIN ON THIS SITE IS LOCATED IN A 75-FOOT WIDE EASEMENT CENTERED ON THE PIPE.
2. ALL PRIVATE UTILITIES WILL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS SHOWN, OR LOCATED WITHIN UTILITY CORRIDORS PROVIDED FOR BY THE CITY'S 'USE OF CITY RIGHTS-OF-WAY BY RIGHT-OF-WAY USERS' ORDINANCE.
3. VEHICLE PARKING WILL BE PROHIBITED ALONG THE NORTH AND EAST SIDES OF ALL STREETS. VEHICLE PARKING WILL BE PROHIBITED ALONG BOTH SIDES OF GEORGE WASHINGTON CARVER AVENUE.
4. ACCESS TO INDIVIDUAL LOTS FROM GEORGE WASHINGTON CARVER AVENUE WILL NOT BE PERMITTED.
5. STREET TREES WILL BE PLANTED IN THE RIGHT-OF-WAY OF ALL STREETS WITHIN THE SUBDIVISION. TREE SPECIES, SPACING, AND ALL OTHER REQUIREMENTS OF SECTION 23.402, RESIDENTIAL SUBDIVISION LANDSCAPING STANDARDS OF THE MUNICIPAL CODE SHALL APPLY.
6. ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.
7. OUTLOTS A, B, C, D & E ARE RESERVED FOR PUBLIC OPEN SPACE, UTILITIES, & STORM WATER FLOWAGE. OUTLOT F IS RESERVED FOR UTILITIES & STORM WATER FLOWAGE. OUTLOT G IS RESERVED FOR PRIVATE OPEN SPACE. OUTLOTS H, I, J & K ARE RESERVED FOR SUBDIVISION SIGNAGE.
8. ALL PUBLIC SIDEWALKS SHALL BE 5' WIDE.
9. STREET LIGHTING SHALL BE INSTALLED ALONG ALL STREETS WITHIN THE SUBDIVISION AND ALONG ANY ABUTTING STREET FRONTAGE AT INTERSECTIONS WITHIN THE SUBDIVISION.

LOT DENSITY CALCULATIONS:

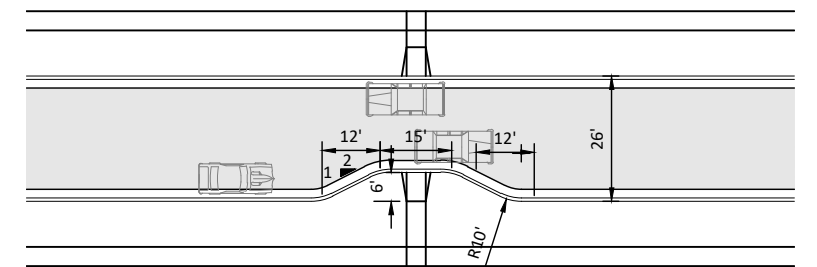
TOTAL:	120.87	AC.
ROW:	13.95	AC.
OUTLOTS:	56.58	AC.
TOTAL LOT AREA:	50.34	AC.
SWFE & GREENSPACE EASEMENTS:	11.54	AC.
LOT AREA (MINUS EASEMENTS):	38.80	AC.
TOTAL NUMBER OF LOTS:	148	UNITS
LOT DENSITY:	3.81	LOTS/ACRE

OPEN SPACE CALCULATIONS:

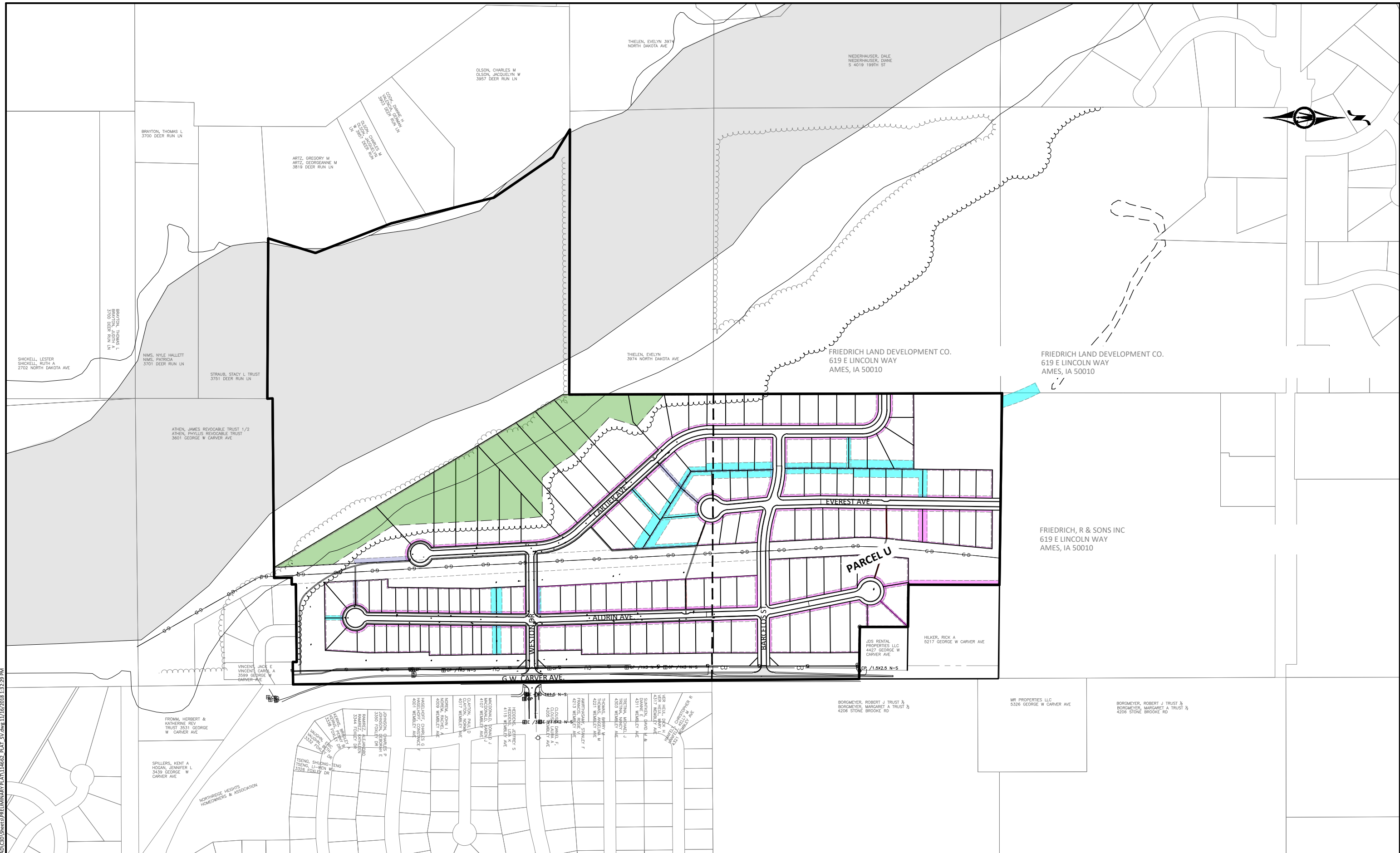
TOTAL:	120.87	AC.
OPEN SPACE: (OUTLOTS A, B, C, D, E)	14.53	AC.
OPEN SPACE PERCENTAGE:	12.0%	

LEGEND

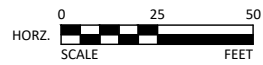
EXISTING		PROPOSED	
— — — — —	CENTERLINE	— 22+00 —	ALIGNMENT/CENTERLINE
—————	PROPERTY / LOT LINE	—————	RIGHT-OF-WAY LINE
-----	EASEMENT LINE	—— — — —	WATERMAIN
-----	ROAD RIGHT-OF-WAY LINE	—— >> — >> —	STORM SEWER
—— ——	WATER SYSTEM	—— > — > — > — > —	SANITARY SEWER
—— >> ——	STORM SEWER	①	SANITARY MANHOLE NUMBER
—— > ——	SANITARY SEWER	●	MANHOLE
——>>-----	TILE LINE	■	STORM INLET
———— EO ———	OVERHEAD ELECTRIC LINE	▲	APRON
———— EU ———	UNDERGROUND ELECTRIC LINE	●	WATER SYSTEM MANHOLE
———— G ———	GAS LINE	◆	HYDRANT
———— FO ———	FIBER OPTIC LINE	+	VALVE
———— CU ———	UNDERGROUND COMMUNICATIONS LINE	X	BEND
———— OU ———	OVERHEAD UTILITY LINE	⊥	TEE
X — X — X — X —	FENCE LINE	⊥	
———	CITY LIMITS	PUE	PUBLIC UTILITY EASEMENT
———	TREE LINE EDGE	SWFE	STORM SEWER & STORM WATER FLOWAGE EASEMENT
———	GRAVEL EDGE	GREENSPACE/GREENBELT EASEMENT	GREENSPACE/GREENBELT EASEMENT
———	BITUMINOUS EDGE	PEDESTRIAN EASEMENT	PEDESTRIAN EASEMENT
———	CONCRETE EDGE	WME	WATERMAIN EASEMENT
———	CURB & GUTTER	SSWR	SANITARY SEWER EASEMENT



2 — MID BLOCK CROSSING DETAIL NOT TO SCALE



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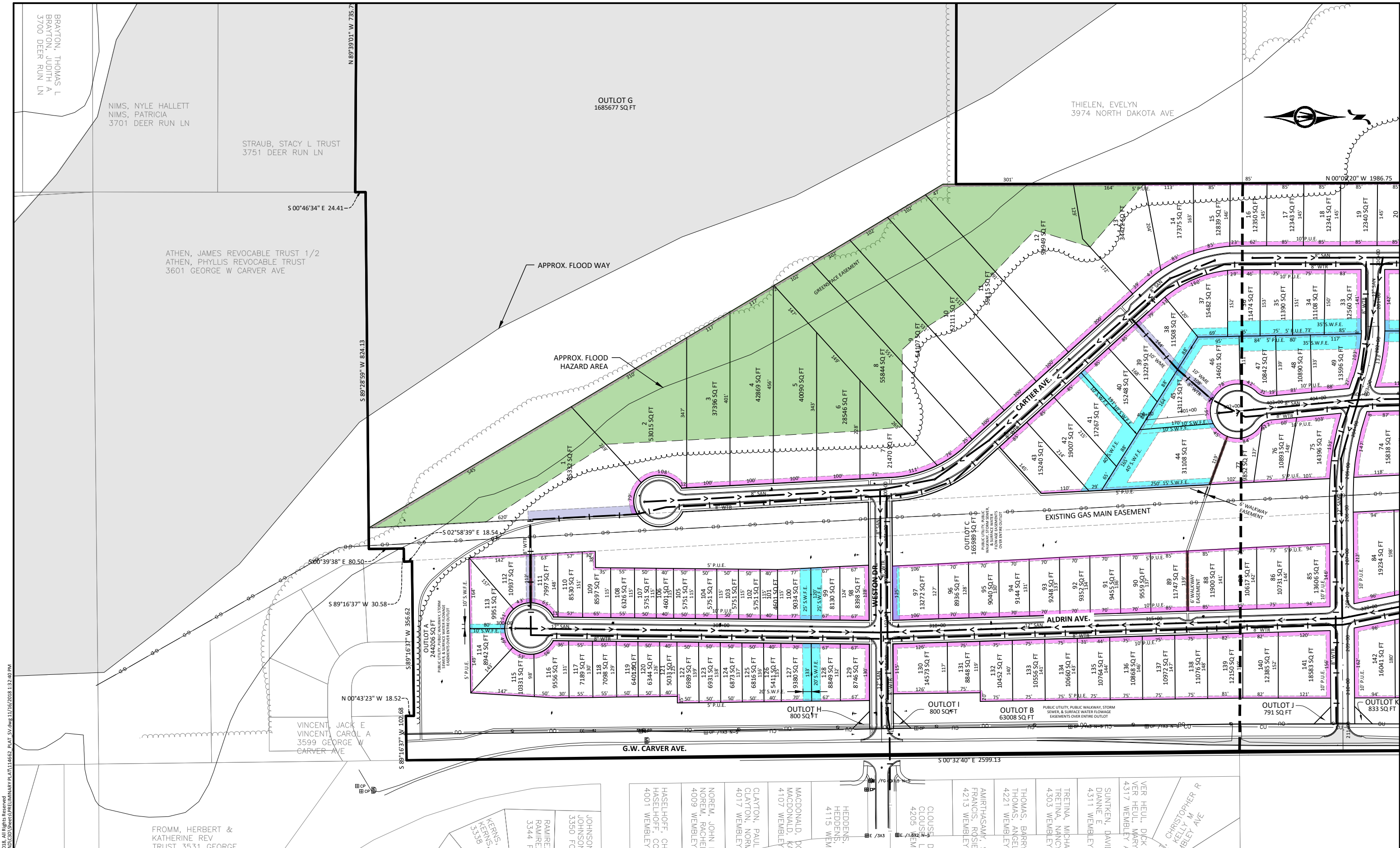


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Email: Ames@bolton-menk.com
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HUNZIKER DEVELOPMENT CO.
SCENIC VALLEY SUBDIVISION - PRELIMINARY PLAT
REZONING PLAN

SHEET
3



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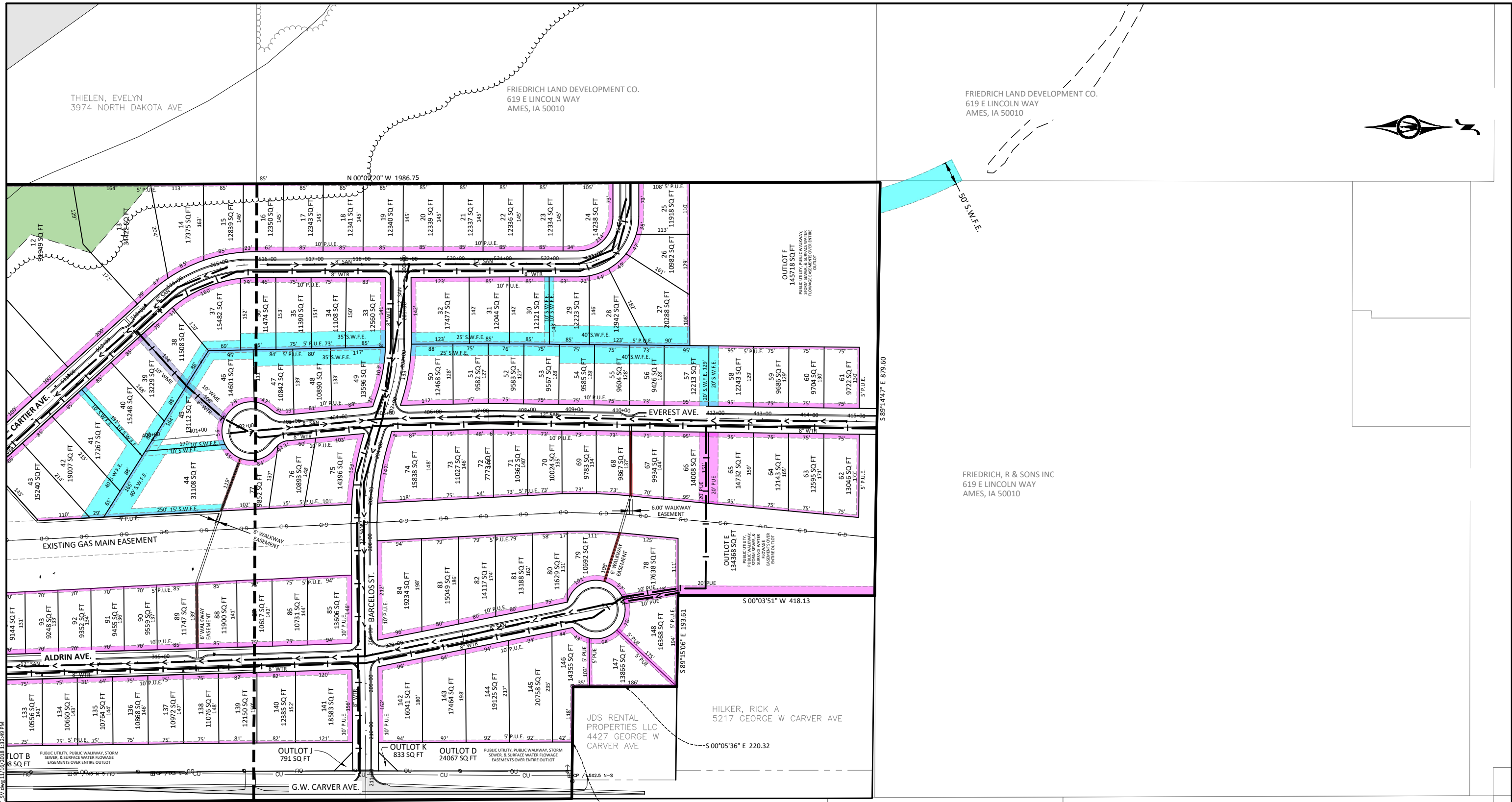


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HUNZIKER DEVELOPMENT CO.
 SCENIC VALLEY SUBDIVISION - PRELIMINARY PLAT

LOT LAYOUT



THIELEN, EVELYN
3974 NORTH DAKOTA AVE

FRIEDRICH LAND DEVELOPMENT CO.
619 E LINCOLN WAY
AMES, IA 50010

FRIEDRICH LAND DEVELOPMENT CO.
619 E LINCOLN WAY
AMES, IA 50010

50' S.W.F.E.

OUTLOT F
145718 SQ. FT.
PUBLIC UTILITY, PUBLIC WALKWAY,
SEWER, & SURFACE WATER
EASEMENTS OVER ENTIRE OUTLOT

FRIEDRICH, R & SONS INC
619 E LINCOLN WAY
AMES, IA 50010

HILKER, RICK A
5217 GEORGE W CARVER AVE

BORGMEYER, ROBERT J TRUST 1/2
BORGMEYER, MARGARET A TRUST 1/2
4206 STONE BROOKE RD

MR PROPERTIES LLC
5326 GEORGE W CARVER AVE

BORGMEYER, ROBERT J TRUST 1/2
BORGMEYER, MARGARET A TRUST 1/2
4206 STONE BROOKE RD

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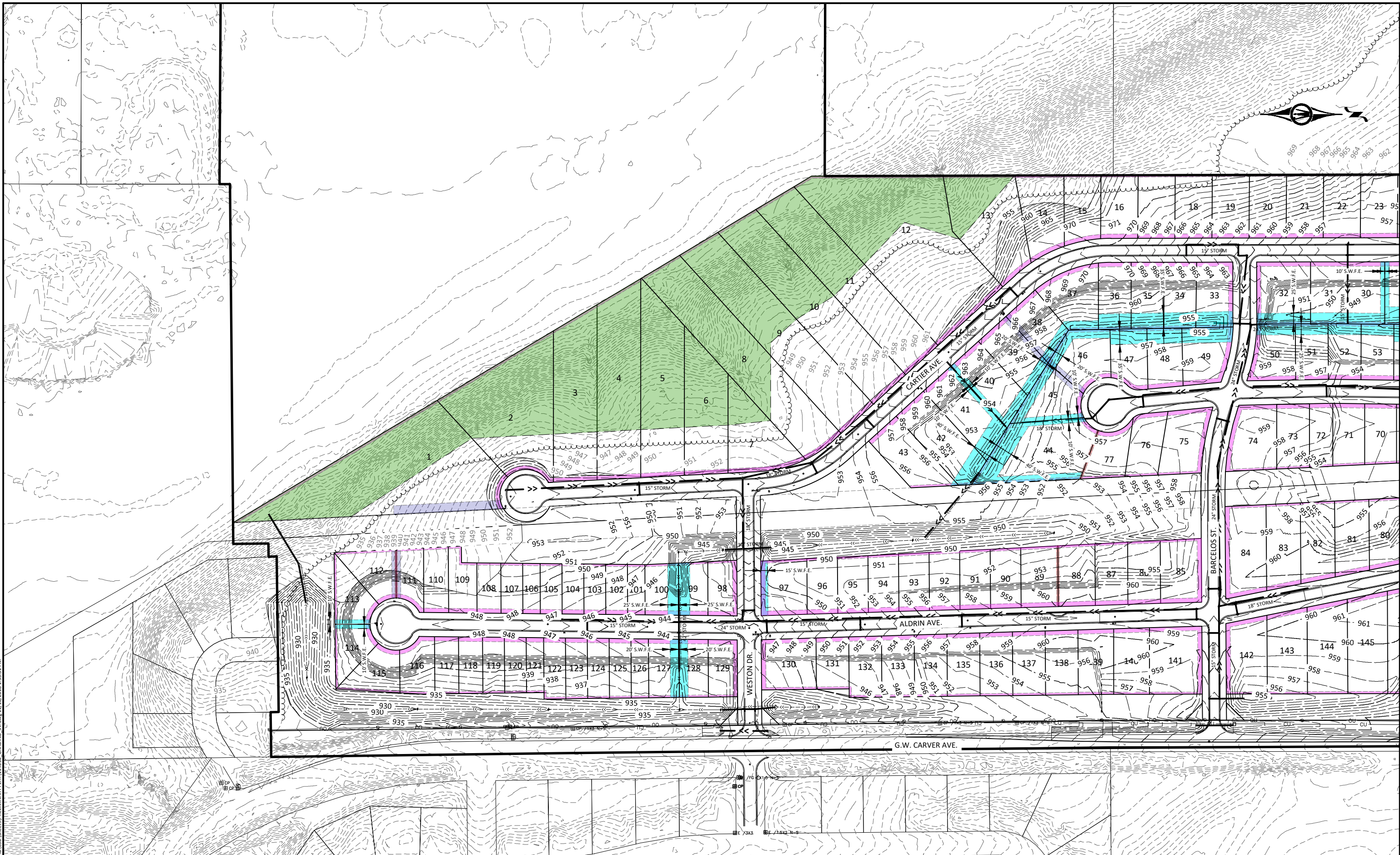
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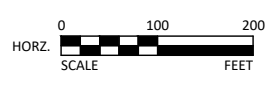
LOT LAYOUT

SHEET

5



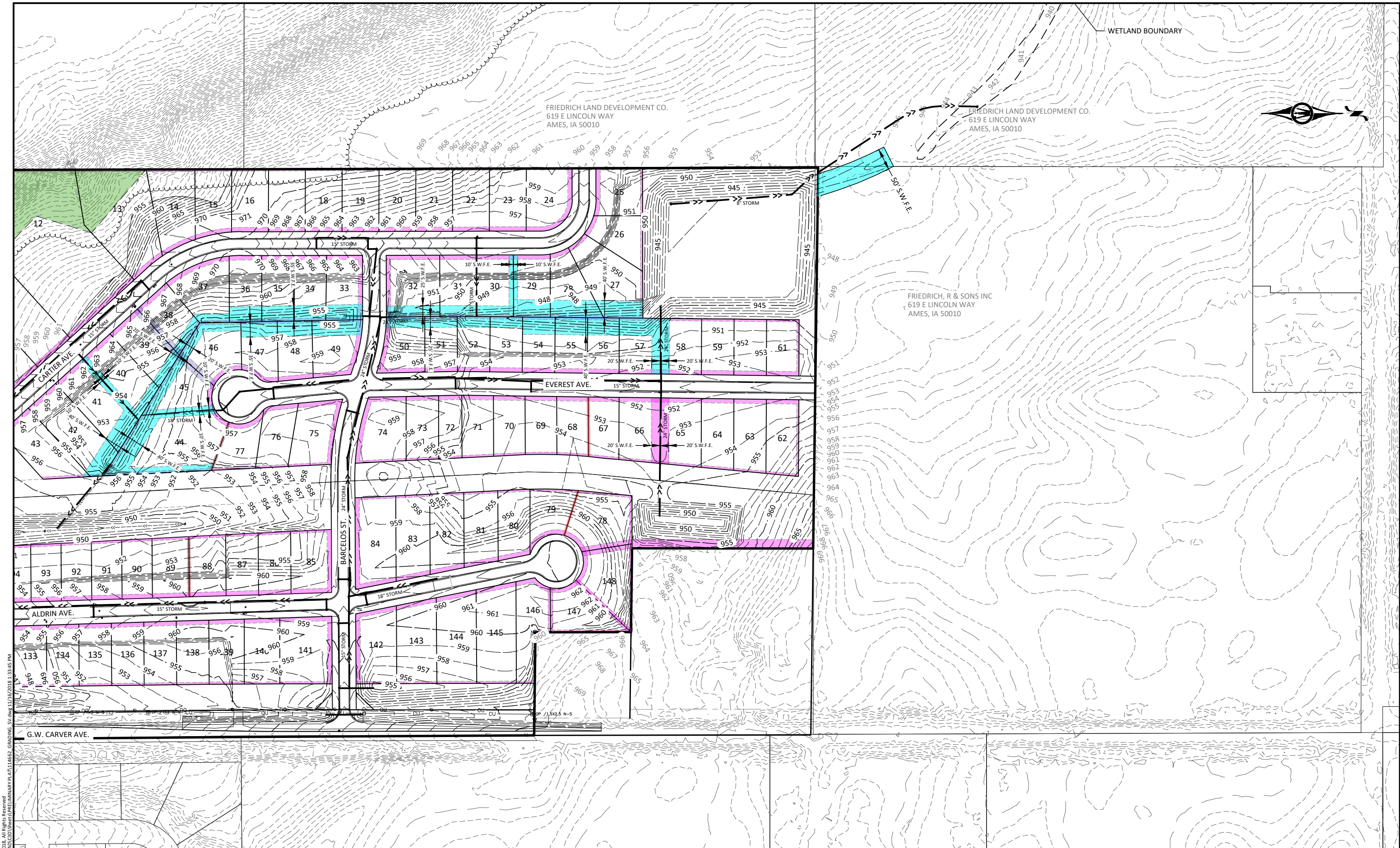
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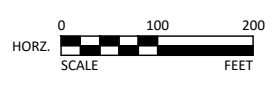
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HUNZIKER DEVELOPMENT CO.
 SCENIC VALLEY SUBDIVISION - PRELIMINARY PLAT
GRADING PLAN



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CLIENT PROJ. NO.	A1

HUNZIKER DEVELOPMENT CO.
 SCENIC VALLEY SUBDIVISION - PRELIMINARY PLAT
GRADING PLAN

SHEET
 7

SCENIC VALLEY SUBDIVISION

STREET TREE PLAN

HUNZIKER DEVELOPMENT CO.



OWNER

HUNZIKER DEVELOPMENT CO.
105 S. 16TH STREET
AMES, IA 50010

DEVELOPER

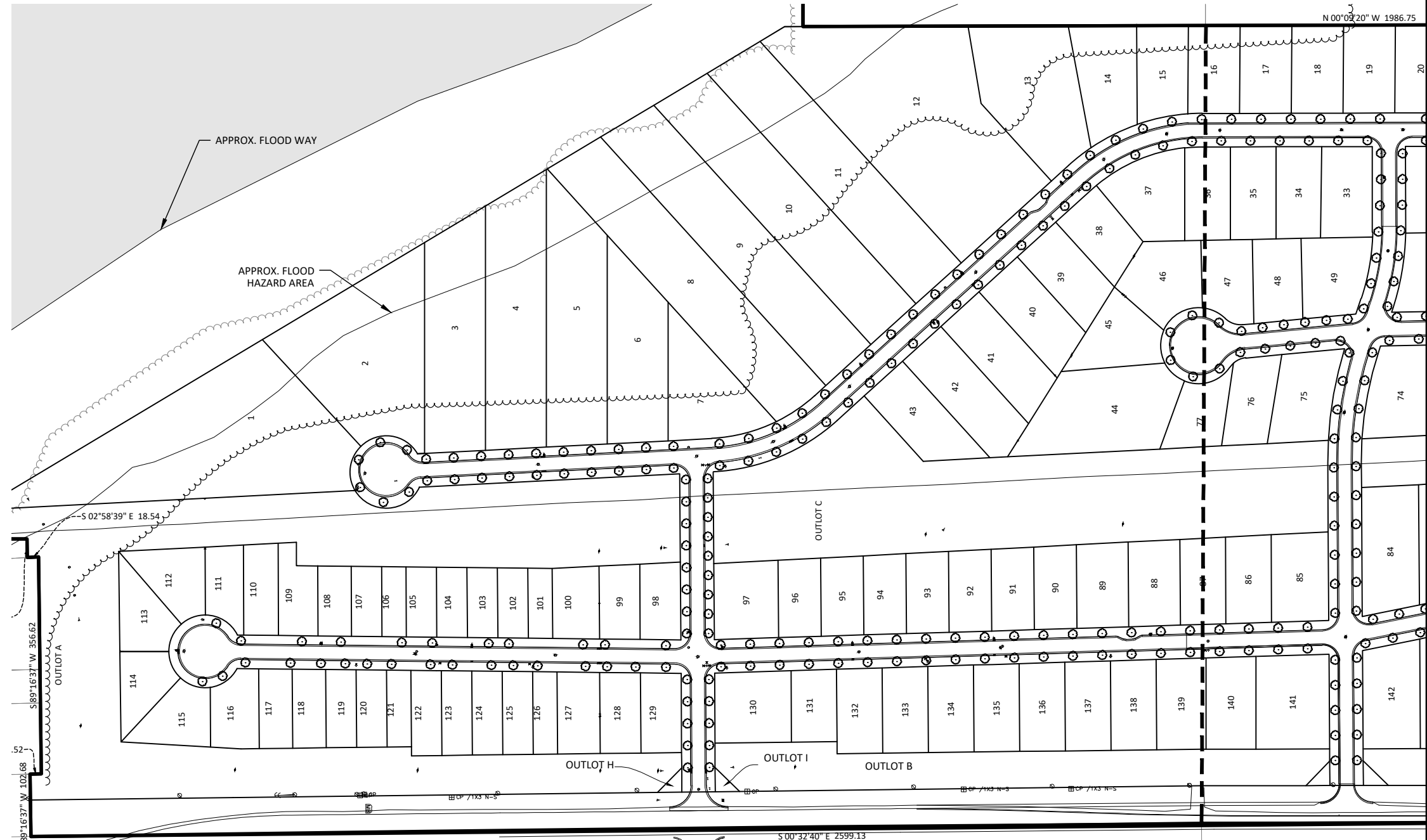
HUNZIKER DEVELOPMENT CO.
105 S. 16TH STREET
AMES, IA 50010

PREPARED BY

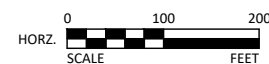
BOLTON & MENK, INC.
2730 FORD STREET
AMES, IA 50010

NOTES:

1. ANY TREES PROVIDED SHALL BE ON THE APPROVED CITY OF AMES STREET TREE LIST
2. TREES SHALL NOT BE LOCATED CLOSER THAN 2 1/2 FEET TO THE BACK OF CURB OR THE SIDEWALK. WHERE THE DISTANCE BETWEEN THE BACK OF THE CURB AND SIDEWALK IS GREATER THAN 8 FEET, TREES SHALL BE PLANTED WITHIN 4 FEET OF THE FRONT OF THE SIDEWALK.
3. TREES SHALL NOT BE PLANTED CLOSER THAN 20 FEET FROM THE INTERSECTION OF THE FRONT AND SIDE LOT LINES ON A CORNER LOT.
4. TREES SHALL NOT BE PLANTED CLOSER THAN 10 FEET FROM RESIDENTIAL DRIVEWAYS.
5. TREES SHALL NOT BE PLANTED CLOSER TO A STREET LIGHT POLE THAN THE WIDTH OF THE SPREAD OF THE TREE AT MATURITY.
6. GENERALLY, TREES SHALL BE PLANTED AT A 30 FOOT TO 50 FOOT SPACING CENTER TO CENTER. TREE SPACINGS SHOWN MAY BE ADJUSTED FOR DRIVE OPENINGS, UNDERGROUND UTILITY SERVICE, STREET LIGHT PLACEMENT AND OTHER POTENTIAL OBSTRUCTIONS.
7. A MINIMUM OF 9 SQUARE FEET OF AREA SHALL BE MAINTAINED FOR EACH TREE AND NO IMPERVIOUS MATERIAL SHALL BE INSTALLED CLOSER THAN 30 INCHES TO THE TRUNK OF THE TREE.
8. NO MORE THAN TEN PERCENT OF ANY ONE SPECIES WILL BE PLANTED IN THE SUBDIVISION.



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AMES, IOWA 50010
Phone: (515) 233-6100
Email: Ames@bolton-menk.com
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HUNZIKER DEVELOPMENT CO.
SCENIC VALLEY SUBDIVISION - PRELIMINARY PLAT
STREET TREE PLAN

SHEET
1

THIELEN, EVELYN
3974 NORTH DAKOTA AVE

FRIEDRICH LAND DEVELOPMENT CO.
619 E LINCOLN WAY
AMES, IA 50010

FRIEDRICH LAND DEVELOPMENT CO.
619 E LINCOLN WAY
AMES, IA 50010



N 00°09'20" W 1986.75

OUTLOT F

S 89°14'47" E 879.60

EVEREST AVE.

FRIEDRICH, R. & SONS INC
619 E LINCOLN WAY
AMES, IA 50010

OUTLOT E

S 00°03'51" W 418.13

S 89°15'06" E 193.61

HILKER, RICK A
5217 GEORGE W CARVER AVE

S 00°05'36" E 220.32

JDS RENTAL PROPERTIES LLC
4427 GEORGE W CARVER AVE

S 89°13'51" E 238.43

G.W. CARVER AVE.

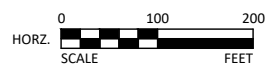
BORGMEYER, ROBERT J TRUST 1/2
BORGMEYER, MARGARET A TRUST 1/2
4206 STONE BROOKE RD

MR PROPERTIES LLC
5326 GEORGE W CARVER AVE

BORGMEYER, ROBERT J TRUST 1/2
BORGMEYER, MARGARET A TRUST 1/2
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STREET TREE PLAN.dwg 11/16/2018 1:34:21 PM

THOMAS, BARRY M
THOMAS, ANITA L
VER HEUL, DICK H
VER HEUL, MARY L
4317 WEMBLEY AVE
SUNTKEN, DAVID M
DIANNE E
4311 WEMBLEY AVE
TRETINA, MICHAEL
TRETINA, NANCY
4303 WEMBLEY AVE
WHEEL, CHRISTOPHER R
WHEEL, KELLY M
WEMBLEY AVE



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HUNZIKER DEVELOPMENT CO.
SCENIC VALLEY SUBDIVISION - PRELIMINARY PLAT

STREET TREE PLAN

SHEET

2

COUNCIL ACTION FORM

**SUBJECT: REFUSE DERIVED FUEL STORAGE BIN REPAIR PROJECT
REPORT OF BIDS**

BACKGROUND:

On August 28, 2018 the City Council approved plans and specifications for the RDF Storage Bin Repair Project. The Refuse Derived Fuel Storage Bin receives fuel from the City's Resource Recovery Plant after it converts municipal solid waste (MSW) into refuse derived fuel (RDF). The RDF Storage Bin provides storage for the RDF and provides the method of transport and metering of the RDF to the Power Plant's boilers.

The existing RDF Storage Bin has been in service since 1996. The bin was primarily constructed of COR-TEN steel, a weathering steel designed to initially rust and build up an oxide layer that then prevents further rusting of the steel from occurring. The use of COR-TEN steel to construct the RDF Storage Bin has proven to be problematic where the COR-TEN steel is in regular contact with the RDF. The RDF removes the oxide layer meant to protect the steel underneath, causing the exposed steel to rust anew. This cycle repeated over and over eventually removes enough steel that it deteriorates the walls of the bin to the point that they need to be repaired or replaced. The RDF Storage Bin has reached the point that the containment's confining walls are in dire need of being replaced and certain structural steel supports need to be repaired or replaced.

Bid documents were issued to fifty-one firms and three plan rooms. The bid was advertised on the Current Bid Opportunities section of the Purchasing webpage and a Legal Notice was published on the websites of a contractor plan room service with statewide circulation and the Iowa League of Cities.

On December 5, 2018, three bids were received as shown on the attached report. The specifications and bids are quite complex, and staff feels that additional time is needed to evaluate each bid in order to recommend an award that best meets the City's needs.

Funding for this project in an amount of \$2,800,000 is included in the Council-approved Capital Improvements Plan for FY 2017/18.

ALTERNATIVES:

1. Accept the report of bids and delay award for the RDF Storage Bin Repair Project.

2. Award a contract to the apparent low bid.
3. Reject all bids and direct staff to rebid.

MANAGER'S RECOMMENDED ACTION:

Staff needs additional time to fully evaluate the bids before recommending action by the City Council. By choosing alternative No. 1, staff will have enough time to evaluate each bid to ensure the City receives these services at the best price. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as stated above.



BIDDER:

ITB 2019-005 RDF STORAGE BIN REPAIR PROJECT BID SUMMARY

	ICON Industrial Services Cedar Rapids, IA	TEI Construction Services, Inc. Duncan, SC	The Boldt Company Appleton, WI
BASE BID:			
Supply all materials, and provide all labor and equipment necessary to perform the project as specified in the Base Bid.	\$2,292,950.00	\$3,337,050.00	\$4,937,023.00
Sales and/or Use taxes included in LS Cost	\$62,463.73	\$112,783.00	\$196,653.00
Price Adjustment (+/-) for warranty of two (2) years in lieu of one (1) year:	\$15,000.00	\$0.00	\$0.00
OPTION BID No. 1:			
Supply all materials, and provide all labor and equipment necessary to perform the project as specified in OPTION BID No. 1.	\$1,960,795.00	\$2,844,745.00	\$4,518,336.00
Sales and/or Use taxes included in LS Cost	\$44,797.34	\$85,987.00	\$168,136.00
Price Adjustment (+/-) for warranty of two (2) years in lieu of one (1) year:	\$15,000.00	\$0.00	\$0.00
ALTERNATIVE BID No. 1:			
Overlay the existing concrete floor of the RDF Storage Bin with stainless steel floor plate as specified in ALTERNATE BID No. 1.	\$220,977.00	\$399,382.00	\$219,296.00
Sales and/or Use taxes included in LS Cost	\$6,678.00	\$11,000.00	\$10,196.00
Price Adjustment (+/-) for warranty of two (2) years in lieu of one (1) year:	\$2,000.00	\$0.00	\$0.00

COUNCIL ACTION FORM

SUBJECT: WATER POLLUTION CONTROL FACILITY SCREW PUMP DRIVE REPLACEMENT

BACKGROUND:

The Water Pollution Control Facility (WPCF) was constructed in 1989. There are three 54" Archimedes screw pumps that are original to plant construction. The screw pump bearings (upper/lower) and grease pump assemblies were replaced in 2014, along with sandblasting and recoating all three screw pumps. **The drive assemblies are now at the end of their useful life and need to be replaced.** Replacing the drive assemblies is the last phase in rehabilitating the three screw pumps.

On October 23, 2018, Council issued a notice to bidders. Bids were opened on November 28, 2018. Four bids were received and are summarized below.

Bidder	Total Price
Weidner Construction, Inc.	\$111,997
Minturn, Inc.	\$114,400
<i>Engineer's Estimate</i>	<i>\$120,000</i>
Woodruff Construction, LLC	\$127,300
Shank Constructors, Inc.	\$140,100

Weidner Construction, Inc. is the lowest responsible bidder and the bid came in below budget. The engineer's estimate for this work is \$120,000. The FY18/19 CIP includes \$200,000 for the work as a part of the WPC Facility Improvements project.

ALTERNATIVES:

1. Award the Water Pollution Control Facility Screw Pump Drive Replacement Project to Weidner Construction, Inc. of Marshalltown, Iowa, in the amount of \$111,997.
2. Award the Water Pollution Control Facility Screw Pump Drive Replacement Project to one of the other bidders.
3. Do not award a contract at this time.

MANAGER'S RECOMMENDED ACTION:

The WPCF's screw pumps are critical for the operation of the WPCF. Failing to replace equipment at the end of its useful life may result in significant failures in the future. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as described above.

COUNCIL ACTION FORM

SUBJECT: 2018/19 TRAFFIC SIGNAL PROGRAM – LINCOLN WAY / HYLAND AVENUE

BACKGROUND:

The Traffic Signal Program is the annual program that provides for replacing older traffic signals and constructing new traffic signals in the City, which will result in improved visibility, reliability, and appearance of signals. This program provides upgrading of the traffic signal system technology. In recent years, traffic signal replacements have included radar detection systems instead of in-pavement loop detection systems that had previously been used (frequently a point of vehicle detection failure). Another advantage of the radar detection system is that it detects bicycles in addition to vehicles. **This project will install a new signal and new pedestrian ramps at Lincoln Way and Hyland Avenue.**

On December 5, 2018, bids for the project were received as follows:

<i>Bidder</i>	<i>Base Bid Amount</i>	<i>Alternate Bid Amount</i>	<i>Total Bid Amount</i>
Engineer's estimate	\$183,678.35	\$19,500.00	\$203,178.35
Van Maanen Electric, Inc.	\$215,425.73	\$23,367.00	\$238,792.73
K&W Electric, Inc.	\$229,081.10	\$24,100.00	\$253,181.10
Voltmer, Inc.	\$255,271.76	\$21,837.00	\$277,108.76

Costs associated with this project are estimated to include:

Engineering and Construction Administration (Estimated)	\$ 71,600.00
Traffic Signal Poles (Received Quote)	\$ 21,582.00
Construction	\$ <u>238,792.73</u>
Total Estimated Costs	\$ 331,972.73

This Traffic Signal Program project is shown in the 2018/19 Capital Improvements Plan with **funding in the amount of \$353,000** in Road Use Tax (RUT).

ALTERNATIVES:

- 1a. Accept the report of bids for the 2018/19 Traffic Signal Program – Lincoln Way / Hyland Avenue project.

- b. Approve the final plans and specifications for this project.
 - c. Award the 2018/19 Traffic Signal Program – Lincoln Way / Hyland Avenue project to Van Maanen Electric, Inc. of Newton, Iowa, in the amount of \$238,792.73.
2. Award the contract to one of the other bidders.
 3. Do not proceed with this project.

MANAGER'S RECOMMENDED ACTION:

In analyzing the bids, staff believes that costs came in slightly higher than estimated due to contractors hedging on uncertain steel market prices. Also, this intersection has tighter working space and higher traffic than most project locations. **However, with estimated expenses projected to be well within available funding, staff is recommending the selection of the Base Bid and the Alternate Bid.** Proceeding with this project will make it possible to provide better safety and more reliable service for users of this intersection.

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

ITEM # ~~11~~ 27
DATE: ~~11-27-18~~ 12-11-18

COUNCIL ACTION FORM

SUBJECT: VACATION OF WATER MAIN EASEMENT AT 2205 GREEN HILLS DRIVE

BACKGROUND:

A site plan for a building addition and other improvements at 2205 Green Hills Drive was submitted and reviewed by City of Ames staff. According to the site plan, the proposed building addition is to be constructed over an existing public water main. Standard City policy is not to allow building construction over existing public utilities. Therefore, that section of water main has been relocated prior to commencing building construction.

The corresponding water main easement that extends over 2205 Green Hills Drive can, therefore, be vacated since the water main has been relocated. A new water main easement over the relocated portion will be recorded prior to the public hearing to vacate. If the new easement has not been recorded prior to the public hearing, then the hearing will be continued to the next meeting.

Attachment A is an aerial map showing the location of the easement to be vacated and the approximate location of the new easement over the relocated water main. *Attachment B* is the vacation plat which includes the legal descriptions of the water main easement to be vacated.

ALTERNATIVES:

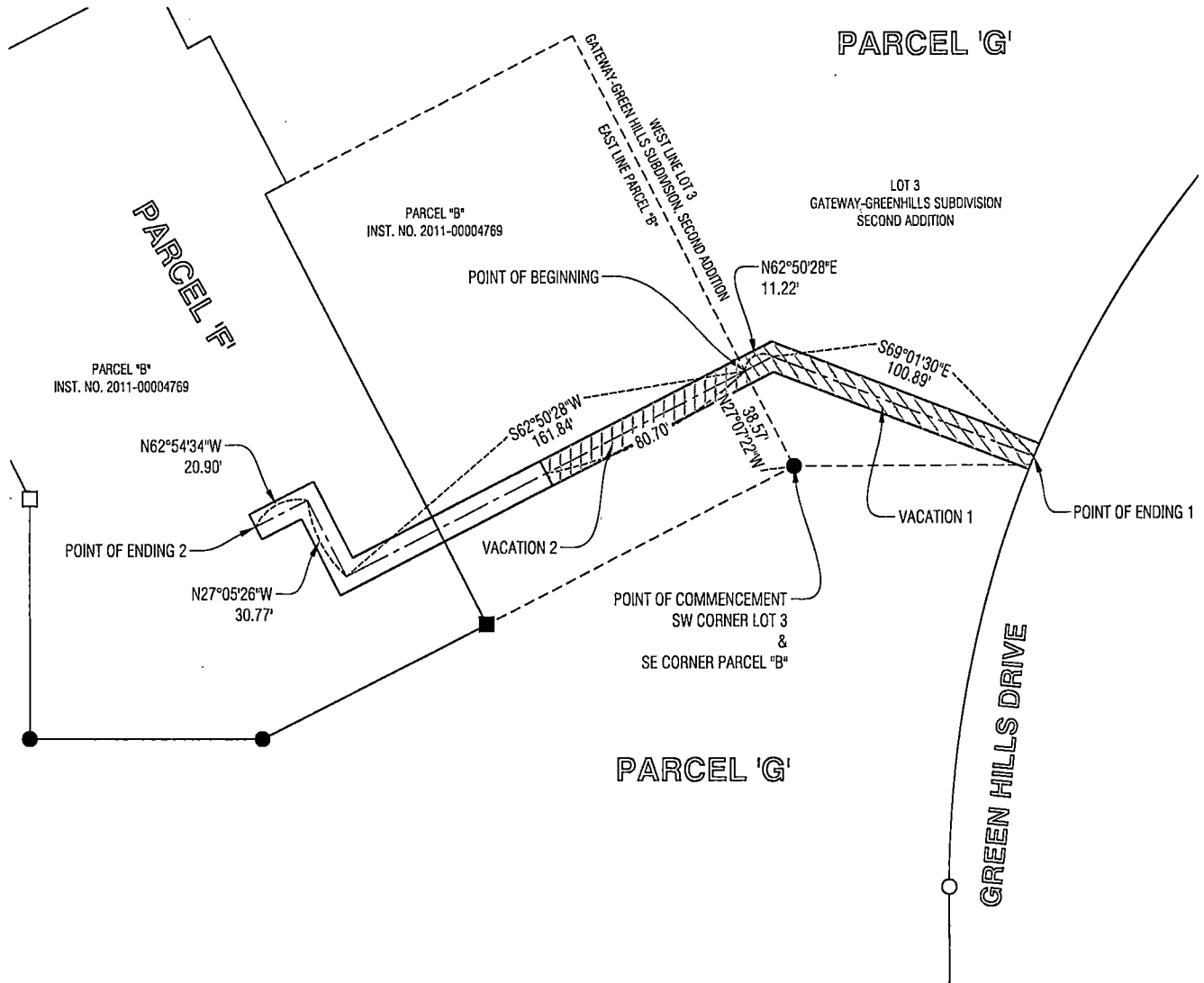
1. Set the date of public hearing as December 11, 2018 to approve the vacation of the aforementioned easement at 2205 Green Hills Drive.
2. Reconsider the vacation of the aforementioned easement at 2205 Green Hills Drive.

CITY MANAGER'S RECOMMENDED ACTION:

This water main easement can be vacated because it will no longer be needed. The water main has been relocated ahead of the proposed building addition construction and a new water main easement will be recorded.

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

Attachment B WATER MAIN EASEMENT VACATION EXHIBIT



VACATION DESCRIPTION 1

All of the following described Easement as recorded in County Recorder's Instrument: 2011-00004771:

A Ten (10) foot wide permanent Easement across Lot Three (3); Gateway-Green Hills Subdivision, Second Addition; in the City of Ames, Story County, Iowa; Five feet on each side of the following described centerline:

"Commencing at the Southwest (SW) corner of said Lot 3; thence N 27 07' 22" W, 38.57 feet along the west line of Lot 3, to the Point of Beginning; thence N 62 50' 28" E, 11.22 feet; thence S 69 01' 30" E, 100.89 feet to the west line of Green Hills Drive and the Point of Ending."

VACATION DESCRIPTION 2

The Northeasterly 80.7 feet of the following described Easement as recorded in County Recorder's Instrument: 2011-00004771:

A Ten (10) foot wide permanent Easement across part of Parcel "B"; in Lot Six (6), Gateway-Green Hills Subdivision, and in Lots One (1) and Two (2), Gateway-Green Hills Subdivision, Second Addition, in the City of Ames, Story County, Iowa; as shown on the "Plat of Survey" filed in the office of the Recorder of Story County, Iowa, on May 24, 2011 and recorded as Instrument # 11-04769 on Slide 406 at Page 1; Five feet on each side of the following described centerline:

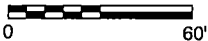
"Commencing at the Southeast (SE) corner of said Parcel "B"; thence N 27 07' 22" W, 38.57 feet along the east line of Parcel "B", to the Point of Beginning; thence S 62 50' 28" W, 161.84 feet; thence N 27 05' 26" W, 30.77 feet; thence S 62 54' 34" W, 20.90 feet to the Point of Ending."

Note: Vacation dimensions taken from Fox Engineering drawing: Green Hills WM Easement.dwg provided to CGA on 10/15/2018.

N



SCALE 1"=60'



Clapsaddle-Garber Associates, Inc
1523 S. Bell Ave. Suite 101
Ames, Iowa 50010
Ph 515-232-1784
www.cgaconsultants.com

Attachment A



2205 Green Hills Drive/2355 Hamilton Circle

Proposed Easement Vacation: 

Easements to Remain:  New Easement: 



1 inch = 50 feet

Date: 10/15/2018

COUNCIL ACTION FORM

SUBJECT: TEXT AMENDMENTS FOR UPDATING NONCONFORMING USE AND NONCONFORMING STRUCTURE STANDARDS

BACKGROUND:

City Council has directed staff to update and clarify the standards related to nonconformities as a result of recent decision by the Iowa Court of Appeals to limit the interpretation of restrictions on intensifying a nonconforming use to specifically residential density and commercial floor area. The proposed amendments address three primary issues within Article III of the Zoning Ordinance for expansion of a nonconforming use, changes to nonconforming uses, and defining remodeling for nonconforming structures. **City Council reviewed draft standards for these issues at its November 13, 2018 meeting and directed staff to prepare an ordinance and publish a public hearing notice for the proposed ordinance.** The draft ordinance is attached to this report.

The first proposed changes address specific limitations on increasing the intensity of a nonconforming use. The new language creates a specified list of what is consider an increase in intensity of use, distinguished between commercial and residential uses. The nonconformity standards are intended to address both uses within a building and outdoors. **The proposed language clarifies that an increase in intensity can apply to any condition on a property, not just the indoor use of a building. It also clarifies that an expansion of up to 125% of the area is permissible for some uses with a special use permit.**

The second area of change concerns the change of use or abandonment of a nonconforming use. The proposed amendment clarifies that if a property owner changes the use and discontinues the nonconforming use that they may not reestablish the prior nonconforming use. **Additionally, the exception for calculating the period of abandonment related to calamities is clarified to match the 18-month period defined for nonconforming structures.**

The third issue addressed with the proposed amendments concerns remodeling of nonconforming structures. Nonconforming structures are addressed independent of use. Individuals are allowed to maintain and in some instances expand nonconforming structures. The current ambiguity relates to the term remodeling, and to what degree can a building be altered before there is an expectation of conformance to the current standards. Remolding is an undefined term with the ordinance. Staff proposes a new defined term for remodeling to address when a project is more of a reconstruction of a building than a remodel. **The standard is twofold in allowing for either retention of 50% of the exterior walls or the roof to classify a project as a remodel.** For example, a whole front façade of building can be removed and replaced with a new façade if either the roof is retained or

the majority of the walls are retained. The proposed changes do not affect regular maintenance of the building, such as residing.

ALTERNATIVES:

1. The City Council can approve on first reading the attached ordinance to amend the Zoning Ordinance regarding Nonconformities.
2. The City Council can recommend modified language for a zoning text amendment.
3. The City Council can decline to proceed with amending the zoning text amendment.

CITY MANGER'S RECOMMENDED ACTION:

The City's current nonconforming language is intended to balance managing nonconformities with property owner's interests to continue the use of their property. Due to the ambiguity of current terminology of enlargement and increase in intensity it is difficult to administer the City's expectations regarding a wide range of nonconformities, including commercial and residential uses as well as indoor and outdoor activities. **Staff's proposed changes are designed to more clearly articulate the scope of the limitations regarding nonconforming uses. The changes preserve a small allowance to enlarge floor area of a use that currently exists in the ordinance. The additional changes also help to clarify certain allowances for changes of use, abandonment, and remodeling. The proposed ordinance addresses all these issues with greater clarity than the current ordinance language.**

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1.

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING SECTION 29.307 (2)(a)(i)(a),(b), (c)(ii)(iii)(iv)(v),(b),(c)(i)(ii)(a),(b),(c),(d)(iii)(vi) AND ENACTING A NEW SECTION 29.307(2)(a)(i)(ii)(iii)(iv)(v)(vi),(b),(c),(d),(e),(f),(g)(i)(ii) (a)(b)(c),(d)(iii)(vi),(3)(a)(i) THEREOF, FOR THE PURPOSE OF UPDATING NONCONFORMING USE AND NONCONFORMING STRUCTURE STANDARDS REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended as follows:

“Section 29.307. NONCONFORMITIES.

...

(2) Nonconforming Uses.

...

(a) Movement, Alteration and Enlargement. No increase of intensity of use is permitted except in conjunction with the allowances of subsection b and c. Increase of intensity means any of the following:

- i. increase to the amount of floor area for a non-Household Living use,
- ii. an increase in the horizontal or vertical dimensions of a non-Household Living use (both indoor or outdoor),
- iii. a change in operation of a non-Household Living use that requires corresponding improvements to the site,
- iv. an increase in the amount of building coverage for a manufactured home, single or two-family dwelling as Household Living,
- v. an increase in the number of apartment dwelling units, SRO, and other self-contained dwelling units as Household Living, and
- vi. an increase in the number of bedrooms for an apartment dwelling unit, SRO, and other self-contained dwelling units as Household Living.

(b) The building area, floor area, or dimensions of a nonconforming use may not be enlarged, expanded or extended to occupy parts of another structure or portions of a lot that it did not occupy on the effective date of this Ordinance, unless the enlargement, expansion or extension complies with all requirements for the zone, does not create an additional nonconformity, and is approved for a Special Use Permit by the Zoning Board of Adjustment, pursuant to the procedures of Section 29.1503, excluding 29.1503(4)(b)(vii) of the Review Criteria General Standards, and subject to subsection c.

(c) Any building or structure containing a nonconforming use may be enlarged up to 125% of the floor area existing on the effective date of this ordinance, provided that the expanded building or structure complies with all development standards of the zone in which it is located. An increase in intensity of operations, dimensions, dwelling units, or apartment bedrooms shall not be specially permitted.

The enlargement of a nonconforming use that has the effect of making a structure nonconforming, shall not be specially permitted pursuant to Section 29.1503, but rather shall be construed as a request for a variance, subject to the procedures of Section 29.1504.

(d) Exterior or Interior Remodeling or Improvements to Structure. Exterior or interior remodeling or improvements to a structure containing a nonconforming use shall be permitted, provided

that any proposed enlargement, expansion or extension shall be subject to the provisions set forth in the above paragraph. An increase in intensity is not permitted in conjunction with remodeling or other improvements to the structure.

(e) Relocation of Structure. A structure containing a nonconforming use shall not be moved unless the use and structure will comply with all of the regulations that apply in the new location. The Zoning Board of Adjustment may authorize a structure containing a nonconforming use to be moved to another location on the same lot, provided that they determine that such a move will not have the effect of increasing the degree of nonconformity.

(f) Change of a Nonconforming Use. Except as provided in this Section, a nonconforming use may be changed only to a use that conforms to the Ordinance. Once changed to a conforming use, no use may revert to, or be re-established as a nonconforming use.

(g) Abandonment.

(i) Effect of Abandonment. Once abandoned, a nonconforming use shall not be reestablished or resumed. Any subsequent use or occupancy of the structure or lot must conform with the regulations of the district in which it is located.

(ii) Evidence of Abandonment. A nonconforming use shall be presumed abandoned when any of the following has occurred:

a. The owner has in writing or by public statement indicated intent to abandon the use;

b. The building or structure has been removed through the applicable procedures for the condemnation of unsafe structures;

c. The owner has physically changed the building or structure or its permanent equipment in such a way as to clearly indicate a change in use or activity to something other than the nonconforming use; or

d. The use has been discontinued, vacant or inactive for a continuous period of at least one year.

(iii) Notice. Upon the occurrence of any of the events described in Section 3(b) above, the Zoning Enforcement Officer shall document such event and shall issue a notice to the property owner by certified mail, return receipt requested, stating that the property owner's intent to abandon the Nonconforming Use is presumed, and that the Nonconforming Use will be terminated unless the property owner submits an Answer within 30 days of the date the notice was issued. However, no notice of abandonment is required when a property owner has initiated a change of use or received approvals from the City for changes to use of the property or property improvements.

...

(vi) Calculation of Period of Abandonment. Any period of discontinuance or cessation of use caused by government actions, fire or natural calamities, and without any contributing cause by the owner of the nonconforming use, shall not be considered in calculating the length of discontinuance pursuant to this Section for up to 18 months from the date of the event.

(3) **Nonconforming Structures.**

(a) Maintenance and Repair. Maintenance, remodeling and repair of a nonconforming structure shall be permitted without a variance or a Special Use Permit, provided that such maintenance, remodeling or repair does not increase the degree of nonconformity.

(i) Remodeling. An alteration to a nonconforming structure is classified as remodeling if, either the majority of the exterior walls or the roof is maintained through-out construction. In the event only an element of the structure (e.g. one wall) is non-conforming the remodeling of that feature must maintain 50% or more of its structural support and wall assembly to be considered remodeling and not rebuilding of the structure. Nothing within this definition is intended to restrict the adding or changing of

window and door openings or changes to exterior siding and roof materials in relation to the percentage limitations.”

Section Two. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Three. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

John A. Haila, Mayor

ITEM# 7 29

DATE: 10/24/17

12-11-18

COUNCIL ACTION FORM

**SUBJECT: PARKING REQUEST RESIDENTS IN RINGGENBERG PARK
SUBDIVISION**

BACKGROUND:

The residents of the Rigggenberg Park Subdivision who live west of Cedar Lane and south of Suncrest Drive have contacted staff regarding safety issues they are experiencing from periods of heavy parking along Suncrest Drive. The recently built multi-family housing north of Suncrest Drive attracts a high density of visitors beginning on Friday afternoon through Sunday. During these weekend time periods, the south side of Suncrest Drive can be parked at or near capacity making it difficult to see at intersections and along the curves of Suncrest Drive (see map – Attachment 1). **Therefore, the residents are requesting to establish parking restrictions along the south side of Suncrest Drive. Currently, the *Municipal Code* for Suncrest Drive states that there is No Parking at all times along the North side of the street.**

Though there is not a formally established neighborhood association, the residents in this area of Rigggenberg Park Subdivision have an active communication process using email amongst the residents. Staff was able to reach out to the residents using their extensive email list to disseminate an on-line parking poll that asked for feedback on the following alternatives:

- 1) No Parking on both sides of Suncrest,
- 2) No Parking on one side of Suncrest, if so indicate your preferred side,
- 3) No Parking within the intersections along Suncrest, or
- 4) Do nothing.

Staff received 90 responses to the on-line poll, which there were **68 (78%) of respondents that chose Alternative 1 “No Parking” on both sides** of Suncrest Drive. Alternative 2 saw 17 (19%) of respondents with a subset that had six wanting no parking on the Northside and 11 wanting it to be on the Southside. The remaining five respondents (5%) choose Alternative 3; no respondents opted for the do-nothing alternative.

Staff also conducted a site visit to drive the streets during these high parking periods along Suncrest Drive. It was found that the curvilinear geometry of the intersections of Suncrest Drive at Red Fox Road, Whitetail Lane, and Cottontail Lane, along with the heavy **current parking on the south side of the street reduces the sight distance below acceptable limits making it difficult to see oncoming vehicles.**

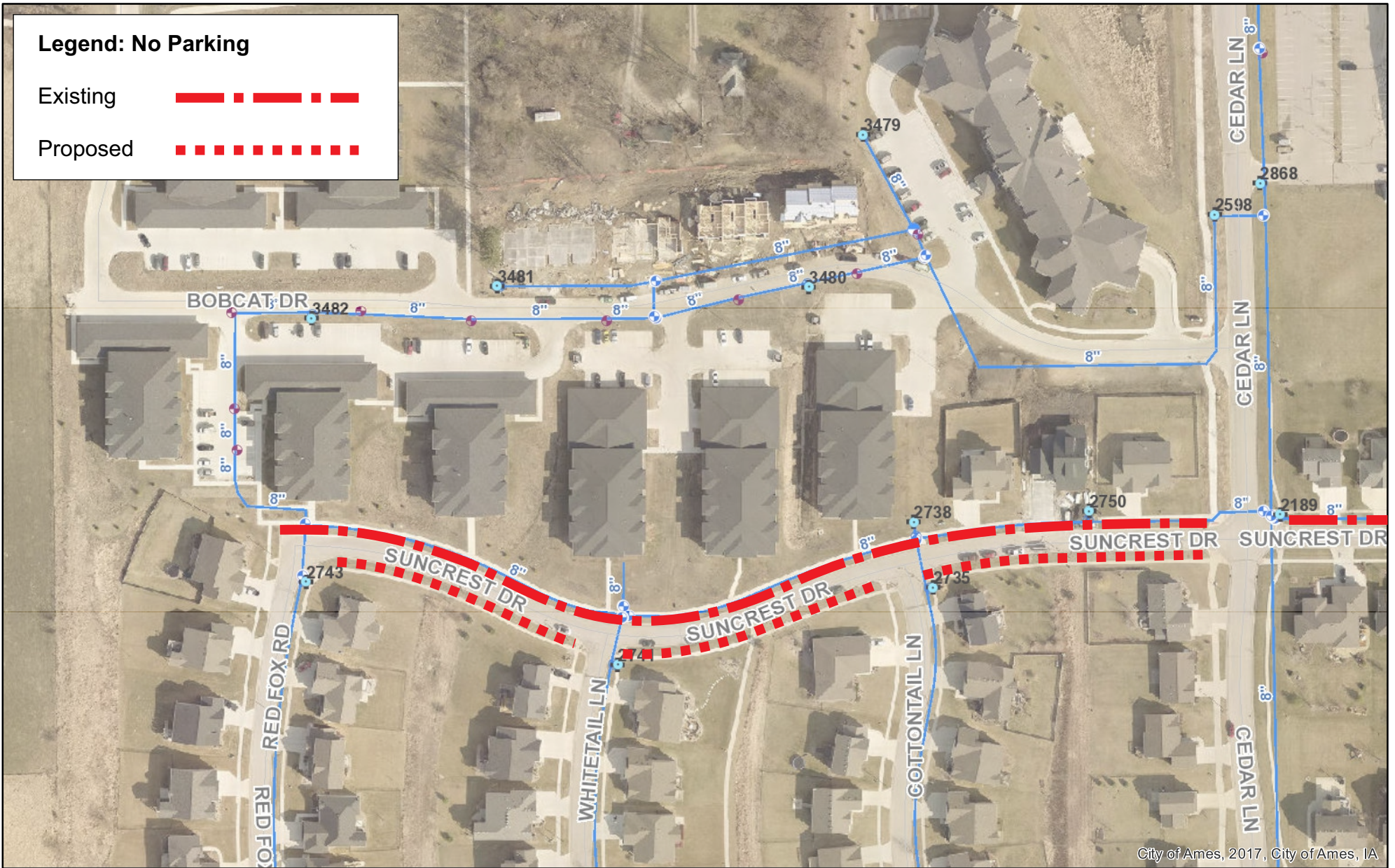
ALTERNATIVES:

1. Direct the City Attorney to draft an ordinance that changes the parking restrictions along the segment of Suncrest Drive from Cedar Lane to Red Fox Road to No Parking at all times on both sides of the street.
2. Direct staff to work with residents to develop other potential solutions to the parking issue.

CITY MANAGER'S RECOMMENDATION:

The proposed parking restriction should help to improve sight distance along Suncrest Drive, especially at its respective intersections. It appears the additional parking restriction along the south side of Suncrest Drive in the area of the Multi-Family development will be well received by the majority of the residents in the neighborhood.

Therefore, the City Manager recommends that the City Council adopt Alternative No. 1, as noted above. **However, the City Council should remember that this change does not have unanimous support and, therefore, it can be expected that some of the residents will be critical of this additional parking restriction.**



Suncrest Drive Parking Map



NORTH

© City of Ames, Iowa makes no warranties, expressed or implied, including without limitation, any warranties of merchantability or fitness for a particular purpose. In no event shall the City of Ames be liable for lost profits or any consequential or incidental damages caused by the use of this map.

Date: 10/14/2017

1 inch = 200 feet

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING SECTION 18.31 (262) AND ENACTING A NEW SECTION 18.31 (262) THEREOF, FOR THE PURPOSE OF PARKING REGULATIONS ON SUNCREST DRIVE; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing Section 18.31 (262) and enacting a new Section 18.31 (262) as follows:

“Sec. 18.31. REGULATIONS FOR SPECIFIC STREETS OR LOCATIONS.

(262) **SUNCREST DRIVE.**

a) Parking is prohibited on both sides of Suncrest Drive from Red Fox Road to Cedar Lane, and for a distance of 70 feet East from its intersection with Cedar Lane.

b) Parking is prohibited at all times on the north side of Suncrest Drive.

(Ord. No. 3641, 12-11-01, Ord. No. 3692, 11-12-02, Ord. 3871, 02-28-2006)”

Section Two. Violation of the provisions of this ordinance shall constitute a municipal infraction punishable as set out by law.

Section Three. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Four. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

John A. Haila, Mayor

FISCAL YEAR 2019/20

CITY COUNCIL BUDGET ISSUES

Near the beginning of each year's budget preparation cycle, the City Manager and Finance staff presents City Council with a budget overview. This presentation has four main purposes:

1. Present the "big picture" of the coming year's budget, including factors that may later impact the Council's budget decisions
2. Share budget-related input and requests that have been received from local citizens and organizations
3. Seek Council direction on select components of the budget (e.g., overall funding levels for human services and arts)
4. Receive any general funding or service level direction that Council wishes to incorporate into the budget

OVERALL ECONOMIC CONDITION OF THE CITY

Overall economic conditions in the City of Ames remain strong. However, there is continued concern that state-level budget issues could lead to a reduction in property tax replacement to Cities associated with recent state-wide property tax reform.

Local Option Sales Tax receipts are expected to increase after years of relatively stagnant growth. The U.S. Supreme Court decision in the *Wayfair vs. South Dakota* case coupled with Iowa legislation related to online retail sales will require larger internet retailers to collect and remit sales tax regardless of their location. This change will go into effect beginning January 1, 2019 and the Iowa Department of Revenue expects to begin making distributions of internet sales tax collections beginning in late spring of 2019. Based on this and current retail sales numbers, we expect that the City will meet the budgeted Local Option Sales Tax revenue for FY 2018/19 and are forecasting 3% growth for FY 2019/20.

We expect a continued modest increase in property valuation to have a positive financial impact on the City budget. Taxable valuation for residential property will increase due to the residential rollback rate increasing from 55.62% to 56.92%. This small change in residential rollback will result in a small shift in taxes from the commercial and industrial classes of property to the residential class.

We are anticipating smaller than average increases in health care costs and a continued modest rate of inflation on goods and services.

Commercial and industrial property will continue to be taxed at 90% of value regardless of what may happen with replacement tax. A new property classification was implemented in FY 2016/17; multi-residential property, formerly taxed at 90% of value, will take another

step toward rollback to the residential rate and will be taxed at 75% of value, with no state replacement tax.

Interest revenues for the City investments continue to have modest increases during FY 2018/19 as the City re-invests lower earning assets into investments at current higher rates. Though this will provide some additional revenue, rates for G.O. Bonds are likely to increase from the current very favorable levels.

GENERAL FUND

The General Fund ended FY 2017/18 with a balance of approximately \$11.7 million, creating a beginning balance for FY 2018/19 that is \$2.5 million higher than what was anticipated in the adopted budget. Revenues for FY 2017/18 were \$140,000 higher than what was budgeted due to increased interest revenue (\$68,000) and building permit revenue (\$47,500). All other revenue in the General Fund netted to additional \$25,000 over budgeted revenue. Expenditures for FY 2017/18 were approximately \$2.4 million lower than what was budgeted, largely due to incomplete CIP and other special projects, as well as salary and other savings in various City departments.

Of the \$2.5 million additional General Fund balance, \$1.9 million has been earmarked for incomplete FY 2017/18 projects that have been carried over into the FY 2018/19 adjusted budget. These projects include City Hall security (\$250,000), the Comprehensive Plan update (\$219,293), the City Hall parking lot reconstruction project (\$133,594), body cameras for the Police Department (\$103,000), as well as a number of smaller expenditures. Excluding the carryovers, a balance of approximately \$600,000 remains, which is available for programming into the FY 2018/19 adjusted budget.

The Council could decide to use some amount of this additional balance to subsidize operating costs, thereby lowering property tax rates in FY 2019/20. This strategy, however, would only lead to a larger increase in the following year when this one-time balance would need to be replaced with a more permanent revenue source. Therefore, the staff recommends that the one-time available balance be used for one-time expenses. Please note that in addition to the \$600,000 noted above, there remains a fund balance in excess of the Council approved minimum balance that is adequate to mitigate contingencies such as the loss of state replacement tax per Council direction given during the FY 2018/19 budget process.

CYRIDE

New federal safety regulations were released on July 19, 2018 that will require CyRide to add a Chief Safety Officer position to develop an agency safety plan and monitor its safety risks. This will increase CyRide's FTE's by one and require funding in the budget for an estimated \$85,000 in wages and benefits.

Decreasing ISU enrollment has lowered CyRide's student revenues and will challenge the system to maintain its current services as well as the enhanced services implemented this year under CyRide 2.0

WATER POLLUTION CONTROL NUTRIENT REDUCTION

The consultant evaluating nutrient reduction at the Water Pollution Control Facility (WPCF) has recommended a two-track approach to achieve the goals of the Iowa Nutrient Reduction Strategy. The first track will convert the facility's treatment process to "Conventional Activated Sludge with Biological Nutrient Removal" in three phases over the next twenty years.

The second track focuses on watershed-based land practices that provide additional benefits beyond nutrient reduction, such as flood mitigation, streambank stabilization, drinking water source protection, habitat restoration, and/or recreational opportunities. Originally, Staff was recommending that this watershed track be established initially at \$100,000 per year. Depending on which projects may come to the forefront in any given year, it is possible that money could be allowed to accumulate for a few years to allow larger-scale projects to be undertaken. At the November 20, 2018 workshop, there was some discussion by Council and a public commenter about the possibility of devoting an amount greater than \$100,000 per year towards this effort. After further consultation, the staff is now recommending that initially \$200,000 per year be designated for this purpose. This amount can be increased in future CIPs should a greater need be identified.

RESOURCE RECOVERY

After several years of flat fees, the Resource Recovery plant increased tipping fees from \$52.75 per ton to \$55.00 per ton on July 1, 2017. The per capita fee charged to participating communities was increased from \$9.10 to \$10.50 beginning January 1, 2018. These fee increases primarily offset the general increase in operating costs and the loss of revenue due to significant reduction in the price of recovered scrap metals.

The Resource Recovery plant was impacted by reduced capacity to burn refuse derived fuel (RDF) with the conversion of the electric power plant from coal to natural gas as a fuel source. Though these two utilities operate as separate enterprises, they work closely together and have developed a new formula for RDF that will provide a more stable revenue source for Resource Recovery. To address the inconsistency in RDF revenue, staffs from Electric Services and Resource Recovery have developed a payment formula based on an operational average delivery of 2,500 tons of RDF per month to the power plant. If in any month the power plant is off-line and does not burn the base average of 2,500 tons, Electric Services will pay Resource Recovery for the baseline average of 2,500 tons. If the 2,500 ton baseline is not met because of operational issues at Resource Recovery, payment will be made on the actual tons delivered. If all systems are running well and the monthly RDF amount exceeds the 2,500 ton baseline, payment will be based on the actual tons delivered. This baseline of 2,500 tons per month equates to \$900,000 RDF revenue per year and will be used for budgeting purposes beginning in the adjusted FY 2018/19 budget.

This adjustment in RDF payment still does not provide adequate funding for Resource Recovery operational and capital needs looking into the future. To better provide for these needs and to maintain an adequate on-going fund balance, a stepped increase in tipping fees is being proposed. The current tipping fee of \$55.00 per ton is expected to be

increased by \$3.75 per ton to \$58.75 per ton in FY 2019/20. An additional increase of \$3.75 per ton is expected in FY 2022/23, bringing the tipping fee to \$62.50.

PARKING

The City parking system is operated as a self-funded enterprise. With aging parking lots the City raised meter and lot rental fees to fund upcoming needed improvements to our public parking lots. There are limited alternative options available for funding parking lot improvements including local option sale tax, general obligation bonds, and hotel/motel tax. Use of these funding sources will require either the reduction in funding for other projects or an increase of property taxes.

FIRE AND POLICE RETIREMENT AND IPERS

-MFPRSI

The City contribution rate to the Municipal Fire and Police Retirement System of Iowa (MFPRSI) will be slightly lower. The current rate is 26.02% of covered wages and will be 24.41% for FY 2019/20. The rate remains well above the City's minimum contribution rate of 17% and is expected to remain so in the foreseeable future. The employee contribution share remains fixed at 9.40%.

-IPERS

The City contribution rate to the Iowa Public Employee Retirement System (IPERS) will be unchanged. The current rate is 9.44% of covered wages and will remain at 9.44% for FY 2019/20. The employee contribution will also remain at 6.29% with the fixed 60/40 sharing of the pension cost.

HEALTH INSURANCE

For several years, the City of Ames experienced health insurance increases between 5% and 9% per year. With recent favorable claims experience and a strong self-insured fund balance, we are projecting a 2% rate increase for FY 2019/20. With this increase in premiums charged under the self-insured plan, we expect a small draw down in the fund balance. Even with a planned draw-down the balance will remain well above the required levels to maintain a self-insured plan and provide an adequate balance to fund possible claims fluctuations. We will review the status of the plan again after the end of December and evaluate the need for a larger increase.

ROLLBACK AND VALUATION

Since 1978, residential and agricultural property has been subject to an assessment limitation order, or "rollback," that limits annual growth of property values (all other classes of property were eventually added). Prior to the 2013 overhaul of the property tax system,

property value growth was limited to 4% per year for agricultural, commercial, industrial and residential properties. If property values grew by more than 4%, the taxable value was rolled back to comply with the assessment limitation system.

In addition, the rollback included a formula that tied the growth of residential property to that of agricultural property. This connection is commonly referred to as “coupling” and limits the valuation of either property class to the smaller of the two. Since the law’s inception, residential property has always been subject to significant rollbacks, while the other property classes did not grow as much and were usually taxed at or near their full assessed value.

While the property tax rollback system remains in place, several major changes were made during the 2013 legislative session. For each assessment year beginning in 2013, residential and agricultural property value growth is now capped at 3%, or whichever is lowest between the two classes (the coupling provision remains).

Commercial, industrial and railway property now have their own rollback, which began at 95% for valuations established during the 2013 assessment year (affecting FY 2014/15) and 90% for the 2014 assessment year and thereafter. The rollback percentage for these properties will remain fixed at 90% regardless of how fast or slow valuations grow.

The legislature created a standing appropriation, beginning in FY 2014/15, to reimburse local governments for the property tax reductions resulting from the new rollback for commercial and industrial property (railroad not included). The “backfill” was funded by the legislature for the current fiscal year, future backfill appropriations are capped at the FY 2015/16 level. **Staff is concerned that continued funding of the State obligation to provide backfill for property tax relief may be at risk for FY 2019/20. The total amount of replacement tax backfill included in FY 2018/19 budget is \$973,210, representing 3.3% of levied taxes. If funding of the replacement tax is eliminated and City Council chooses to maintain current service levels, a property tax rate increase of approximately \$0.33 would be required.**

A new property class was established for multi-residential property, which first took effect in FY 2016/17. For buildings that are not otherwise classified as residential property, the definition of multi-residential property is broad and includes:

- Mobile home parks
- Manufactured home communities
- Land-leased communities
- Assisted living facilities
- Property primarily used or intended for human habitation containing three or more separate living quarters

The following rollback percentages will be phased in over eight years, beginning in budget FY 2016/17. **There is no backfill provision for this class and with an estimated valuation of \$124.7 million in Ames the reduction of property tax dollars will be approximately \$48,500 in FY 2019/20.**

Multi-Residential Property Rollback Schedule	
January 1, 2015	86.25%
January 1, 2016	82.50%
January 1, 2017	78.75%
January 1, 2018	75.00%
January 1, 2019	71.25%
January 1, 2020	67.50%
January 1, 2021	63.75%
January 1, 2022 and thereafter	same as residential

The rollback for residential property will increase from 55.62% of taxable value to 56.92% for FY 2019/20.

Rollback Percentage Rates

Property Class	FY 16-17	FY 17-18	FY 18-19	FY 19-20
Residential	55.6259	56.9391	55.6209	56.9180
Com. & Ind.	90.0000	90.0000	90.0000	90.0000

LOCAL OPTION SALES TAX

Estimated Revenue

For the current year, local option sales tax receipts are expected to be \$8,070,900. This remains unchanged from the adopted budget. **The staff forecast for local option sales tax revenue for FY 2019/20 is \$8,313,027 or a 3% increase from the FY 2018/19 adopted budget.** Last year during the budget process, staff expressed concern that a weakness in taxable retail sales may be part of a fundamental shift in retail from local brick and mortar sales to online retail. This could have a long-term impact on capital improvement projects and services which are funded by local option revenues and the property tax relief provided. Recent law changes that will require collection and remittance of local sales tax by online retailers are expected to both help reverse this trend and place our local retailers on a more level playing field with their online competitors.

A summary of the Local Option Sales Tax Fund with some illustrative options for the FY 2019/20 budget is included in Attachment 1 to this document and is by no means a recommendation for the upcoming budget. Though we do not need specific budget decisions at this time, staff is requesting Council direction on funding levels for ASSET, COTA, and other outside organizations.

ASSET Human Services Funding

The City Council adopted the priorities below for human services funding in FY 2019/20:
(Note: sub-bullets under #1 and #2 are not in priority order)

#1 Meet basic needs with emphasis on low to moderate income:

- Housing cost offset programs (including utility assistance)
- Sheltering
- Quality childcare cost offset programs (including daycare and State of Iowa licensed in home facilities)
- Food cost offset programs to assist in providing nutritious perishables and staples
- Transportation cost offset programs
- Legal assistance
- Disaster response
- Medical and dental services

#2 Meet mental health and chemical dependency needs

- Provide outpatient emergency access to services
- Provide crisis intervention services
- Provide access to non-emergency services
- Ensure substance abuse prevention and treatment is available in the community

#3 Provide services and activities for social and educational development of youth

The table below summarizes each year’s ASSET allocations by funder.

	Story County	CICS	United Way	ISU Student Gov’t.	City Budgeted Amount	City % Increase	Total
2014/15	1,082,602	--	955,145	152,605	1,139,226	-3.8%	3,329,578
2015/16	879,857	349,856	1,002,833	167,339	1,212,375	6.4%	3,612,260
2016/17	1,031,870	430,718	1,084,827	178,882	1,278,973	5.5%	4,005,270
2017/18	1,072,156	448,724	1,193,303	194,430	1,355,711	6.2%	4,264,324
2018/19	1,142,625	602,229	1,228,443	194,430	1,423,497	5.0%	4,591,224

The prior budget year is not the only way to evaluate the amount to budget for the next fiscal year. The amount budgeted at this time each year can vary if the volunteers do not recommend funding the entire amount authorized by the City Council. Additionally, the amount contracted with agencies is often not entirely drawn down each year. In FY 2017/18, \$24,804.79 (1.7%) of the City allocation was not drawn down by agencies (excluding funds approved by the City Council to be carried over to the current fiscal year for YSS and ACPC).

FY 2017/18 City Funds			FY 2018/19 City Funds			FY 2019/20
Requested	Budgeted	Contracted	Requested	Budgeted	Contracted	Requested
\$1,418,203	\$1,355,711	\$1,355,711	\$1,578,788	\$1,423,497	\$1,423,497	\$1,667,899

For FY 2019/20, City ASSET funds requested by agencies total \$1,667,899. This is \$244,402 (17.2%) over the current FY 2018/19 contracted services of \$1,423,497. Overall, the service requests to the City have slightly increased. The following changes are worth bringing to the City Council’s attention:

- **ChildServe (Day Care – Infant & Children)** – ChildServe has requested a 141% increase in City funds for Infant Care (\$14,472 requested) and a 69% increase for child care for children ages 2 to 5 (\$25,326 requested). Similar percentage increases are being requested from Story County and United Way. ChildServe has indicated that costs for both services continue to increase.
- **Emergency Residence Project (Transitional Housing)** – ERP has requested another substantial increase for Transitional Housing. The City allocated \$13,114 in funding for Transitional Housing in FY 2018/19. ERP is requesting \$23,703 from the City for FY 2019/20. ERP attributes the increase to hiring a full-time Housing Support Specialist and rehabilitating one of its transitional housing units.
- **Raising Readers (Thrive by Five & Out of School Learning)** – Raising Readers has requested an increase for the Thrive by Five and Out of School Learning programs. In FY 2018/19, the City allocated \$9,303 for Thrive by Five and \$13,486 for Out of School Learning. Raising Readers is requesting \$14,000 (50% increase) and \$22,000 (63% increase) respectively for those programs for FY 2019/20. Raising Readers’ requests to United Way and to Story County are also substantial increases.
- **YSS (Public Education/Awareness & Transitional Living)** – YSS has requested \$51,189 (71% increase) for Public Education and Awareness and \$4,586 (73% increase) for Transitional Living for FY 2019/20. In FY 2018/19, the City allocated \$30,000 for Public Education and Awareness and \$2,652 for Transitional Living. YSS is also requesting similar increases from Story County and United Way.

In previous budgeting cycles, the City Council has requested information as to which services turned clients away due to a lack of funding. In FY 2019/20, there are 72 individual services for which agencies have requested City funding. The table below shows the breakdown of whether clients were turned away in the last full fiscal year and for what reasons:

Agency response to whether clients were turned away	# of services
No clients turned away	34
Clients turned away	21
No information provided regarding clients turned away	8
Some clients turned away due to ineligibility under criteria or rules violations	3
No clients turned away, but other sources of funding used or services curtailed	3
No data – new service	3

The “Clients Turned Away” category includes services where there is a waiting list. Of the 21 services in which clients were turned away, 15 involved a service where there are capacity limitations due to licensure or a limited number of available beds. The six remaining services where individuals were turned away are:

1. **MICA Family Development and Education** — MICA is not requesting an increase for this service.
2. **The Salvation Army Homelessness Prevention Program** — The Salvation Army noted that over 300 families/individuals were declined services due to a lack of funds available to provide assistance. The agency is requesting an increase from \$21,988 in FY 2018/19 to \$25,000 in FY 2019/20.
3. **The Salvation Army Representative Payee Program** — The Salvation Army indicated 22 clients were on the waiting list. The agency is requesting an increase from \$13,122 in FY 2018/19 to \$15,000 in FY 2019/20.
4. **The Salvation Army Bill Payer Program** — The Salvation Army noted that five clients were on a waiting list due to the lack of volunteers. The agency is requesting an increase from \$4,020 in FY 2018/19 to \$4,500 in FY 2019/20.
5. **Heartland Senior Services Home Delivered Meals Under 60 Program** — HSS noted that participants were turned away if they could not pay the full cost of the meal (\$9.25) and additional funding through grants was not available. HSS did not request City funds for this program in FY 2018/19, but is requesting \$3,000 from the City for FY 2019/20.
6. **Youth and Shelter Services Mentoring Program** — YSS indicated that 72 youth were on the waiting list at the end of the school year and there would be the same number at the beginning of the school year. YSS is requesting an increase from \$27,150 in City funds for FY 2018/19 to \$37,565 in FY 2019/20.

In addition to the amount authorized for human services programs, the City will also budget its share of the ASSET administrative expenses. The City's estimated share for these expenses in FY 2019/20 is \$6,312.

Until the last budget cycle, the City Council chose to authorize an ASSET increase of a fixed percentage plus the amount necessary to fully fund the requests where clients were turned away due to a lack of funding. Last year, the City Council authorized a 5% increase. The table below indicates allocation options based on the percentage increases from the FY 2018/19 contracted amount of \$1,423,497.

Increase From Current	Dollar Increase	Total City Funding Authorized
1.3% (amt. to fully fund turn-away svcs.)	\$ 18,745	\$ 1,442,282
1%	14,235	1,437,732
2%	28,470	1,451,967
4%	56,940	1,480,437
5%	71,175	1,494,672
17.2% (request)	244,402	1,667,899
+		
<i>ASSET Admin. Share</i>	\$ 6,312	<i>In addition to services</i>

The attached spreadsheet (Attachment A) indicates the services requested from the City compared to the current year along with the total amount requested from ASSET funders for each service. This does not include funding requests from other funders for services in which the City does not participate.

COTA – Performing Arts Funding

The Commission of the Arts (COTA) allocation for FY 2018/19 is \$163,979. This is the same amount allocated in FY 2017/18. For FY 2019/20, COTA organizations have requested funding in the amount of \$207,080 (excluding special Spring and Fall Grants). This is a \$43,101 (26%) increase from the FY 2018/19 appropriation.

Central Iowa Symphony and Story Theater Company noted in their requests that they were seeking increased COTA funds as a result of the City Auditorium no longer providing a discount to Ames Community Arts Council (ACAC) members for the use of the Auditorium. In a review of last year’s rental rates, Parks and Recreation determined that its rate structure needed to be simplified and that the subsidized facility fee which was charged to ACAC members was not offsetting the costs to operate the Auditorium. The rate increase has been delayed to FY 2019/20 to allow organizations to adjust to the change. Central Iowa Symphony is requesting a \$5,250 increase and Story Theater Company is requesting a \$13,455 increase compared to their FY 2018/19 contracted amounts.

This year the Ames Chapter of the Des Moines Metro Opera Guild made a first-time request for funding. A total of 17 organizations submitted applications for funding this year compared to 14 in FY 2018/19. At the November 5 meeting, the Commission chose not to fund Dancenter Dance Company Foundation for FY 2019/20. This was a result of the organization’s failure to attend the mandatory Annual Grant Workshop and the Annual Grant Hearings. Not including the Dancenter’s request of \$3,000, the total requested by all agencies is \$207,080.

As always, a range of options are available for establishing an authorized allocation for FY 2019/20. It should be noted that the amount authorized by the City Council is used entirely by COTA. COTA sets aside a portion of the funds authorized by the Council for Special Project Grant funds to distribute later in the year. Last year, COTA decided to increase the flexibility of these funds. Awards may now be up to \$1,000 per project (up from \$750 each).

Increase From Current	Dollar Increase	Amount Authorized
0%	\$ 0	\$ 163,979
1%	1,639	165,618
2%	3,279	167,258
5%	8,198	172,177
26% (request)	43,101	207,080

Funding Requests From Outside Organizations

City staff accepts applications from outside organizations wishing to receive Local Option Sales Tax funds for their organizations' operations. The City Council has exempted the Ames Economic Development Commission's business development partnership, the Ames/ISU Sustainability Coordinator and the Ames Human Relations Commission from this process, since these activities are conducted in an official capacity on behalf of the City government.

The total amount allocated for these operating fund requests in FY 2018/19 was \$188,070 and the total FY 2019/20 request is \$315,400. This is a 68% increase over the FY 2018/19 operating request total.

Organization/Program	18/19 Operations Award	18/19 One-time Request Award	19/20 Operations Request	% Change
Ames Historical Society	\$ 42,600		\$ 45,200	6%
Ames Int'l Partner City Ass'n	6,000		6,000	0%
Campustown Action Ass'n	30,650	\$ 40,000*	71,500	133.2%
Hunziker Youth Sports Complex	29,650		30,700	3.5%
Main Street Cultural District	44,300	7,000**	54,000	21.9%
Story County Housing Trust Fund	34,870		35,000	.4%
AEDC Workforce Development		15,000***	15,000	0%
The Community Academy			58,000	
TOTAL	\$ 188,070	\$ 62,000	\$ 315,400	68%

*funded from FY 2017/18 General Fund balance

**funded from FY 2018/19 Council Contingency

***funded from Hotel/Motel Tax Fund balance

Highlights from the requests are summarized below:

- **Campustown Action Association** – CAA received a \$40,000 one-time allocation from the general fund balance for clean-up programming. This is in addition to its \$30,650 award for operating expenses. It was CAA's goal to pass the Self-Supported Municipal Improvement District (SSMID) and use revenue generated to replace some or all of this one-time funding for clean-up efforts. The SSMID was not adopted. CAA's request now includes \$42,000 in operating funds for clean-up efforts.
- **Main Street Cultural District** – MSCD's FY 2019/20 total request is the same as its FY 2018/19 request, \$54,000. In the last funding cycle, MSCD requested \$7,500 for the Smithsonian Traveling Exhibit, which was not funded through the annual grant process. **The Council later approved a one-time allocation of \$7,000 from the FY 2018/19 Council Contingency Fund for the exhibit.** For FY 2019/20, MSCD is

requesting an additional \$2,000 for beautification and \$2,000 for maintaining status as a Main Street Iowa Community, and maintaining status as an Iowa Great Place (including grant management). The requested reimbursement for marketing is slightly lower.

- **Ames Economic Development Commission** – The AEDC requested funds last year for a workforce development project. **At that time, the Council discussed whether to view this as a one-time request or an operating request. AEDC has again requested funding for this initiative.** This project, if funded, would be supported from Hotel/Motel Taxes, not the Local Option Sales Tax Fund. The pool of funding authorized by the Council only includes Local Option funds. Therefore, the review team will review the merits of this proposal and provide a separate recommendation regarding the request. Funding this program will not count against the funds authorized for other programs in this report.
- **The Community Academy** – **This is a new agency to this funding request process.** Funds would be used to engage 60 Ames area youth in a renovation project of the Audubon Trail in Brookside Park. Students would construct interpretive signage and benches for the trail while learning about history, nature, design, and other areas. The agency is requesting \$58,000 in City funds, as part of a doubling of its overall budget from \$101,000 in the current year to \$203,000 in the next fiscal year.

The past practice has been to include the amount approved for the prior fiscal year in the recommended budget. **City staff is seeking direction from the City Council regarding a total amount of Local Option funds available to be allocated for the coming year.**

The applications will be reviewed by a committee of staff and residents with that budget authority in mind and recommendations will be made to the City Council. As with other funding processes, a variety of options are available to the City Council:

Increase From Current	Dollar Increase	Amount Authorized
2%	\$ 3,761	\$ 191,831
3%	5,642	193,712
4%	7,523	195,593
5%	9,404	197,474
60% (all requests)*	112,330	300,400

****excludes AEDC request, which would be funded from Hotel/Motel Tax Fund***

PUBLIC ART COMMISSION

City Council will receive the Public Art Commission’s request for funding for FY 2019/20 in January. The funding level of \$46,000 adopted for FY 2018/19 is currently included as the FY 2019/20 allocation for projecting the Local Option Sales Tax Fund balance.

ROAD CONDITIONS/ROAD USE TAX FUND

In our annual Resident Satisfaction Survey's ranking of capital improvement priorities, the reconstruction of existing streets is the top priority for our citizens. This represents a challenge, since the lane-miles of streets continue to expand, existing streets continue to age, and recent winters have been particularly hard on our roadways.

The Road Use Tax Fund (RUTF) is accumulated through motor vehicle registration fees, motor vehicle fuel taxes, an excise tax imposed on the rental of automobiles, and a use tax on trailers. The RUTF revenue is restricted in use and the City uses the funds for operations and maintenance of street right-of-ways as well as capital improvements. The DOT is currently forecasting that RUTF distributions will be slightly higher in FY 2018/19. The adopted budget included \$7,164,247 in RUTF revenue; the adjusted budget will be slightly higher at \$7,193,730 (0.4% increase). The DOT is forecasting a RUTF distribution of \$7,164,247 for FY 2019/20 or no increase from our current adopted budget. The FY 2018/19 budget is the third full year of fuel tax distribution after the 10 cent per gallon tax increase. Past experience has generally indicated that actual receipts are impacted by fuel prices and general economic activity. Both factors have been favorable for strong RUT receipts which could exceed current forecasts.

CHANGES TO THE BUDGET FORMAT

You will see some changes in the format of the budget document this year. The budget is a public document that is regularly reviewed and modified to be as accessible and user-friendly as possible. Staff has reformatted pages to provide a better overview of each activity included in the budget and to better demonstrate how each activity supports the overall City mission and City Council goals. The new format is intended to help the Mayor and City Council make informed choices about the provision of services and how these services link to achievement of broad organizational and specific City Council goals.

Each year the City submits its adopted final budget document to the Government Finance Officers Association (GFOA) as part of the Distinguished Budget Presentation Program. This program was established by the GFOA in 1984 to assist state and local governments in preparing high quality budget documents that reflect both the guidelines established by the National Advisory Council on State and Local Budgeting and the GFOA's own best practices in budgeting. The program provides feedback to participants on how to improve their budget documents. The City of Ames budget is reviewed annually by selected members of the GFOA professional staff and by outside reviewers. Reviewer comments are welcomed by the Finance Department and are often incorporated into subsequent documents. For several years, the area most frequently commented on by reviewers as an opportunity for improvement has been the presentation of the goals (service objectives) within each activity, how these relate to the City's mission statement and City Council goals, and how they link to performance measures for each activity.

According to GFOA best practices, each activity's goals should show a direct link to demonstrate how it supports the City's mission or a specific City Council goal. The activity goals should also be directly linked to the activity's performance measures, which should support whether or not the activity's goals are being met. To determine how best to

implement suggested improvements, Finance Department staff has spent several months reviewing GFOA's best practices and budget documents of other local governments to see how they are presenting performance information.

The primary change will be presentation of activity goals and performance measures in a table with the City mission or specific Council goal they support. This format was recommended by several GFOA reviewers and is used by several local governments that have achieved special recognition for their performance measures from GFOA. The Highlights section has also been revised to reflect three categories of possible interest to users of the document, these include: Issues and Factors Affecting the Budget, Recent Accomplishments, and In-Progress and Upcoming Activities.

TOWN BUDGET MEETING

On November 1, 2018, the annual Town Budget Meeting was held. Minutes from the meeting are included as Attachment 3 to this document.

City Council's Input

(Given the information provided, Council's input is requested.)

Service Level Increases

Service Level Decreases

Other Issues

LOCAL OPTION SALES TAX FUND SUMMARY

			1% Increase	3% Increase	5% Increase	Full Request
	FY 18/19	FY 18/19	COTA/ASSET	COTA/ASSET	COTA/ASSET	COTA/ASSET
	Adopted	Adjusted	FY 19/20	FY 19/20	FY 19/20	FY 19/20
			Estimated	Estimated	Estimated	Estimated
Revenues						
Local Option Sales Tax	\$ 7,930,900	\$ 7,930,900	\$ 8,168,827	\$ 8,168,827	\$ 8,168,827	\$ 8,168,827
Transfer from Hotel/Motel	140,000	140,000	140,000	140,000	140,000	140,000
Grants	-	-	-	-	-	-
Other Revenue	-	-	-	-	-	-
Total Revenues	<u>8,070,900</u>	<u>8,070,900</u>	<u>8,308,827</u>	<u>8,308,827</u>	<u>8,308,827</u>	<u>8,308,827</u>
Transfers						
Ice Arena	20,000	20,000	20,000	20,000	20,000	20,000
Park Development	100,000	100,000	100,000	100,000	100,000	100,000
60% Property Tax Relief	4,758,540	4,758,540	4,901,296	4,901,296	4,901,296	4,901,296
Total Transfers	<u>4,878,540</u>	<u>4,878,540</u>	<u>5,021,296</u>	<u>5,021,296</u>	<u>5,021,296</u>	<u>5,021,296</u>
Expenses						
Human Service Agencies	1,423,497	1,498,752	1,437,732	1,466,202	1,494,672	1,667,899
Commission on the Arts	163,979	163,979	165,618	168,898	172,177	207,080
City Council Spec. Alloc.	191,070	198,637	192,981	197,029	200,719	315,400
Human Services Admin	21,227	23,191	24,032	24,032	23,887	23,887
Public Art	46,000	83,243	41,000	41,000	41,000	41,000
Municipal Band	27,949	29,404	27,170	27,170	27,170	27,170
	-	-	-	-	-	-
Total Expenses	<u>1,873,722</u>	<u>1,997,206</u>	<u>1,888,533</u>	<u>1,924,331</u>	<u>1,959,625</u>	<u>2,282,436</u>
Net Increase/(Decrease)	1,318,638	1,195,154	1,398,998	1,363,200	1,327,906	1,005,095
Beginning Balance	<u>2,255,925</u>	<u>6,499,404</u>	<u>2,155,925</u>	<u>2,155,925</u>	<u>2,155,925</u>	<u>2,155,925</u>
Available for CIP	3,574,563	7,694,558	3,554,923	3,519,125	3,483,831	3,161,020
CIP Projects	<u>1,566,000</u>	<u>5,387,313</u>	<u>2,082,000</u>	<u>2,082,000</u>	<u>2,082,000</u>	<u>2,082,000</u>
Ending Balance	2,008,563	2,307,245	1,472,923	1,437,125	1,401,831	1,079,020
Minimum Fund Bal. Rsv.	889,931	1,876,130	1,022,633	1,031,583	1,040,406	1,121,109
Avail Un-Resv Fund Bal.	<u>\$ 1,118,632</u>	<u>\$ 431,115</u>	<u>\$ 450,290</u>	<u>\$ 405,542</u>	<u>\$ 361,425</u>	<u>\$ (42,089)</u>

			City of Ames		Service Statistics			
Agency	Service	Index	Contracted 18/19	Request 19/20	19/20 Proposed Units of Service	Unit of Service	19/20 Proposed Cost per Unit	Clients Turned Away in 17/18
ACCESS	Crime Victim Housing (Prev. Battering Shelter)	2.08	\$ 51,858	\$ 65,678	2,200	24 Hr Period Food/Shelter	\$ 147.75	92 turned away due to lack of space.
ACCESS	Battering Crisis Intervention	3.07	\$ 3,088	\$ -	-	Staff Hours	\$ -	0
ACCESS	Battering Counseling and Support	3.07	\$ 29,127	\$ -	-	Staff Hours	\$ -	0
ACCESS	Homicide and Violent Crime Crisis and Support	3.07	\$ -	\$ 39,930	614	Staff Hours	\$ 139.12	New Program
ACCESS	Domestic Abuse Crisis and Support	3.07	\$ -	\$ 28,385	1,740	Staff Hours	\$ 138.00	Not indicated; Collapse of two previously funded programs;
ACCESS	Sexual Abuse Crisis and Support	3.08	\$ -	\$ 7,556	1,720	Staff Hours	\$ 133.00	Not indicated; Collapse of two previously funded programs
ACCESS	Rape Relief Crisis Intervention	3.08	\$ 2,206	\$ -	-	Staff Hours	\$ -	0
ACCESS	Rape Relief Counseling and Support	3.08	\$ 4,990	\$ -	-	Staff Hours	\$ -	0
ACCESS	Battering Courtwatch	3.10	\$ 5,763	\$ 5,576	425	Staff Hours	\$ 138.00	0
ACCESS	Public Education and Awareness	1.12	\$ 3,729	\$ 3,854	380	Staff Hours	\$ 127.00	0
			\$ 100,761	\$ 150,979				
Ames Comm. Preschool Center	Day Care - Infant	2.02	\$ 7,000	\$ 7,280	4,016	Full Days	\$ 57.00	"Continue to have an extensive waiting list. Due to families on multiple waiting lists, any estimate would be difficult to pinpoint. More than 55 families with children(18-24) months on our waiting list."
Ames Comm. Preschool Center	Day Care - Children	2.03	\$ 61,659	\$ 64,125	27,108	Full Days	\$ 52.01	140 on waiting list. Classroom size and teacher/child ratio dictate capacity
Ames Comm. Preschool Center	Day Care - School Age	2.04	\$ 29,109	\$ 30,273	58,606	Partial Days	\$ 9.20	160 on waiting lists at each school site. Group size varies from 25 to 68
			\$ 97,768	\$ 101,678				
All Aboard for Kids	Out of School Program	1.09	\$ 1,700	\$ 2,000	420	Partial Days	\$ 81.90	0
			\$ 1,700	\$ 2,000				
American Red Cross	Disaster Services Program	2.12	\$ 9,800	\$ 10,000	60	Staff Hours	\$ 1,208.33	0
			\$ 9,800	\$ 10,000				
Boys and Girls Club	Youth Development and Social Adjustment - Daily Program	1.07	\$ 111,111	\$ 120,000	30,575	Client Contact/Day	\$ 24.79	At least 44 youth were turned away because of limited capacity.
			\$ 111,111	\$ 120,000				
Campfire	Day Care- School Age	2.04	\$ 2,255	\$ 2,368	4,950	Partial Days	\$ 60.38	Most weeks were at capacity and some families were turned away. No clients turned away due to an inability to pay. Estimate another 90 days of service could have been provided.
Campfire	Day Care - School Age - Scholarships	2.04	\$ 5,029	\$ 5,280	550	Partial Days	\$ 134.59	No families were turned away, even when the dollars ran out.
			\$ 7,284	\$ 7,648				
Center for Creative Justice	Correctional Services - Probation Supervision	2.09	\$ 58,293	\$ 60,625	4,600	Client Hours	\$ 69.03	0
			\$ 58,293	\$ 60,625				
ChildServe	Day Care - Infant	2.02	\$ 6,000	\$ 14,472	8,742	Full Days	\$ 51.00	No spots open most of the year, and 14 to 35 on the waiting list. Some on the list were turned away. All ASSET funds were used.
ChildServe	Day Care - Children	2.03	\$ 15,000	\$ 25,326	18,550	Full Days	\$ 44.88	There was 1 opening through the year. 3 Children on the waiting list. Waitlist ranged from 0 to 14
			\$ 21,000	\$ 39,798				
Emergency Residence Project	Project-Rapid Re-Housing Program Administration	2.01	\$ -	\$ 5,546	6,388	Client Contact	\$ 4.55	New Program
Emergency Residence Project	Emergency Assistance for Basic Material Needs	2.08	\$ 75,850	\$ 77,367	8,900	24 Hr Period Food/Shelter	\$ 28.75	63 households were turned away due to shelter space not being available. No referrals were turned away for using their time in the shelter.
Emergency Residence Project	Transitional Housing	2.07	\$ 13,114	\$ 23,703	7,500	Full Days	\$ 12.79	Many applicants are turned away due to the limited openings available. The number has been difficult to track and has not been collected.
Emergency Residence Project	Project-Rapid Re-Housing Project Client Services	3.13	\$ -	\$ 16,638	6,388	Client Hours	\$ 15.29	New program
			\$ 88,964	\$ 123,254				
Good Neighbor	Emergency Assistance for Basic Material Needs	2.01	\$ 15,925	\$ 16,500	1,050	Client Contacts	\$ 122.43	No eligible clients requesting rent/utility assistance were turned away during the year.
Good Neighbor	Healthy Food Vouchers	2.01	\$ 5,152	\$ 6,000	1,050	Client Contacts	\$ 60.42	0, but the increase in demand contributed to clients being turned away in the emergency rent/utility assistance for FY 18/19.
			\$ 21,077	\$ 22,500				
Heartland Senior Services	Day Care - Adults , Adult Day Center	3.02	\$ 59,485	\$ 61,270	3,900	Client Days	\$ 84.74	Participation days are reduced on occasion due to space limitations
Heartland Senior Services	Congregate Meals	3.06	\$ 24,093	\$ 24,816	4,395	Meals	\$ 15.50	0
Heartland Senior Services	Home Delivered Meals	3.05	\$ 14,843	\$ 15,288	24,560	Meals	\$ 8.79	0
Heartland Senior Services	Home Delivered Meals Under 60 Program	3.05	\$ -	\$ 3,000	820	Meals	\$ 3.71	Turned away participants if additional funding from Aging Resources was not available and they could not pay the full cost
Heartland Senior Services	Senior Food Program	2.01	\$ 4,177	\$ 4,302	1,458	Client Contacts	\$ 11.59	Not indicated
Heartland Senior Services	Service Coordination - Outreach	3.13	\$ 44,023	\$ 45,344	2,275	Client Hours	\$ 67.01	0

Agency	Service	Index	City of Ames		19/20 Proposed Units of Service	Unit of Service	19/20 Proposed Cost per Unit	Service Statistics
			Contracted 18/19	Request 19/20				
Heartland Senior Services	Activity and Resource Center	3.14	\$ 39,114	\$ 40,287	11,205	Client Contacts	\$ 8.56	0
			\$ 185,735	\$ 194,307				
HIRTA	Transportation - City	2.13	\$ 39,000	\$ 41,000	35,000	One-Way Trip	\$ 15.72	Not indicated
HIRTA	Transportation - Iowa City	2.13	\$ 2,000	\$ -	50	One-Way Trip	\$ 209.14	Not indicated
			\$ 41,000	\$ 41,000				
Legal Aid	Legal Aid - Society , Legal Aid - Civil	2.10	\$ 96,970	\$ 105,000	4,000	Staff Hours	\$ 80.32	None, except in conflicts of interest or ineligibility under income guidelines
			\$ 96,970	\$ 105,000				
Lutheran Services in Iowa	Crisis Intervention , Crisis Child Care	3.09	\$ 5,700	\$ 5,700	71	Contacts	\$ 738.62	turned away 6 families due to not having any space
Lutheran Services in Iowa	Primary Treat./Health Maint (Outpatient) School Based Mental He	3.17	\$ 5,000	\$ -		Client Hours	n/a	1 client was declined services due to income eligibility. Two families withdrew from screening process
			\$ 10,700	\$ 5,700				
Mary Greeley Home Health Services	Community Clinics and Health Education	3.01	\$ 16,757	\$ 17,000	4,200	Clinic Hours	\$ 100.50	Not indicated
Mary Greeley Home Health Services	In-Home Health Assistance	3.04	\$ 14,357	\$ 16,000	7,470	Hours	\$ 54.10	0
			\$ 31,114	\$ 33,000				
MICA	Community Clinics - Child Dental	3.01	\$ 1,650	\$ 1,650	133	Clinic Hours	\$ 163.41	0
MICA	Dental Clinics	3.01	\$ 85,121	\$ 94,721	1,920	Clinic Hours	\$ 390.43	0
MICA	Community Clinics - Fluoride Varnish	3.01	\$ 825	\$ 825	952	Clinic Hours	\$ 58.76	0
MICA	Food Pantry	2.01	\$ 20,107	\$ 20,607	7,100	Client Contacts	\$ 10.55	0
MICA	Family Development/ Education	1.10	\$ 7,279	\$ 7,279	240	Client Hours	\$ 160.89	2 of 7 families on the waiting list were able to participate.
			\$ 114,982	\$ 125,082				
NAMI	Public Education and Awareness	1.12	\$ 7,000	\$ 7,500	1,091	Staff Hours	\$ 69.20	0
			\$ 7,000	\$ 7,500				
Raising Readers	Thrive by Five	1.10	\$ 9,303	\$ 14,000	13,000	Client Hours	\$ 15.16	0
Raising Readers	Out-of-School Time Learning	1.10	\$ 13,486	\$ 22,000	3,200	Client Hours	\$ 36.07	0
			\$ 22,789	\$ 36,000				
RSVP	Disaster Services - Volunteer Management for Emergencies	2.12	\$ 6,684	\$ 6,750	500	Staff Hours	\$ 32.13	0
RSVP	Transportation	2.13	\$ 1,181	\$ 1,300	2,020	One-Way Trips	\$ 12.62	0
RSVP	Volunteer Management	1.11	\$ 22,460	\$ 22,700	35,200	Volunteer Hours	\$ 4.03	0
			\$ 30,325	\$ 30,750				
The Arc of Story County	Special Recreation - Active Lifestyles	3.19	\$ 4,874	\$ 5,000	8,500	Participant Hours	\$ 9.28	0, but ran out of funding for the months of April, May and June. 7,500 units of service that were not billed to ASSET and were paid for with other funding sources
The Arc of Story County	Respite Care	3.11	\$ 4,000	\$ 4,000	800	Client Hours	\$ 15.00	0
The Arc of Story County	Service Coordination	3.13	\$ 1,386	\$ 1,400	410	Client Hours	\$ 17.56	0
			\$ 10,260	\$ 10,400				
The Salvation Army	Food Pantry	2.01	\$ 7,420	\$ 10,000	2,200	Client Contacts	\$ 33.18	Only turn someone away if they come earlier than 30 days.
The Salvation Army	Homelessness Prevention	2.01	\$ 21,988	\$ 25,000	225	Client Contacts	\$ 320.00	over 300 clients were turned away due to no available appointment times, household received help in past year, doesn't reside in County, eviction in spite of assistance, failure to follow program requirements, and a pattern of co-dependency on services.
The Salvation Army	Disaster Services	2.12	\$ 727	\$ 2,000	120	Staff Hours	\$ 93.75	Not indicated
The Salvation Army	Representative Payee Services	2.14	\$ 13,122	\$ 15,000	2,151	Client Contacts	\$ 41.07	22 clients are on the waiting list
The Salvation Army	Bill Payer	2.14	\$ 4,020	\$ 4,500	168	Client Contacts	\$ 107.14	5 clients are on the waiting list.
			\$ 47,277	\$ 56,500				
University Community Childcare	Child Care - Infant	2.02	\$ 26,692	\$ 29,691	3,120	Full Days	\$ 75.74	Wait list for services, but remains fluid due to some families no longer being interested in services when contacted. Occupancy was 97% for the year, based on licensed capacity.
University Community Childcare	Child Care - Children	2.03	\$ 32,906	\$ 36,197	8,320	Full Days	\$ 61.98	Wait list for services, but remains fluid due to some families no longer being interested in services when contacted. Occupancy was 99% for the year, based on licensed capacity.
University Community Childcare	Comfort Zone	2.05	\$ 1,051	\$ 1,156	150	Partial Days	\$ 405.05	Children are only turned away if they do not have current immunization information or if they are not "mildly ill"
			\$ 60,649	\$ 67,044				
Volunteer Center of Story County	Volunteer Management	1.11	\$ 9,073	\$ 11,150	4,493	Staff Hours	\$ 23.18	0

			City of Ames		Service Statistics			
Agency	Service	Index	Contracted 18/19	Request 19/20	19/20 Proposed Units of Service	Unit of Service	19/20 Proposed Cost per Unit	Clients Turned Away in 17/18
Volunteer Center of Story County	Advocacy for Social Development	1.02	\$ 2,101	\$ 2,100	899	Staff Hours	\$ 20.13	0
			\$ 11,174	\$ 13,250				
Youth and Shelter Services	Substance Abuse Treatment - Outpatient	3.16	\$ 8,500	\$ 8,925	363	Client Hours	\$ 251.29	0
Youth and Shelter Services	Primary Treatment /Health Maintenance Family Counseling	3.17	\$ 52,000	\$ 76,650	6,826	Client Hours	\$ 190.19	0
Youth and Shelter Services	Transitional Living / Homeless	2.01	\$ 2,652	\$ 4,586	6,438	Client Contacts	\$ 24.86	3 clients were turned away. All transitional living locations were full a majority of the time with a waiting list
Youth and Shelter Services	Emergency Shelter - Rosedale	2.08	\$ 31,750	\$ 31,750	510	24 Hr Period Food/Shelter	\$ 466.25	7 Story County youth clients were turned away.
Youth and Shelter Services	Rosedale Crisis	3.09	\$ 5,000	\$ 5,000	104	Contacts	\$ 49.50	no call went unanswered
Youth and Shelter Services	Storks Nest	2.11	\$ 6,729	\$ 9,591	828	Client Contacts	\$ 53.82	0
Youth and Shelter Services	YSS Mentoring Program	1.07	\$ 27,150	\$ 37,565	4,166	Client Contact/Days	\$ 45.74	72 youth on waitlist at end of school year who will be matched at start of school year.
Youth and Shelter Services	Youth Development and Social Adjustment	1.07	\$ 28,300	\$ 29,715	4,541	Client Contact/Days	\$ 22.22	0
Youth and Shelter Services	Employment Assistance for Youth - Skills	1.08	\$ 17,000	\$ 17,850	1,000	Staff Hours	\$ 38.86	0
Youth and Shelter Services	Summer Enrichment	1.09	\$ 8,528	\$ 12,000	5,200	Partial Days	\$ 17.36	Not indicated
Youth and Shelter Services	Family Development/Education - Pathways, FADSS	1.10	\$ 10,405	\$ 10,925	3,398	Client Hours	\$ 32.92	0
Youth and Shelter Services	Public Education/ Awareness	1.12	\$ 30,000	\$ 51,189	4,000	Staff Hours	\$ 68.57	0
Youth and Shelter Services	Public Education/ Awareness - Child Safety	1.12	\$ 7,750	\$ 8,138	275	Staff Hours	\$ 95.77	Not indicated, but some school districts are no longer interested in the program
			\$ 235,764	\$ 303,884				
TOTAL			\$ 1,423,497	\$ 1,667,899				

MINUTES OF THE TOWN BUDGET MEETING

AMES, IOWA

NOVEMBER 1, 2018

The Town Budget Meeting was called to order by City Manager Steve Schainker at 7:00 p.m. on the 1st day of November, 2018, in the Council Chambers of Ames City Hall, 515 Clark Avenue. He introduced Mayor John Haila, Finance Director Duane Pitcher, Budget Officer Nancy Masteller, Public Information Officer Susan Gwiasda, Cable Coordinator Derek Crisler, Video Assistant Jordyn Prince, and City Clerk Diane Voss.

Others Present:

Karin Chitty, Director, Campustown Action Association, 1513 Ada Hayden Road, Ames
Renate Dellmann, 1026 Gaskill, Ames
Anne Taylor, 515 Poe Circle, Ames
Anne Owens, 110 Crystal Street, Ames
Joanne Pfeiffer, 3318 Morningside Street, Ames
Wayne Rohret, 628-8th Street, Ames
Carol Williams, 628-8th Street, Ames

City Manager Schainker welcomed the audience and informed them that this meeting was the beginning of the process to prepare the 2019/20 City Budget. He invited the audience watching on television to call in or provide written comments and suggestions via email to the City Council. Mr. Schainker explained that residents will be asked tonight to explain where they would like to see more expenditure or less expenditure.

The 2019/20 budget calendar and budget adoption process were explained by City Manager Schainker. The first step in the budget process is the Resident Satisfaction Survey. The Survey has gone out, responses have been received, and the results were presented at the City Council meeting held on October 23. The results will be posted on the City's Web site. According to Mr. Schainker, City Departments have already started gathering information to assist them in preparing their capital improvements and operating budgets for Fiscal Year 2019/20.

Mr. Schainker again emphasized that the purpose of this Town Budget Meeting was to gather input from the community. He made the public aware of important dates for upcoming meetings concerning the 2019/20 City Budget. He stated that, at its meeting to be held on December 11, 2018, the Council will be provided guidance on the City's budget priorities. Staff will put together the Operating Budget in November and December. On January 15, 2019, the recommended Capital Improvements Plan (CIP) will be presented. On January 22, public comments on the Capital Improvement Plan will be accepted. On February 1, February 5, 6, and 7, the Budget Overview and Department Budget Hearings will be held. Budget Wrap-Up will be on February 12. The final budget hearing and adoption of the FY 2019/20 Budget will be held on March 5.

Finance Director Duane Pitcher explained that the City received approximately one-third (32.06%) of the property taxes that were paid in Ames for 2018/19. The School District received

45.67%; Story County, 20.06%, and DMACC, 2.21%. Mr. Pitcher showed how the taxable valuation of property had changed from Fiscal Year (FY) 2009/10 to the current fiscal year. He explained the large increase from FY 2017/18 to 2018/19 that had resulted from re-evaluation of properties. There was actually a reduction in property taxes from FY 2017/18 to 2018/19 that has resulted from the distribution of Local Option Sales Taxes. The Total Tax Levy per \$1,000 valuation decreased from \$10.38 in FY 2017/18 to \$10.07 in FY 2018/19.

Mr. Pitcher provided a summary of the 2018/19 Adopted Revenues and Expenditures. He stated that charges for services equates to approximately 48% or nearly half of the Revenues. A summary of the expenditures was also given. Utilities equates to 34.2%; Capital Improvement projects total 20.9%; Public Safety, 9.5%; and Transportation, 8.9%; those items make up the largest expenditures.

Director Pitcher showed how the 2018/19 Property Tax Levy, which is a compilation of the General Fund Levy, Trust and Agency Levy (partial Police/Fire benefits), and Transit Levy, was calculated. The cost of services per residence for FY 2018/19 is \$560 per \$100,000 of valuation. This was a decrease from 2017/18, which was \$591. The cost of services per residence was detailed by service for the last three fiscal years. For 2018/19, the cost per service was as follows:

Streets/Traffic	\$141
Police Protection	133
Fire Protection	84
Library	70
Parks & Recreation	46
Transit	35
General Support Services	23
Planning Services	10
Resource Recovery	6
Storm Sewer System	5
Facilities/Cemetery/Airport	4
Animal Control	3
Building Safety	-

A comparison of the City’s property tax rate with other large communities in the state of Iowa was also shown. Ames has the second-lowest total tax levy per \$1,000 valuation.

PUBLIC INPUT: City Manager Schainker asked if there was anyone present who would like to provide suggestions on the 2019/20 Budget. He advised that the public could also call in tonight at 515-239-5214 and provide input. Another way to make their suggestions known is to email him or Finance Director Duane Pitcher. The email addresses are located on the City’s Web site (cityofames.org).

Renate Dellmann, 1026 Gaskill Drive, Ames, said that she would like to see an amount put in the budget for green space areas to be acquired. She would also like to see the area between Hwy.

30 and Interstate 35, which is now a quarry being operated by Manatt's, transitioned into a lake in the future.

Joanne Pfeiffer, 3318 Morningside, Ames, stated that she would like to see a program to incentivize converting rentals to single-family homes. A second item she would like to see is improvements at Franklin Park, perhaps a shelter and a path. Ms. Pfeiffer also shared that she is concerned about the safety of neighborhoods in the community and would like something done about the homeless issue.

Carol Williams, 628-8th Street, Ames, representing the Ames Bicycle Coalition, requested that way-finding signage be installed for bicyclists and pedestrians. She has also heard from several people that a program to assist homeowners with chores is needed. Ms. Williams would also like to see a City-wide composting program.

City Manager Schainker encouraged the public to stay involved in the budget process. He reviewed the dates when the Operating Budget and Capital Improvements Plan will be discussed before the City Council.

The meeting concluded at 7:37 p.m.

Diane Voss, City Clerk



November 15, 2018

The Honorable Mayor John Haila
City of Ames
515 Clark Avenue
Ames, IA 50010

RE: 2019/2020 Funding Request

Mayor Haila,

I write to you on behalf of the Ames Economic Development Commission (AEDC) respectfully seeking the ongoing support of you, and members of the Ames City Council, for fiscal year 2020 as it relates to our annual funding allocation.

We are requesting the same amount as the current year, which also happens to be the same amount that has been in place since 2011. Your total allocation is \$150,000, of which \$90,000 is dedicated to AEDC related project and marketing expenses and the other \$60,000 partially funds the position that serves in our office as a liaison between the private development community and the City of Ames. In total, this \$150,000 investment leverages another \$950,000 in other funds raised annually by the AEDC to properly fund and execute a strategic plan of work.

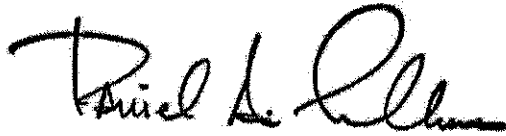
Our activities are well documented with the recent announcement of 3M's major expansion, the growth of local start-up Smart Ag and their move to a speculative building on South Bell Ave., plus the recent expansions and new locations in the Iowa State University Research Park with projects like John Deere, Kent Corporation, and Rockwell Collins. We are also very proud of the \$1.7 million federal grant we assisted in securing for the expansion of infrastructure in the ISU Research Park that will directly benefit the John Deere project.

Our market has witnessed terrific momentum as it relates to job creation. Since January 2010 the Ames Metropolitan Statistical Area (MSA) has seen the increase of 8,700 jobs, according to Iowa Workforce Development, Labor Market Division. That is an increase of over 17%. While the AEDC is not singularly responsible for this growth, we can point to a number of AEDC lead projects that have contributed significantly to this terrific employment data.

The AEDC board of directors appreciates the exceptional partnership it is afforded with the City of Ames. The financial assistance the City of Ames has continued to invest has provided a very positive return and we are hopeful you will see fit to continue this positive working arrangement.

Thank you very much for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel A. Culhane". The signature is fluid and cursive, with the first name being the most prominent.

Daniel A. Culhane, CEcD, CCE
President & CEO
Ames Economic Development Commission

CC: Gloria Betcher, Ward I
Tim Gartin, Ward II
David Martin, Ward III
Chris Nelson, Ward IV
Amber Corrieri, At-Large
Bronwyn Beatty-Hansen, At-Large
Allie Hoskins, Ex-Officio
Steve Schainker, City Manager
Dan Oh, Chair, Ames Economic Development Commission

To: sschainker@city.ames.ia.us
From: "Tam Lorenz" <talorenz1556@gmail.com>
Date: 10/31/2018 03:41PM
Cc: "Gloria J Betcher" <gloriabetcherward1@gmail.com>, "Debra Lee" <deblee58@yahoo.com>
Subject: Budget Meeting: Water Main Replacement

Mr. Schainker,

Please add to the Public Works budget: the replacement of the 4 inch water main with an 8 inch main under all of South Maple Avenue.

I've been making this request informally to various staff members in the Public Works department since 2013, when my water started turning brown at times other than when the hydrants were flushed.

As recently as October 16, 2018, my inquiries about when the 4 inch main will be replaced in the 300 block of S. Maple have been met with a response, which is some version of: That is not in next year's budget. We've put that project out for bid, but it is too expensive.

In 2017, the 4 inch main in the 100 block of S. Maple was replaced with an 8 inch main. In response to my phone inquiry in August 2017 about the 100 block project, Mark Hansen told me there is now an 8 inch main at the corner of S. 3rd and S. Maple and at the corner of S. 4th and S. Maple. Nevertheless, the 300 block still has the old 4 inch main. The 200 block may also have a 4 inch main.

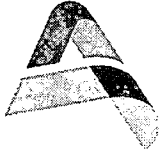
Earlier this month, I reported to Tracy Warner that the water at my home at 311 S. Maple had turned brown on June 26, 2018 and on July 18, 2018. There was no hydrant flushing at those times.

Every time my water turns brown, it takes from 30 to 45 minutes, with all of my cold water taps running full open, to clear the brown. It takes longer if I didn't notice the brown quickly enough and inadvertently drew in the brown water to my hot water heater. I am then charged, not only for that water usage, but also for the corresponding sewer usage.

Please continue to update the unseen infrastructure of Ames by putting a higher priority on replacing the 4 inch water mains with 8 inch mains.

Thank you,

Tam Lorenz, 311 S. Maple Avenue



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Ames[™]

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MEMO

Item #31
December 11, 2018

To: Mayor and Ames City Council Members

From: Steven L. Schainker, City Manager

Date: March 14, 2018

Subject: City Council Referral – Increased Transparency When Considering Requests For Economic Development Incentives

BACKGROUND:

At the January 23, 2018 meeting, the City Council asked for a memo from Staff regarding how much advance notice should be given before the City Council makes a decision on incentive requests from developers.

As you know, along with the normal requests for LUPP map changes, annexations, rezonings, and subdivision approvals; the City Council also is asked to facilitate various economic development related projects through the granting of local incentives. These projects can include single family residential subdivisions, apartment complexes, commercial/retail developments, and industrial facilities.

Oftentimes, developers will be working very hard over a number of months to perfect their projects with their own team members and then turn to the City Council for a quick decision regarding their request for city incentives. This process sometimes leaves little time for the City Council to consider the incentive request or for the public to know what is being considered so they can provide input to the Council.

I want to emphasize that I believe for the process to work appropriately, the Staff must first be allowed to meet with a developer to understand the project, to evaluate the project, to negotiate with the developer, and to arrive at a recommendation for City Council to consider regarding what we believe is reasonable incentive level. Once this series of activities are completed, it is time to bring the request before the Council at a public meeting for your decision.

City Manager's Office

515.239.5101 main
515.239.5142 fax

515 Clark Ave.
Ames, IA 50010
www.CityofAmes.org

The key questions then become how much advanced notice to the City Council members and the public is adequate to address your goal of transparency, and in what form should this notice take? In response to the City Council's referral, I am offering below three options for your consideration.

OPTIONS:

**OPTION 1 – NOTICE GIVEN TWO WEEKS IN ADVANCE AT
PRIOR COUNCIL MEETING DURING COUNCIL
COMMENTS**

The Staff could inform members and the public at a City Council meeting two weeks prior to the Council meeting when the incentive request will be considered. This option could be accomplished as a pronouncement by the City Manager at the end of the meeting during "Council Comments."

The positive aspect of this approach is, rather than communicating the advance notice to the Council in the form of memo, which will not be available to the general public, the announcement would be made publically at a Council meeting. Of course, the disadvantage of this approach is the fact that the public would have to be watching the City Council meeting, either live or a replay, to hear the advance notice.

**OPTION 2 – NOTICE GIVEN TWO WEEKS IN ADVANCE AT
PRIOR COUNCIL MEETING BY PLACING THE
ANNOUNCEMENT ON THE AGENDA**

The Staff could inform the members and the public at a City Council Meeting two weeks prior to the City Council meeting when the Incentive request will be considered. This option could be accomplished by placing the announcement of an upcoming incentive request on the Council agenda.

The advantage of this approach is that those citizens who are interested in this topic can scan the formal Council agendas each week to learn of any upcoming incentive requests.

Like Option 1, the disadvantage of this process is that neither the Council nor public will have any advance indication of the type or magnitude of the incentive that will be requested.

OPTION 3 - NOTICE GIVEN TWO WEEKS IN ADVANCE AT PRIOR COUNCIL MEETING BY PLACING THE SPECIFIC REQUEST FROM THE DEVELOPER AND THE STAFF'S RECOMMENDATION FOR AN APPROPRIATE LEVEL OF INCENTIVES ON THE AGENDA

The Staff could inform the members and the public at a City Council Meeting two weeks prior to the City Council meeting where the request will be formally considered by placing the specific incentive request from the Developer and the Staff's recommendation on the City Council agenda.

The benefit of this approach is that the advance notice will be highlighted formally on a City Council agenda and, therefore, can be detected without having to watch the meeting or wait to read the minutes to learn about an upcoming request for City incentives.

Under this approach, all of the relevant information (the specific request from the developer and the staff's analysis and recommendation) will be made available to the Council and public two weeks prior to the Council being asked to take action on the request.

If this option is selected, the Council will be asked to table the item when it first shows up on an agenda until the next regular meeting scheduled two weeks hence.

THE MOST FREQUENTLY REQUESTED INCENTIVES:

Historically, the most frequently requested incentives from the City include:

- 1) **Industrial Tax Abatement** (five year partial abatement schedule on incremental value),
- 2) **Urban Revitalization Tax Abatement** (three, five, or ten year partial abatement schedule on incremental value),
- 3) **Tax Increment Financing** (the redirection of the up to 100% and twenty years for taxes received for the incremental value towards

the benefit of the developer's project - either for infrastructure or rebate),

- 4) **Oversizing** (City payment for oversizing roads, water pipes, and sewer pipes – available in incentivized areas),
- 5) **Assessments** (City upfronts the costs for a developer's infrastructure responsibilities and recoups these costs over a ten year period), and
- 6) **Connection Districts** (City upfronts the costs for a developer's water and sewer line responsibilities and recoups these costs when the property is developed and a customer hooks onto the lines.)

It is important to note that granting advance notification in regards to the Industrial Tax Abatement incentive does not appear to be applicable given how the program is administered in Iowa.

It is Staff's understanding that once the City Council passed the original ordinance in 1985 that adopted this incentive program, all qualifying economic projects from any part of the City is eligible for the abatement. Applications for this incentive are submitted directly to the City Assessor for approval and if it is determined by that official the economic development project qualifies under the requirements of the Iowa Code, the abatement will be granted. Since the City Council does not make a separate decision regarding the granting of this incentive for each project, there is no opportunity for an advance notice to the City Council for the Industrial Tax Abatement incentive.

STAFF COMMENTS:

Ultimately, in determining the appropriate amount of advance notice that should be provided to the City Council or the public regarding requests for City incentives, four questions should be addressed:

- 1) **How many weeks of advance notice is desired?** The options provided above focus on two weeks, however, the Council might prefer another timeframe.
- 2) **In what form should this advance notice be made?** Is it appropriate to come by way of a memo to the City Council, as an oral pronouncement by the City Manager at a Council Meeting, or formally docketed on an Council agenda?

- 3) **What level of detail should be provided in the advance notice?** Is it sufficient to highlight that an incentive request will be coming before the Council in the near future? Or, is it essential to include in the notification all of the details contained in the request along with the analysis and recommendation from the Staff as to the appropriate level of incentives?

- 4) The City Council should anticipate that as soon as a policy is made to require a certain amount of advance notice, an argument will be made by a developer that because of unusual circumstances, a decision is needed by the Council in a timeframe that will not meet the approved advance notification timeframe. Therefore, **will the Council consider exceptions to the notification deadline?**

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