

AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL - 515 CLARK AVENUE
MAY 14, 2019

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

CALL TO ORDER: 6:00 p.m.

PROCLAMATIONS:

1. Proclamation for "Peace Officers' Memorial Day," May 15, 2019
2. Proclamation for "National Public Works Week," May 19-25, 2019

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 April 16, 2019, and Regular Meeting held April 23, 2019
5. Motion approving multiple 5-day Class C Liquor License Outdoor Service Privileges - Tip Top Lounge, 201 E Lincoln Way
 - a. 5/17/19
 - b. 5/31/19
 - c. 6/14/19
 - d. 6/28/19
 - e. 7/12/19
 - f. 7/26/19
 - g. 8/9/19
 - h. 8/23/19
6. Motion approving new 5-day (May 15 - May 19) Class C Liquor License for Gateway Hotel and Conference Center at ISU Alumni Center, 429 Alumni Lane
7. Motion approving new 5-day (May 24 - May 28) Class C Liquor License for Christiani's Events at ISU Alumni Center, 429 Alumni Lane
8. Motion approving new 5-day (May 26 - May 30) Special Class C Liquor License for Gateway Hotel and Conference Center at Reiman Gardens, 1407 S. University Boulevard
9. Motion approving new 5-day (May 30 - June 3) Special Class C Liquor License for Gateway Hotel and Conference Center at ISU Alumni Center, 429 Alumni Lane
10. Motion approving new 12-month Class C Liquor License with Outdoor Service and Sunday

Sales - Cornbred BBQ, 526 Main Street, Ste. 106

11. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Special Class C Liquor License with Sunday Sales - Creative Spirits Ames, 4820 Mortensen Road, Ste. 101
 - b. Class C Liquor License with Sunday Sales - Cy's Party Time Lounge, 115-5th Street
 - c. Class C Beer Permit with Class B Native Wine and Sunday Sales - Tobacco Outlet Plus #530, 204 S Duff Avenue
 - d. Special Class C Liquor License with Outdoor Service - Octagon Center for the Arts, 427 Douglas Avenue
12. Resolution approving appointment of *ex officio* student liaison to City Council
13. Resolution approving updated Story County Multi-jurisdictional Hazard Mitigation Plan
14. Resolution approving Agreement between Mary Greeley Medical Center and the City to extend Emergency Medical Information Interface to August 30, 2019, pending renegotiation
15. Resolution approving Ames Police Department's application to apply for and participate in the Department of Justice Bulletproof Vest Partnership Program
16. Resolution approving Consent of Assignment from Design Alliance to Farnsworth Group regarding design of Homewood Clubhouse
17. Resolution approving dedication of right-of-way for 1712 E. Lincoln Way
18. Requests from Ames Patriotic Council for Memorial Day Parade on Monday, May 27, 2019:
 - a. Motion approving blanket Temporary Obstruction Permit for closed area
 - b. Resolution approving closure of Pearle Avenue and 5th Street from east of Pearle Avenue through Clark Avenue intersection from 9:00 a.m. to 11:00 a.m. for parade line-up
 - c. Resolution approving temporary closure of Clark Avenue from 5th Street to 9th Street from 10:30 a.m. to 11:00 a.m. for movement of parade
 - d. Resolution approving temporary closure of 9th Street between Clark Avenue and Maxwell Avenue from 10:45 a.m. to 11:00 a.m. for movement of the parade
 - e. Resolution approving temporary closure of 6th Street at Clark Avenue and Duff Avenue at 9th Street, as parade moves through those intersections
19. Requests from Ames Main Street for Summer Sidewalk Sales on July 25 - 27, 2019:
 - a. Motion approving blanket Temporary Obstruction Permit
 - b. Resolution approving suspension of parking regulations and enforcement for the Downtown from 8:00 a.m. to 8:00 p.m. on Saturday, July 27
 - c. Resolution approving waiver of parking meter fees and enforcement
20. Resolution approving preliminary plans and specifications for Water Plant Radio Telemetry Upgrades; setting June 12, 2019, as bid due date and June 25, 2019, as date of public hearing
21. Resolution approving preliminary plans and specifications for Underground Trenching Contract for Electric Services; setting June 12, 2019, as bid due date and June 25, 2019, as date of public hearing
22. Resolution awarding contract to Wesco Distribution of Des Moines, Iowa, for purchase of 15kV 1/0 Stranded Aluminum Cable for Electric Services in the total amount of \$75,756
23. Resolution awarding contract to Ames Ford of Ames, Iowa, for the purchase of two pickup trucks in the total amount of \$61,049.60
24. Resolution awarding contract to Aeries Industries of Waukesha, Wisconsin, for purchase of pipe inspection camera system in the total amount of \$115,889

25. Resolution awarding contract to Graymont Western Lime, Inc., of West Bend, Wisconsin, for FY 2019/20 Pebble Lime for Water Treatment Plant in the amount of \$162/ton
26. Resolution awarding contract to ACCO Unlimited Corporation of Johnston, Iowa, for FY 2019/20 Liquid Sodium Hypochlorite for Water Treatment Plant in the amount of \$1.12/gallon
27. Resolution awarding contract to Nutri-Ject Systems, Inc., of Hudson, Iowa, for Biosolids Disposal for Water Pollution Control Facility in a total amount not to exceed \$83,480
28. Resolution awarding contract to Independent Salt Co., of Kanopolis, Kansas, for 2019/20 Purchase of Rock Salt requirements in the amount of \$72.50/ton
29. Resolution awarding contract to Reilly Construction Co. Inc., of Ossian, Iowa, for FY 2019/20 Concrete and Asphalt Crushing in the amount of \$51,800
30. Unit 7 Steam Turbine Parts:
 - a. Resolution awarding contract to Argo Turboserve Corporation, of Rutherford, New Jersey, for Unit 7 Steam Turbine Parts in the amount of \$265,694
 - b. Resolution awarding contract to Mechanical Dynamics & Analysis LLC (MD&A), of Clifton Park, New York, for Unit 7 Steam Turbine Parts in the amount of \$114,613.67
31. Resolution approving contract and bond for 2018/19 Collector Street Pavement Improvements (Hickory Drive)
32. Resolution approving contract and bond for Fire Station #1 Parking Lot Reconstruction
33. Resolution approving Change Order to contract with Helfrich Bros. Boiler Works for Unit 7 Boiler Repair Project in the amount of \$218,000 plus sales tax for a total amount of \$233,260
34. Resolution approving Change Order #2 for Water & Pollution Control (WPC) Digester Improvements Phase II Project with Shank Constructors, Inc., in the amount of \$49,933
35. Resolution approving Change Order No. 3 with TEI Construction Services for Boiler Maintenance Services for Power Plant in the amount of \$400,000
36. Electrical Maintenance Services:
 - a. Resolution approving renewal of Contract for FY 2019/20 with Tri-City Electric Company of Davenport, Iowa, for the Electrical Maintenance Services contract for the Power Plant in an amount not to exceed \$150,000
 - b. Resolution approving contract and bond
37. Motor Repair for Power Plant:
 - a. Resolution approving renewal of Contract for FY 2019/20 with Electrical Engineering Company of Windsor Heights, Iowa, for Motor Repair for Power Plant in an amount not to exceed \$20,000
 - b. Resolution approving contract and bond
38. Valve Maintenance, Related Services and Supplies for Power Plant:
 - a. Resolution approving Contract Renewal #2 with Pioneer Industrial Corporation for period from July 1, 2019, through June 30, 2020 in an amount not to exceed \$65,000
 - b. Resolution approving contract and bond
39. Specialized Wet Dry Vacuum, Hydro Blast, and Related Cleaning Services for the Power Plant:
 - a. Resolution approving renewal of contract with HTH Companies, Inc., for Specialized Wet Dry Vacuum, Hydro Blast, and Related Cleaning Services for the Power Plant in an amount not to exceed \$45,000
 - b. Resolution approving contract and bond
40. Resolution approving renewal of contract with MPW Industrial Water Services, Inc., for FY

2019/20 Bottle Exchange Program (Rental), Two Bed Demineralizer, and Related Services for Power Plant for unit prices bid with the total amount not to exceed \$50,000

41. Resolution approving renewal of contract for FY 2019/20 with Reliable Maintenance Company of Des Moines, Iowa, for Custodial Services at Ames City Hall in the amount of \$53,027.44 plus \$1,000 for emergency callback and additional work as authorized at \$16.00/hour.
42. Resolution accepting completion of WPC Launder Cover Project
43. Resolution approving Plat of Survey for 1921 Ames High Drive
44. Resolution accepting partial completion of public improvements and reducing security being held for Scenic Valley Subdivision, 3rd Addition
45. Resolution accepting partial completion of public improvements and reducing security being held for Menard's Subdivision

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

ADMINISTRATION:

46. Presentation by Jim Thompson, Iowa Economic Development Authority, regarding strategies for maintaining downtown buildings

PLANNING & HOUSING:

47. Request for sign (Cornbred BBQ) approval at 500 Main Street (The Depot Building)
48. Resolution approving Downtown Facade Grants
49. Annexation boundary determination for Burgason property:
 - a. Resolution accepting Annexation application with the Pre-Annexation Agreement and Waiver of Right to Withdraw Annexation Application for each of the 18 properties and direct staff to initiate the voluntary annexation process
 - b. Motion to refer to Planning & Zoning Commission
50. Staff Report regarding Campustown planning, plazas, and parking

PUBLIC WORKS:

51. Update regarding Campustown Public Improvements (Welch Avenue)

HEARINGS:

52. Hearing on Teagarden Drainage Improvements (continued from April 23, 2019):
 - a. Motion continuing hearing to May 28, 2019

ORDINANCES:

53. Third passage and adoption of ORDINANCE NO. 4385 amending Chapter 14 of the *Ames Municipal Code* to eliminate the investigative function of the Human Relations Commission

DISPOSITION OF COMMUNICATIONS TO COUNCIL:

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

APRIL 16, 2019

The Special Meeting of the Ames City Council was called to order by Mayor John Haila at 6:00 p.m. on the 16th day of April, 2019, in the City Council Chambers in City Hall, 515 Clark Avenue. Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Tim Gartin, David Martin, and Chris Nelson were present. *Ex officio* Member Allie Hoskins was also present. Member Amber Corrieri was absent.

1114 SOUTH DAKOTA AVENUE: Moved by Beatty-Hansen, seconded by Betcher, to adopt RESOLUTION NO. 19-149 approving the Zoning Change Agreement for 1114 South Dakota Avenue.

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

Moved by Nelson, seconded by Betcher, to pass on third reading and adopt ORDINANCE NO. 4383 rezoning 1114 South Dakota Avenue from Community Commercial/ Residential (CCR) to Community Commercial/ Residential (CCR) with revised Master Plan.

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

POWER PLANT UNIT 8 BOILER MAINTENANCE SERVICES: Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 19-150 approving Emergency Contract Change Order No. 2 with Jamar Company of Duluth, Minnesota, in the not-to-exceed amount of \$15,000.

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

Moved by Betcher, seconded by Martin, to approve RESOLUTION NO. 19-151 approving Contract Change Order No. 3 with Jamar Company of Duluth, Minnesota, in a not-to-exceed amount of \$75,000.

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

MASSAGE ESTABLISHMENTS/HUMAN TRAFFICKING WORKSHOP: Mayor Haila said Police Chief Chuck Cychosz and Assistant City Manager Brian Phillips will present, followed by Council questions and public input. He said an ordinance will not be passed this evening, rather direction from Council will be given if there is interest in an ordinance.

Chief Cychosz said trafficking and exploitation are real issues in Iowa. He said regulation of massage services is up for discussion, but it's important to note trafficking occurs in many other settings including construction, agriculture, and retail. He said victims are moved around the state and country to interfere with the development of trusting relationships needed to prosecute traffickers. He said the premise behind most local regulation is to require evidence of state licensure and allow City officials to verify the requirement is being adhered to. Chief Cychosz said that simply requiring the provider to display the license gives the local community a starting point to verify the

identity of the provider and allows law enforcement to investigate a misdemeanor for failure to display the license. He said when a requirement is clear and communicated effectively, it is a deterrent to illegal trafficking.

Pending legislative action was discussed by Chief Cychosz that would affect local practices. He said Senate File 267 would make the practice of massage therapy or the improper use of credentials by an unlicensed individual a serious misdemeanor. Right now law enforcement is not involved with licensing issues. He told the Council that many license actions taken by the state are a byproduct of criminal investigations pursued in this community. Chief Cychosz said information can be found on situations where credentials have been affected by criminal investigations on the State of Iowa website. Establishing a criminal violation of licensing regulations would aid the ability of law enforcement to investigate these situations. He said an amendment to this bill would shield a violator from criminal consequences if the person was a victim of someone engaged in trafficking.

Mr. Phillips said this special meeting was called by the Council at the request of George Belitsos and Michelle DeMarie. He said without knowing what action Council will take, the staff report is preliminary. He said it seems there's a wide spectrum of local government involvement in massage therapy, and as it is now, it is a state-regulated occupation and administrative process for licensing. Mr. Phillips said the next step in local involvement would be to make practicing massage therapy without a license a serious misdemeanor as proposed in the legislature currently. He said the next step would be along the lines of the Des Moines ordinance, which would require a license to be produced on demand, and allow officials to close a location until it is provided. Beyond that, he said the Iowa City ordinance requires the operator to produce information on employees providing the massage, and Johnston and Cedar Rapids go even further to require local licensing and background checks on a regular basis. Mr. Phillips said if Council is interested in moving toward intense involvement, more research by staff would be needed regarding administration, costs, and providers. He stated that staff would like to know if Council desires local involvement, and to what extent.

Council Member Gartin asked City Attorney Mark Lambert about cities getting into local regulation when the state has already claimed regulation for an activity. Mr. Lambert said local governments may regulate in the same areas unless the local regulations are in conflict with state law or if state law has an implied basis that they are regulating in all senses of the activity. He said he does not believe there is anything expressed within the state law to prohibit local regulation, and believes local government has the authority to do as Des Moines has. Mr. Gartin said he is asking more about a municipal license being required, and said he's concerned about the municipality moving into the state's authority. Mr. Lambert said he would be hesitant to go in the direction of requiring a local license since the state has licensing authority. Ms. Betcher asked what local licenses need to be provided currently. Mr. Phillips said alcohol and tobacco sales, door to door sales, and garbage hauling are activities require licenses currently, which are occupations done in public spaces.

Council Member Martin said the last time legislative activity was considered in regard to massage therapy, the deletion of the entire enforcement chapter in the *Iowa Code* was considered. He asked if the state was suggesting the localities administer enforcement. Mr. Lambert said that because some requirements have been pulled out, some could argue the state doesn't intend to enforce as

strongly, but he's not sure.

Michelle DeMarie, 4933 Utah Drive, Ames, said she is a licensed massage therapist working out of her residence. Ms. DeMarie said she is representing her profession and is surprised that there are illicit practices going on under the guise of massage therapy. She asked the Council to help her and other therapists by pursuing local control. She said the State of Iowa does a wonderful job of licensing, and adding local control could be redundant and taxing on authorities. She said the issue she's seen here and in several surrounding communities is that it's difficult for authorities to get in the door. Ms. DeMarie said there was a situation of a complaint taken where it took 18 months for authorities to get in the door. She said her understanding is that nothing would be required unless there was a concern. She said requiring licenses be displayed and valid would be a deterrent to criminal activity. Ms. DeMarie told the Council that massage therapy licenses can be looked up on the State website, and there are 49 licensed therapists in Ames. She said additional oversight may be needed, and raising awareness is needed. She said each therapist is required to have their own license and may not operate under an owner or manager's license. Ms. DeMarie said she would be thrilled if victims were more protected by additional requirements.

Mayor Haila asked if Ms. DeMarie has heard of any problems with forgery of licenses. She said that's a possibility, as it can be a lucrative profession. She said the more research she has done, the more she is in favor of a local ordinance as it would be simple, but very effective. Mayor Haila asked if she would be in favor of displaying licenses in a reception area. Ms. DeMarie said that is a step in the right direction. Ms. DeMarie said there is a main certificate and wallet cards issued with renewal dates. She said she carries a card and displays a card with her certificate, and therapists can request duplicate cards. Mr. Gartin asked her about the ordinance options. Ms. DeMarie said she and some colleagues were thrilled with the Des Moines ordinance as it helps, but doesn't further drain authorities. She said if a report was requested for each therapist, she does not feel that would be invasive.

Council Member Martin asked if it would be desirable for the manager to be required under a City ordinance to display licenses of all employees working at a location. Ms. DeMarie said yes, and that the Des Moines ordinance only "goes after" the person operating without a license; she believes the owner or manager should also be held accountable.

Council Member Betcher said Ames has 49 licensed massage therapists and a portion of them are working out of their home with a Home Occupation Permit. She asked about that process. Ms. DeMarie said she's not a fan of exemptions, as she feels they are a roadmap to get around the rules, but a Home Occupation Permit does require more information and an added layer of oversight.

Dr. George Belitsos, 5508 West Lincoln Way, Ames, told the Council that he was speaking on behalf of the Iowa Network Against Human Trafficking and Slavery, the only statewide group addressing human trafficking and bringing parties together for the common goal to rid Iowa of human trafficking. He asked the Council to assist them in fighting this crime and to adopt an ordinance to regulate and set standards creating a clear separation between therapeutic massage and illegitimate businesses that use massage as an avenue for trafficking. He said he wants to make

Ames the least hospitable place for traffickers to do business. For nearly two years, the Network has been asking cities to adopt ordinances, and now 16 have adopted ordinances. He said he is increasingly concerned about Ames, because illicit massage businesses have moved out of towns where there is more risk and move to friendlier places with less risk of being discovered. He said the internet is driving the sex trafficking industry.

Dr. Belitsos told the Council that, in May 2017, the Network worked with the legislature about Senate File 445, which repealed *Iowa Code* Section 152 C that limited local authorities from enforcing additional regulations, such as criminal background checks. Dr. Belitsos said all 16 ordinances are different. He said that, in the staff report, it was mentioned that the state could increase regulation in the future. Dr. Belitsos said so many home rules have been taken away from cities, but this is an example of a home rule given to cities, and the state doesn't want to do any more than license massage therapists. He said that August 2017 was the last time Council considered an ordinance, and Johnston was the only city with an ordinance at that time. Dr. Belitsos told the Council there is a growing public awareness of this problem, and since January 1, 2019 nine traffickers have been sentenced to prison from Central Iowa, and now massage therapists are in support of a local ordinance. He said the City Council in Ames has been the first to take a stand for public health and safety issues many times and asked the Council to consider taking the lead on this.

Council Member Gartin asked about an ideal outcome. Mr. Belitsos said he supports business forms being filled out, holding owners/operators accountable, and the Des Moines ordinance with changes such as those Council Member Martin has proposed.

Council Member Betcher asked Mr. Belitsos about the rigorous Home Occupation Permit approval process, and asked if he is in favor of any exemptions. Dr. Belitsos said he believes all massage therapists should be subject to the same requirements.

Sia Turner, 1930 Long Road, Ames, spoke on behalf of ISU Network Against Human Trafficking. She said in 2016, two situations occurred in Ames at massage parlors resulting in arrests. She said there is no reason not to go forward with an ordinance requiring massage therapists to produce their licenses.

Diana Crosswait, 2005 Prairie View East, Ames, said she is in support of Council having more requirements. She believes law enforcement should be able to walk inside and be visible. She said licenses being displayed may not be for the correct people. She said resources for victims are very important.

Cindy Larson, 507-26th Street, Ames, said she is a licensed massage therapist working out of her home. She said she is hopeful that the Council will consider an ordinance. Ms. Larson said there is an option to be licensed nationally; a national license does require a background check.

Rebecca Christensen, 304 E. 16th Street, Ames, said she has had a Home Occupation Permit since 1995. She said she's in favor of the Des Moines ordinance and asked Council to consider enforcement.

Georgia Bluhm, 1801-20th Street, Ames, said she agrees with everyone, and said she does not want trafficking to occur in Ames. She said she has been working with the Network Against Human Trafficking and Slavery for over five years.

Delwyn Bluhm, 1801-20th Street, Ames, said this problem is becoming bigger all the time and asked Council to adopt a policy to help.

Brittany Lenihan, 1525 Airport Road, Ames, said massage therapy requires many hours of training, and the license represents the hard work involved. Ms. Lenihan said she is an Assault Care Center Extending Shelter and Support (ACCESS) employee providing support for the sexually abused, including sex trafficking survivors. She told the Council that communities combating this crime have either passed an ordinance or are in the process of doing so. She hopes to be able tell the victims what Ames is doing to protect them.

Rachel Brown, 3241 E. Main Street Road, Marshalltown, said she is representing American Massage Therapy Association (Iowa Chapter) and herself as a Licensed Massage Therapist (LMT). She said a local ordinance would allow law enforcement to get into an establishment to investigate. She said she is in favor of a more restrictive ordinance. Ms. Brown said the term “massage parlor” references an illegitimate massage business and stirs up unfavorable stereotypes, and asked the community to refrain from calling establishments by that name. She said she is working with lobbyists at the state level to encourage the state to put photographs on licenses and do background checks. Ms. Brown said she is hopeful there will be some unification of the many ordinances in the future.

Amy Dollison, 1018 NE Fountain View Dr., Ankeny, told the Council she agrees with what she has heard, and would be happy to provide information as requested. As owner of four Massage Heights locations, she said her employees cannot work if their licenses expire. Ms. Dollison said it’s very frustrating to have people call and ask for inappropriate services. She said her other owned locations are in Des Moines, West Des Moines, and Johnston, where all three ordinances are different. She said it helps her to know that those cities have the authority to shut down illegitimate massage locations, and she wants the City of Ames to have that authority.

Council Member Gartin asked for feedback about owning businesses in different cities. Ms. Dollison said the Des Moines ordinance is the easiest to comply with, West Des Moines is a little more burdensome since it requires fingerprinting, and the Johnston ordinance is the most burdensome because of its requirements. She said she would not encourage the requirement of fingerprinting, rather providing a driver’s license. Mr. Gartin asked about Ankeny. She said Ankeny does not have an ordinance at this time, but feels if Ames passes an ordinance, Ankeny will follow.

Mayor Haila asked Ms. Dollison if she believes the Des Moines ordinance is effective. She said she’s not sure, but she would like the ordinance to go one step further where therapists can turn in phone numbers that call to request inappropriate services.

LaHoma Simmonds, 433 Nature Road, Boone, said she owns her own business in Boone, and Boone passed a massage therapy ordinance last fall that follows the Johnston example. She said she felt the

process was invasive and prefers the Des Moines ordinance with some edits. She said therapists work hard for their license. Ms. Simmonds said the Boone ordinance was effective in closing a questionable business, and requires a permit if practicing in a different location or after 8:00 p.m.

Drea Meadows, 2318 Clayton Drive, Ames, said an ordinance will protect the public from going to the wrong type of business and protect the therapists as well. She said she has had customers that assumed she wasn't a licensed and legitimate therapist.

Council Member Gartin asked Chief Cychosz for input on the situations discussed. Chief Cychosz said those investigations have been done in this community in recent years and are challenging with the parties involved. He said there are certainly those that believe Ames could turn a blind eye or ignore this, and that makes Ames vulnerable.

Council Member Beatty-Hansen asked if there are businesses the Police Department wishes they could go into. Chief Cychosz said public education and awareness are very important, and encouraged anyone who sees something that looks illegal to call the Police Department. He said those types of calls have assisted law enforcement. Chief Cychosz said requiring a license and being able to go in and check establishments would be helpful. He recognized the challenge of the burden also falling on the legitimate businesses.

Mr. Gartin asked if there are any comments on the Des Moines model. He said the Legal Department has looked at it, and there is some clarification needed including clearer accountability for those not in compliance.

Mayor Haila said staff can work on an option and bring it back for Council consideration. Ms. Beatty-Hansen said an edit that includes accountability of the business owner could be added. Mayor Haila said he appreciates the therapists inviting some regulation to protect the public and therapists.

Council Member Betcher asked if the process already in place for Home Occupation Permits should be considered. Mr. Phillips said he will look into the Home Occupation Permit requirements. Ms. Betcher said if a business registration addition is considered, she wants to know if it's a repetitive requirement.

Moved by Martin, seconded by Beatty-Hansen, to ask staff for possibilities for an ordinance or further decision points along the lines of the Des Moines ordinance, with added provisions for holding owners and managers responsible and assisting during an investigation when warranted.

Council Nelson said he's concerned about the option of requiring business registration forms, as that would be hard to maintain and would create the opportunity for outdated information.

Vote on Motion: 5-0. Motion carried unanimously.

Mayor Haila said the process could take some time as staff drafts an ordinance and brings it back to Council for consideration.

Council Member Gartin said Council will be in contact with Dr. Belitsos and Ms. DeMarie with any updates.

DISPOSITION OF COMMUNICATIONS TO COUNCIL: At the Mayor's request, Council considered Communications to Council before Comments.

Moved by Betcher, seconded by Beatty-Hansen, to request a memo from staff regarding Mr. Torresi's letter dated April 10, 2019.

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

Mr. Martin recognized receipt of a letter from a concerned citizen.

The Council acknowledged the Mayor and Council's Bike Ride information that was provided.

COUNCIL COMMENTS: Member Gartin reminded motorcyclists to be safe.

Mayor Haila said there continues to be much action in the Iowa Legislature. He said there is a property tax bill that is very concerning. He said an amendment is being considered that would abolish rental caps retroactive as of January 1, 2019. He told the Council the Iowa League of Cities is trying to get a network of mayors set up that could be mobilized for legislative issues, mentoring, education, etc. Mayor Haila said there is a universal grave concern about the property tax bill. He commented that staff does an outstanding job on the budget process and working to keep the levy as low as possible while providing the best services.

ADJOURNMENT: The meeting adjourned at 7:41 p.m.

Diane R. Voss, City Clerk

John A. Haila, Mayor

Erin Thompson, Recording Secretary

**MINUTES OF THE JOINT MEETING OF THE AMES CITY COUNCIL
AND AMES HUMAN RELATIONS COMMISSION AND
REGULAR MEETING OF THE AMES CITY COUNCIL**

AMES, IOWA

APRIL 23, 2019

**JOINT MEETING OF THE AMES CITY COUNCIL AND
AMES HUMAN RELATIONS COMMISSION**

The Joint Meeting of the Ames City Council and Ames Human Relations Commission was called to order by Mayor John Haila at 6:01 p.m. on the 23rd day of April, 2019, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. In addition to the Mayor, City Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, David Martin, and Chris Nelson were present. Representing the Ames Human Relations Commission (AHRC) were Madesh Samanu, Liming Pals, Wayne Clinton, Jill Crosser, and Joel Hochstein. *Ex officio* Member Allie Hoskins was absent.

Joel Hochstein, Ames Human Relations Commission (AHRC) Chairperson, referred Council to the Annual Report. He discussed the highlights of the report which included the continued programming with Inclusive Ames and with Iris. There have been several events with Inclusive Ames and the annual summer event with Iris, however Iris will be going to Des Moines next year, so they will not be in the new report. Awards will still be given out every year. There was a new partnership with the Building Inclusive Organization Symposium that the Human Relations Commission did in conjunction with City of Ames, Chamber of Commerce, and Iowa State University. The Report contains all the available data they can get from the State of Iowa, which is where the complaints are processed. There was an increase in discrimination complaints from 17 last year to 31 this year with 25 of those regarding employment. The Strategic Plan includes what Council asked them to do from the workshop in August.

Commission Member Wayne Clinton said one of the advantages of the Report is that they have data they can focus on to discuss what factors contribute to why certain segments of the population feel there needs to be change in the employment practices. This helps the AHRC to be a facilitator to address some of these concerns. Mr. Hochstein said employment is a repeat complaint between this year and last year with a trend towards race, color, and physical and mental disabilities.

City Council Member Gloria Betcher asked if the AHRC is clear on which strategies for the future rely on staff input and which are Commission-oriented activities. Mr. Hochstein said they have not yet sorted that out. Ms. Betcher said some of them seem to be more staff-oriented, which is something to consider when dividing the duties between Commission Members and staff.

Mr. Hochstein said they have not done any outreach yet, but will meet with the NAACP to learn more about strategies. City Council Member Tim Gartin suggested also connecting with the High School Civil Rights group, who are focused on inclusiveness and climate. Commission Member Madesh Samanu said they will work with the University to try to educate the students during orientation so they can know their resources.

ADJOURNMENT: The joint meeting adjourned at 6:14 p.m.

REGULAR MEETING OF THE AMES CITY COUNCIL

The Regular Meeting of the Ames City Council was called to order by Mayor John Haila at 6:14 p.m. on April 23, 2019, in the City Council Chambers in City Hall, 515 Clark Avenue. Present were Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, David Martin, and Chris Nelson. *Ex officio* Member Allie Hoskins was absent.

PROCLAMATION FOR “ARBOR DAY,” APRIL 26, 2019: Mayor Haila proclaimed April 26, 2019, as “Arbor Day.” Accepting the Proclamation were John Jacobson and Bob Schumer.

Mr. Jacobson thanked Smart Water and Smart Energy, which help fund their programs. He encouraged everyone to get a \$50 voucher for a new tree on May 4th. Mr. Jacobson also welcomed the newest member Paul Tauke, the City Forester.

PROCLAMATION FOR “ECONOMIC DEVELOPMENT WEEK,” MAY 6 - 11, 2019: The week of May 6 - 11, 2019, was proclaimed “Economic Development Week” by Mayor Haila. Individuals accepting the Proclamation from the Chamber of Commerce were Drew Kemp and Dan Culhane.

Mr. Kemp thanked the Council, the Board of Supervisors, Iowa State University, Des Moines Area Community College, and anyone involved in community betterment and community investment, for their support.

PROCLAMATION FOR “BIKE MONTH AND BIKE-TO-WORK WEEK,” MAY 13 - 19, 2019: Mayor Haila proclaimed the month of May 2019 as “Bike Month” and the week of May 13 - 19, 2019, as “Bike-to-Work Week.” Accepting the Proclamation were Jeri Neal and Carol Williams, members of the Ames Bicycle Coalition.

Ms. Williams thanked all participating and supporting businesses and invited the community to participate in the events planned, which are listed on the Ames Bicycle Coalition’s *Facebook* page.

PROCLAMATION FOR “HISTORIC PRESERVATION MONTH,” MAY 2019: Mayor Haila proclaimed the month of May 2019 as “Ames Historic Preservation Month.” Accepting the Proclamation was Peter Hallock, Chairman of the Ames Historic Preservation Commission.

Mr. Hallock congratulated the City on the recent designation of the Downtown as a National Historic District. The City of Ames now has two National Historic District areas: Old Town and Downtown, with Old Town also a Local Historic District.

PRESENTATION OF 2019 HISTORIC PRESERVATION AWARDS: Mayor Haila presented the following Awards:

1. Adaptive Reuse: RES-Development, Inc., for The Crawford located at 415 Stanton Avenue.

This Award recognizes retention of the principal features of a building and, in a sympathetic way, modifying it for modern uses. Changes are not required to be strictly consistent with the original appearance of the modified building or of other historic buildings constructed in the same time period.

Crawford School was originally built in 1930 as a one-room red brick neighborhood school house and expanded with additions in 1938 and 1968. However, prior to its purchase in 2017, it was named one of Preservation Iowa's seven most-endangered historic properties. Working closely with the SCAN Neighborhood, RES-Development converted and expanded the structure into 30 age-restricted condominiums, while retaining and replicating important architectural detailing.

Luke Jensen and Duane Jensen, RES-Development, Inc., accepted the Award.

Mr. Luke Jensen said he and his partners are really pleased with the outcome of The Crawford and they believe their work demonstrates the commitment to preservation and sustainable development that the Award represents.

2. Restoration: Chris Nelson/Angstrom Land Co. for 827 Northwestern Avenue.

This Award involves returning a building or a feature of a building to its own original appearance, based on historic photographs or working drawings of the particular building or careful consideration of the fabric of the structure itself. Like historic rehabilitation, restoration involves removing later work and either repairing distinctive features of a building or replacing those features that are missing.

Originally constructed in 1915 as a neighborhood grocery, the building was an important neighborhood gathering place. However, in 2016, the building had structurally and mechanically deteriorated almost beyond repair. With a lot of labor and love by Chris Nelson and his family, it has been restored as a commercial building resembling its original character.

Chris Nelson, Angstrom Land Co., LLC, and his family, accepted the Award.

Mr. Nelson gave credit to his entire family for their work on the building for two years. He said it was really special and fun to rehabilitate this building because it had a special connection to his family.

CONSENT AGENDA: Moved by Betcher, seconded by Martin to pull item 21, Ames Velo Grand Prix, for separate discussion.

Moved by Martin, seconded by Beatty-Hansen, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving Minutes of Special Meeting Held April 2, 2019, and Regular Meeting held April 9, 2019
3. Motion approving Report of Contract Change Orders for April 1-15, 2019
4. Motion approving Outdoor Service privilege for sidewalk café - Olde Main Brewing Company, 316 Main Street
5. Motion approving 6-month Class B Beer Permit with Outdoor Service - Ames on the Half Shell, Bandshell Park
6. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Beer Permit with Sunday Sales - Swift Stop #2, 3406 Lincoln Way
 - b. Special Class C Liquor License with Sunday Sales - Great Plains Sauce & Dough Co., 129 Main St.
 - c. Class E Liquor License, Class B Wine, Class C Beer and Sunday Sales - Walgreens #12108, 2719 Grand Ave.
 - d. Class B Beer with Sunday Sales - Jeff's Pizza Shop LLC, 2402 Lincoln Way
 - e. Class C Liquor License with Catering, Outdoor Service and Sunday Sales - Mother's Pub , 2900 West St.
 - f. Class C Liquor License, Class B Wine, Outdoor Service and Sunday Sales - Bar la Tosca, 400 Main St.
7. RESOLUTION NO. 19-152 approving re-appointment of Council Member Chris Nelson to the Ames Transit Board of Trustees
8. RESOLUTION NO. 19-153 confirming re-appointment of Jacob Schrader and Juan Bibiloni to serve as Iowa State University Student Government representatives to Ames Transit Agency Board of Trustees
9. RESOLUTION NO. 19-154 authorizing Mayor to sign a Letter of Support for CyRide's FY 2019 Low- or No-Emission Grant Application
10. RESOLUTION NO. 19-155 approving Conflict of Interest Waiver for Ahlers & Cooney Law Firm to represent the Ames School District in reviewing Memorandum of Understanding with the City of Ames regarding a School Resource Officer
11. RESOLUTION NO. 19-156 approving Quarterly Investment Report for period ending March 31, 2019
12. RESOLUTION NO. 19-157 approving Ames Intermodal Facility Commercial Tenant Lease with Executive Express
13. RESOLUTION NO. 19-158 approving Ames Intermodal Facility Commercial Tenant Lease with Jefferson Lines
14. RESOLUTION NO. 19-159 approving Police Department's request to apply for and participate in the ICAP Law Enforcement Policy and Training Grant Program
15. RESOLUTION NO. 19-160 approving extension of the Memorandum of Understanding with St. Ambrose University for Analysis of Racial Proportionality of Traffic Stop Data

16. RESOLUTION NO. 19-166 approving preliminary plans and specifications for 2017/18 Downtown Street Pavement Improvements Project - Main Street Alleys (Duff - Douglas, Kellogg - Burnett); setting May 22, 2019, as bid due date and May 28, 2019, as date of public hearing
17. RESOLUTION NO. 19-167 approving preliminary plans and specifications for Power Plant - Unit 7 Turbine Generator Overhaul; setting May 22, 2019, as bid due date and May 28, 2019, as date of public hearing
18. RESOLUTION NO. 19-168 approving preliminary plans and specifications for Power Plant Maintenance Services Contract; setting May 21, 2019, as bid due date and May 28, 2019, as date of public hearing
19. North River Valley Well Field:
 - a. RESOLUTION NO. 19-169 approving preliminary plans and specifications for North River Valley Well Field Project; setting May 29, 2019, as bid due date and June 11, 2019, as date of public hearing
 - b. RESOLUTION NO. 19-170 approving Change Order to Professional Services Agreement with HDR to add bidding and construction phase services
20. RESOLUTION NO. 19-171 approving contract and bond for 2017/18 Shared Use Path Maintenance Program - Stange Road
21. RESOLUTION NO. 19-172 approving contract and bond for 2017/18 Shared Use Path Maintenance Program -Daley Park
22. RESOLUTION NO. 19-173 approving contract and bond for 2017/18 Storm Water Erosion Control (Kinyon-Clark)
23. RESOLUTION NO. 19-174 approving renewal of Contract with RESCO of Ankeny, Iowa, for the purchase of transformers for Electric Services in accordance with unit prices and actual quantities ordered and inclusive of applicable sales tax
24. RESOLUTION NO. 19-175 approving renewal of Contract with ChemTreat, Inc., of Glen Allen, Virginia, for FY 2019/2020 Chemical Treatment Program for Power Plant in an amount not to exceed \$290,500
25. RESOLUTION NO. 19-176 approving renewal of Contract with Northway Well and Pump Company of Waukee, Iowa, for Year Three of five-year contract for Water Plant Well Rehabilitation
26. RESOLUTION NO. 19-177 accepting completion of CyRide Bus Lifts Replacement Project
27. RESOLUTION NO. 19-178 accepting completion of the Water Pollution Control Facility Primary Clarifier Blasting/Coating Project
28. RESOLUTION NO. 19-179 accepting completion of Water Pollution Control Facility Screening System Improvements Project
29. RESOLUTION NO. 19-180 accepting completion of Water Pollution Control Facility Security Camera Replacement Project
30. RESOLUTION NO. 19-181 accepting partial completion of public improvements and reducing security held pertaining to South Fork Wrap-Up

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

AMES VELO GRAND PRIX: Council Member Gloria Betcher asked what outreach had gone on before the Ames Velo Grand Prix event to prevent something like last year, where a citizen broke through the barriers to go to a parking lot. Jason Quinn, Ames Velo, and Scott Wall, Race Director, were present to answer questions about the event.

Mr. Quinn explained the process for getting approval for the Main Street portion of the race is that they have to get written consent from every entity on the course. Mr. Wall said last year was the same process; however, that particular business wasn't yet open when they were obtaining the consents, so they weren't aware of the event. Mr. Quinn said last year, they adjusted the time slots of the races, which was successful. The downtown closure starts at 4:00 p.m., so fewer businesses are obstructed. They are trying to curate a healthy-living summer time event to encourage activities with kids and families in the community.

Moved by Betcher, seconded by Corrieri to approve the following items for Ames Velo Grand Prix:

Ames Velo Grand Prix:

- a. Ames Main Street Criterium on Saturday, June 29:
 - i. Motion approving blanket Temporary Obstruction Permit
 - ii. Motion approving blanket Vending License
 - iii. RESOLUTION NO. 19-161 approving waiver of fee for blanket Vending License
 - iv. RESOLUTION NO. 19-162 approving closure of Main Street from Clark Avenue to Douglas Avenue, Douglas Avenue from Main Street to Sixth Street, Sixth Street from Douglas Avenue to Burnett Avenue, Burnett Avenue from Sixth Street to Main Street, Fifth Street from Douglas Avenue to Clark Avenue, Kellogg Avenue from Main Street to Sixth Street, and Clark Avenue from Fifth Street to Main Street from 4:00 p.m. to 11:00 p.m.
 - v. RESOLUTION NO. 19-163 approving closure of 280 metered parking spaces from 2:30 p.m. to 11:00 p.m. along the race route and approving suspension of parking enforcement
- b. ISU Research Park Circuit Race on Sunday, June 30:
 - i. Motion approving blanket Temporary Obstruction Permit
 - ii. Motion approving blanket Vending License
 - iii. RESOLUTION NO. 19-164 approving waiver of fee for blanket Vending License
 - iv. RESOLUTION NO. 19-165 approving closure of University Boulevard from Ames Fitness Center south parking lot to Collaboration Place, Collaboration Place, and Plaza Loop from 8:00 a.m. to 5:00 p.m.

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

PUBLIC FORUM: Mayor Haila opened Public Forum.

Elliott Smith, 1116 Marston Avenue, Ames, requested feedback on the 48-hour parking regulation. He asked why the rules are in place and wanted to know if there is any interest or desire to extend it. It's an issue to him because he walks everywhere and to drive a car every two days seems excessive. He clarified that he is asking for either an extension of 48 hours to a week or five days instead of every two days, or another method to identify abandoned cars on street parking other than non-movement.

No one else came forward, and Mayor Haila closed Public Forum.

AMES COMPREHENSIVE PLAN 2040: Planning and Housing Director Kelly Diekmann and RDG consultants Cory Scott and Marty Shukert reviewed approaches for Council to consider for the Comprehensive Plan 2040. Mr. Diekmann explained Option 1 for considering infill redevelopment options first which would inform staff of the land use needs for expansion; Option 2 first identifies the preferred approach to land use planning and development philosophies before vetting location preferences; and Option 3 highlights location issues first before considering detailed land use options. Within all of these options, staff believes that it is understood that major land use differences to be considered will focus on housing (single-family and multi-family) and local/community commercial components, while the industrial and regional commercial assumptions are that the East Industrial, ISU Research Park, and 13th Street areas, respectively, will remain unchanged from the current plan.

Mr. Diekmann explained that staff believes that choosing Option 1 and Option 3 would best serve the City at this time due to the significant unknowns about the viability of the location of growth and changes. Additionally, choosing Option 3 lets the City consider its longer term growth needs beyond 2040 by evaluating 15,000 people four different times (essentially 60,000 people), which may be important in making decisions about priorities for the next 20 years that will also influence the long-term future of the City. He said Council would choose Option 2 if defining specific philosophies for growth up front is the priority for the City. Because this direction that is being requested from RDG is an important step in the work plan of defining the scope for evaluating options before selecting a preferred option later this summer, staff would recommend that public input be taken at this meeting.

Mr. Scott discussed the presentation and timeline for options to move forward with the planning. Mr. Shukert explained that the different scenarios are constructed around the issues that are most important to the community, such as economic stability in Oklahoma City, a hybrid concept in Cedar Rapids, and urban infill in Brookings, South Dakota, which then provides the vision for the community.

Mayor Haila asked at what level the property owners would participate in the discussion. Mr. Diekmann said this is the technical evaluation step; the middle step is where public input is accepted and then Council decides how much direction they want from individuals. Council Member Betcher asked at what point high school students will be asked for input on the Plan. Mr. Scott said it depends on the interest from the teachers and faculty. He said the conversation will be initiated in

June or July, with the expectation that the schools will be ready for classroom meetings in October.

City Council Member Chris Nelson said some areas make sense to do one way and others in another way; each area may be completely unrelated. He asked how to get through that information. Mr. Diekmann said this decision tonight is deciding what the Council wants to know first, not just the only thing they want to know.

In response to Mr. Shukert's discussion of the proposed growth rate, City Council Member Tim Gartin asked to get more information on why they are so confident in the growth of 15,000. Mr. Diekmann said the national average for a city the size of Ames is 1%; their projection is slightly higher as they are not projecting a stagnant population. Also, the projection is without student influence and is only looking at permanent residents. Also, he explained that the competitive position of Ames justifies looking at a higher growth rate than a national average. He said choosing a smaller growth rate limits the vision for the future; overshooting just means you are prepared for that amount.

Mayor Haila opened Public Input.

Jeri Neal, 916 Ridgewood Avenue, Ames, said Options 1 and 3 seem to be anchored in growth as the primary principal of concern. This isn't clear on how this will be different than what the City already does. Currently, growth moves forward and then the City decides how to accommodate it, she would like to get away from that order. She said Options 1 and 3 don't put climate change front and center. She would like part of the planning process to include pushing the people and businesses to become more carbon-neutral with land use being a huge factor to consider. One way to accomplish this is to think about incorporating carbon outcomes from the very beginning. Ms. Neal said Option 2 is not as easy to grasp and has been put down through the presentation, but it has the option to look at whole systems outcomes, which is necessary to plan and adapt to climate change.

Kim Christiansen, 2985 South Dakota Avenue, Ames, referenced a letter he had sent to the City Council. He would like there to be flexibility for an agricultural buffer between the City and the farms.

Kent Vickne, 2625 Meadow Glen Road, Ames, said he also had sent a letter to the Council Members discussing his concerns. He and his neighbors have safety concerns regarding fires. In Washington Township, they have their own fire department; if Kelley is incorporated into Ames, \$25,000 will be removed from their budget and fire trucks will have to come from Slater, which increases the response time. Also, a feed mill is being built, which means more farm equipment traffic, which creates a concern for additional residential traffic. He said Iowa State is a unique area and there isn't much land for the City to grow in the southwest area. He would like the southwest area to be taken off the table.

Phil Iasevoli, 3108 South Dakota Avenue, Ames, elaborated more on what Kim Christiansen said. He suggested to the Council, staff, and consultants to consider a buffer zone from Highway 30 south

to the Iowa State-owned and operated grounds. He explained there are over 3,500 acres in Washington Township; there are five Iowa State teaching farms, two of which are being revamped with all new construction. There also is a very good possibility that there will be a feed mill to supply feed to the teaching farms across Iowa State and to private individuals just north of the Curtiss Farm on State Avenue. He requested that Council and RDG consider that development in this area is limited because of the acreage and because there are a lot of traditional agricultural practices that take place by Iowa State and private farmers in that area, which means there are the usual agricultural practices that you see every day, year round. On the roads there are a lot of slow-moving traffic, tractors and equipment, semi-tractor trucks, and noise from equipment and livestock. On top of that, there are odors from chemical applications, manure, and facilities to store the manure. He said the urban residential type of setting next to the agricultural area is going to bring a lot of issues for everyone.

Kurt Friedrich, Friedrich Companies, 100-6th Street, Ames, said he was involved in the last process of updating the Comprehensive Plan 20 years ago. He said he is in favor of the 1 and 3 options with the focus on infill and focus on locational aspects of updating the Plan as being the next step in the process. Locations will determine the concepts or philosophies that are employed in those locations. He said he would like Council to consider infrastructure to serve these areas and the costs. Another issue is rural water buyouts and how they deal with those impediments. He said he encourages more collaboration with the County and also Gilbert. He said while it would be unwise to say the City should grow in one area, it is obvious to him that there is energy and momentum to grow more to the north, and Gilbert is part of that conversation and so is the County.

Cindy Hildebrand, 57439-250th, Ames, lives next to the south expansion area. She said there currently are many kinds of wildlife in her wetlands complex. She remembers discussion from the last land use planning and that consultant said compared to other cities he had worked in, Ames had less of its natural landscape left than just about any city that he had worked in and he strongly urged that Ames protect what is left. Ms. Hildebrand said green infrastructure is just as important as any other infrastructure that you consider. Mayor Haila asked her to explain what she meant by green infrastructure. She said green infrastructure is anything that isn't lawn or cornfield; it's permanent vegetation that helps soil health, air quality, and water quality.

Chuck Winkleblack, Hunziker Companies, 105 South 16th Street, Ames, said he had sent an email and summarized most of what he wanted to say. He said the infill portion is very important, but community buy-in is needed. It sounds great until they start talking about where that's going to happen and talking to the people in the area that will be redeveloped. He said the Council also needs to be cognizant of what's available. In the past, prices were driven sky high because of limited availability. Land owners don't want to sell, which limits options for the developers and the community. Building next to where the infrastructure is already makes sense.

Dan Culhane, Ames Chamber of Commerce, said substantial job growth was a concern discussed previously. He said the vast majority of people live south of Ames; the dollars they earn in the City go to the other communities that they live in instead of staying in the City. If there is a way to

increase the footprint for people to live here, it would be to the benefit of the City as they will continue to attract really good jobs, and he would like to see those people be able to choose to live in Ames.

Mayor Haila closed public input. He said they are trying to be proactive and let the public know when public input will be invited. It may not be at every meeting, but they do accept and read emails. He asked Mr. Diekmann to comment on the southwest development purpose if Council decides to go with any of them. Mr. Diekmann said the Option 3 exercise is to take the 15,000 population growth and put it individually into each of the areas so there is a true depiction of differences in the ability to serve a large population and what is necessary to do that. He explained this will not commit the Council to a land use pattern, it just will tell them what it would be like if they put everyone in one location. Mr. Diekmann verified for Mayor Haila that just because some area is picked to be looked at, it might be eliminated for various reasons unless Council decides to eliminate it tonight.

Further discussion ensued regarding what data could be generated by the different scenario options and what types of developments would be possible.

Moved by Gartin, seconded by Corrieri, to direct staff to move forward with Options 1 and 3.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Gartin, seconded by Corrieri, to direct staff to continue the process of studying development in all of the areas on the growth map.

Ms. Betcher asked if the results will identify sections that are more likely than another. Mr. Scott said they will provide advantages and disadvantages for each of the areas, which will help Council to make informed decisions and provide direction to RDG.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Gartin, seconded by Betcher, to direct staff to work under the presumption that they will be looking at an additional 15,000 people as the working premise for the development of this model.

Council Member Martin clarified that this is the 1.5% model.

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

Mayor Haila asked when additional public input might be occurring in the next 45 to 75 days. Mr. Diekmann said that in the next 60 days, they will work on the technical information for people to respond to first. He said the online survey is available until the end of April and they will update the results in May on the initial phase of engagement. He said the public's next participatory element will be when Council is reviewing the draft scenario information from RDG.

Mayor Haila declared a recess at 8:34 p.m. The meeting reconvened at 8:44 p.m.

HEALTHY LIFE CENTER UPDATE: City Manager Steve Schainker said the last meeting direction was to follow through on some savings on the project and then Council directed staff not to adopt those savings so as not to jeopardize the quality of the building. Council asked staff to look at the contingency to see if they could save any money there.

Parks and Recreation Director Keith Abraham reviewed the second page of the Council Action Form regarding what could be cut from the plans and what the current final projection is.

Mr. Schainker referred to Table 1 of the staff report and brought attention to the change in the bond issue. There is a deficit of \$500,000 from what the projected donations were, so the total bond issue went from \$28,109,000 to \$28,609,000. He said Table 5 estimates the property tax change and is based on certain assumptions which may not be the same one or two years from now. The rate would have to go up to \$.78 per thousand to pay for the bond issue plus the operating deficit. He explained that they put in about \$96,000 every year to the municipal pool, which will go away, and they will still save about \$60,000 because the municipal pool isn't there, which can be applied towards the \$404,561 deficit and help reduce the tax rate increase. Mayor Haila asked if the bond amount will change. Mr. Schainker verified that the bond amount in Option 1 will change to \$28,609,488 and may go up in May for final numbers as well.

Moved by Nelson, seconded by Gartin, to approve moving forward with the Healthy Life Center project and direct staff to prepare the necessary language for a bond referendum for an August 6, 2019 election.

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

Mayor Haila said the Council will take public input at its May 14, 2019 meeting on this matter.

NEW RADIO SYSTEM: Police Chief Chuck Cychosz said Iowa State Purchasing was the main purchasing agent for this contract. The current contract is the product of negotiations to provide the best possible radio solutions at the best possible price while maintaining the history, tradition, and effectiveness of the City's radio interoperability across the County. He said the request is asking for permission from City Council for the StoryComm representative from the City (Steve Schainker) to sign the contract.

Mr. Schainker said this is a complex partnership. The citizens of Story County will benefit from the partnership; it will also provide safety to the employees and emergency responders.

Chief Cychosz said there was a clarification in the contract that was important over the life of the system to ensure that everyone understands that the radios are owned by the City or the purchasing entity and not by StoryComm collectively. That doesn't mean that they can't set aside a bank of 30 radios for emergency use, but what is purchased for the City will be owned by the City for the life of the contract.

Chief Cychosz explained the fees have several components that determine the cost. There is

licensing over the life of the system, which can be projected into the tower fee, and the more radios on the system, the lower the fee is. He said until there is a contract and a vendor, the City cannot enter into serious negotiation for leases on the tower sites; there is likely to be some lease cost that will have to be incorporated in the radio tower fees. In preparing the information for Council, staff provided estimates at the high end to be able to hopefully provide good news later on.

Mayor Haila opened public input. Seeing none, he closed public input.

Mr. Schainker explained the term length of the contract was extended from 10 years to 15 years to accommodate the attractive pricing from RACOM. The contract itself is between StoryComm and RACOM for the total system.

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 19-182 approving the 28E Addendum No. 1 with StoryComm.

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

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 19-183 authorizing City's StoryComm representative to vote to approve the Contract with RACOM for a radio vendor should the final Contract be in line with performance and financial expectations.

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

EXCEPTION TO SECTION 22.32(c)(2)(v) TO ALLOW ALCOHOL SERVICE IN SIDEWALK CAFÉ AT DELLA VITI, 323 MAIN STREET, STE. 102: Moved by Corrieri, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 19-184 approving an exception to Section 22.32(c)(2)(v) to allow alcohol service in Sidewalk Café at Della Viti, 323 Main Street, Ste. 102. Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON SALE OF CITY-OWNED PROPERTIES TO HABITAT FOR HUMANITY OF CENTRAL IOWA, INC.: Mayor Haila opened the public hearing.

Tom Prockno, President of Habitat for Humanity of Central Iowa, 406 Joy Circle, Gilbert, thanked the City of Ames for allowing them to partner with the City in building homes in the City of Ames.

Mayor Haila closed public hearing.

Moved by Beatty-Hansen, seconded by Corrieri, to adopt RESOLUTION NO. 19-185 approving the sale of 1228 Stafford Avenue in the amount of \$40,000.

Roll Call Vote: 5-0-1. Voting aye: Corrieri, Betcher, Martin, Nelson, Beatty-Hansen. Voting nay: none. Abstaining due to a conflict of interest: Gartin. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Beatty-Hansen, seconded by Corrieri, to adopt RESOLUTION NO. 19-186 approving the sale of 3305 Morningside Street in the amount of \$40,000.

Roll Call Vote: 5-0-1. Voting aye: Corrieri, Betcher, Martin, Nelson, Beatty-Hansen. Voting nay: none. Abstaining due to a conflict of interest: Gartin. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON PROPOSED AMENDMENTS TO THE ZONING CODE: Planner Eloise Sahlstrom said this item had come to Council before. She was now asking the City Council to review the proposed Ordinances, hold a public hearing, and proceed with first reading for approval of each of the three Ordinances. She also asked Council to establish a fee for the licensing.

City Council Member Tim Gartin asked if the changes to the rental housing cap from the legislature were going to impact this at all. Mayor Haila clarified that the rental cap legislation makes it unlawful that vacation rentals be capped or not allowed in near campus neighborhoods. This will introduce another type of rental. City Attorney Mark Lambert said the recent legislation did not have a direct impact on these Ordinances as short-term rentals are their own thing.

Mayor Haila asked Council to consider the impact of vacation rentals, which could be potentially, through creative means, turned into student housing or other types of housing.

City Council Member Bronwyn Beatty-Hansen explained that she was initially supportive of the vacation rental option, as she thought they would have the cap as a tool to prevent affordable homes from getting prospected out in areas, but now that it's gone away, she is not supportive of the vacation rental concept. She said Mr. Lambert said the recent legislation doesn't directly affect this, but it actually does because it takes the cap away as a tool. Ms. Betcher and Mr. Martin both said they have been voting no on short-term rentals because of the vacation rental aspect. Ms. Corrieri asked that they talk about other alternatives to regulate vacation homes before cancelling option completely.

Ms. Betcher asked what options are available if they want to consider some other sort of enforcement mechanism. Ms. Beatty-Hansen said they could move forward with the options that they could agree on and then give Council more time to look at vacation rentals. Mr. Nelson asked if they should just table the whole thing since it's so intertwined. Mr. Diekmann said if they aren't going to approve the vacation rentals, he would rather them remove it from the Ordinance now and bring it back later, rather than have a first reading and look at the second reading and wonder what changed. There is no necessity to move on the first reading tonight if Council is going to change the Ordinance substantially. Mr. Diekmann said a small delay is ok, but Council would need to move forward with a decision soon.

Moved by Martin to revise the Ordinance to eliminate the vacation rental portion and bring the balance back at the next opportunity.

Ms. Corrieri asked if public input on the proposed Ordinance was not going to be held tonight.

Mayor Haila asked Mr. Martin to withdraw his motion to allow for public input.

Motion withdrawn.

Ms. Betcher asked if they discuss how to enforce vacation rentals, could the Ordinance go back in easily or is it a case of discussing what you can do about enforcement before revising to remove the vacation rentals. Ms. Corrieri said she thinks it's odd that they would knowingly allow something to go on in the City for so long and then slam the door on it when these people have invested money in the community to run their businesses.

Mayor Haila opened the public hearing.

Jeff Hart, 1405-16th Street, Ames, said Council would be wise to take a step back and look at all of the rental policies across the board due to the change from the legislature. He said property owners already put money back into the community with upkeep and investing in their properties. Then they are being asked to pay a fee for licensure; but if renters in rental properties rent out a short-term room, are exempt from licensure and fees. She believes that "It's a slap in the face to the property owners who are paying the taxes and the upkeep."

Ryan Houck, 65697-190th Street, Nevada, said he is opposed to taking the vacation rental option away. He suggested to require a property owner to live within a certain mile-radius if Council is worried about not enough control or eyes on the property.

Shannon Stack, 1613-24th Street, Ames, acknowledged that she is pro Air BNB. It is her job; she is not able to get a public job because of a neurological disease. She said she is bringing people to Ames to show off the community. She feels Air BNB owners have been made into criminals and that they need to be monitored because they are doing something wrong, but they aren't. She commented that too much time and energy had been invested in this to just end it. Ms. Stack clarified that she has a hosted home share in her basement.

Mayor Haila closed the public hearing.

Ms. Beatty-Hansen said Ames needs affordable housing, and while more lodging options are needed also, affordable housing is the priority. Mr. Gartin said the Legislature has made an effort to single out a couple communities in Iowa to prohibit them from doing what they do. The arguments about wanting to have control over the market has been made clear that Legislature is not ok with that kind of municipal meddling with the market. Mr. Diekmann said short-term lodging is not rental. By *Iowa Code*, if you are staying somewhere for 31 days or less, you are a transient occupant.

Ms. Corrieri said she believes it is irresponsible to throw something out after spending so much time on it. Mr. Martin said the words in his motion were to bring back something that the majority would vote to approve and that leaves the possibility to come up with something in the vacation rental category that the majority would also approve later. His motion tonight is not to forbid them from

ever considering vacation rentals again. Ms. Betcher said she doesn't want to do this and create more work to have to undo it later. She suggested that Council remove the vacation rentals and move forward with the rest of the Ordinance so there is something in place for the other categories. She asked if it would take more work to reinsert something else about vacation rentals later.

Mr. Diekmann said it would just require the publication of another ordinance, which would include the same steps of reading it. He said the basic structure is there; it shouldn't take a lot of work. Ms. Corrieri asked if current vacation rentals would be allowed to continue to operate until an ordinance is approved or if they would no longer be able to operate once the third reading is approved. Mr. Diekmann said they could delay implementation of an ordinance. Mr. Lambert said Council can direct staff not to enforce anything on vacation rentals while working on a policy. Mr. Diekmann said the outcome of the reading of the Ordinance needs to have direction to continue to do something about vacation rentals.

Moved by Gartin, seconded by Corrieri, to approve Alternative 1.

Mr. Diekmann noted that Council needs to vote on three different ordinances, not just Alternative 1.

Motion withdrawn.

Moved by Gartin, seconded by Corrieri, to pass on first reading an Ordinance to amend the Zoning Code Chapter 29.

Roll Call Vote: 3-3. Voting aye: Corrieri, Gartin, and Nelson. Voting nay: Martin, Beatty-Hansen, and Betcher. Motion failed.

Moved by Martin, seconded by Betcher, to direct staff to bring back a revised Ordinance that eliminates the vacation rental with further direction that staff continue a holding pattern in enforcement of the vacation rental and to provide a staff report on how to address vacation rental options.

Mr. Gartin asked the nay-sayers what direction they could give staff to move towards where they want to go. Ms. Beatty-Hansen said she would entertain the radius idea because it would limit outside investment in Ames for profit, but it would allow for local versions of that to allow. Mayor Haila said the people who are affected by the Legislature's actions need to have a chance to bring their concerns to Council.

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

HEARING ON FIRE STATION #1 PARKING LOT RECONSTRUCTION: Mayor Haila said they are repairing the concrete because the soil has settled. He asked if the fill that had settled is being taken out or being recompacted to prevent this from happening again. Fire Chief Rich Higgins said that would be a question for Public Works.

Mayor Haila opened the public hearing. He closed the hearing after there was no one wishing to speak.

Moved by Betcher, seconded by Beatty-Hansen, to approve RESOLUTION NO. 19-187 approving final plans and specifications and awarding a contract to Manatt's Inc., in the amount of \$78,437.08. Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON TEAGARDEN DRAINAGE IMPROVEMENTS: The public hearing was opened by Mayor Haila. He closed the hearing after there was no one wishing to speak.

Moved by Martin, seconded by Betcher, to accept the Report of Bids.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Martin, seconded by Nelson, to continue the hearing to May 14, 2019.
Vote on Motion: 6-0. Motion declared carried unanimously.

HEARING ON 2018/19 COLLECTOR STREET PAVEMENT IMPROVEMENTS (HICKORY DRIVE): Mayor Haila opened the public hearing and closed it after there was no one wishing to speak.

Moved by Betcher, seconded by Corrieri, approve RESOLUTION NO. 19-188 approving final plans and specifications and awarding a contract to Manatt's Inc., in the amount of \$1,222,195.85. Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON 2014/15 STORM WATER FACILITY REHAB (SOMERSET SUBDIVISION POND IMPROVEMENTS): The public hearing was opened by the Mayor. He closed the hearing after no one came forward to speak.

Moved by Nelson, seconded by Betcher, to reject all bids and direct staff to rebid at a later date.
Vote on Motion: 6-0. Motion declared carried unanimously.

HEARING ON STEAM TURBINE NO. 7 PARTS PROCUREMENT: The public hearing was opened and closed by the Mayor.

Moved by Betcher, seconded by Gartin, to accept the Report of Bids and delay award of contract.
Vote on Motion: 6-0. Motion declared carried unanimously.

ORDINANCE AMENDING CHAPTER 14 OF THE AMES MUNICIPAL CODE TO ELIMINATE THE INVESTIGATIVE FUNCTION OF THE HUMAN RELATIONS COMMISSION: Moved by Gartin, seconded by Corrieri, to pass on second reading the ordinance amending Chapter 14 of the *Ames Municipal Code* to eliminate the investigative function of the

Human Relations Commission.
Roll Call Vote 6-0. Motion declared carried unanimously.

ORDINANCE TO ALLOW PROPERTIES TO INCREASE THE NUMBER OF OCCUPANTS BY COMPLETING THE CODE REQUIREMENTS TO MAKE A ROOM WITH A LEGALLY EXISTING EGRESS WINDOW IN A CODE-COMPLIANT BEDROOM: Moved by Corrieri, seconded by Betcher to pass on third reading and adopt ORDINANCE NO. 4384 to allow properties to increase the number of occupants by completing the *Code* requirements to make a room with a legally existing egress window a Code-compliant bedroom.

Roll Call Vote 5-1. Voting aye: Corrieri, Betcher, Gartin, Nelson, Beatty-Hansen. Voting nay: Martin. Ordinance declared adopted, signed by the Mayor, and hereby made a part of these Minutes.

DISPOSITION OF COMMUNICATIONS TO COUNCIL:

Memo from Planning and Housing Department - April 19, 2019, RE: Cornbred Sign on the former depot building:

Moved by Betcher, seconded by Corrieri, to direct staff to place on a future agenda.
Vote on Motion: 4-1-1. Voting aye: Betcher, Gartin, Beatty-Hansen, Corrieri. Voting nay: Martin.
Abstaining due to conflict of interest: Nelson. Motion declared carried.

COUNCIL COMMENTS: Moved by Martin, seconded by Beatty-Hansen, to refer to staff for a memo for a mechanism to provide relief from the situation brought up by Mr. Smith regarding having to move his car.

Ms. Corrieri mentioned that these tickets are complaint-driven and asked if Mr. Smith had talked to his neighbors. Council Member Martin said he will talk to Mr. Smith about discussing the issue with his neighbors.

Motion withdrawn.

Mr. Martin brought up a letter from Mr. Goodman who was asking for a referral. Ms. Beatty-Hansen said this can be referred to staff when they receive it in the Non-Agenda packet.

Moved by Beatty-Hansen to adjourn the meeting at 9:59 p.m.

Rachel Knutsen, Recording Secretary

John A. Haila, Mayor

Applicant License Application (LC0029665)

Name of Applicant: <u>A & K LLC</u>		
Name of Business (DBA): <u>Tip Top Lounge</u>		
Address of Premises: <u>201 E Lincoln Way</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010</u>
Business	<u>(515) 232-8980</u>	
Mailing	<u>3315 146th Cir</u>	
City <u>Urbandale</u>	State <u>IA</u>	Zip: <u>50323</u>

Contact Person

Name Andrew White
Phone: (515) 231-8388 Email whitecor@aol.com

Classification Class C Liquor License (LC) (Commercial)

Outdoor Service Privelege Dates:

Term: 12 months

5/17/19

Effective Date: 01/01/2019

5/31/19

Expiration Date: 12/31/2019

6/14/19

Privileges:

6/28/19

Class C Liquor License (LC) (Commercial)

7/12/19

Outdoor Service

7/26/19

8/9/19

8/23/19

Status of Business

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

Ownership

Andrew White

First Name: Andrew **Last Name:** White
City: Urbandale **State:** Iowa **Zip:** 50323
Position: Owner
% of Ownership: 50.00% **U.S. Citizen:** Yes

Kelly White

First Name: Kelly **Last Name:** White
City: Urbandale **State:** Iowa **Zip:** 50323
Position: Owner
% of Ownership: 50.00% **U.S. Citizen:** Yes

Insurance Company Information

Insurance Company: <u>Specialty Risk of America</u>
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Policy Effective Date: 01/01/2019

Policy Expiration 01/01/2020

Bond Effective

Dram Cancel Date:

Outdoor Service Effective 05/16/2019

Outdoor Service Expiration 05/17/2019

Temp Transfer Effective

Temp Transfer Expiration Date:

Applicant License Application ()

Name of Applicant: <u>FRIENDS OF ISU HOTEL</u>		
Name of Business (DBA): <u>Gateway Hotel and Conference Center</u>		
Address of Premises: <u>429 Alumni Lane</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50011</u>
Business <u>(515) 292-8600</u>		
Mailing <u>2100 Green Hills Drive</u>		
City <u>Ames</u>	State <u>IA</u>	Zip: <u>50014</u>

Contact Person

Name <u>Zach Case</u>	
Phone: <u>(605) 450-0661</u>	Email <u>zachc@gatewayames.com</u>

Classification Class C Liquor License (LC) (Commercial)**Term:** 5 days**Effective Date:** 05/15/2019**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**Doug Drees**

First Name: Doug **Last Name:** Drees
City: Waukee **State:** Iowa **Zip:** 50014
Position: Manager
% of Ownership: 1.00% **U.S. Citizen:** Yes

Insurance Company Information

Insurance Company: <u>General Casualty</u>	
Policy Effective Date: <u>05/15/2019</u>	Policy Expiration <u>05/20/2019</u>
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

Applicant License Application ()

Name of Applicant: <u>Christiani's Events LLC</u>		
Name of Business (DBA): <u>Christiani's Events</u>		
Address of Premises: <u>429 Alumni Lane</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50011</u>
Business <u>(515) 360-8069</u>		
Mailing <u>1150 E. Diehl</u>		
City <u>Des Moines</u>	State <u>IA</u>	Zip: <u>50315</u>

Contact Person

Name <u>Peter Worsham</u>	
Phone: <u>(515) 360-8069</u>	Email <u>peter@christianicatering.com</u>

Classification Class C Liquor License (LC) (Commercial)**Term:** 5 days**Effective Date:** 05/24/2019**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**Carol Christiani**

First Name: Carol **Last Name:** Christiani
City: DesMoines **State:** Iowa **Zip:** 50315
Position: member
% of Ownership: 100.00% **U.S. Citizen:** Yes

Insurance Company Information

Insurance Company: <u>Founders Insurance Company</u>	
Policy Effective Date: <u>05/24/2019</u>	Policy Expiration <u>05/29/2019</u>
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

Applicant License Application ()

Name of Applicant: <u>Freinds of ISU Holdings</u>		
Name of Business (DBA): <u>Gateway Hotel and Conference Center</u>		
Address of Premises: <u>1407 S University BLVD</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50011</u>
Business <u>(515) 292-8600</u>		
Mailing <u>2100 Green Hills Drive</u>		
City <u>Ames</u>	State <u>IA</u>	Zip: <u>50014</u>

Contact Person

Name <u>Zach Case</u>	
Phone: <u>(515) 268-2209</u>	Email <u>zachc@gatewayames.com</u>

Classification Special Class C Liquor License (BW) (Beer/Wine)**Term:** 5 days**Effective Date:** 05/26/2019**Expiration Date:** 01/01/1900**Privileges:**Special Class C Liquor License (BW) (Beer/Wine)**Status of Business**

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

Ownership**Doug Drees**

First Name: Doug **Last Name:** Drees
City: Waukee **State:** Iowa **Zip:** 50014
Position: Manager
% of Ownership: 1.00% **U.S. Citizen:** Yes

Insurance Company Information

Insurance Company: <u>General Casualty</u>	
Policy Effective Date: <u>05/26/2019</u>	Policy Expiration <u>05/31/2019</u>
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

Applicant License Application ()

Name of Applicant: <u>Freinds of ISU Holdings</u>		
Name of Business (DBA): <u>Gateway Hotel and Conference Center</u>		
Address of Premises: <u>429 Alumni Lane</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50011</u>
Business <u>(515) 292-8600</u>		
Mailing <u>2100 Green Hills Dr</u>		
City <u>Ames</u>	State <u>IA</u>	Zip: <u>50014</u>

Contact Person

Name <u>Zach Case</u>	
Phone: <u>(515) 268-2209</u>	Email <u>zachc@gatewayames.com</u>

Classification Special Class C Liquor License (BW) (Beer/Wine)**Term:** 5 days**Effective Date:** 05/30/2019**Expiration Date:** 01/01/1900**Privileges:**Special Class C Liquor License (BW) (Beer/Wine)**Status of Business**

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

Ownership**Doug Drees**

First Name: Doug **Last Name:** Drees
City: Waukee **State:** Iowa **Zip:** 50014
Position: Manager
% of Ownership: 1.00% **U.S. Citizen:** Yes

Insurance Company Information

Insurance Company: <u>General Casualty</u>	
Policy Effective Date: <u>05/30/2019</u>	Policy Expiration <u>06/04/2019</u>
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

Applicant License Application ()

Name of Applicant:	<u>New Stream II LC</u>		
Name of Business (DBA):	<u>Cornbred BBQ</u>		
Address of Premises:	<u>526 Main Street Ste 106</u>		
City	<u>Ames</u>	County:	<u>Story</u>
		Zip:	<u>50010</u>
Business	<u>(515) 715-1066</u>		
Mailing	<u>526 Main Street Ste 106</u>		
City	<u>Ames</u>	State	<u>IA</u>
		Zip:	<u>50010</u>

Contact Person

Name	<u>Ryan Newstrom</u>		
Phone:	<u>(515) 451-3582</u>	Email	<u>ryan@cornbredbbq.com</u>

Classification Class C Liquor License (LC) (Commercial)**Term:** 12 months**Effective Date:** 05/01/2019**Expiration Date:** 01/01/1900**Privileges:**Class C Liquor License (LC) (Commercial)Outdoor ServiceSunday Sales**Status of Business**

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

Ownership**Ryan Newstrom**

First Name: Ryan **Last Name:** Newstrom
City: Ames **State:** Iowa **Zip:** 50010
Position: Owner-Manager
% of Ownership: 100.00% **U.S. Citizen:** Yes

Insurance Company Information

Insurance Company:	<u>Le Mars Insurance Company</u>		
Policy Effective Date:	<u>05/01/2019</u>	Policy Expiration	<u>05/01/2020</u>
Bond Effective		Dram Cancel Date:	
Outdoor Service Effective		Outdoor Service Expiration	
Temp Transfer Effective Date		Temp Transfer Expiration Date:	



MEMO

Item #11

To: Mayor John Haila and Ames City Council Members
From: Lieutenant Tom Shelton, Ames Police Department
Date: April 18, 2019
Subject: Beer Permits & Liquor License Renewal Reference City Council Agenda

The Council agenda for May 14, 2019 includes beer permits and liquor license renewals for:

- Special Class C Liquor License with Sunday Sales - Creative Spirits Ames, 4820 Mortensen Road Ste 101
- Class C Liquor License with Sunday Sales - Cy's Party Time Lounge, 115 5th
- Class C Beer Permit, Class B Native Wine, and Sunday Sales - Tobacco Outlet Plus #530, 204 S Duff Ave
- Special Class C Liquor License - Octagon Center for the Arts, 427 Douglas Ave

A review of police records for the past 12 months found no liquor law violations for Creative Spirits, CY's Party Lounge, Tobacco Outlet and Octagon Center for the Arts.

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



MEMO

Item #12

TO: Members of the City Council

FROM: John A. Haila, Mayor

DATE: May 14, 2019

SUBJECT: Appointment of *ex officio* Student Liaison to the City Council

It is my understanding that Allie Hoskins, *ex officio* representative to the City Council, will no longer be serving in that capacity. Consequently, an appointment needs to be made to fill this vacancy.

I have recently been informed by Julian Neely, President of the Student Government, that Devyn Leeson has been selected to serve as the City Council's *ex officio* representative. Therefore, I request that the Council appoint Mr. Leeson, representing Iowa State University Student Government, as the *ex officio* Student Liaison to the City Council.

JAH/alc

COUNCIL ACTION FORM

SUBJECT: ADOPTION OF 2018 STORY COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN

BACKGROUND:

The City of Ames participates in the Story County Hazard Mitigation Plan. A hazard mitigation plan is a document that outlines:

1. The history of natural or human-caused disasters in a community
2. The likelihood that those disasters could occur in the future
3. Populations, properties, critical facilities, and infrastructure that could be affected by a disaster occurrence
4. Strategies to protect those populations, properties, critical facilities, and infrastructure from potential disasters

Although participation in a hazard mitigation plan is not mandated by law, a jurisdiction must participate in an approved plan to receive certain forms of federal pre- and post-disaster funding. Those funds can be used to address the vulnerabilities identified in the plan.

The City joined the Story County Hazard Mitigation Planning Committee in December 2017. The current Hazard Mitigation Plan expired April 29, 2019. Since 2017, City staff and representatives from 23 other jurisdictions in Story County have been working with the County to revise the current plan. The update process consisted of the following steps:

1. Planning for public involvement, including issuing a survey to the public, placing an article in *City Side*, and issuing a press release
2. Identifying the hazards of the jurisdiction
3. Determining the risks presented by each hazard, using historical information as a context
4. Identifying assets, including critical facilities and infrastructure
5. Identifying the goals of the hazard mitigation plan
6. Developing mitigation actions to reduce the risk to critical facilities and infrastructure

Members of the Story County community participated in 98 surveys where they were asked to indicate their opinion on the likelihood for each hazard to impact their jurisdiction. Through three public meetings, a draft plan was developed. The final version includes 393 pages of discussion of the hazards faced by communities in Story County. The goals of the revised plan are as follows:

1. Protect lives and reduce injury
2. Minimize or reduce damage to property, especially critical facilities and infrastructure
3. Strengthen communication among agencies and between agencies and the public regarding hazard mitigation

The revised plan includes descriptions of ten mitigation actions specific to the City of Ames. Iowa State University has identified an additional twelve actions, and the Ames Community School District has identified two actions. Other jurisdictions in Story County each developed their own mitigation actions.

It is important to note that the City is not obligated to pursue any of these actions. However, in order to receive federal funding for a mitigation project, the project must relate to one of these actions in some manner. Therefore, the actions described below have been written very broadly to give the City flexibility if it wishes to pursue federal funding for a future project.

The City's actions are:

1. Develop and enhance capabilities to communicate hazard-related information to City employees, other jurisdictions, and the public
2. Plan for and install backup power supplies to critical facilities
3. Identify security and environmental vulnerabilities in utility infrastructure. Develop procedures and policies, install equipment, or modify facilities to reduce the threat of utility infrastructure failure
4. Develop plans and preventative action, train personnel, and obtain equipment to be used to address hazards in the community in concert with other jurisdictions. These jurisdictions include other local, state, and federal agencies, and private organizations
5. Protect properties from river and flash flooding through construction of water storage areas, building of flood protection structures, implementation of non-structural measures such as buy-outs of flood-prone properties, implementation of policies, and other measures to reduce the risk of property damage and threats to resident safety
6. Install equipment to protect critical facilities from fire
7. Evaluate sanitary sewer infrastructure for deficiencies and improve them to reduce potential service backups in the sanitary sewer system and reduce peak flows to the treatment plant. Evaluate storm sewer infrastructure for deficiencies and improve them to reduce the potential for localized flooding
8. Develop and enhance a Continuity of Operations Plan

9. Evaluate the costs and benefits and consider joining the National Flood Insurance Program (NFIP) Community Rating System
10. Incorporate Crime Prevention Through Environmental Design strategies into future enhancements and revisions to community design guidelines

The draft plan has been approved by FEMA and adopted by the Story County Board of Supervisors. Once the participant jurisdictions all adopt the plan, it will be filed with the Department of Homeland Security. The new plan will expire April 24th, 2024. The plan calls for routine updates to add, modify, or remove mitigation actions as needed. **These updates will be the opportunities to add new actions that the City may desire to have considered for federal funding.**

Due to the length of the revised plan document, it is not attached to this report. However, it can be retrieved from the following URL:

http://www.storycountyiowa.gov/DocumentCenter/View/9793/Story-County-IA-Hazard-Mitigation-Plan-Update-2018_Final-Redacted_Reduced

ALTERNATIVES:

1. Adopt the 2018 Story County Multi-Jurisdictional Hazard Mitigation Plan
2. Do not adopt the 2018 Story County Multi-Jurisdictional Hazard Mitigation Plan, and forego certain types of federal assistance for disaster mitigation.

MANAGER'S RECOMMENDED ACTION:

A hazard mitigation plan is a critical document to establish the projects that the community will undertake to protect itself from disasters. Having a current plan is also a requirement to receive many forms of federal disaster aid. The revised plan has been thoroughly prepared and will be updated routinely as the priorities of the City evolve.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby adopting the 2018 Story County Multi-Jurisdictional Hazard Mitigation Plan.

COUNCIL ACTION FORM

SUBJECT: AGREEMENT BETWEEN MARY GREELEY MEDICAL CENTER AND THE CITY TO EXTEND EMERGENCY MEDICAL INFORMATION INTERFACE TO AUGUST 30, 2019 PENDING RENEGOTIATION

BACKGROUND:

Mary Greeley Medical Center (MGMC) and the City of Ames have several agreements in place that define responsibilities for emergency services. MGMC has notified the City of their intent to cancel these agreements and renegotiate the terms. Two of these agreements have a one-year cancellation clause. The Joint Services Agreement Between Mary Greeley Medical Center and the City of Ames with Respect to Emergency Medical Dispatch will end on March 19, 2020. The Agreement Between Mary Greeley Medical Center and the City of Ames With Respect to Emergency Medical Services (First Responder Services) dated December 16, 2003, will terminate on January 1, 2020. **However, the third agreement, the Memorandum of Understanding for the Provision of an Interface Connection Between the City of Ames Computer Aided Dispatch System and Mobile Intensive Care Service of Mary Greeley Medical Center will end on May 21, 2019 based on the termination notification received from MGMC.**

This last agreement requires MGMC to pay for the interface between the COA Computer Aided Dispatch system and the MGMC data management and billing system. The other component of this agreement states that MGMC will pay for licensing the software to connect mobile devices to the public safety network and the licenses to receive and return information in this system. This latter component allows mobile devices in ambulances to receive patient and location information while responding to a call.

No replacement agreement has been negotiated for any of the above mentioned items. On April 24, 2019 MGMC proposed extending the termination date for this third agreement to August 30, 2019.

ALTERNATIVES:

1. Authorize the City Manager to sign the attached extension of the Memorandum of Understanding for the Provision of an Interface Connection Between the City of Ames Computer Aided Dispatch System and Mobile Intensive Care Service of Mary Greeley Medical Center with a new termination date of August 30, 2019.
2. Do not authorize extension of the Memorandum of Understanding for the Provision of an Interface Connection Between the City of Ames Computer Aided Dispatch System

and Mobile Intensive Care Service of Mary Greeley Medical Center with a new termination date of August 30, 2019.

MANAGER'S RECOMMENDED ACTION:

The City and MGMC have historically collaborated in the provision of emergency services within the City of Ames. This collaboration includes cost-sharing of Emergency Medical Dispatch, emergency medical response by Ames Fire, as well as the agreement to license software to feed data to the hospital systems and emergency responders. MGMC's interest in renegotiating these agreements seems to be influenced by an interest in redefining which costs will receive MGMC support. **The termination of the data link does not seem to be the primary goal of this renegotiation, so the proposal to extend the termination to allow more time to more fully examine the MGMC proposal appears to be in the best interest of those served by these services.**

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the City Manager to sign the extension of the Memorandum of Understanding for the Provision of an Interface Connection Between the City of Ames Computer Aided Dispatch System and Mobile Intensive Care Service of Mary Greeley Medical Center to August 30, 2019.

Extension Agreement

This is a Memorandum of Understanding for the Provision of an Interface Connection Between the City of Ames Computer Aided Dispatch System and Mobile Intensive Care Service of Mary Greeley Medical Center.

The parties to the original agreement by and between Mary Greeley Medical Center (Mary Greeley) and the City of Ames hereby mutually agree to the following extension to the original "Memorandum of Understanding for the Provision of an Interface Connection Between the City of Ames Computer Aided Dispatch System and Mobile Intensive Care Service of Mary Greeley Medical Center" agreement dated May 28, 2013.

Mary Greeley previously notified the City on March 14, 2019 of their intent to cancel this agreement. Both parties have mutually agreed to extend the contract through August 30, 2019, thereby extending the cancellation date to September 1, 2019. All other terms of the original agreement remain.

Mary Greeley Medical Center
Ames, Iowa

Steven L. Schainker, City Manager
City of Ames, Iowa

Brian Dieter FACHE
President & CEO

Steve Schainker

Date _____

Date _____

COUNCIL ACTION FORM

SUBJECT: BULLETPROOF VEST PARTNERSHIP PROGRAM

BACKGROUND:

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

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

During 2019/20 fiscal year, the schedule calls for the acquisition or replacement of 12 vests. The estimated cost for these vests is \$8,588. The grant requires that local agencies must provide 50% of the cost. To the extent that federal funds are available, the BVP program will provide the other 50%. The FY 2019/20 Police budget was constructed with the expectation that the City would apply for and receive a Bulletproof Vest Partnership grant, so the Police Department's 50% share has already been budgeted as a commodities expense. The 2019 Bulletproof Vest Partnership grant application is due May 28, 2019.

ALTERNATIVES:

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

MANAGER'S RECOMMENDED ACTION:

Bulletproof vests are an indispensable piece of safety equipment for police officers. Historically the Police Department has successfully participated in this program with the U.S. Department of Justice to provide protection to our local officers. Participation in this program allows the City to provide the best product to our officers with half the cost paid by the Department of Justice.

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

COUNCIL ACTION FORM

SUBJECT: CONSENT TO ASSIGNMENT FROM DESIGN ALLIANCE TO FARNSWORTH GROUP

BACKGROUND:

The City contracted with Design Alliance on June 12, 2018 to design the new Homewood Clubhouse. On April 29, 2019 Design Alliance Inc. (DAI) was acquired by Farnsworth Group (FG). As shown in the request letter (Attachment A), DAI is requesting the City to execute the Consent To Assignment (Attachment B). The City Attorney reviewed and approved this consent form. Approving this consent will not alter the existing contract for the Homewood Clubhouse design services.

ALTERNATIVES:

1. Approve the Consent To Assignment from Design Alliance to Farnsworth Group.
2. Deny the Consent To Assignment from Design Alliance to Farnsworth Group.
3. Refer back to staff.

MANAGER'S RECOMMENDED ACTION:

The City is occasionally under contract with a firm when the firm is acquired by another company. Design Alliance has already been acquired by Farnsworth Group and the Consent To Assignment document has been approved by the City Attorney. Therefore it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the Consent To Assignment from Design Alliance to Farnsworth Group.



April 18, 2019

Keith Abraham
Director of Parks and Recreation
515 Clark Avenue
Ames, Iowa 50010

Dear Keith,

I am pleased to announce some exciting news that expands the capabilities of Design Alliance and will allow us to deliver even better service to you.

On April 29, Design Alliance will become Farnsworth Group, a national full-service architecture and engineering firm that has a tremendous 125-year history and extraordinary capabilities. Our office and entire team will remain at our current location in Waukee and will now be backed by Farnsworth Group's staff and experience.

We view this new chapter as a win-win for our clients, as well as our employees. The Design Alliance office will be Farnsworth Group's first in Iowa, complemented by its existing locations in Illinois, Missouri, Colorado, Texas, Georgia, Ohio, North Carolina, Tennessee and California. Farnsworth Group's 500-person, multi-disciplinary capabilities in architecture, engineering, surveying and planning will now allow us to offer clients full-service consulting capabilities; we will truly be a single-source consultant for our clients.

While our Company name will soon change, our dedication and commitment to you will not. I will be joining Farnsworth Group, and you can continue to rely on your current Design Alliance employees as your primary point of contact just as you have in the past. This new endeavor also allows our employees to remain a part of our team, and further expand their careers and project opportunities.

In the coming weeks, I look forward to telling you more about the variety of opportunities offered by this new combination of talent and resources. I can assure you that we will continue to provide the same high-level of service and remain focused on client satisfaction just as we have always done. We know that Farnsworth Group's resources, of which we are now an integral part, will continue to offer clients value-added services and quality of work. Together we are even better!

I want to thank you for your business and friendship over the years and look forward to a continued relationship. And, thank you for your support as we move into this new relationship with Farnsworth Group. Again, feel free to contact me with any questions you may have.

Sincerely,

A handwritten signature in blue ink that reads "Kristofer J. Orth".

Kristofer J. Orth, AIA

14225 University
Suite 110
Waukee, IA 50263
TEL 515.225.3469
FAX 515.225.9649
DesignAllianceInc.com

CONSENT TO ASSIGNMENT

This Consent to Assignment ("Consent") has been acknowledged and agreed to this ____ day of May, 2019, by the City of Ames (the "Client").

RECITALS:

A. Client has contracted with Design Alliance, Inc. ("DAI"), under the terms of the following agreement(s):

1. Contract for Design & Engineering Services for the Homewood Golf Course Clubhouse Project dated June 12, 2018.

(each a "Contract" and, collectively, if more than one, the "Contracts").

B. DAI and Farnsworth Group, Inc., an Illinois corporation, ("FGI") are parties to that certain Asset Purchase Agreement providing for the sale and assignment of certain assets of DAI to FGI (the "Purchase Agreement").

C. Pursuant to the Purchase Agreement, DAI has agreed to assign to FGI all right, title and interest of DAI in and to each Contract.

D. Pursuant to the terms of each Contract, Client must consent to such assignment. Client acknowledges that FGI and its successors and assigns will rely upon the Client's consent and statements made herein.

AGREEMENT:

NOW, THEREFORE, the Client hereby agrees as follows:

1. Recitals. The recitals set forth above are incorporated herein by this reference.
2. Consent. The Client hereby consents to the Assignment, transfer and conveyance to FGI of all DAI's right, title and interest in, under and to each Contract.
3. Client's Representations and Warranties. Client does hereby represent and warrant to FGI the following:
 - (a) The Client is the Client under each Contract.
 - (b) The Client, as the Client under each Contract, is not in default under the terms of any Contract.
 - (c) DAI is not in default under the terms of any Contract as of the Effective Date and, to Client's knowledge, no event has occurred and no condition exists which, with the giving of notice or the lapse of time, or both would constitute a default by DAI under any Contract.
 - (d) Each Contract is valid, binding and in full force and effect and has not been modified or amended, except as stated in Recital A above.

4. Effective Date. The "Effective Date" of this Consent shall be April 26, 2019.

5. Miscellaneous.

(a) This Consent shall inure to the benefit of, and be binding upon, the respective heirs, legal representatives, successors, and assigns of the Client.

(b) This Consent shall be governed by, and construed under, the laws of the State of Iowa.

IN WITNESS WHEREOF, the Client has executed this Consent as of the day and year first above written.

CITY OF AMES

By: _____

Name: _____

Title: _____

COUNCIL ACTION FORM

SUBJECT: ACCEPTANCE OF ROW DEDICATION AT 1712 E LINCOLN WAY

BACKGROUND:

In February 2017, a site plan, plat of survey, and acquisition plat were approved for 1712 East Lincoln Way (Attachment A). At the time of approval, there was not a Quit Claim Deed (Attachment C) included with the submittal for the approximately 29' x 199' foot area of the property that was approved to be dedicated as right-of-way (Attachment B). The dedication was a requirement of approval of the expansion of the building. Apart from recording fees, this proposed acquisition will be at no cost to the City.

ALTERNATIVES:

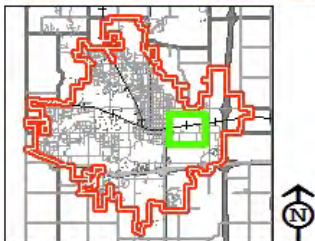
1. Accept the acquisition of right-of-way at 1712 E Lincoln Way
2. Do not accept the acquisition of right-of-way at 1712 E Lincoln Way

CITY MANAGER'S RECOMMENDED ACTION:

Lincoln Way used to be US Highway 30 under jurisdiction of Iowa DOT until it was transferred to the City in the 1960's. It was common practice of Iowa DOT at that time to have the road in an easement with the property owner having ownership to the middle of the highway. This acquisition portion of the previous action in February 2017 was not complete and able to be transferred to the City, since there was not a Quit Claim Deed.

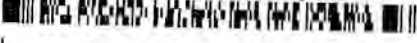
Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

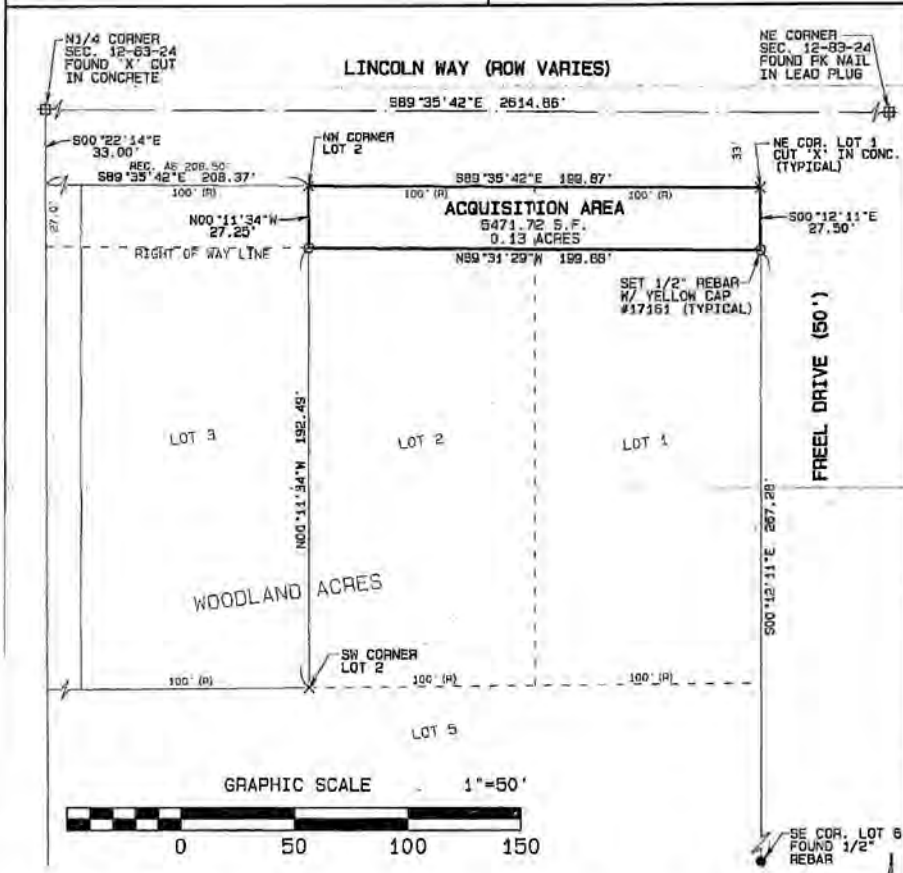
ATTACHMENT A: LOCATION MAP



**Location Map
1712 E Lincoln Way**

ATTACHMENT B: ACQUISITION PLAT

ACQUISITION PLAT	
<p>LOCATION: IN LOTS 1 & 2 OF WOODLAND ACRES, CITY OF AMES, STORY COUNTY, IOWA</p> <p>PROPRIETOR: SHAFER'S AUTO BODY CO., INC.</p> <p>SURVEYED FOR: DEDICATION OF EXISTING PUBLIC RIGHT OF WAY</p> <p>SURVEYOR: R. BRADLEY STUMBO, PLS #17161 STUMBO & ASSOCIATES LAND SURVEYING P.O. BOX 1664 AMES, IA 50010 515-233-3589</p>	<p>Instrument #: 2017-02116 03/13/2017 11:31:40 AM Total Pages: 1 00 OTHER Recording Fee: \$ 7.80 Stacie Herridge, Recorder, Story County Iowa</p> 



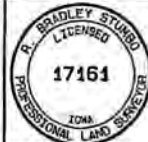
Survey Description-Acquisition Area:
That part of Lots 1 and 2 in Woodland Acres, City of Ames, Story County, Iowa, previously established as public right of way easement in documents filed in Book 72, Page 473 and Page 574 and listed in a Quit Claim Deed from the Iowa Department of Transportation to the City of Ames, filed in Book 189, Page 133, said part being more particularly described as follows: Beginning at the Northeast Corner of said Lot 1; thence S00°12'11"E, 27.50 feet along the east line of said Lot 1 to the south right of way line of Lincoln Way; thence N89°31'29"W, 199.88 feet along said line to the west line of said Lot 2; thence N00°11'34"W, 27.25 feet to the Northwest Corner of said Lot 2; thence S89°35'42"E, 189.87 feet along the north line of said Lots 2 and 1 to the point of beginning, containing 0.13 acres.

EXHIBIT

A

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

R. Bradley Stumbo Date: 1-26-17
 R. Bradley Stumbo License #17161
 My license renewal date is December 31, 2017



Job #14653ACQ Date: 1/26/17 Page 1 of 1

STUMBO & ASSOCIATES LAND SURVEYING

ATTACHMENT C: QUIT CLAIM DEED

S P A C E A B O V E R E S E R V E D F O R O F F I C I A L U S E
Exemption claimed: Iowa Code § 428A.2(6) Grantor is a governmental body
Return to: City Clerk, 515 Clark Avenue, Ames IA 50010
Legal Description: See Acquisition Plat filed as Inst. 2017-02118 and attached hereto.
Document prepared by: Victoria A. Feilmeyer, City of Ames Legal Department, 515 Clark Ave., Ames, IA 50010 – 515-239-5146

Quit Claim Deed - Dedication

KNOW ALL PERSONS: The Grantor, SHAFFER'S AUTOBODY CO., INC., an Iowa Corporation, for valuable consideration, does hereby quit-claim and convey unto the Grantee, the **City of Ames, Iowa**, an Iowa municipal corporation, all right, title, interest, estate, claim, and demand in the Real Property described as follows:

[See attached Exhibit 'A' for legal description].

The Grantor dedicates to the City of Ames all land described on said Acquisition Plat attached hereto for right of way purposes.

Dated April 1, 2019.

SHAFFER'S AUTOBODY CO., INC.

By: 
Samuel H. Shaffer, President

STATE OF IOWA, COUNTY OF STORY, SS.:

This instrument was acknowledged before me on April 1st, 2019, by Samuel H. Shaffer as president of Shaffer's Autobody Co., Inc.


NOTARY PUBLIC



COUNCIL ACTION FORM

SUBJECT: AMES PATRIOTIC COUNCIL REQUESTS FOR MEMORIAL DAY PARADE

BACKGROUND:

Each year the Ames Patriotic Council conducts a community observance of Memorial Day. This observance involves a parade from City Hall to the Municipal Cemetery, followed by a community memorial service at the Cemetery.

The following requests for May 27, 2019, are presented for City Council approval in order to facilitate the Memorial Day observance:

- Closure of Pearle Avenue and Fifth Street from east of Pearle Avenue through the Clark Avenue intersection from 9:00 a.m. to 11:00 a.m. for the line-up and start of the parade entries.
- Temporary closure of Clark Avenue from Fifth to Ninth Street (for movement of the parade) between 10:30 a.m. and 11:00 a.m.
- Temporary closure of Ninth Street between Clark Avenue and Maxwell Avenue (for movement of the parade) between 10:45 a.m. and 11:00 a.m.
- Temporary closure of Sixth Street at Clark Avenue and Duff Avenue at Ninth Street as the parade moves through those intersections

A blanket Temporary Obstruction Permit is also requested for the closed areas. It should also be noted that temporary closures of residential streets that intersect Ninth Street and Clark Avenue will occur as the parade progresses. Public Works will provide barricades for all of the street closure areas. Barricades will be staffed by parade volunteers and/or residents of the area. Most intersection closures will last only for a few minutes.

The Ames Police Department will provide a lead car for the parade and will assist participants through the Ninth Street and Duff Avenue intersection.

The rain location for activities will be the Ames Municipal Auditorium. No lost parking meter revenue is anticipated due to the holiday.

ALTERNATIVES:

1. Approve the Ames Patriotic Council's requests for use of City facilities and services as outlined above for the Memorial Day observance on May 27, 2019.
2. Direct the Ames Patriotic Council to pursue alternate plans for the Memorial Day observance.
3. The City Council can deny the requests.

MANAGER'S RECOMMENDED ACTION:

The parade and memorial service at the Municipal Cemetery are an integral part of the community's annual Memorial Day commemoration. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, thereby approving the Ames Patriotic Council's requests for use of City facilities and services for Memorial Day activities on May 27, 2019.



CITY OF

Ames

SPECIAL EVENT APPLICATION

SUMMARY OF EVENT

DESCRIPTION

Event Name Memorial Day Parade and Ceremony

Description

Parade from City Hall to Municipal Cemetery then Ceremony.

Event Category

Athletic/Recreation

Concert/Performance

Exhibits/Misc.

Farmer/Outdoor Market

Festival/Celebration

Other (please explain)

Parade/Procession/March

Clark to 9th St to Cemetery

Anticipated

Attendance

Total 100

Per Day _____

DATE/TIME

Setup

Date 5/27/18

Time 10:00 am

Day of Week Monday

Event Starts

Date 5/27/18

Time 10:30 am

Day of Week Monday

Event Ends

Date 5/27/18

Time 12:00 pm

Day of Week Monday

Teardown

Complete

Date 5/27/18

Time 5:00 pm

Day of Week Monday

Rain Date, if applicable

5/27/18

Rain Location, if applicable

City Hall

LOCATION

- Region**
(Select one or more)
- Main Street Cultural District (Downtown)
 - Campustown District
 - Iowa State University Property
 - City Parks
 - Other (please explain) Clark to 9th St Cemetery

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

Downtown - Main Street Cultural District: (515) 233-3472 events@amesdowntown.org
 Campustown - Campustown Action Association: (515) 450-8771 director@amescampustown.com
 Iowa State University - Events Authorization Committee: (515) 294-1437 eventauthorization@iastate.edu

CONTACTS

Host Organization Ames Patriotic Council

Local Contact (Required) **Name** Anita Elliott

Address 1005 Stafford Ave

Telephone 515.232.4057

Cell Phone 515.290.3516 (preferred)

Email aelliott@cap.gov

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

Yes No

- Is this an annual event? How many years have you been holding this event?_
- Is this event open to the public?
- Is your event being held in conjunction with another event (e.g. *Farmers' Market, 4th of July, etc.*)?

If yes, please list

NOTE 1: Years holding event - 50+.

NOTE 2: Would like to have 6th St blocked off Clark to Pearl.

ITEM # 19
DATE: 05-14-19

COUNCIL ACTION FORM

SUBJECT: SUMMER SIDEWALK SALES REQUESTS FROM AMES MAIN STREET

BACKGROUND:

Ames Main Street is again hosting its annual Summer Sidewalk Sales from July 25th through July 27th. At this event, downtown businesses display merchandise on the sidewalks for pedestrians to browse.

To facilitate this event, organizers are requesting suspension of parking regulations and enforcement for the Downtown from 8:00 a.m. to 8:00 p.m. on Saturday, July 27 (\$1,379.25 estimated loss to the Parking Fund).

A blanket Temporary Obstruction Permit has also been requested for July 25th-27th.

ALTERNATIVES:

1. Approve the requests for Sidewalk Sales as requested by Ames Main Street, including the waiver of fees for parking.
2. Approve the requests for Sidewalk Sales, but require reimbursement for the lost parking meter revenue.
3. Deny the requests

MANAGER'S RECOMMENDED ACTION:

Sidewalk Sales are successful events held twice each year in the Downtown. These events attract people to the Downtown and promotes shopping locally. These requests further the City Council's goal to strengthen Downtown. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the requests for Sidewalk Sales as requested by Ames Main Street, including the waiver of fees for parking.



April 8, 2019

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

Dear Mayor Haila and Members of the Ames City Council,

Ames Main Street is planning to hold the annual Summer Sidewalk Sales July 25-27, 2019.

Specific information about the event can be found on the included Special Event Application. We would also request a waiver of fees for free parking of city meters on Main Street on Saturday, July 27, 2019.

By bringing residents to Downtown Ames for attractions such as this, Ames Main Street is able to fulfill its mission as a Main Street Iowa community and create an economically vibrant downtown with unique living, dining, and entertainment experiences.

Thank you for your consideration of this request and continued support of Ames Main Street. We look forward to seeing you shopping in Downtown Ames!

Sincerely,

A handwritten signature in black ink, appearing to read 'Kristin Roach', written in a cursive style.

Kristin Roach
2019 Ames Main Street Board President



CITY OF Ames SPECIAL EVENT APPLICATION

SUMMARY OF EVENT

DESCRIPTION

Event Name Summer Sidewalk Sales

Description

The Summer Sidewalk Sale is a semi-annual sale held in Downtown Ames. The event will be held July 25-July 27 and merchants will display their sale items on the sidewalks - leaving the appropriate amount of walking room for pedestrians. The purpose of the sale is to attract people to Downtown Ames and it promotes shopping local in the streets of Downtown Ames. On Saturday, July 27th we would like shoppers to have free parking in all of Downtown Ames.

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

Anticipated Attendance Total 2000 Per Day 300-800

DATE/TIME

Setup Date _____ Time _____ Day of Week _____

Event Starts Date 7/25/19 Time 8:00am Day of Week Thursday

Event Ends Date 7/27/19 Time 8:00pm Day of Week Saturday

Teardown Complete Date _____ Time _____ Day of Week _____

Rain Date, if applicable _____

Rain Location, if applicable _____

LOCATION

- Region**
(Select one or more)
- Main Street Cultural District (Downtown)
 - Campustown District
 - Iowa State University Property
 - City Parks
 - Other (please explain) _____

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

Downtown - Main Street Cultural District: (515) 233-3472 events@amesdowntown.org
Campustown - Campustown Action Association: (515) 450-8771 director@amescampustown.com
Iowa State University - Events Authorization Committee: (515) 294-1437 eventauthorization@iastate.edu

CONTACTS

Host Organization Ames Main Street

Local Contact *(Required)*

Name	<u>Sarah Dvorsky</u>
Address	<u>304 Main Street</u>
Telephone	<u>515-233-3472</u>
Cell Phone	<u>319-930-2276</u>
Email	<u>sarahd@ameschamber.com</u>

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

Yes No

- Is this an annual event? How many years have you been holding this event? 10 years
- Is this event open to the public?
- Is your event being held in conjunction with another event (e.g. *Farmers' Market, 4th of July, etc.*)?

If yes, please list

COUNCIL ACTION FORM

SUBJECT: APPROVAL OF PRELIMINARY PLANS AND SPECIFICATIONS AND NOTICE TO BIDDERS FOR WATER PLANT RADIO TELEMETRY UPGRADES

BACKGROUND:

The Water Treatment Plant monitors and controls all of its remote sites through the Water Plant's SCADA system via data telemetry radios. These remote sites consist of 22 supply wells, one booster pump station, three elevated storage tanks, a booster pump station, and fourth elevated storage tank for the National Center for Animal Health (NCAH) located on Dayton Avenue.

The Water Plant made the original conversion from telephone line communications to data telemetry radios for each remote site in 1999. Since then, the radios themselves have been upgraded, but the original antennas and supporting equipment are still in use. This original equipment has now reached its end of life and has experienced failures ranging from single-point interruptions to widespread loss of communications affecting all remote locations. A comprehensive communications system analysis was performed in December 2017, which outlined recommendations for communications network optimization and equipment replacement.

The project specifications detail what equipment is to be replaced and the approved equipment to be used. To ensure an adequate water supply to the City at all times these specifications also outline a strict work schedule, with a limited time in which each remote site can be out of service.

The adopted FY 2019/20 Capital Improvements Plan includes a Wellhead Rehabilitation project. Included in the \$420,000 project budget is an allowance of \$50,000 to complete these radio telemetry upgrades. The estimated cost for the radio telemetry equipment is \$55,000, which includes a 20% contingency.

ALTERNATIVES:

1. Approve preliminary plans and specifications and issue Notice to Bidders for the Water Plant Radio Telemetry Upgrades, setting June 12, 2019, as the bid due date and June 25, 2019, as the date of public hearing and award.
2. Do not approve plans and specifications.

MANAGER'S RECOMMENDED ACTION:

It is in the City's best interest to replace failing equipment when needed to ensure Water Plant personnel can efficiently and effectively monitor and control the remote locations. The adopted FY 2019/20 CIP budget contains a Wellhead Rehabilitation project that includes upgrades to some well radio telemetry equipment. Plans and specifications for the telemetry upgrade are complete and ready to be released for bidding.

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

COUNCIL ACTION FORM

SUBJECT: UNDERGROUND TRENCHING CONTRACT FOR ELECTRIC SERVICES

BACKGROUND:

This contract is for underground trenching services for the Electric Services Department. The current contracts for this work expire June 30, 2019, and there are no remaining renewal options. The scope of work consists of a contractor furnishing all equipment, tools, labor, and materials not supplied by Electric Services for excavating, trenching, directional-boring and backfilling for installation of conduits, ground sleeves, box pads, vaults, handholes, and other appurtenances. The work also includes the necessary clearing, sheeting and shoring, boring and jacking, dewatering, pipe embedment, and other appurtenant work. Trenching and excavation services can be required as part of new construction or maintenance projects. These services are occasionally needed during off hours as part of emergency repairs.

The bidding documents provide for award to multiple contractors. This has been in practice under the current contract and has worked well to meet deadlines. The primary contractor would be given a majority of the work. Should the primary contractor be unable to meet the City's required completion date on an individual work order under the contract, that individual project work can be issued to a secondary contractor in order to meet the City's required completion date.

The proposed contract documents call for services under this contract to be provided from July 1, 2019, through June 30, 2020. The City would have the option to renew the contract for up to four additional one-year terms, subject to approval by City Council.

The total amount to be awarded for this contract would be a time and materials cost not to exceed \$300,000. Invoices would be based on unit prices bid and actual work performed. The approved FY 2019/20 operating budget for outside services includes \$300,000 for services under this contract. Additional funds, if required, are available from the underground materials budget.

In April 2019, a Request for Information (RFI) was issued to 21 contractors and potential bidders and two plan rooms. The RFI was also advertised on the open bids section of the City's web site. The RFI asked for contractors and potential bidders to provide input and suggestions to improve the technical specifications, descriptions of work, and bid items for this contract. The RFI was issued on April 15, 2019, with a due date of April 30, 2019. One response was received and the potential bidder's comments and requests for clarification were incorporated into the technical requirements for this contract.

ALTERNATIVES:

- 1) Approve preliminary plans and specifications for Underground Trenching Contract for Electric Services Department, and establish June 12, 2019, as the bid due date, and June 25, 2019, as the date of hearing and award of contract.
- 2) Do not approve plans and specifications for Underground Trenching Contract FY 2019/20 and attempt to purchase these services on an as-needed basis.

MANAGER'S RECOMMENDED ACTION:

These services provide trenching and excavation for new construction, maintenance, and emergency repair activities of the Electric Services Department. The annual renewable contracting process reduces the City's exposure to market forces regarding prices and availability for labor, equipment, travel, and supplies for these services.

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

COUNCIL ACTION FORM

SUBJECT: AWARD CONTRACT FOR 15kV 1/0 STRANDED ALUMINUM CABLE FOR THE ELECTRIC SERVICES DEPARTMENT

BACKGROUND:

This bid is for the purchase of 30,000 feet of 15kV 1/0 stranded aluminum cable to replenish inventory for the Electric Services Department. Cable of this type is kept on hand in order to ensure availability for the needs of the department. Typically, this cable is used to provide service for commercial and residential applications and is necessary to meet the anticipated needs of the Electric Services Department for new construction and maintenance projects.

On April 19, 2019, an Invitation To Bid (ITB) was issued to 61 vendors. The ITB was advertised on the Current Bid Opportunities section of the Purchasing webpage.

On May 3, 2019, two bids were received as shown below:

BIDDER	TOTAL COST
WESCO Distribution, Des Moines, IA	\$75,756.00
RESCO, Ankeny, IA	\$83,620.50

***Price inclusive of 6% State of Iowa Sales Taxes Plus 1% Local Tax**

Staff reviewed the bids and concluded that the apparent low bid in the amount of \$75,756.00 (inclusive of Iowa sales tax) submitted by WESCO Distribution, is acceptable.

ALTERNATIVES:

1. Award a contract to Wesco Distribution, Des Moines, IA., for the purchase of Electric Services aluminum cable in accordance with bid in the amount of \$75,756.00 (inclusive of Iowa sales tax).
2. Award to the contract to the other bidder.
3. Reject all bids and attempt to purchase aluminum cable on an as needed basis.

MANAGER'S RECOMMENDED ACTION:

It is important to purchase aluminum cable at the lowest possible cost with minimal risk to the City. It is also imperative to have aluminum cable available to meet department's needs for commercial and residential application. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

COUNCIL ACTION FORM

SUBJECT: FLEET REPLACEMENT PROGRAM – TWO FULL-SIZE PICKUPS

BACKGROUND:

The City’s Parks Department uses several full-size pickup trucks to conduct City operations including snow removal and general maintenance. Due to excessive corrosion, two of Park’s full-size pickups have been designated for replacement in the 2018/19 fiscal year. One pickup is equipped with four wheel drive (4WD), a lift gate, and a snow plow. The other pickup is equipped with two wheel drive, lift gate, but no snow plow. After discussions with Parks staff, it was determined the two trucks should both be equipped with 4WD, lift gate, and snow plow. This was due to a tractor and plow not being replaced as it was determined this equipment did not meet their needs.

A cost analysis of required options showed a cost savings to order the factory strobe lights, spray-in bed liner, and heavy duty battery with the new truck. Competitive quotes for the lift gate, snow plow, and accessories are currently being solicited from qualified vendors.

Bids for two 4WD pickups were received from dealers as follows:

Bidder	Make / Model	Year	Base bid	Quoted Options	Price for two (2) Pickups
Ames Ford	Ford / F350	2019	\$29,169.80	\$1,355.00	\$61,049.60
Charles Gabus Ford	Ford / F350	2019	\$29,014.00	\$1,785.00	\$61,598.00
Shottenkirk	Ford / F350	2019	\$29,395.80	\$1,492.03	\$61,775.66
Dewey Ford	Ford / F350	2019	\$29,816.80	\$1,288.00	\$62,209.60
McGrath	Ford / F350	2019	\$30,255.00	\$1,690.00	\$63,890.00

The City Council’s local preference policy of 1% was applied to the base bid for Ames Ford of Ames, Iowa. The preference then made them the low bid over a vendor that did not qualify for the local preference.

The low bidder for two (2) 2019 full-size Ford F350 pickups with quoted options (strobe lights, larger batter, and spray in bed liner) is from Ames Ford of Ames, Iowa for \$61,049.60. They were the low bid without the consideration of local preference.

Upfitting of the pickups, each with a lift gate, snow plow, and accessories is estimated at \$12,000 for each truck. The upfitting will be bid after the award and approved at the staff level.

Purchase two (2) F350 pickup trucks	\$61,049.60
<u>Estimated upfitting cost for 2 pickups</u>	<u>24,000.00</u>
Total for 2 trucks	\$85,049.60

Funding is available on 3/1/2019 as follows:

Escrow for truck #585	\$33,381
Escrow for truck #833	34,588
Escrow for snow plow from tractor	6,759
Escrow for snow plow from truck	2,885
Salvage value of trucks and plows	4,000
<u>Escrow Undesignated Reserve Parks</u>	<u>4,000</u>
Total Funding	\$85,613

ALTERNATIVES:

1. Approve and award this contract to Ames Ford of Ames, for two 2019 Ford F350 pickups for \$61,049.60
2. Reject award of bid.

MANAGER'S RECOMMENDED ACTION:

The Fleet Director and Park and Recreation Departments' staff agree the 2019 Ford F350 pickups from Ames Ford will provide reliable work trucks for City staff at the best price.

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

COUNCIL ACTION FORM

SUBJECT: FLEET REPLACEMENT PROGRAM – PIPE INSPECTION CAMERA SYSTEM

BACKGROUND:

The City’s Utility Maintenance Division of Public Works maintains the City’s underground water utility and sewer system. This division uses specialized televising equipment to conduct in-pipe visual inspections of the City’s sanitary sewer and storm water systems. This equipment provides crucial, accurate detection of obstructions or failures in these underground systems. By accurately locating and identifying underground problems, repairs are expedited and cost less. The City’s current Inspection system is scheduled for replacement in the 2018/19 fiscal year.

Over the past decade, advances in technology and improved methods, have decreased the system cost while performance has improved. The City’s current system is permanently installed in a box truck making it impossible to reach remote sites. The new system will be installed in an enclosed 14’ customized trailer that is included in this bid package. Key components are portable to be conveniently separated from the trailer and transported by and operated from an all-terrain vehicle (ATV) able to reach the most remote sites.

Bids for the Pipe Inspection System with Trailer were received from dealers as follows:

Bidder	System Brand	Year	Base bid	Storage locker option	Price
Aries Ind. Inc.	Aries	2019	\$115,590.00	\$299.00	\$115,889.00
Mid-Iowa Solid Waste	IBAK Orion	2019	\$125,673.00	\$800.00	\$126,473.00
RED Equipment	Rausch	2019	\$139,500.00	\$425.00	\$139,925.00
Trans-Iowa Equipment	Envirosight	2019	\$146,167.00	\$0.00	\$146,167.00
Municipal Pipe Tool Co	Pear Point	2019	\$159,460.00	\$2,630.00	\$162,090.00
Mid-Iowa Solid Waste	IBAK Orpheus	2019	\$164,370.00	\$800.00	\$165,170.00
Municipal Pipe Tool Co	Cues	2019	\$185,630.00	\$2,630.00	\$188,260.00

The low bid from Aries Industries, Inc., of Waukesha, Wisconsin for \$115,889.00 for the 2019 Aries Pipe Inspection System and Bravo 14' Enclosed Trailer is acceptable and meets the minimum specification.

Cost for the Aries System and Trailer \$115,889.00

Funding is available as follows:

Escrow for the City's existing System \$189,258.00

ALTERNATIVES:

1. Approve and award this contract to Aries Industries of Waukesha, WI for \$115,889.00 for the Aries Pipe Inspection System and Bravo 14' Enclosed Trailer.
2. Approve and award this contract to one of the other bidders.
3. Reject award of bid.

MANAGER'S RECOMMENDED ACTION:

The Fleet Director and the Public Works Department staff agree the 2019 Aries Pipe Inspection System and Bravo Enclosed Trailer from Aries Industries, Inc., will provide exceptional service at the best price.

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

COUNCIL ACTION FORM

SUBJECT: FY 2019/20 PEBBLE LIME PURCHASE FOR WATER TREATMENT PLANT

BACKGROUND:

Pebble lime is used in the water treatment process to remove water hardness. Almost 3,000 tons are used annually, and it is the largest chemical cost for the Water Plant. On April 23, 2019, bids were received for lime purchases for fiscal year 2019/20 with an optional extension for fiscal year 2020/21.

BIDDER	July 1, 2019 - June 30, 2020	Optional Extension July 1, 2020 – June 30, 2021
	Price Per Ton	Price Per Ton
Graymont Western Lime Inc. West Bend, WI	\$162.00	\$166.00
Mississippi Lime Company St. Louis, MO	\$226.00	No bid
Lhoist North America of Missouri, Inc. St. Genevieve, MO	\$276.82	No bid
<i>Budgeted Unit Price</i>	\$169.92	

This is one of four chemical bids that were recently received. To provide Council with a full picture of the chemical budget, a summary of all bid pricing for FY 2019/20 is shown below.

CHEMICAL	Budgeted Unit Price; Extended Price	Actual Bid Unit Price; Extended Price	Extended Price Differential (Budget - Actual)
Pebble Lime	\$169.92/ton \$497,016	\$162.00/ton \$473,850	\$23,166
Sodium Hypochlorite (Chlorine)	\$1.015/gallon \$51,765	\$1.12/gallon \$57,120	(\$5,355)
Carbon Dioxide	\$74.55/ton \$24,974	\$72.00/ton \$24,120	\$854
Fluoride	\$0.62/pound \$8,141	\$0.73/pound \$9,585	(\$1,444)
* Based on the estimated quantities used in the budget			
Net Amount Under (Over) budget			\$17,221

Combined, the chemical bids resulted in an estimated expense that is \$17,221 less than was budgeted for FY 2019/20, based on the estimated quantities used in the

budget. An award for the sodium hypochlorite contract is recommended on the following Council Action Form. Carbon dioxide and fluoride are awarded administratively by staff.

ALTERNATIVES:

1. Award a contract for the purchase of pebble lime to Graymont Western Lime Inc. of West Bend, WI. The contract provides lime at \$162.00 per ton for FY 2019/20.
2. Reject all bids and attempt to obtain the required services on an as-needed basis.

MANAGER'S RECOMMENDED ACTION:

Acquiring an adequate supply of pebble lime is essential for the established water softening process at the Water Treatment Plant. Graymont Western Lime Inc. has demonstrated the ability to dependably provide this product at a competitive rate.

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

COUNCIL ACTION FORM

SUBJECT: FY 2019/2020 LIQUID SODIUM HYPOCHLORITE PURCHASE FOR WATER TREATMENT PLANT AND POWER PLANT

BACKGROUND:

This contract is for the purchase of sodium hypochlorite, which is used for disinfection in the water treatment process at the Water Plant and treatment of cooling tower water at the Power Plant.

For supplying sodium hypochlorite in FY 2019/20, the following bids were received on April 23, 2019:

Bidder	Price/Gallon
Acco Unlimited Corporation, Johnston, IA	\$ 1.120
Rowell Chemical Corp., Hinsdale, IL	\$ 1.170
<i>Budgeted Unit Price</i>	<i>\$ 1.015</i>

Approximately 51,000 gallons of liquid sodium hypochlorite are expected to be used in the Water Plant for FY 2019/20.

A summary of the budgeted versus actual bid prices for all Water Plant chemicals was provided on the prior Council Action Form that recommended award of the pebble lime contract. The amount included in the Water Plant's FY 2019/2020 operating budget for this chemical is \$51,765; based on the bid prices, the estimated annual expense will be \$57,120. **While this particular chemical bid price is higher than was budgeted, the combined expense for all chemical bids results in an amount that is \$17,221 less than was budgeted for the Water Plant in FY 2019/2020, based on the estimated quantities used in the budget.**

The amount included in the Electric Power Plant's FY 2019/2020 operating budget for this chemical is \$35,000; based on the bid prices, the estimated annual expense will be \$38,620. **While this particular chemical bid price is higher than was budgeted, the combined expense for all chemical bids results in an amount that is less than was budgeted for the Electric Power Plant in FY 2019/2020, based on the reduced operating hours of the plant in the first quarter FY 2019/20.**

ALTERNATIVES:

1. Award a contract for the purchase of FY 2019/2020 liquid sodium hypochlorite for the Water Plant and Power Plant to ACCO Unlimited Corporation of Johnston, IA, in the amount of \$1.12/gallon.
2. Award a contract for the purchase of FY 2019/20 liquid sodium hypochlorite to Rowell Chemical Corporation.
3. Reject all bids and attempt to obtain the required chemical on an as-needed basis.

MANAGER'S RECOMMENDED ACTION:

Liquid sodium hypochlorite is an essential treatment chemical, as it provides the final disinfectant barrier that keeps our drinking water and cooling tower water safe from microbial contaminants. The current contract expires on June 30. New pricing has been obtained for the coming fiscal year.

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

COUNCIL ACTION FORM

SUBJECT: WATER POLLUTION CONTROL FACILITY 3-YEAR BIOSOLIDS HAULING PROJECT

BACKGROUND:

The City of Ames Water Pollution Control Facility (WPCF) produces approximately 30,000 gallons of Class II biosolids each day. Throughout the year, biosolids are stored in the facility’s biosolids storage lagoon and secondary digester and ultimately disposed of by land application as fertilizer on City-owned farm ground adjacent the WPCF. The bulk of the land application occurs in the fall after crops have been harvested; however, some land application is performed throughout the year to maintain adequate storage capacity. Primary hauling in the fall is conducted by a contracted hauler and periodic hauling throughout the year is performed by City staff.

The current 3-year Biosolids Hauling contract expires on June 30, 2019. The FY 2019/20 operating budget includes \$100,000 for this work. Since the exact number of gallons disposed may vary from year to year, the work is bid on a unit price basis.

In a typical year, between 1.75 and 2 million gallons are removed from the storage lagoon. The bid specifications included up to 2.5 million gallons (approximately 25% additional quantities). This is because the work takes place in a very short window each fall. Having the additional quantity authorized will allow the work to proceed without the need to suspend work to obtain change order approval from Council to adjust quantities. The bid specifications also included up to 175,000 gallons to be removed from the digester.

On April 1, 2019, a request for proposals was issued for a new three-year biosolids hauling contract. Two bid submittals were received.

Bidder	Lagoon		Digester		Total Bid Amount
	Mobilization/ Demobilization	Unit Price per Gallon	Mobilization/ Demobilization	Unit Price per Gallon	
Nutri-Ject Systems, Inc.	\$2,000.00	\$0.0224	N/C	\$0.1456	\$83,480.00
Customized Environmental Solutions, Inc.	\$5,000.00	\$0.0335	\$5,000.00	\$0.0335	\$99,612.50

The prices listed above are for FY 2019/20. The amount charged will be based on the actual quantities of biosolids disposed. For both proposals, the increase in the cost for the second and third year will be based on the Construction Cost Index. Nutri-Ject Systems, Inc. of Hudson, Iowa, was determined to be the lowest responsible, responsive bidder. Nutri-Ject Systems, Inc. completed the WPCF's previous biosolids hauling and disposal project to staff's satisfaction.

ALTERNATIVES:

1. Award the FY 2019/20 contract for biosolids disposal to Nutri-Ject Systems, Inc. of Hudson, Iowa, with reimbursement based on the unit prices bid of \$2,000.00 lump sum for mobilization/demobilization, \$0.0224 per gallon for annual lagoon biosolids hauling operations, \$0.1456 per gallon for annual digester biosolids hauling, and with the total contract amount not to exceed \$83,480.00.
2. Award the FY 2019/20 contract for biosolids disposal to Customized Environmental Solutions, Inc.
3. Reject the bids and direct staff to purchase the additional equipment necessary to perform the work with City staff.

MANAGER'S RECOMMENDED ACTION:

Disposal of biosolids at the WPC Facility is necessary for uninterrupted operation of the facility and continued compliance with the facility's NPDES permit. Nutri-Ject Systems, Inc. is the low bidder for this work. Nutri-Ject System, Inc. has demonstrated its ability to complete the work under this project by successfully completing prior biosolids hauling work for the City of Ames.

Therefore it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving a contract with Nutri-Ject Systems, Inc. Since the actual amount of solids may vary, the total contract shall be in an amount not to exceed \$83,480 with actual reimbursement based on the unit prices bid and actual quantity of solids disposed.

COUNCIL ACTION FORM

SUBJECT: AWARD OF CONTRACT FOR THE PURCHASE OF ROCK SALT REQUIREMENTS FOR 2019/20 ICE CONTROL PROGRAM

BACKGROUND:

This contract is to furnish rock salt for the 2019/20 Ice Control Program. Materials are to be delivered as requested by the City throughout the winter season. The estimated total cost is based on 2,500 tons. The current contract is with Independent Salt Co. at \$74.09/ton. The FY 2019/20 budget includes 2,500 tons @ \$75/ton = \$187,500.

The following bids were received on April 23, 2019:

<u>BIDDER</u>	<u>UNIT PRICE</u>	<u>ESTIMATED TOTAL COST</u>
Independent Salt Co., Kanopolis, KS	\$72.50/ton	\$181,250.00
Central Salt LLC, Elgin, IL	\$79.84/ton	\$199,600.00
Cargill Inc., North Olmsted, OH	\$98.62/ton	\$246,550.00
Compass Minerals American Inc, Overland Park, KS	\$114.66/ton	\$286,650.00

ALTERNATIVES:

1. Award the contract for the 2019/20 rock salt requirements to Independent Salt Co., Kanopolis, KS, in the amount of \$72.50 per ton, to be delivered as requested by the City throughout the winter season.
2. Reject all bids and attempt to purchase rock salt on an as-needed basis.

MANAGER'S RECOMMENDED ACTION:

The approved FY 2019/20 operating budget for the Public Works Department includes \$187,500 or snow and ice control chemicals. The estimated cost of this contract, based on a quantity of 2,500 tons, is \$181,250. If usage exceeds the budgeted amount, the operating budget will be amended using savings from other street activities.

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

COUNCIL ACTION FORM

SUBJECT: AWARD OF CONTRACT FOR ANNUAL CONCRETE & ASPHALT CRUSHING FOR FISCAL YEAR 2019/20.

BACKGROUND:

This contract is for crushing concrete and asphalt for the 2019/20 fiscal year. Salvaged and stockpiled concrete and asphalt from various street projects will be crushed into various sizes to be reused for other projects. The approved FY 2019/20 operating budget includes \$60,000 for concrete and asphalt crushing and staff estimates a total of 8,000 tons of materials will be crushed.

The following bid was received on March 26, 2019:

<u>Bidder</u>	<u>TOTAL EST. COST (FY 2019/20)</u>	<u>OPTIONAL EXTENSION (FY 2020/21)</u>
Reilly Construction Co., Inc. Ossian, IA	\$51,800	\$53,000

ALTERNATIVES:

1. Award the contract for FY 2019/20 concrete and asphalt crushing to Reilly Construction Co., Inc., Ossian, IA, in the amount of \$51,800.
2. Reject this bid and attempt to obtain the required services on an as-needed basis.

MANAGER'S RECOMMENDED ACTION:

The approved FY 2019/20 operating budget includes \$60,000 for concrete and asphalt crushing. The estimated cost of this contract, based on a quantity of 8,000 tons, is \$51,800. If usage exceeds the budgeted amount, the operating budget will be amended using savings from the curb and gutter program.

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

COUNCIL ACTION FORM

**SUBJECT: POWER PLANT STEAM TURBINE UNIT #7 PARTS
PROCUREMENT**

BACKGROUND:

This project is for the procurement of critical and miscellaneous parts for the Power Plant's Unit #7 Turbine-Generator Overhaul project. This unit is scheduled to be disassembled, inspected, and repaired at the same time as the Unit 7 Boiler Repair Project being performed this year. This work is required to replace worn parts found during the inspection of the turbine and generator. Repairs and replacement of worn parts will be completed as the inspection progresses. Experience has shown that certain parts require replacement every major overhaul and some parts become unusable during the disassembly process. This overhaul and parts replacement is required and recommended by boiler and machinery insurance carriers and follows accepted industry standards.

This portion of the project is for the purchase and delivery of turbine parts required to replenish inventory items and parts expected to be used during the overhaul.

Bid documents were issued to 23 firms and four 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 April 16, 2019, two responsive bids were received. On April 23, 2019, bids were reported to City Council and award of contract(s) were delayed to allow staff time to more thoroughly evaluate the bids and verify that the parts offered fully meet GE specifications.

The engineer's estimate for anticipated parts was \$515,000 based on preliminary quotes received from General Electric, the turbine-generator original equipment manufacturer (OEM).

The approved FY 2018/19 Capital Improvements Plan includes the following funding for the Unit 7 Turbine Generator Overhaul.

2017/18 Engineering/Parts	\$750,000
2018/19 Labor	\$1,500,000
2018/19 GE Tech Support	<u>\$300,000</u>
TOTAL	\$2,550,000

The specification was written to allow purchasing individual parts from different bidders. **Staff reviewed the bids, obtained documentation and references, and determined that most parts would be awarded to the lowest bidder, but to insure correct fit of precision parts, the critical parts would be awarded to the OEM (Original Equipment Manufacturer).**

A turbine-Generator overhaul is only performed every 5-10 years depending on the service demand. This is because of the difficulty and cost of such a repair project. It is essential that the parts installed are a perfect fit for the required application in order to avoid costly lead times and repairs or possible catastrophic damages.

ALTERNATIVES:

The bid prices and proposed award amounts for each of the two bidders are shown on Attachment 1.

1. a. Award a contract to Argo Turboserve Corporation, Rutherford, New Jersey in the amount of \$264,044.00 plus non-taxable freight in the amount of \$1,650.00 for a total award amount of \$265,694.00. Applicable sales taxes will be paid directly to the State of Iowa by the City as the vendor is not licensed to collect and remit Iowa Sales Taxes.
- b. Award a contract to Mechanical Dynamics & Analysis LLC (MD & A), Clifton Park, New York in the amount of \$106,181.00 plus Iowa sales taxes in the amount of \$7,432.67 and non-taxable freight in the amount of \$1,000.00 for a total award amount of \$114,613.67.

The total award amount for turbine parts is:

Argo Turboserve Corporation	\$265,694.00 plus sales tax to be paid direct
Mechanical Dynamics & Analysis LLC	<u>\$114,613.67</u>
Total	\$380,307.67

2. Only award each part to the lowest bidder and purchase the critical parts from a non-OEM, providing greater risk of fit up issues.

For this alternative, the proposed award amounts for each of the two bidders are shown on Attachment 2.

- a. Award a contract to Argo Turboserve Corporation, Rutherford, New Jersey in the amount of \$110,802.00 plus non-taxable freight in the amount of \$787.00 for a total award amount of \$111,589.00. Applicable sales taxes

will be paid directly to the State of Iowa by the City as the vendor is not licensed to collect and remit Iowa Sales Taxes.

- b. Award a contract to Mechanical Dynamics & Analysis LLC (MD & A), Clifton Park, New York in the amount of \$223,851.00 plus Iowa sales taxes in the amount of \$16,019.57 and non-taxable freight in the amount of \$4,000.00 for a total award amount of \$248,870.57.

The total award amount for turbine parts is:

Argo Turboserve Corporation	\$111,589.00 plus sales tax to be paid direct
Mechanical Dynamics & Analysis LLC	<u>\$248,870.57</u>
Total	\$360,459.57

- 3. Reject all bids and delay purchase of steam turbine parts.

CITY MANAGER'S RECOMMENDED ACTION:

These parts that are being solicited will most likely be needed for the Power Plant's Unit 7 Turbine-Generator Overhaul project. If not used, they will be placed in inventory. Securing these parts before opening the turbine and generator greatly reduces the possibility of waiting on a needed, long lead time part, causing significant delays and quickly driving costs up.

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

		Bid Amount			Bid Amount		Award to		
		ARGO TURBOSERVE CORP			MECHANICAL DYNAMICS & ANALYSIS (MD & A) LLC		ARGO TURBOSERVE CORP / MECHANICAL DYNAMICS & ANALYSIS (MD & A) LLC		
COA LINE ITEM	DESCRIPTION	QTY	Unit Price	Extended Cost	Unit Price	Extended Cost	Category	Extended Cost	Extended Cost
1	H.P. LINING	1	\$ 17,456.00	\$ 17,456.00	\$ 12,900.00	\$ 12,900.00	Bearing - Shaft Seals	\$ 17,456.00	
2	L.P. LINING	1	\$ 23,030.00	\$ 23,030.00	\$ 18,000.00	\$ 18,000.00		\$ 23,030.00	
3	THRUST RING ACTIVE	1	\$ 9,150.00	\$ 9,150.00	\$ 8,600.00	\$ 8,600.00	Thrust Bearings	\$ 9,150.00	
4	THRUST RING INACTIVE	1	\$ 6,640.00	\$ 6,640.00	\$ 5,685.00	\$ 5,685.00		\$ 6,640.00	
5	SHIM	1	\$ 2,340.00	\$ 2,340.00	no bid			\$ 2,340.00	
6	SHIM	1	\$ 1,948.00	\$ 1,948.00	\$ 1,250.00	\$ 1,250.00			\$ 1,250.00
7	H.P. OIL DEFLECTOR	1	\$ 5,032.00	\$ 5,032.00	\$ 6,795.00	\$ 6,795.00	Oil Deflectors	\$ 5,032.00	
8	L.P. OIL DEFLECTOR TE	1	\$ 5,614.00	\$ 5,614.00	\$ 5,800.00	\$ 5,800.00		\$ 5,614.00	
9	L.P. OIL DEFLECTOR GE	1	\$ 5,921.00	\$ 5,921.00	\$ 8,900.00	\$ 8,900.00		\$ 5,921.00	
10	HOLDING SCREW	8	\$ 52.00	\$ 416.00	\$ 35.00	\$ 280.00			\$ 280.00
11	PACKING RING	1	\$ 2,022.00	\$ 2,022.00	\$ 1,950.00	\$ 1,950.00		\$ 1,950.00	
12	SPRING	6	\$ 18.00	\$ 108.00	\$ 10.00	\$ 60.00		\$ 60.00	
13	PACKING RING	1	\$ 3,279.00	\$ 3,279.00	\$ 2,300.00	\$ 2,300.00		\$ 2,300.00	
14	SPRING	6	\$ 18.00	\$ 108.00	\$ 10.00	\$ 60.00		\$ 60.00	
15	PACKING RING	2	\$ 3,279.00	\$ 6,558.00	\$ 2,300.00	\$ 4,600.00		\$ 4,600.00	
16	SPRING	12	\$ 18.00	\$ 216.00	\$ 10.00	\$ 120.00		\$ 120.00	
17	PACKING RING	2	\$ 4,044.00	\$ 8,088.00	\$ 2,750.00	\$ 5,500.00		\$ 5,500.00	
18	SPRING	12	\$ 18.00	\$ 216.00	\$ 10.00	\$ 120.00		\$ 120.00	
19	PACKING RING	1	\$ 3,279.00	\$ 3,279.00	\$ 3,000.00	\$ 3,000.00		\$ 3,000.00	
20	SPRING	6	\$ 18.00	\$ 108.00	\$ 10.00	\$ 60.00		\$ 60.00	
21	PACKING RING	2	\$ 2,550.00	\$ 5,100.00	\$ 3,000.00	\$ 6,000.00		\$ 5,100.00	
22	SPRING	12	\$ 18.00	\$ 216.00	\$ 10.00	\$ 120.00		\$ 120.00	
23	PACKING RING	2	\$ 2,550.00	\$ 5,100.00	\$ 3,000.00	\$ 6,000.00		\$ 5,100.00	

		ARGO TURBOSERVE CORP			MECHANICAL DYNAMICS & ANALYSIS (MD & A) LLC			ARGO TURBOSERVE CORP	MECHANICAL DYNAMICS & ANALYSIS (MD & A)	
COA LINE ITEM	DESCRIPTION	QTY	Unit Price	Extended Cost	Unit Price	Extended Cost	Category	Extended Cost	Extended Cost	
24	SPRING	12	\$ 18.00	\$ 216.00	\$ 10.00	\$ 120.00	Packing Rings & Hardware		\$ 120.00	
25	PACKING RING	1	\$ 2,550.00	\$ 2,550.00	\$ 3,000.00	\$ 3,000.00		\$ 2,550.00		
26	SPRING	6	\$ 18.00	\$ 108.00	\$ 10.00	\$ 60.00			\$ 60.00	
27	PACKING RING	2	\$ 2,550.00	\$ 5,100.00	\$ 3,000.00	\$ 6,000.00		\$ 5,100.00		
28	SPRING	12	\$ 18.00	\$ 216.00	\$ 10.00	\$ 120.00			\$ 120.00	
29	PACKING RING	4	\$ 3,077.00	\$ 12,308.00	\$ 3,000.00	\$ 12,000.00			\$ 12,000.00	
30	SPRING	24	\$ 18.00	\$ 432.00	\$ 10.00	\$ 240.00			\$ 240.00	
31	PACKING RING	2	\$ 3,077.00	\$ 6,154.00	\$ 3,000.00	\$ 6,000.00			\$ 6,000.00	
32	SPRING	12	\$ 18.00	\$ 216.00	\$ 10.00	\$ 120.00			\$ 120.00	
33	PACKING RING	1	\$ 4,205.00	\$ 4,205.00	\$ 3,000.00	\$ 3,000.00			\$ 3,000.00	
34	SPRING	6	\$ 18.00	\$ 108.00	\$ 10.00	\$ 60.00			\$ 60.00	
35	PACKING RING	1	\$ 4,205.00	\$ 4,205.00	\$ 3,000.00	\$ 3,000.00			\$ 3,000.00	
36	SPRING	6	\$ 18.00	\$ 108.00	\$ 10.00	\$ 60.00			\$ 60.00	
37	PACKING RING	1	\$ 4,205.00	\$ 4,205.00	\$ 3,000.00	\$ 3,000.00			\$ 3,000.00	
38	SPRING	6	\$ 18.00	\$ 108.00	\$ 10.00	\$ 60.00			\$ 60.00	
39	PACKING LOCK	1	\$ 201.00	\$ 201.00	\$ 60.00	\$ 60.00			\$ 60.00	
40	PACKING LOCK	8	\$ 181.00	\$ 1,448.00	\$ 60.00	\$ 480.00			\$ 480.00	
41	VALVE SEAT	1	\$ 7,280.00	\$ 7,280.00	\$ 9,250.00	\$ 9,250.00			\$ 7,280.00	
42	GASKET	2	\$ 41.00	\$ 82.00	\$ 30.00	\$ 60.00				\$ 60.00
43	BUSHING	1	\$ 2,574.00	\$ 2,574.00	\$ 2,200.00	\$ 2,200.00			\$ 2,574.00	
44	STEM	1	\$ 4,063.00	\$ 4,063.00	\$ 3,200.00	\$ 3,200.00	\$ 4,063.00			
45	BUSHING	1	\$ 1,625.00	\$ 1,625.00	\$ 1,395.00	\$ 1,395.00	\$ 1,625.00			
46	PIN	1	\$ 52.00	\$ 52.00	\$ 60.00	\$ 60.00	\$ 52.00			
47	BUSHING	1	\$ 738.00	\$ 738.00	\$ 325.00	\$ 325.00			\$ 325.00	
48	BYPASS VALVE	1	\$ 3,075.00	\$ 3,075.00	\$ 1,900.00	\$ 1,900.00	\$ 3,075.00			
49	CAP SCREW	6	\$ 47.00	\$ 282.00	\$ 45.00	\$ 270.00			\$ 270.00	
50	PIN	1	\$ 67.00	\$ 67.00	\$ 55.00	\$ 55.00			\$ 55.00	

ARGO TURBOSERVE CORP					MECHANICAL DYNAMICS & ANALYSIS (MD & A) LLC			ARGO TURBOSERVE CORP	MECHANICAL DYNAMICS & ANALYSIS (MD & A)
COA LINE ITEM	DESCRIPTION	QTY	Unit Price	Extended Cost	Unit Price	Extended Cost	Category	Extended Cost	Extended Cost
51	PIN	1	\$ 2.00	\$ 2.00	\$ 5.00	\$ 5.00	Main Stop Valve	\$ 2.00	
52	GASKET	2	\$ 180.00	\$ 360.00	\$ 140.00	\$ 280.00			\$ 280.00
53	HEIM JOINT	1	\$ 32.00	\$ 32.00	\$ 30.00	\$ 30.00			\$ 30.00
54	PACKING	1	\$ 278.00	\$ 278.00	\$ 245.00	\$ 245.00			\$ 245.00
55	GASKET	1	\$ 83.00	\$ 83.00	\$ 45.00	\$ 45.00			\$ 45.00
56	GASKET	1	\$ 20.00	\$ 20.00	\$ 69.00	\$ 69.00		\$ 20.00	
57	PISTON RING	2	\$ 453.00	\$ 906.00	\$ 1.00	error on bid item		\$ 906.00	
58	GASKET	1	\$ 50.00	\$ 50.00	\$ 40.00	\$ 40.00			\$ 40.00
59	GASKET	1	\$ 21.00	\$ 21.00	\$ 30.00	\$ 30.00		\$ 21.00	
60	PISTON RING	2	\$ 223.00	\$ 446.00	\$ 125.00	\$ 250.00			\$ 250.00
61	GASKET	1	\$ 83.00	\$ 83.00	\$ 85.00	\$ 85.00		\$ 83.00	
62	FINE / COURSE SCREEN KIT	2	\$ 2,880.00	\$ 5,760.00	no bid			\$ 5,760.00	
63	SPILL STRIP	16	\$ 145.00	\$ 2,320.00	\$ 80.00	\$ 1,280.00			\$ 1,280.00
64	SPRING	15	\$ 17.00	\$ 255.00	\$ 15.00	\$ 225.00			\$ 225.00
65	SPRING	1	\$ 17.00	\$ 17.00	\$ 15.00	\$ 15.00			\$ 15.00
66	SPILL STRIP	16	\$ 145.00	\$ 2,320.00	\$ 80.00	\$ 1,280.00			\$ 1,280.00
67	SPRING	15	\$ 17.00	\$ 255.00	\$ 15.00	\$ 225.00			\$ 225.00
68	SPRING	1	\$ 17.00	\$ 17.00	\$ 15.00	\$ 15.00			\$ 15.00
69	SPILL STRIP	16	\$ 145.00	\$ 2,320.00	\$ 80.00	\$ 1,280.00			\$ 1,280.00
70	SPRING	15	\$ 17.00	\$ 255.00	\$ 15.00	\$ 225.00			\$ 225.00
71	SPRING	1	\$ 17.00	\$ 17.00	\$ 15.00	\$ 15.00			\$ 15.00
72	SPILL STRIP	16	\$ 145.00	\$ 2,320.00	\$ 80.00	\$ 1,280.00			\$ 1,280.00
73	SPRING	15	\$ 17.00	\$ 255.00	\$ 15.00	\$ 225.00			\$ 225.00
74	SPRING	1	\$ 17.00	\$ 17.00	\$ 15.00	\$ 15.00			\$ 15.00
75	SPILL STRIP	16	\$ 145.00	\$ 2,320.00	\$ 80.00	\$ 1,280.00			\$ 1,280.00
76	SPRING	15	\$ 17.00	\$ 255.00	\$ 15.00	\$ 225.00			\$ 225.00

ARGO TURBOSERVE CORP					MECHANICAL DYNAMICS & ANALYSIS (MD & A) LLC			ARGO TURBOSERVE CORP	MECHANICAL DYNAMICS & ANALYSIS (MD & A) LLC
COA LINE ITEM	DESCRIPTION	QTY	Unit Price	Extended Cost	Unit Price	Extended Cost	Category	Extended Cost	Extended Cost
77	SPRING	1	\$ 17.00	\$ 17.00	\$ 15.00	\$ 15.00	Spill Strips		\$ 15.00
78	SPILL STRIP	16	\$ 145.00	\$ 2,320.00	\$ 80.00	\$ 1,280.00			\$ 1,280.00
79	SPRING	15	\$ 17.00	\$ 255.00	\$ 15.00	\$ 225.00			\$ 225.00
80	SPRING	1	\$ 17.00	\$ 17.00	\$ 15.00	\$ 15.00			\$ 15.00
81	SPILL STRIP	18	\$ 145.00	\$ 2,610.00	\$ 80.00	\$ 1,440.00			\$ 1,440.00
82	SPRING	17	\$ 17.00	\$ 289.00	\$ 15.00	\$ 255.00			\$ 255.00
83	SPRING	1	\$ 17.00	\$ 17.00	\$ 1.00	\$ 1.00			\$ 1.00
84	SPILL STRIP	18	\$ 145.00	\$ 2,610.00	\$ 80.00	\$ 1,440.00			\$ 1,440.00
85	SPRING	17	\$ 17.00	\$ 289.00	\$ 15.00	\$ 255.00			\$ 255.00
86	SPRING	1	\$ 17.00	\$ 17.00	\$ 15.00	\$ 15.00			\$ 15.00
87	SPILL STRIP	24	\$ 145.00	\$ 3,480.00	\$ 80.00	\$ 1,920.00			\$ 1,920.00
88	SPRING	23	\$ 17.00	\$ 391.00	\$ 15.00	\$ 345.00			\$ 345.00
89	SPRING	1	\$ 17.00	\$ 17.00	\$ 15.00	\$ 15.00			\$ 15.00
90	SPILL STRIP	24	\$ 145.00	\$ 3,480.00	\$ 80.00	\$ 1,920.00			\$ 1,920.00
91	SPRING	23	\$ 17.00	\$ 391.00	\$ 15.00	\$ 345.00			\$ 345.00
92	SPRING	1	\$ 17.00	\$ 17.00	\$ 15.00	\$ 15.00			\$ 15.00
93	SPILL STRIP	24	\$ 145.00	\$ 3,480.00	\$ 80.00	\$ 1,920.00			\$ 1,920.00
94	SPRING	23	\$ 17.00	\$ 391.00	\$ 15.00	\$ 345.00			\$ 345.00
95	SPRING	1	\$ 17.00	\$ 17.00	\$ 15.00	\$ 15.00			\$ 15.00
96	SPILL STRIP	26	\$ 145.00	\$ 3,770.00	\$ 80.00	\$ 2,080.00			\$ 2,080.00
97	SPRING	25	\$ 17.00	\$ 425.00	\$ 15.00	\$ 375.00		\$ 375.00	
98	SPRING	1	\$ 17.00	\$ 17.00	\$ 15.00	\$ 15.00		\$ 15.00	
99	BOLT	13	\$ 103.00	\$ 1,339.00	\$ 98.00	\$ 1,274.00	Diaphragm Hardware		\$ 1,274.00
100	CAULKING STRIPS	24	\$ 70.00	\$ 1,680.00	\$ 50.00	\$ 1,200.00			\$ 1,200.00
101	BOLTS	7	\$ 159.00	\$ 1,113.00	\$ 175.00	\$ 1,225.00		\$ 1,113.00	
102	BUSHING	4	\$ 737.00	\$ 2,948.00	\$ 175.00	\$ 700.00			\$ 700.00

		ARGO TURBOSERVE CORP			MECHANICAL DYNAMICS & ANALYSIS (MD & A) LLC			ARGO TURBOSERVE CORP	MECHANICAL DYNAMICS & ANALYSIS (MD & A)
COA LINE ITEM	DESCRIPTION	QTY	Unit Price	Extended Cost	Unit Price	Extended Cost	Category	Extended Cost	Extended Cost
103	BUSHING UPPER	2	\$ 1,009.00	\$ 2,018.00	\$ 975.00	\$ 1,950.00	V1 Valve Gear Assy		\$ 1,950.00
104	BUSHING LOWER	2	\$ 1,468.00	\$ 2,936.00	\$ 1,400.00	\$ 2,800.00			\$ 2,800.00
105	BUSHING	2 4CA:ST C#16	\$ 989.00	\$ 1,978.00	\$ 225.00	\$ 900.00			\$ 900.00
106	BUSHING	2	\$ 1,028.00	\$ 2,056.00	\$ 295.00	\$ 590.00			\$ 590.00
107	CLEVIS PIN	1	\$ 591.00	\$ 591.00	\$ 325.00	\$ 325.00			\$ 325.00
108	BEARING	1	\$ 544.00	\$ 544.00	\$ 495.00	\$ 495.00			\$ 495.00
109	RELIEF DIAPHRAGM	1	\$ 979.00	\$ 979.00	\$ 1,450.00	\$ 1,450.00		Exhaust Casing Hardware	\$ 979.00
110	VALVE	1	\$ 5,069.00	\$ 5,069.00	\$ 2,350.00	\$ 2,350.00	Steam Seal Regulator Access.	\$ 5,069.00	
111	VALVE SEAT	1	\$ 2,967.00	\$ 2,967.00	\$ 1,900.00	\$ 1,900.00		\$ 2,967.00	
112	VALVE SEAT	1	\$ 1,233.00	\$ 1,233.00	\$ 950.00	\$ 950.00		\$ 1,233.00	
113	VALVE	1	\$ 1,948.00	\$ 1,948.00	\$ 3,450.00	\$ 3,450.00		\$ 1,948.00	
114	GASKET	1	\$ 14.00	\$ 14.00	\$ 15.00	\$ 15.00		\$ 14.00	
115	PIVOT ROD	1	\$ 611.00	\$ 611.00	\$ 485.00	\$ 485.00			\$ 485.00
116	NUT	2	\$ 2.00	\$ 4.00	\$ 5.00	\$ 10.00		\$ 4.00	
117	PIVOT ROD	1	\$ 603.00	\$ 603.00	\$ 475.00	\$ 475.00			\$ 475.00
118	PIVOT BLOCK	1	\$ 567.00	\$ 567.00	\$ 375.00	\$ 375.00			\$ 375.00
119	BEARING	2	\$ 26.00	\$ 52.00	\$ 18.00	\$ 36.00			\$ 36.00
120	SHAFT	1	\$ 291.00	\$ 291.00	\$ 795.00	\$ 795.00		\$ 291.00	
121	SPRING	1	\$ 685.00	\$ 685.00	\$ 625.00	\$ 625.00			\$ 625.00
122	SPRING	1	\$ 495.00	\$ 495.00	\$ 450.00	\$ 450.00			\$ 450.00
123	BEARING	1	\$ 159.00	\$ 159.00	\$ 110.00	\$ 110.00			\$ 110.00
124	BUSHING	2	\$ 665.00	\$ 1,330.00	\$ 600.00	\$ 1,200.00			\$ 1,200.00
125	PISTON RING	1	\$ 180.00	\$ 180.00	\$ 80.00	\$ 80.00			\$ 80.00
126	PILOT VALVE	1	\$ 1,447.00	\$ 1,447.00	\$ 1,900.00	\$ 1,900.00		\$ 1,447.00	
127	BELLOWS ASSY	1	\$ 3,131.00	\$ 3,131.00	\$ 3,400.00	\$ 3,400.00	\$ 3,131.00		

ARGO TURBOSERVE CORP					MECHANICAL DYNAMICS & ANALYSIS (MD & A) LLC			ARGO TURBOSERVE CORP	MECHANICAL DYNAMICS & ANALYSIS (MD & A) LLC
COA LINE ITEM	DESCRIPTION	QTY	Unit Price	Extended Cost	Unit Price	Extended Cost	Category	Extended Cost	Extended Cost
128	SPRING	1	\$ 735.00	\$ 735.00	\$ 575.00	\$ 575.00			\$ 575.00
129	SPRING	1	\$ 579.00	\$ 579.00	\$ 585.00	\$ 585.00		\$ 579.00	
130	BUSHING	2	\$ 206.00	\$ 412.00	\$ 145.00	\$ 290.00	Turning Gear		\$ 290.00
131	OIL SEAL	1	\$ 17.00	\$ 17.00	\$ 20.00	\$ 20.00		\$ 17.00	
132	BUSHING	2	\$ 252.00	\$ 504.00	\$ 275.00	\$ 550.00		\$ 504.00	
133	BUSHING	2	\$ 187.00	\$ 374.00	\$ 135.00	\$ 270.00			\$ 270.00
134	KEY	1	\$ 206.00	\$ 206.00	no bid			\$ 206.00	
135	BUSHING	2	\$ 623.00	\$ 1,246.00	\$ 200.00	\$ 400.00			\$ 400.00
136	O-RING	1	\$ 4.00	\$ 4.00	\$ 5.00	\$ 5.00		\$ 4.00	
137	GASKET	1	\$ 18.00	\$ 18.00	\$ 30.00	\$ 30.00		\$ 18.00	
138	ROD END	2	\$ 18.00	\$ 36.00	\$ 20.00	\$ 40.00		\$ 36.00	
139	SWITCH	1	\$ 2,079.00	\$ 2,079.00	no bid			\$ 2,079.00	
140	GASKET	2	\$ 74.00	\$ 148.00	\$ 52.00	\$ 104.00			\$ 104.00
141	GASKET	1	\$ 28.00	\$ 28.00	\$ 50.00	\$ 50.00		\$ 28.00	
142	GASKET	2	\$ 202.00	\$ 404.00	no bid			\$ 404.00	
143	GASKET	1	\$ 6.00	\$ 6.00	\$ 25.00	\$ 25.00		\$ 6.00	
144	OIL SEAL	1	\$ 24.00	\$ 24.00	\$ 32.00	\$ 32.00		\$ 24.00	
145	GASKET	2	\$ 17.00	\$ 34.00	\$ 15.00	\$ 30.00			\$ 30.00
146	OIL SEAL	1	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	\$ 18.00	
147	GASKET	1	\$ 59.00	\$ 59.00	\$ 72.00	\$ 72.00	Control Gear-Front Standard	\$ 59.00	
148	GASKET	2	\$ 21.00	\$ 42.00	no bid			\$ 42.00	
149	GASKET	1	\$ 29.00	\$ 29.00	no bid			\$ 29.00	
150	GASKET	1	\$ 8.00	\$ 8.00	\$ 65.00	\$ 65.00	Main Pump Assembly	\$ 8.00	
151	BEARING	2	\$ 1,233.00	\$ 2,466.00	\$ 1,350.00	\$ 2,700.00		\$ 2,466.00	
152	SHAFT	1	\$ 8,935.00	\$ 8,935.00	\$ 7,250.00	\$ 7,250.00		\$ 8,935.00	
153	QUILL	1	\$ 6,700.00	\$ 6,700.00	\$ 5,900.00	\$ 5,900.00		\$ 6,700.00	
154	THRUST PLATE	1	\$ 6,505.00	\$ 6,505.00	\$ 3,650.00	\$ 3,650.00		\$ 6,505.00	

ARGO TURBOSERVE CORP					MECHANICAL DYNAMICS & ANALYSIS (MD & A) LLC			ARGO TURBOSERVE CORP	MECHANICAL DYNAMICS & ANALYSIS (MD & A) LLC
COA LINE ITEM	DESCRIPTION	QTY	Unit Price	Extended Cost	Unit Price	Extended Cost	Category	Extended Cost	Extended Cost
155	SEAL RING	2	\$ 735.00	\$ 1,470.00	\$ 975.00	\$ 1,950.00		\$ 1,470.00	
156	KEY	1	\$ 175.00	\$ 175.00	\$ 100.00	\$ 100.00		\$ 175.00	
157	IMPELLER	1	\$ 23,087.00	\$ 23,087.00	no bid			\$ 23,087.00	
158	PILOT VALVE	1	\$ 3,131.00	\$ 3,131.00	\$ 3,150.00	\$ 3,150.00	Emergency Trip	\$ 3,131.00	
159	SEAL	1	\$ 19.00	\$ 19.00	\$ 18.00	\$ 18.00	Reset Mechanism		\$ 18.00
160	SPRING	1	\$ 579.00	\$ 579.00	\$ 550.00	\$ 550.00			\$ 550.00
161	SPRING	1	\$ 685.00	\$ 685.00	no bid			\$ 685.00	
162	SEAL	1	\$ 28.00	\$ 28.00	\$ 20.00	\$ 20.00			\$ 20.00
163	GASKET	1	\$ 10.00	\$ 10.00	\$ 35.00	\$ 35.00			\$ 10.00
164	BEARING LINING TE -GEN	1	\$ 21,290.00	\$ 21,290.00	\$ 18,895.00	\$ 18,895.00	Generator Bearings & Deflector	\$ 21,290.00	
165	BEARING LINING CE-GEN	1	\$ 21,735.00	\$ 21,735.00	\$ 18,995.00	\$ 18,995.00		\$ 21,735.00	
166	H2 SEAL RING TE	1	\$ 5,510.00	\$ 5,510.00	\$ 4,400.00	\$ 4,400.00		\$ 5,510.00	
167	SPRING	2	\$ 306.00	\$ 612.00	\$ 345.00	\$ 690.00		\$ 612.00	
168	OIL DEFLECTOR	1	\$ 2,555.00	\$ 2,555.00	\$ 2,100.00	\$ 2,100.00			\$ 2,100.00
169	H2 SEAL RING CE	1	\$ 5,510.00	\$ 5,510.00	\$ 4,400.00	\$ 4,400.00		\$ 5,510.00	
170	SPRING	2	\$ 306.00	\$ 612.00	\$ 345.00	\$ 690.00		\$ 612.00	
171	OIL DEFLECTOR	1	\$ 2,555.00	\$ 2,555.00	\$ 2,100.00	\$ 2,100.00			\$ 2,100.00
172	OIL FELECTOR	2	\$ 7,430.00	\$ 14,860.00	\$ 7,450.00	\$ 14,900.00		\$ 14,860.00	
173	OIL FELECTOR	2	\$ 7,545.00	\$ 15,090.00	\$ 7,200.00	\$ 14,400.00		\$ 14,400.00	
	TOTAL MATERIALS COST			\$ 409,069.00		\$ 318,679.00		\$ 264,044.00	\$ 106,181.00
	Iowa Sales Taxes							not licensed	\$ 7,432.67
	FREIGHT AMOUNT							\$ 1,650.00	\$ 1,000.00
	TOTAL COST							\$ 265,694.00	\$ 114,613.67

			Alternative 2	
COA LINE ITEM	DESCRIPTION	QTY	MECHANICAL DYNAMICS & ANALYSIS (MD & A) LLC	ARGO TURBOSERVE CORP
1	H.P. LINING	1	\$ 12,900.00	
2	L.P. LINING	1		
3	THRUST RING ACTIVE	1	\$ 8,600.00	
4	THRUST RING INACTIVE	1		
5	SHIM	1	\$ 1,250.00	\$ 2,340.00
6	SHIM	1		
7	H.P. OIL DEFLECTOR	1		\$ 5,032.00
8	L.P. OIL DEFLECTOR TE	1		\$ 5,614.00
9	L.P. OIL DEFLECTOR GE	1		\$ 5,921.00
10	HOLDING SCREW	8	\$ 280.00	
11	PACKING RING	1	\$ 1,950.00	
12	SPRING	6	\$ 60.00	
13	PACKING RING	1	\$ 2,300.00	
14	SPRING	6	\$ 60.00	
15	PACKING RING	2	\$ 4,600.00	
16	SPRING	12	\$ 120.00	
17	PACKING RING	2	\$ 5,500.00	
18	SPRING	12	\$ 120.00	
19	PACKING RING	1	\$ 3,000.00	
20	SPRING	6	\$ 60.00	
21	PACKING RING	2		\$ 5,100.00
22	SPRING	12	\$ 120.00	
23	PACKING RING	2		\$ 5,100.00
24	SPRING	12	\$ 120.00	
25	PACKING RING	1		\$ 2,550.00
26	SPRING	6	\$ 60.00	
27	PACKING RING	2		\$ 5,100.00
28	SPRING	12	\$ 120.00	
29	PACKING RING	4	\$ 12,000.00	
30	SPRING	24	\$ 240.00	
31	PACKING RING	2	\$ 6,000.00	
32	SPRING	12	\$ 120.00	
33	PACKING RING	1	\$ 3,000.00	
34	SPRING	6	\$ 60.00	
35	PACKING RING	1	\$ 3,000.00	
36	SPRING	6	\$ 60.00	
37	PACKING RING	1	\$ 3,000.00	

			Alternative 2	
COA LINE ITEM	DESCRIPTION	QTY	MECHANICAL DYNAMICS & ANALYSIS (MD & A) LLC	ARGO TURBOSERVE CORP
38	SPRING	6	\$ 60.00	
39	PACKING LOCK	1	\$ 60.00	
40	PACKING LOCK	8	\$ 480.00	
41	VALVE SEAT	1		\$ 7,280.00
42	GASKET	2	\$ 60.00	
43	BUSHING	1	\$ 2,200.00	
44	STEM	1	\$ 3,200.00	
45	BUSHING	1	\$ 1,395.00	
46	PIN	1		\$ 52.00
47	BUSHING	1	\$ 325.00	
48	BYPASS VALVE	1	\$ 1,900.00	
49	CAP SCREW	6	\$ 270.00	
50	PIN	1	\$ 55.00	
51	PIN	1		\$ 2.00
52	GASKET	2	\$ 280.00	
53	HEIM JOINT	1	\$ 30.00	
54	PACKING	1	\$ 245.00	
55	GASKET	1	\$ 45.00	
56	GASKET	1		\$ 20.00
57	PISTON RING	2	\$ 2.00	\$ 906.00
58	GASKET	1	\$ 40.00	
59	GASKET	1		\$ 21.00
60	PISTON RING	2	\$ 250.00	
61	GASKET	1		\$ 83.00
62	FINE / COURSE SCREEN KIT	2		\$ 5,760.00
63	SPILL STRIP	16	\$ 1,280.00	
64	SPRING	15	\$ 225.00	
65	SPRING	1	\$ 15.00	
66	SPILL STRIP	16	\$ 1,280.00	
67	SPRING	15	\$ 225.00	
68	SPRING	1	\$ 15.00	
69	SPILL STRIP	16	\$ 1,280.00	
70	SPRING	15	\$ 225.00	
71	SPRING	1	\$ 15.00	
72	SPILL STRIP	16	\$ 1,280.00	
73	SPRING	15	\$ 225.00	
74	SPRING	1	\$ 15.00	
75	SPILL STRIP	16	\$ 1,280.00	

			Alternative 2		
COA LINE ITEM	DESCRIPTION	QTY		MECHANICAL DYNAMICS & ANALYSIS (MD & A) LLC	ARGO TURBOSERVE CORP
76	SPRING	15	Spill Strips	\$ 225.00	
77	SPRING	1		\$ 15.00	
78	SPILL STRIP	16		\$ 1,280.00	
79	SPRING	15		\$ 225.00	
80	SPRING	1		\$ 15.00	
81	SPILL STRIP	18		\$ 1,440.00	
82	SPRING	17		\$ 255.00	
83	SPRING	1		\$ 1.00	
84	SPILL STRIP	18		\$ 1,440.00	
85	SPRING	17		\$ 255.00	
86	SPRING	1		\$ 15.00	
87	SPILL STRIP	24		\$ 1,920.00	
88	SPRING	23		\$ 345.00	
89	SPRING	1		\$ 15.00	
90	SPILL STRIP	24		\$ 1,920.00	
91	SPRING	23		\$ 345.00	
92	SPRING	1		\$ 15.00	
93	SPILL STRIP	24		\$ 1,920.00	
94	SPRING	23		\$ 345.00	
95	SPRING	1		\$ 15.00	
96	SPILL STRIP	26	\$ 2,080.00		
97	SPRING	25	\$ 375.00		
98	SPRING	1	\$ 15.00		
99	BOLT	13	Diaphragm Hardware	\$ 1,274.00	
100	CAULKING STRIPS	24		\$ 1,200.00	
101	BOLTS	7			\$ 1,113.00
102	BUSHING	4	V1 Valve Gear Assy	\$ 700.00	
103	BUSHING UPPER	2		\$ 1,950.00	
104	BUSHING LOWER	2		\$ 2,800.00	
105	BUSHING	2 4CA;STC#1 6		\$ 900.00	
106	BUSHING	2		\$ 590.00	
107	CLEVIS PIN	1		\$ 325.00	
108	BEARING	1		\$ 495.00	
109	RELIEF DIAPHRAGM	1	Exhaust Casing Hardware		\$ 979.00
110	VALVE	1		\$ 2,350.00	
111	VALVE SEAT	1		\$ 1,900.00	

			Alternative 2		
COA LINE ITEM	DESCRIPTION	QTY	MECHANICAL DYNAMICS & ANALYSIS (MD & A) LLC	ARGO TURBOSERVE CORP	
112	VALVE SEAT	1	Steam Seal Regulator Access.		
113	VALVE	1		\$ 950.00	\$ 1,948.00
114	GASKET	1			\$ 14.00
115	PIVOT ROD	1		\$ 485.00	
116	NUT	2			\$ 4.00
117	PIVOT ROD	1		\$ 475.00	
118	PIVOT BLOCK	1		\$ 375.00	
119	BEARING	2		\$ 36.00	
120	SHAFT	1			\$ 291.00
121	SPRING	1		\$ 625.00	
122	SPRING	1		\$ 450.00	
123	BEARING	1		\$ 110.00	
124	BUSHING	2		\$ 1,200.00	
125	PISTON RING	1		\$ 80.00	
126	PILOT VALVE	1			\$ 1,447.00
127	BELLOWS ASSY	1			\$ 3,131.00
128	SPRING	1		\$ 575.00	
129	SPRING	1			\$ 579.00
130	BUSHING	2		Turning Gear	\$ 290.00
131	OIL SEAL	1			\$ 17.00
132	BUSHING	2			\$ 504.00
133	BUSHING	2	\$ 270.00		
134	KEY	1			\$ 206.00
135	BUSHING	2	\$ 400.00		
136	O-RING	1			\$ 4.00
137	GASKET	1			\$ 18.00
138	ROD END	2			\$ 36.00
139	SWITCH	1			\$ 2,079.00
140	GASKET	2	\$ 104.00		
141	GASKET	1			\$ 28.00
142	GASKET	2			\$ 404.00
143	GASKET	1			\$ 6.00
144	OIL SEAL	1			\$ 24.00
145	GASKET	2	\$ 30.00		
146	OIL SEAL	1	\$ 18.00	\$ 18.00	
147	GASKET	1	Control Gear- Front Standard	\$ 59.00	
148	GASKET	2			\$ 42.00
149	GASKET	1			\$ 29.00

			Alternative 2	
COA LINE ITEM	DESCRIPTION	QTY	MECHANICAL DYNAMICS & ANALYSIS (MD & A) LLC	ARGO TURBOSERVE CORP
150	GASKET	1		\$ 8.00
151	BEARING	2		\$ 2,466.00
152	SHAFT	1	\$ 7,250.00	
153	QUILL	1	\$ 5,900.00	
154	THRUST PLATE	1	\$ 3,650.00	
155	SEAL RING	2		\$ 1,470.00
156	KEY	1	\$ 100.00	
157	IMPELLER	1		\$ 23,087.00
158	PILOT VALVE	1	Emergency Trip	\$ 3,131.00
159	SEAL	1	\$ 18.00	
160	SPRING	1	\$ 550.00	
161	SPRING	1		\$ 685.00
162	SEAL	1	\$ 20.00	
163	GASKET	1		\$ 10.00
164	BEARING LINING TE -GEN	1	\$ 18,895.00	
165	BEARING LINING CE-GEN	1	\$ 18,995.00	
166	H2 SEAL RING TE	1	\$ 4,400.00	
167	SPRING	2		\$ 612.00
168	OIL DEFLECTOR	1	\$ 2,100.00	
169	H2 SEAL RING CE	1	\$ 4,400.00	
170	SPRING	2		\$ 612.00
171	OIL DEFLECTOR	1	\$ 2,100.00	
172	OIL FELECTOR	2		\$ 14,860.00
173	OIL FELECTOR	2	\$ 14,400.00	
TOTAL PARTS COST			\$ 228,853.00	\$ 110,802.00
Delete Item 57 bid error			\$ (2.00)	
Subtotal			\$ 228,851.00	\$ 110,802.00
Iowa Sales Tax			\$ 16,019.57	not licensed
Freight			\$ 4,000.00	\$ 787.00
			\$ 248,870.57	\$ 111,589.00



MEMO

To: Mayor and Members of the City Council

From: City Clerk's Office

Date: May 14, 2019

Subject: Contract and Bond Approval

There is/are no Council Action Form(s) for Item No(s). 31 and 32. Council approval of the contract and bond for this/these project(s) is simply fulfilling a *State Code* requirement.

/alc

COUNCIL ACTION FORM

SUBJECT: CHANGE ORDER No. 1 - UNIT 7 BOILER REPAIR PROJECT

BACKGROUND:

On March 26, 2019, the Ames City Council approved the award of a contract to Helfrich Brothers Boiler Works, Inc. of Lawrence, MA, in the amount of \$6,376,685 for the Unit 7 Boiler Repair Project.

As was reported in the March 26, 2019, Council Action Form (CAF) recommending the award of contract to Helfrich, staff had sufficient concerns about the subcontractor's laser application processes to invoke Section 7.3 of Category III of the Invitation to Bid (ITB), which allows the City to reject a proposed subcontractor. Section 7.3 of Category III reads as follows:

"The City may reject a proposed subcontractor or supplier after due investigation. If a proposed subcontractor or supplier is rejected, the contractor shall submit an acceptable replacement for the rejected subcontractor or supplier and the contract price will be adjusted by the difference in the actual subcontract cost and an appropriate change order will be issued."

City staff communicated its concerns about the original proposed subcontractor to Helfrich, requesting that they find a replacement subcontractor or subcontractors to apply the alloy overlay or cladding to the boiler tubes, which they willingly did. As a result, Helfrich submitted a price adjustment increase of \$233,260 (\$218,000 + \$15,260 sales tax) associated with the replacement subcontractors. This information, together with the need for a Change Order, was communicated to the City Council in the original CAF on March 26, 2019.

THIS ACTION

Therefore, it is recommended that a Change Order (No. 1) in the amount of \$233,260 (inclusive of Iowa sales tax) be approved to account for the additional pricing associated with the replacement subcontractors requested by the City when it invoked Section 7.3 of Category III of the ITB. The total evaluated price including the bid proposal plus Change Order No. 1 necessary to accomplish the scope of work is \$6,609,945.

With the engineer's estimate of \$8,400,000 for this project, the low bid plus the change order is \$1,790,055 less than the engineer's estimate, and is \$384,899 less than the next highest bid.

The FY 2019/20 Capital Improvements Plan (CIP) includes the following funding for the Unit No. 7 Boiler Repair Project:

2015/16 Engineering	\$5,150
2016/17 Engineering	\$125,796
2017/18 Engineering	\$50,000
2019/20 Materials/labor superheat and waterwalls	\$8,400,000
TOTAL	\$8,580,946

ALTERNATIVES:

1. Approve Change Order No. 1 in the amount of \$233,260 (inclusive of sales tax) to Helfrich Brothers Boiler Works, Inc., of Lawrence, MA, for the Unit 7 Boiler Repair Project.
2. Do not approved Change Order #1

CITY MANAGER'S RECOMMENDED ACTION:

This project will go to great lengths to address Unit 7's boiler tube failures. It is crucial that the project proceed as soon as possible in order to minimize downtime for this boiler and to increase the Power Plant's availability and reliability.

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

COUNCIL ACTION FORM

SUBJECT: CHANGE ORDER 2 - WPCF DIGESTER IMPROVEMENT PHASE II PROJECT

BACKGROUND:

On October 9, 2018, the City Council awarded a construction contract to Shank Constructors, Inc. of Minneapolis, Minnesota, in the amount of \$2,165,200 for improvement to the Digester Complex at the Water Pollution Control Facility (WPCF).

As construction has progressed, items have been identified that need to be addressed and would result in a change to the contract. One previous change has been authorized by the Department Head in accordance with the City's Purchasing Policies, for an increase of \$23,063.

An additional change order is now needed. Below is a breakdown of what is included in Change Order 2.

Replace two 90-Degree Elbows with tees on Sludge Piping

During the construction phase, City staff determined that replacing the elbows with tees would be beneficial in reducing the labor and time involved with cleaning the sludge line. With a contractor on board performing similar work and the sludge line already planned to be isolated, this is the ideal time to perform this work. The total cost for this item is \$7,283.

Replace Suction and Discharge Piping on Diaphragm Pumps

During the design phase of this project, piping with noticeable defects was called out for replacement with the intent to add additional piping replacement as needed during construction. As the contractor has started to remove existing piping and staff has had chance to inspect the interior of the piping, it has become evident that additional piping replacement will be needed. In particular, the piping associated with the Primary Sludge Pumps has interior deterioration of the pipe lining. The interior lining is a critical component which provides corrosion and abrasion resistance. The total cost for this item is \$42,650.

The total cost for the change order is \$49,993. The cost for each of the items have been reviewed by City staff and the consulting engineers and determined to be reasonable. A copy of the change order is attached. On the following page is a summary of the project change orders, cost of each change order, and the revised total contract amount.

Original Contract Amount		\$2,165,200
Change Order 1		
Relocate 10" DG Piping	8,267	
CIP Concrete Spec. Addition	6,920	
Additional DG Pipe Fittings	7,876	
		\$23,063
Change Order 2		
Replace (2) 90 Degree Elbows with Tees	7,283	
Replace Additional Piping	42,650	
		\$49,933
Revised Contract Amount		\$2,238,196

In addition to the costs associated with these changes, the overall project schedule has been revised and working days have been added to account for the additional work. This change order adds: 17 days to the Milestone 1 completion date; 26 days to the Milestone 2 completion date; 61 days to the Substantial Completion date (now December 31, 2019); and, 57 days to the Final Completion date (now February 26, 2020).

The revised project budget has been adjusted to include this change order.

Engineering fees	515,700
Original Contract	2,165,200
Change Order #1	23,063
Change Order #2 (<i>This action</i>)	49,933
<u>Contingency</u>	<u>360,104</u>
Total Project Cost	3,114,000
Total Authorized Funding	4,247,499

ALTERNATIVES:

1. Approve Change Order Number Two in the amount of \$49,933 to Shank Constructors, Inc. of Minneapolis, Minnesota.
2. Do not approve the change order at this time.

MANAGER'S RECOMMENDED ACTION:

The consulting engineers, City staff, and Shank Constructors have worked together to come up with reasonable, cost effective recommendations. Rejecting the change order would result in impacts to the project that may affect the long term life of the digester complex.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative 1, thereby approving Change Order Number Two with Shank Constructors in the amount of \$49,933.



DRAFT

May 8, 2019

CHANGE ORDER NO. 2

PROJECT: Digester Improvements Phase II
 OWNER: City of Ames
 CONTRACT: 2019-017
 CONTRACTOR: Shank Constructors, Inc.

Description of Change

2a	WCD No. 2—Replace two 90-degree elbows with tees on sludge piping.	ADD	\$7,283.00
2b	WCD No. 3—Replace suction and discharge piping on diaphragm pumps. Replace existing PVC piping with ductile iron piping at the digester sludge overflow piping.	ADD	\$42,650.00
2c	CPR No. 4—Relocate waste gas burner and associated piping to east of the digester complex. Delete the new road and grading west of the secondary digester.	ADD	\$0.00
TOTAL VALUE OF THIS CHANGE ORDER:		ADD	\$49,933.00

Contract Price Adjustment

Original Contract Price	\$2,165,200.00
Previous Change Order Adjustments	\$23,063.00
Adjustment in Contract Price this Change Order	\$49,933.00
Current Contract Price including this Change Order	\$2,238,196.00

Contract Milestone 1 Completion Date Adjustment

Original Contract Milestone 1 Completion Date	May 31, 2019
Contract Milestone 1 Completion Date Adjustments due to previous Change Orders	0 Days
Contract Milestone 1 Completion Date Adjustments due to this Change Order	17 Days
Current Milestone 1 Contract Completion Date including all Change Orders	June 17, 2019

Contract Milestone 2 Completion Date Adjustment

Original Contract Milestone 2 Completion Date	August 15, 2019
Contract Milestone 2 Completion Date Adjustments due to previous Change Orders	0 Days
Contract Milestone 2 Completion Date Adjustments due to this Change Order	26 Days
Current Milestone 2 Contract Completion Date including all Change Orders	September 10, 2019

City of Ames–Shank Constructors, Inc.
Contract 2019-017, Change Order No. 2
Page 2
May 8, 2019

DRAFT

Contract Substantial Completion Date Adjustment

Original Contract Substantial Completion Date	October 31, 2019
Contract Substantial Completion Date Adjustments due to previous Change Orders	0 Days
Contract Substantial Completion Date Adjustments due to this Change Order	61 Days
Current Substantial Contract Completion Date including all Change Orders	December 31, 2019

Contract Final Completion Date Adjustment

Original Contract Final Completion Date	December 31, 2019
Contract Final Completion Date Adjustments due to previous Change Orders	0 Days
Contract Final Completion Date Adjustments due to this Change Order	57 Days
Current Final Contract Completion Date including all Change Orders	February 26, 2020

This document shall become a supplement to the Contract and all provisions will apply hereto.

RECOMMENDED

_____	_____
ENGINEER–Strand Associates, Inc.®	Date

APPROVED

_____	_____
CONTRACTOR–Shank Constructors, Inc.	Date

APPROVED

_____	_____
OWNER–City of Ames	Date



Work Change Directive

Directive No.: _____ 02 _____	Contract No.: _____ 2019-017 _____	
Owner: _____ City of Ames, IA _____	By: _____ Travis Anderson _____	
Contractor: _____ Shank Constructors, Inc. _____	Date: _____ 05/08/2019 _____	
Description of Work	Cost Deduction	Cost Addition
Replace two 90 deg elbows with tees on sludge transfer line.		\$7,283.00
Total	<u> </u>	<u>\$7,283.00</u>
Remarks:		
Change in Contract Price by:		
<input type="checkbox"/> Supplemental Unit Price	<input type="checkbox"/> Unit Price	<input checked="" type="checkbox"/> Lump Sum
Requested by: _____ Strand Associates, Inc. _____	_____ 05/08/2019 _____ Date	
Recommended by: _____ Travis Anderson, Strand Associates, Inc. [®] (Engineer)	_____ Date	
Accepted by: _____ Marc Hanscom, Shank Constructors, Inc. (Contractor)	_____ Date	
Approved by: _____ Neil Weiss, City of Ames (Owner)	_____ Date	

--THIS FORM IS NOT A SUBSTITUTE FOR A PROPERLY PREPARED AND EXECUTED CHANGE ORDER--

Anderson, Travis

From: Neil Weiss <nweiss@city.ames.ia.us>
Sent: Wednesday, March 6, 2019 5:36 PM
To: Anderson, Travis
Cc: Marc@shankconstructors.com
Subject: Re: Additional Piping
Attachments: Digester Basement Tee's.jpeg; Sludge Transfer - Tee.jpeg

Marc-

Could you please provide cost for the following items?

1. We would like to add replacement of the two tee's highlighted in the attached picture (Sheet 24).
2. We would like to replace the (2) 90 degree elbows on the sludge transfer line with tee's. The current elbow is shown in the attached photo.

Thanks,



Neil Weiss, P.E.

Environmental Engineer

Ames Water & Pollution Control Department

515.239.5150 *main* | 515.370.4431 *cell* | 515.239.5251 *fax*

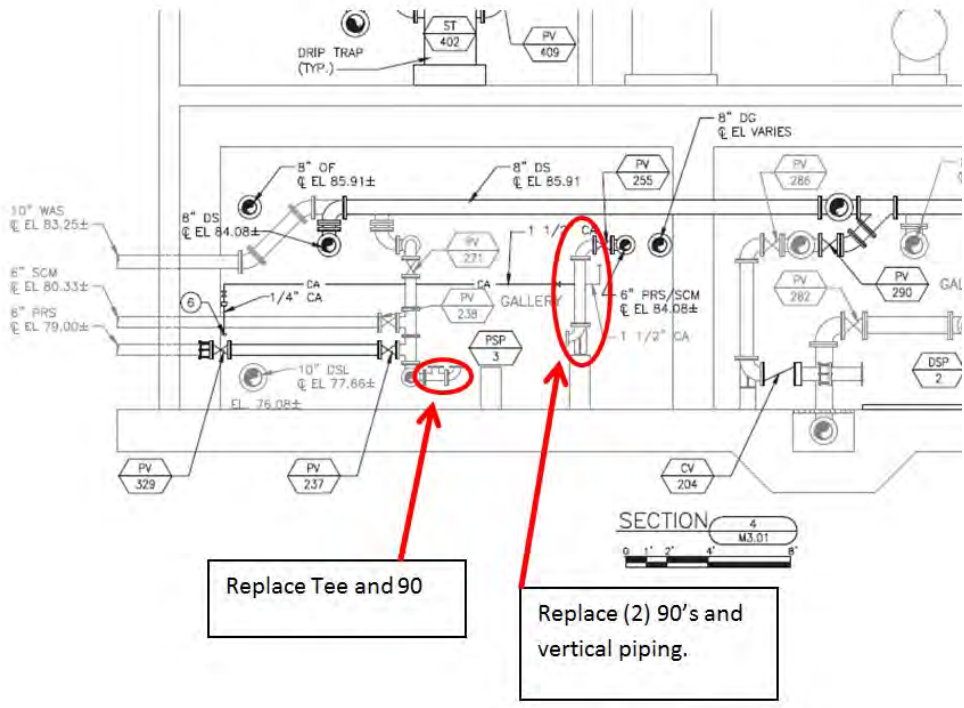
-----Neil Weiss/COA wrote: -----

To: "Anderson Travis" <Travis.Anderson@strand.com>
From: Neil Weiss/COA
Date: 03/04/2019 04:07PM
Cc: Marc@shankconstructors.com
Subject: Additional Piping

All,

Here is a summary of the additional piping that we would like to get a cost proposal for.

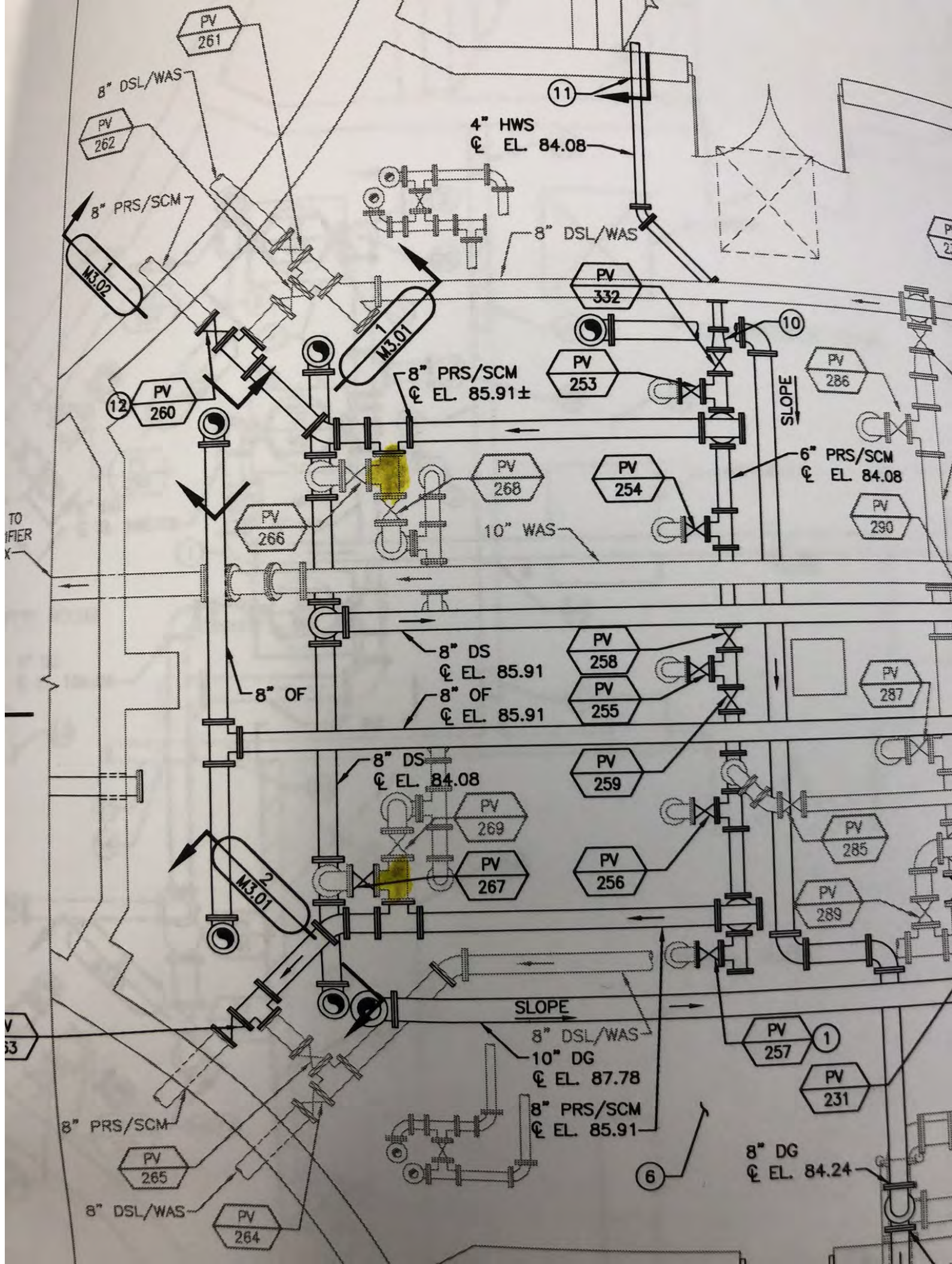
1. Sheet 28 Section 4: We would like to replace the piping circled in red below associated with each of the PSP's. The vertical pipe on the discharge side has a sample port that we would like to include with the new piping. I have included a photo in the attachments that shows the sample port.



2. Sheet 28 Section 3: Please see the attachment. In order to replace PVC with ductile, we will need to replace the remainder of the PVC called out for in the pictures.

Neil Weiss, P.E.
Environmental Engineer
Ames Water & Pollution Control Department
 515.239.5150 main | 515.370.4431 cell | 515.239.5251 fax

[attachment "Piping Replacement - PSP Sample Port.jpeg" removed by Neil Weiss/COA]
 [attachment "PVC Piping Sheet 28 Section 3.docx" removed by Neil Weiss/COA]



8" DSL/WAS

PV 262

8" PRS/SCM

PV 261

4" HWS
CL EL 84.08

11

8" DSL/WAS

PV 332

12 PV 260

8" PRS/SCM
CL EL 85.91±

PV 253

10
SLOPE

PV 286

6" PRS/SCM
CL EL 84.08

PV 254

PV 290

10" WAS

PV 266

TO
PIER

8" DS
CL EL 85.91

PV 258

8" OF
CL EL 85.91

PV 255

PV 287

8" OF

8" DS
CL EL 84.08

PV 259

PV 269

PV 267

PV 256

PV 285

PV 289

SLOPE

8" DSL/WAS
10" DG
CL EL 87.78

PV 257

PV 231

8" PRS/SCM
CL EL 85.91

6

8" DG
CL EL 84.24

8" PRS/SCM

PV 265

8" DSL/WAS

PV 264

PR PRICING REQUEST

CONTRACTOR:

Shank Constructors, Inc.
 3501 85th Ave. N.
 Brooklyn Park, MN 55443
 SCI Project #1286

PROJECT:

Ames WWTP Digester Improvements
 Ames Iowa

OWNER:

City Of Ames IA

SCI CPR NO.: 4

DATE: 03/22/19

DESCRIPTION OF WORK: **Sludge Transfer 8" Tees**

COST DESCRIPTION	SUB CONTRACTOR	SHANK CONSTRUCTORS	TOTAL
Direct Cost Cost of Work			
Total Direct Cost	\$0	6,239.08	\$6,239
Contractor's Fees Markup on Subcontractor - 5% Markup on SCI - 15%			\$0 \$936
Total Direct Cost & Fees			\$7,175
Supplement Costs Bonds & Insurances - 1.5%			\$108
GRAND TOTAL			\$7,283

The cost of this change order includes only those direct costs which can be identified at this time. There are no red-line drawings of the changes, impact or ripple costs and no delay costs included in this proposal. Should it be determined at a later date that we are experiencing impact costs because of multiple changes, delays or other causes beyond our control, we will submit those costs at that time and expect to be paid for those costs.

Direct Job Time Extension:

We are unable to ascertain the time extension needed. Once the engineer has approved this change we will contact the supplier to obtain the time required.

Pricing is valid for 30 days, subject to review thereafter.



Work Change Directive

Directive No.: _____ 03 _____		Contract No.: _____ 2019-017 _____	
Owner: _____ City of Ames, IA _____		By: _____ Travis Anderson _____	
Contractor: _____ Shank Constructors, Inc. _____		Date: _____ 05/08/2019 _____	
Description of Work	Cost Deduction	Cost Addition	
Replace suction and discharge piping on 5 diaphragm pumps and replace PVC piping with glass lined ductile iron piping as shown in the attachments.		\$42,650.00	
Total		<u>\$42,650.00</u>	
Remarks:			
Change in Contract Price by:			
<input type="checkbox"/> Supplemental Unit Price		<input type="checkbox"/> Unit Price	
		<input checked="" type="checkbox"/> Lump Sum	
Requested by: _____ Strand Associates, Inc. _____		_____ 05/08/2019 _____ Date	
Recommended by: _____ Travis Anderson, Strand Associates, Inc.® (Engineer)		_____ Date	
Accepted by: _____ Marc Hanscom, Shank Constructors, Inc. (Contractor)		_____ Date	
Approved by: _____ Neil Weiss, City of Ames (Owner)		_____ Date	

--THIS FORM IS NOT A SUBSTITUTE FOR A PROPERLY PREPARED AND EXECUTED CHANGE ORDER--

PR PRICING REQUEST

CONTRACTOR:

Shank Constructors, Inc.
 3501 85th Ave. N.
 Brooklyn Park, MN 55443
 SCI Project #1286

PROJECT:

Ames WWTP Digester Improvements
 Ames Iowa

OWNER:

City Of Ames IA

SCI CPR NO.: 3 (Revised 2)

DATE: 05/08/19

DESCRIPTION OF WORK:

**Diaphragm Sludge Pump Fittings &
 Sheet 14 Section 3 PVC Replacement**

Note: Existing SS sample nipples and valves will be reused.

COST DESCRIPTION	SUB CONTRACTOR	SHANK CONSTRUCTORS	TOTAL
Direct Cost			
Cost of Work			
Exterior Solutions	\$300		
Fresh Blast	\$450		
Total Direct Cost	\$750	35,854.05	\$36,604
Contractor's Fees			
Markup on Subcontractor - 5%			\$38
Markup on SCI - 15%			\$5,378
Total Direct Cost & Fees			\$42,020
Supplement Costs			
Bonds & Insurances - 1.5%			\$630
GRAND TOTAL			\$42,650

The cost of this change order includes only those direct costs which can be identified at this time. There are no red-line drawings of the changes, impact or ripple costs and no delay costs included in this proposal. Should it be determined at a later date that we are experiencing impact costs because of multiple changes, delays or other causes beyond our control, we will submit those costs at that time and expect to be paid for those costs.

Direct Job Time Extension:

We are unable to ascertain the time extension needed. Once the engineer has approved this change we will contact the supplier to obtain the time required.

Pricing is valid for 30 days, subject to review thereafter.

SHANK CONSTRUCTORS, INC.

Ames WWTP Digester Improvement

CPR Itemized Breakdown

CPR 03 -			Material		Labor	
Size	Description	Qty.	Unit	Total	Unit	Hours
				-		
4"	DI Flanged Tee	5	193.00	965.00	3.06	15.3
4"	DI Flanged 90 (Updated)	5	179.00	895.00	2.13	10.7
4"x6"	DI Flanged Base 90	5	454.00	2,270.00	2.80	14.0
6"	DI Flanged 90 (Updated)	5	282.00	1,410.00	2.74	13.7
8"	DI Flanged Spool Pipe	1	303.00	303.00	3.46	3.5
8"	DI Flanged Pipe Riser	1	972.00	972.00	6.50	6.5
8"	DI Flanged Tee (Updated)	1	684.00	684.00	4.22	4.2
8"	DI Flanged 90 (for vent gooseneck) (Updated)	2	459.00	918.00	3.37	6.7
8"	Victaulic Split Flange	1	206.00	206.00	0.30	0.3
4"	Gaskets & Bolts	15	11.00	165.00	0.20	3.0
6"	Gaskets & Bolts	10	14.00	140.00	0.25	2.5
8"	Gaskets & Bolts	5	16.00	80.00	0.30	1.5
8"	EBBA Flange Adapter	2	171.93	343.86	1.00	2.0
6"	DI Flanged Pipe Riser w/3/4" Tap (Updated)	5	442.00	2,210.00	4.09	20.5
				-		
12"	Sano Tube per ft (Deleted)			-		
5/8"	Threaded Rod per ft (Deleted)		5.40	-		
5/8"	Plated Nut (Updated)	20	1.81	36.20	0.10	2.0
12"	3ft Round Concrete Base Pour & Rebar (Deleted)			-		
	Epoxy (Deleted)		50.00	-		
	Grout Base	5	5.00	25.00	0.40	2.0
				-		
	Demo			-		
4"	DI Flanged Tee	5		-	1.50	7.5
4"	Ductile Flanged 90	5		-	1.50	7.5
6"	DI Flanged Base fitting (Updated to salvage existing anchors)	5		-	3.00	15.0
6"	DI Flanged Riser	5		-	1.75	8.8
6"	DI Flanged 90	5		-	1.75	8.8
	Concrete Base (Deleted)			-		
8"	PVC Tee	1		-	3.00	3.0
8"	PVC Riser	1		-	4.00	4.0
8"	Spool	1		-	2.00	2.0
				-		
	Transportation to Site	1		750.00		
	Consumable Tools	1	\$1,375.82	162.00		
	Safety	1	Updated			4.0
	Cleanup	1	Updated			8.0
	Non-Productive Supervision\New Layout\Redesign	1	Updated			27.0
	Change Docum., Drwgs, Schedule & As-Built Costs	1				13.0
	TOTALS			12,535.06		216.8
	Labor Rate		\$107.55			
	Labor Total			23,318.99		
	Sales Tax - 0%					
	TOTAL MATERIAL & LABOR			35,854.05		

C&B will test 10 randomly selected samples

1790

1800

CHANGE ORDER PRICING/05/08/2019

1810	5	EA	04" FLG TEE GLS/PC	325	\$193.00	\$965.00
1820	5	EA	04" FLG 90 GLS/PC	300	\$179.00	\$895.00
1830	5	EA	06x04" FLG BASE 90 GLS/PC	275	\$453.80	\$2,269.00
1840	5	EA	06" FLG 90 GLS/PC	395	\$281.50	\$1,407.50
1850	1	EA	08" FLG TEE GLS/PC	135	\$683.50	\$683.50
1860	2	EA	08" FLG 90 GLS/PC	210	\$459.75	\$919.50
1870	1	EA	08" VIC ST 341 FLG (M, NO B/N) /PC	17	\$205.65	\$205.65
1880	5	EA	06"x 3' 4 1/4" FLG x FLG GLS/PC	548	\$342.42	\$1,712.10
1880	1		TOTAL WEIGHT FOR ABOVE DIP	1,507		
1890	1	EA	APPROX. FREIGHT CHARGE; ONE SHIPMENT		#VALUE!	\$450.00
1900	1		<u>TOTAL ALL ITEMS LISTED ABOVE</u>		#N/A	<u>\$9,507.25</u>

(+\$100 for Each Pipe Tap (Drill + Tap + Repair Glass Lining))

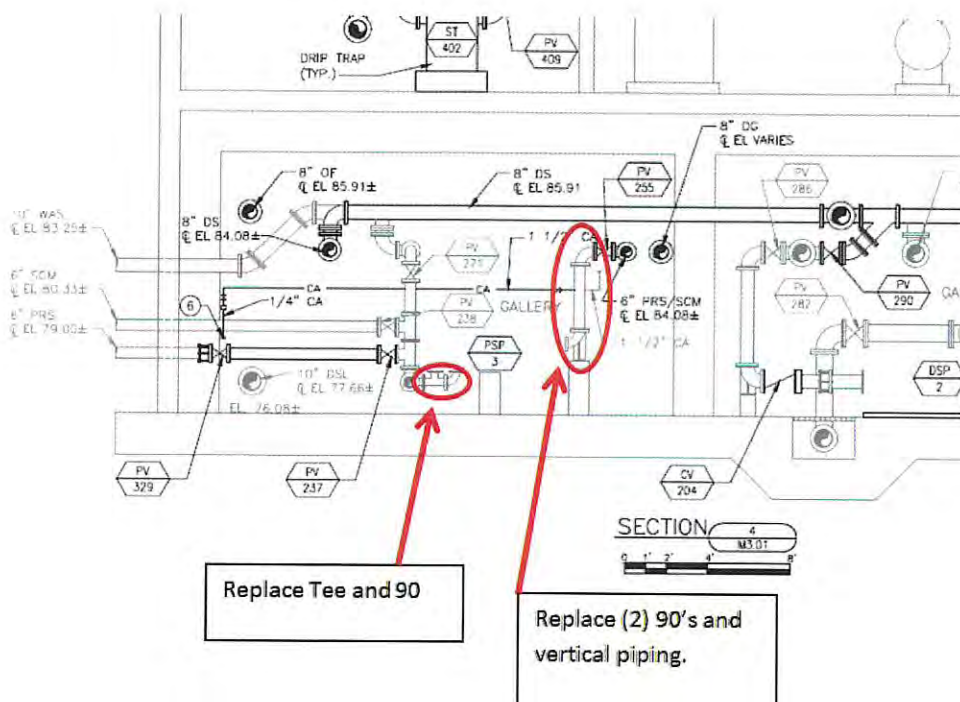
Marc Hanscom

From: Neil Weiss <nweiss@city.ames.ia.us>
Sent: Monday, March 4, 2019 4:07 PM
To: Anderson Travis
Cc: Marc Hanscom
Subject: Additional Piping
Attachments: Piping Replacement - PSP Sample Port.jpeg; PVC Piping Sheet 28 Section 3.docx

All,

Here is a summary of the additional piping that we would like to get a cost proposal for.

1. Sheet 28 Section 4: We would like to replace the piping circled in red below associated with each of the PSP's. The vertical pipe on the discharge side has a sample port that we would like to include with the new piping. I have included a photo in the attachments that shows the sample port.



2. Sheet 28 Section 3: Please see the attachment. In order to replace PVC with ductile, we will need to replace the remainder of the PVC called out for in the pictures.

Neil Weiss, P.E.

Environmental Engineer

Ames Water & Pollution Control Department

515.239.5150 main | 515.370.4431 cell | 515.239.5251 fax

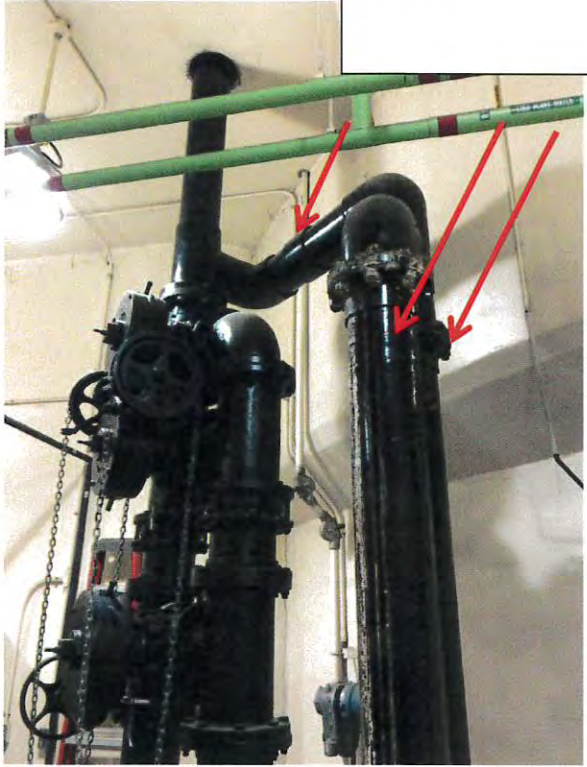


Sheet 28 Section 3: The horizontal PVC line is called out to be replaced as shown in the photo below. In order to tie back into the vertical piping, the PVC above the last ductile flange should to be replaced with ductile.

PVC Piping called out in specs to be replaced with ductile



The arrows indicate existing PVC that will need to be changed out to ductile.





Cost Proposal Request
Digester Improvements Phase II
City of Ames, Iowa
Contract 2019-017
April 8, 2019

COST PROPOSAL NO.: 004

TO: Shank Constructors, Inc.
ISSUED BY: Travis Anderson

DISTRIBUTION

Marc Hanscom	Shank Constructors, Inc.
Neil Weiss	City of Ames, Iowa
Travis Anderson	Strand Associates, Inc.®

Please submit an itemized quotation for changes in the Contract Price and Time incidental to proposed modifications to the Contract Documents described herein.

NTS: THIS IS NOT A CHANGE ORDER NOR A DIRECTIVE TO PROCEED WITH THE WORK DESCRIBED HEREIN.

DESCRIPTIONS AFFECTING THE DRAWINGS

Drawing 05-CME1.01 Sheet 8

- 004-01 Move waste gas burner, equipment pad, and guard posts to location east of Secondary Digester No. 1 as shown on the enclosed drawing in green. Route NG piping and DG piping to new location. Slope DG piping minimum 1/4-inch per foot along piping route with high point at bend to waste gas burner. Elevation of waste gas burner concrete pad shall be approximately 3-inches above existing grade. Coordinate locations of guard posts with Owner.
- 004-02 Delete work associated with new gravel road near original waste gas burner location.
- 004-03 Delete work associated with grading the area around original waste gas burner location.

LEGEND:

- EXISTING ASPHALT PAVEMENT
- EXISTING SIDEWALK/CONCRETE PAVEMENT
- EXISTING GRAVEL
- NEW ASPHALT PAVEMENT
- NEW SIDEWALK/CONCRETE PAVEMENT
- EROSION CONTROL MAT
- STONE MULCH
- NEW GRAVEL

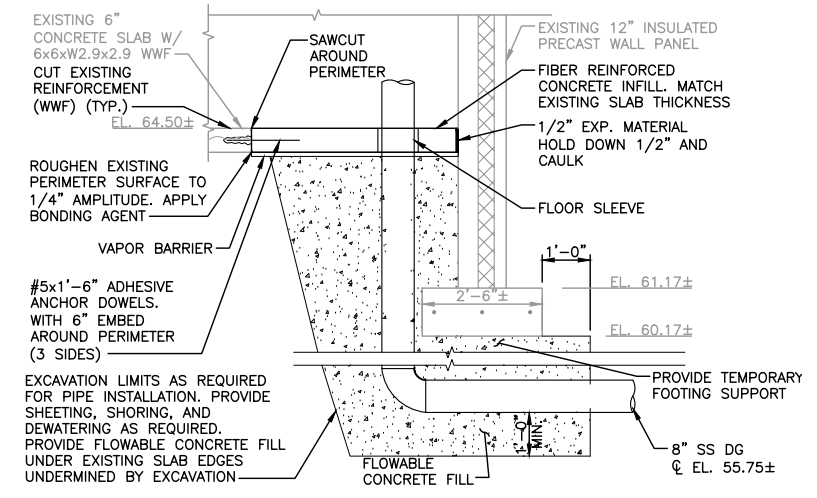
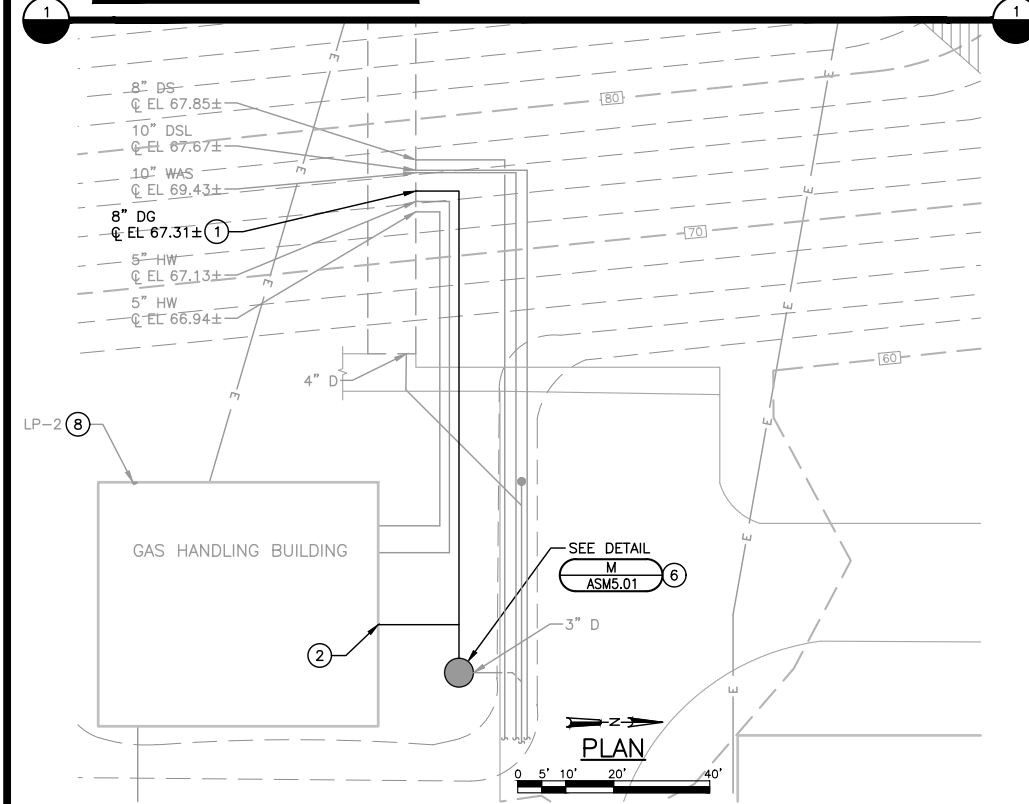
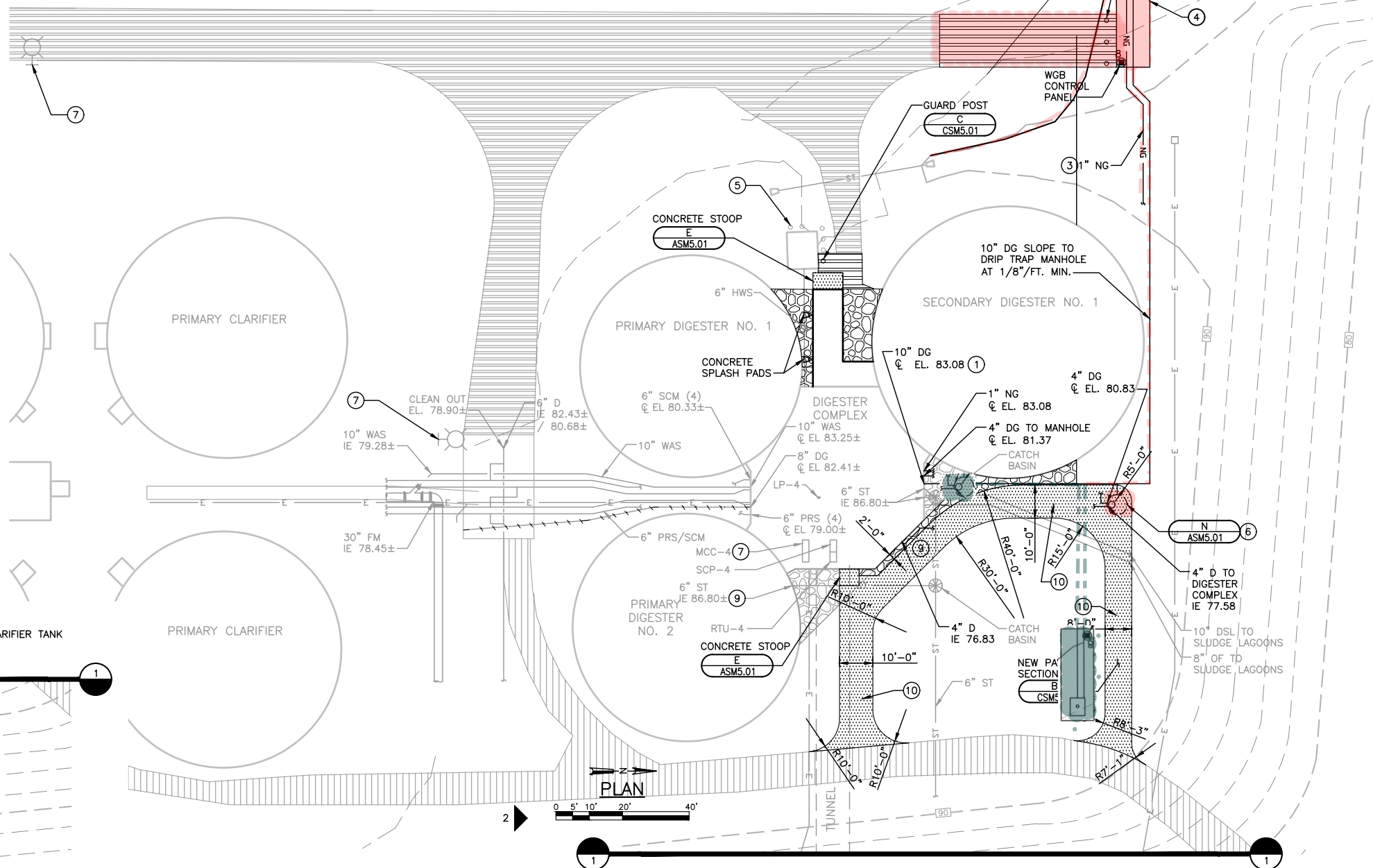
GENERAL NOTES:

1. SEE 05-D1.01 FOR GENERAL NOTES.
2. THESE DRAWINGS DO NOT INDICATE ALL PIPE FITTINGS REQUIRED TO INSTALL YARD PIPING AS SHOWN. CONTRACTOR IS RESPONSIBLE FOR DETERMINING AND PROVIDING ALL REQUIRED FITTINGS.
3. UNLESS SHOWN OR NOTED OTHERWISE, PROVIDE MINIMUM 5'-0" COVER OVER ALL NEW PIPING OR PROVIDE INSULATION PER DETAIL **D** CSM5.01.
4. BURY NATURAL GAS PIPING MINIMUM 3'-0" BELOW GRADE.
5. MH-MANHOLE- DRAWING 01-975-43A AND SPECIFICATIONS.
6. LOCATIONS AND ELEVATIONS OF EXISTING PIPING, BUILDINGS, ELECTRICAL SERVICES, AND OTHER SITE FEATURES ARE APPROXIMATE. CONTRACTOR SHALL COMPLY WITH GENERAL CONDITIONS, SUPPLEMENTARY CONDITIONS, AND DIVISION 1 OF PROJECT MANUAL AND FIELD VERIFY, COORDINATE AND BE RESPONSIBLE FOR SURFACE AND SUBSURFACE STRUCTURE LOCATIONS REQUIRED FOR EXCAVATIONS AND OTHER WORK.
7. ALL 120V EQUIPMENT ON THIS SHEET SHALL BE POWERED FROM LP-4 IN THE DIGESTER COMPLEX, UNLESS OTHERWISE NOTED.
8. REFER TO SPECIFICATION SECTION 26 09 90 FOR WIRING ASSOCIATED WITH THE PLANT SCADA SYSTEM.



BENCH MARK:

POINT #9007
 NORTHING = 3445158.28
 EASTING = 4902718.92
 ELEVATION = 103.94
 DISCRPTION: CUT TRIANGLE SW OF SW PRIMARY CLARIFIER TANK



CONCRETE SLAB REPLACEMENT

NO SCALE

KEY NOTES:

- 1 PROVIDE HDPE TO SS TRANSITION FITTING.
- 2 PROVIDE HDPE TO SS TRANSITION FITTING AT THE GAS HANDLING BUILDING. CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND ELEVATION OF EXISTING CONNECTION AND PROVIDE ALL NECESSARY REDUCERS AND FITTING FOR TRANSITION TO HDPE. ROUTE NEW SS PIPING INTO GAS HANDLING BUILDING AND CONNECT TO EXISTING DIGESTER GAS PIPING AT FIRST FLANGED CONNECTION. SEE DETAIL **A** 05-CME1.01 FOR CONCRETE SLAB REPLACEMENT.
- 3 ROUTE 1" NG FROM DIGESTER COMPLEX TO NEW WASTE GAS BURNER.
- 4 NEW WASTE GAS BURNER, SEE DETAIL **E** CSM5.01
- 5 EXISTING GUARD POST TO REMAIN (TYP. OF 5).
- 6 ALL ELECTRICAL WORK AND EQUIPMENT IN MANHOLE AND WITHIN A 5'-0" RADIUS/ENVELOPE FROM MANHOLE VENT/HATCH SHALL BE RATED FOR CLASS I, DIVISION 1, GROUPS C AND D LOCATIONS. ALL ELECTRICAL WORK AND EQUIPMENT WITHIN A 5'-0" TO 10'-0" RADIUS/ENVELOPE OF MANHOLE VENT/HATCH SHALL BE RATED FOR CLASS I, DIVISION 2, GROUPS C AND D LOCATIONS.

KEY NOTES CONTINUED:

- 7 EXPOSE EXISTING 3/4" CONDUIT AROUND EXISTING POLE BASE AS REQUIRED TO EXTEND TO RELOCATED LIGHT POLE. PROVIDE 2~#10 AND #10 GROUND IN 3/4" CONDUIT FROM EXISTING LIGHT POLE TO RELOCATED LIGHT POLE TO MAINTAIN EXISTING FUNCTIONALITY. EXISTING LIGHTS ARE POWERED AT 277V FROM MCC-4. COORDINATE FINAL LOCATION WITH OWNER PRIOR TO INSTALLATION. EXTEND EXISTING 1 1/2" CAMERA CABLE CONDUIT TO RELOCATED POLE. OWNER WILL PROVIDE NEW CAMERA CABLES.
- 8 PROVIDE 2~#12 AND #12 GROUND IN 3/4" CONDUIT FROM SEPARATE EXISTING SPARE 20A, SINGLE-POLE BREAKERS IN LP-2 TO NEW EXHAUST FAN AND TO HT-5 POWER CONNECTION.
- 9 PROTECT EXISTING 6" HDPE STORM SEWER PIPING.
- 10 SLOPE CONCRETE PAVEMENT TO DRAIN AWAY FROM STRUCTURES WITH NO PONDING ON PAVEMENT.

NO.	REVISIONS	ISSUED FOR	DATE
1		ADDENDUM NO.1	8/17/2016
2			9/21/2016

SITE
YARD PAVING, PAVING, AND ELECTRICAL PLAN
 DIGESTER IMPROVEMENTS PHASE II
 WATER POLLUTION CONTROL FACILITY IMPROVEMENTS
 AMES, IOWA

JOB NO.
4429.002

PROJECT MGR.
RANDY WIRTZ

SHEET
8
05-CME1.01

From: Anderson, Travis
Sent: Monday, May 6, 2019 9:38 AM
To: Austin, Samantha
Subject: FW: Waste gas burner

From: John Lewis <John@shankconstructors.com>
Sent: Monday, April 15, 2019 1:24 PM
To: Anderson, Travis <Travis.Anderson@strand.com>; Neil Weiss <nweiss@city.ames.ia.us>
Cc: Marc Hanscom <Marc@shankconstructors.com>; Randy Hinders <Randy@shankconstructors.com>; Wirtz, Randy <Randy.Wirtz@strand.com>; Brian Shank <Brian@shankconstructors.com>
Subject: RE: Waste gas burner

At this time now that the location has been finalized we are proposing a No Cost change with schedule extension, I am currently working on adjusting the schedule to submit the requested time. Feel free to contact me to discuss.

Thanks,

From: Anderson, Travis [<mailto:Travis.Anderson@strand.com>]
Sent: Monday, April 15, 2019 12:19 PM
To: Neil Weiss; John Lewis
Cc: Marc Hanscom; Randy Hinders; Wirtz, Randy; Brian Shank
Subject: RE: Waste gas burner

John/Marc, any updates on this?

From: Anderson, Travis
Sent: Monday, April 8, 2019 10:07 AM
To: 'Neil Weiss' <nweiss@city.ames.ia.us>; John Lewis <John@shankconstructors.com>
Cc: Marc Hanscom <Marc@shankconstructors.com>; Randy Hinders <Randy@shankconstructors.com>; Wirtz, Randy <Randy.Wirtz@strand.com>; Brian Shank <Brian@shankconstructors.com>
Subject: RE: Waste gas burner

See the attached CPR for this change. Please provide the cost proposal today or tomorrow so that we can finalize this change as soon as possible.

Thanks,
Travis

From: Neil Weiss <nweiss@city.ames.ia.us>
Sent: Friday, April 5, 2019 3:51 PM
To: John Lewis <John@shankconstructors.com>
Cc: Anderson, Travis <Travis.Anderson@strand.com>; Marc Hanscom <Marc@shankconstructors.com>; Randy Hinders <Randy@shankconstructors.com>; Wirtz, Randy <Randy.Wirtz@strand.com>; Brian Shank <Brian@shankconstructors.com>
Subject: Re: Waste gas burner

Please proceed with the change and we can talk about the price difference next week.

Thanks,

Neil Weiss, P.E.

Environmental Engineer
Ames Water & Pollution Control Department
515.239.5150 main | 515.370.4431 cell | 515.239.5251 fax

-----"John Lewis" <John@shankconstructors.com> wrote: -----

To: "Anderson, Travis" <Travis.Anderson@strand.com>
From: "John Lewis" <John@shankconstructors.com>
Date: 04/05/2019 03:29PM
Cc: "Marc Hanscom" <Marc@shankconstructors.com>, "Randy Hinders" <Randy@shankconstructors.com>, "Neil Weiss" <nweiss@city.ames.ia.us>, "Wirtz, Randy" <Randy.Wirtz@strand.com>, "Brian Shank" <Brian@shankconstructors.com>
Subject: Re: Waste gas burner

Are we to proceed with this change or are we to stop work pending pricing and approval? At some point Monday we'll likely be as far as we can go until we have an answer. Feel free to give me a call to discuss.

Thanks,

John

On Apr 5, 2019, at 3:04 PM, Anderson, Travis <Travis.Anderson@strand.com> wrote:

Following up from our discussion yesterday, it is acceptable to relocate the waste gas burner to the east side of the digesters as shown in the attached sketch. There will also be modifications to the new gravel driveway due to the new location. We will send a cost proposal request on Monday with further details. The City would still prefer that the light pole gets moved, but we will likely adjust the location from that shown on the current drawings.

Marc/Randy H. - if you have feedback regarding the exact location let us know. I believe we are well away from the electrical lines with the new location, but please confirm.

<image001.png> **Travis Anderson, P.E.**
Strand Associates, Inc.®
608.251.4843 ext. 1023
travis.anderson@strand.com | www.strand.com
P.E. (IA, WI)

Excellence in Engineering Since 1946.

From: Neil Weiss <nweiss@city.ames.ia.us>
Sent: Friday, April 5, 2019 2:14 PM
To: Anderson, Travis <Travis.Anderson@strand.com>
Subject: Re: Waste gas burner

Anderson, Travis

From: Marc Hanscom <Marc@shankconstructors.com>
Sent: Monday, May 6, 2019 8:49 AM
To: Anderson, Travis
Cc: 'Neil Weiss'
Subject: CO# 2 Contract Dates

Travis,

Please include the following contract date changes to CO# 2.

1. Milestone 1, June 17 2019
2. Milestone 2, September 10 2019
3. Substantial Completion, December 31 2019
4. Final Completion, February 26 ~~2019~~

2020

Thank you

Marc Hanscom



3501 85th Avenue North
Brooklyn Park, MN 55443

763-488-4008 (Office Direct)
763-238-8751 (Cell)
763-424-8300 (Shank Office)
763-424-8303 (Fax)

COUNCIL ACTION FORM

SUBJECT: BOILER MAINTENANCE SERVICES CONTRACT FOR POWER PLANT– CHANGE ORDER NO. 3

BACKGROUND:

This contract consists of a variety of boiler and pressure vessel maintenance, including structural steel and pressure vessel repair. This consists of emergency service, as well as regularly planned repairs and services during scheduled outages.

On June 26, 2018, Council approved the contract renewal with TEI Construction Services, Inc., Duncan, SC, for the Boiler Maintenance Services Contract for Power Plant for the one-year period from July 1, 2018, through June 30, 2019 in the amount not to exceed \$200,000.

Both of the Power Plant's boilers (Unit 7 and Unit 8) have experienced excessive corrosion in the superheater sections. The corrosion has caused the tubes to thin, resulting in many forced outages. Unit 7 tube replacement repair project has recently started and will take until October to complete. Unit 8 boiler will function as the only operating boiler until Unit 7 repairs are complete.

In an effort to make Unit 8 more reliable while Unit 7 undergoes repair, Unit 8 will be taken down for 3 weeks and TEI will replace sections of tube that is in corrosion vulnerable areas. By performing this work, Unit 8 can be more reliable until Unit 7 is online. The action being requested is to approve Change Order No. 3 to the Boiler Maintenance Services Contract. This change order will add an additional \$400,000 to the current contract for FY2018/19. This will bring the total contract amount to \$1,285,000.

CHANGE ORDER HISTORY:

Two change orders were previously issued for this contract. Both Change Orders 1 and 2 were to increase the amount of funds in the current fiscal year contract allowing for responding to the increased forced outages and replacing other tube sections in corrosion vulnerable areas.

It is important to note that the work being done with this Change Order does not eliminate the need to do the Unit #8 Boiler Tube Replacement project covered in the CIP. This Change Order only allows staff to extend the reliability of Unit #8 until the tube replacement work is finished to Unit #7. The CIP serves as the long-term solution to burn RDF with specialized tubes and continue delivering reliable electricity.

In order to finance Change Order No. 3, the Mortensen Road Feeder Relocate and Extension project budgeted at \$520,000 for FY 2018/19 will be eliminated, since funding for this project has been included in the Mortensen Road Feeder Reconstruction projection approved in FY 2016/17.

Invoices will be based on contract rates for time and materials for services that are actually received.

ALTERNATIVES:

1. Approve contract Change Order No. 3 with TEI Construction Services, Inc., Duncan, SC for the Boiler Maintenance Services Contract for Power Plant in the not-to-exceed amount of \$400,000. This will bring the total FY2018/19 contract value to a not-to-exceed amount of \$1,285,000.
2. Do not approve the change order which will result in continual outages in Unit #8 affecting not only the Resource Recovery operation and the reliability of the electric system, but also the garbage haulers who will have transport the refuse directly to the Boone County landfill.

MANAGER'S RECOMMENDED ACTION:

This change order is necessary to complete needed repairs to Unit #8 to keep the operating boiler more reliable. Funds will be expended only as work is required and in accordance with approved invoices.

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

COUNCIL ACTION FORM

**SUBJECT: ELECTRICAL MAINTENANCE SERVICES CONTRACT
FOR POWER PLANT**

BACKGROUND:

This contract consists of regular professional maintenance and repair to numerous circuit breakers, relays, and electrical circuits located Plant-wide. Work includes emergency service as well as regularly planned repairs and services during scheduled outages.

On May 22, 2018, City Council awarded a contract to Tri-City Electric Company of Iowa, Davenport, Iowa, to provide electrical maintenance services for the Power Plant from July 1, 2018 through June 30, 2019. **The contract allows the City to renew the contract for up to four additional one-year terms. The proposed renewal contract would be the first of the four optional terms.**

The bid from Tri-City Electric Company of Iowa included increases of 3% per year for labor, travel, and subsistence rates for the renewal terms. These increases were considered during the original evaluation of bids. Rates for tools and equipment remain firm, as does the percentage added for any materials purchased by the contractor. A comparison of FY 2018/19 labor, travel and subsistence rates and the proposed FY 2019/20 rates is shown on Attachment 1. Rates for tools and equipment remain unchanged and are shown on Attachment 2.

The benefits of having a contract for these services in place include the following:

- 1) Consistency of work and quality from a single contractor.
- 2) Reduction in the City's exposure to market forces regarding prices and availability for labor, travel, and supplies in preparation for a scheduled outage.
- 3) Rapid contractor mobilization to start emergency repairs, thus reducing generation downtime.
- 4) Saved City staff time obtaining quotes, evaluating bids, and preparing specifications and other procurement documentation.

The approved FY 2019/20 operating budget for Electric Production includes \$150,000 for relay and breaker maintenance. **Invoices will be based on contract rates for time and materials for services actually received.**

ALTERNATIVES:

1. a. Approve renewal of the contract for the Electrical Maintenance Services Contract for Power Plant to Tri-City Electric Company of Iowa, Davenport, IA, for hourly rates and unit prices bid, in an amount not-to-exceed \$150,000. Invoices will be based on contract rates for time and materials for services actually received.
- b. Approve contract and bond for the Electrical Maintenance Services Contract for Power Plant.
2. Reject renewal option and purchase electrical maintenance services on an as-needed basis.

MANAGER'S RECOMMENDED ACTION:

This work is necessary to properly maintain relays, circuit breakers and electrical circuits and to carry out emergency and scheduled repairs resulting from equipment failures. This contract would establish rates for service and provide for guaranteed availability, thereby setting in place known rates for service and controlling the Plant's costs. Funds will be expended only as work is required and in accordance with approved invoices.

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

Attachment 1

Contract 2018-143 Electrical Maintenance Services for Power Plant

Contractor: Tri-City Electric Company of Iowa

DESCRIPTION	FY 2018-2019 Rates			FY 2019-2020 Rates		
	Hourly Rate (ST)	Hourly Rate (OT)	Hourly Rate (DT)	Hourly Rate (ST)	Hourly Rate (OT)	Hourly Rate (DT)
Supervisor	\$ 83.30	\$ 112.75	\$ 145.00	\$ 85.80	\$ 116.13	\$ 149.35
Apprentice	\$ 33.95	\$ 44.20	\$ 55.30	\$ 34.97	\$ 45.53	\$ 56.96
Foreman	\$ 79.00	\$ 108.50	\$ 140.00	\$ 81.37	\$ 111.76	\$ 144.20
Journeyman	\$ 76.00	\$ 104.25	\$ 135.00	\$ 78.28	\$ 107.38	\$ 139.05
Technician Level 1	\$ 90.00	\$ 115.00	\$ 150.00	\$ 92.70	\$ 118.45	\$ 154.50
Technician Level 2	\$ 95.00	\$ 120.00	\$ 155.00	\$ 97.85	\$ 123.60	\$ 159.65
Technician Level 3	\$ 100.00	\$ 125.00	\$ 160.00	\$ 103.00	\$ 128.75	\$ 164.80
Elect. Field Eng	\$ 125.00	\$ 150.00	\$ 180.00	\$ 128.75	\$ 154.50	\$ 185.40
Subsistence:	\$159.00 per day			\$163.77 per day		
Travel:	\$65.00 per hour			\$66.95 per hour		
Mileage:	\$.50 per mile			\$ 0.515 per mile		
Material Costs:	Cost Plus 10%			Cost Plus 10%		

Misc. Tools and Equipment: Rates per attached list (no change for FY 2019/20)

Attachment 2

Tri City Electric Company of Iowa

Manufacturer	Model	Description	Daily	Weekly 7 Days	Monthly 28 Days
Vanguard	EZCT-2000C+	Multitap CT Test Set, Automated w/ Burden	\$98	\$490	\$1,960
HV Diagnostics	HVA28-TD	28kV VLF Hipot with Integrated Tan Delta	\$98	\$490	\$1,960
AEMC	6555	15kV Megger, Battery Operated	\$26	\$128	\$512
AEMC	6240	10A DLRO	\$21	\$105	\$420
Raytech	TR-SPY Mark III	Three Phase TTR	\$48	\$240	\$960
Raytech	WR14	2 Channel Winding Resistance Test Set	\$73	\$365	\$1,460
Fluke	438-11	Power Quality Analyzer w/CTs	\$49	\$245	\$980
Summit	PS4500	Power Quality Analyzer w/CTs	\$75	\$375	\$1,500
Fluke	9103A	Dry Block Calibrator	\$23	\$115	\$460
Omicron	CMC-356	Three Phase Relay Test Set	\$273	\$1,365	\$5,460
Multi-Amp	SR90	Single Phase Relay Test Set	\$125	\$625	\$2,500
AVO	BM11/21	5 KV Megger	\$25	\$125	\$500
Biddle	550005	Single Phase TTR	\$40	\$200	\$800
High Voltage Inc.	PFT503CM	50 KV AC HiPot	\$50	\$250	\$1,000
Hipotronics	8120-5PL	120KV DC HiPot	\$75	\$375	\$1,500
AEMC	3730	Clamp On Ground Tester	\$15	\$75	\$300
Vanguard	DigiTMR	Timing Test Set	\$100	\$400	\$1,800
Utility Relay	B-291	Secondary Test Set	\$25	\$125	\$500
GE	TVMRS2	Secondary Test Set	\$20	\$100	\$400
Multi-Amp	MS-1A	Breaker Primary Test Set	\$25	\$125	\$500
Phenix Tech.	HC-2	Breaker Primary Test Set	\$50	\$250	\$1,000
Electrical Test Instruments	PI-1600	Breaker Primary Test Set	\$125	\$500	\$2,000
Multi-Amp	CB-7130	Breaker Primary Test Set Small 2 Piece Stacked	\$150	\$600	\$2,400
Multi-Amp	CB-225	Breaker Primary Test Set Large 2 Piece Stacked	\$175	\$700	\$2,800
Multi-Amp	CB-7150R	Breaker Primary Test Set 2 Individual Piece	\$300	\$1,200	\$4,800
Electrical Test Instruments	PI-4000	Breaker Primary Test Set	\$350	\$1,400	\$5,600
AVO	DDA-6000	Breaker Primary Test Set	\$375	\$1,500	\$6,000

COUNCIL ACTION FORM

SUBJECT: POWER PLANT MOTOR REPAIR CONTRACT

BACKGROUND:

The City's Power Plant has two natural gas-fired, high-pressure steam turbine electric generating units which are referred to as Units No. 7 and 8. These units require regular professional maintenance and repair. This consists of regularly planned repairs and services during scheduled outages, as well as emergency service. The repair of these generating units requires professional trade crafts such as boilermakers, electricians/control technicians, steam/pipe fitters, and millwrights, to list a few. The units operate under environmental conditions with high heat and high pressure.

Due to these operational conditions, numerous motors are necessary to safely and reliably operate the Power Plant. All of this equipment must be professionally maintained, serviced, adjusted, repaired, and rebuilt. Rather than bid and get prices for this work multiple times per year with the inconsistency of work and quality as different vendors participate, this work is outsourced on an annual renewable contract basis.

On June 12, 2018, City Council awarded a contract to Electrical Engineering and Equipment Company, Windsor Heights, Iowa, for the Motor Repair Contract for the City's Power Plant for the period from July 1, 2018 through June 30, 2019, in an amount not to exceed \$90,000. **The contract includes a provision that would allow the City to renew the contract for up to four additional one-year terms. The proposed renewal contract for FY 2019/20 would be the first of the four optional terms.**

The bid from Electrical Engineering and Equipment Company included increases of 1.5% per year for labor rates and 1% per year for travel and subsistence. Materials may be provided by the contractor at contractor's cost plus 20%. A comparison of FY 2018/19 rates and the proposed FY 2019/20 rates is shown on Attachment 1.

Having a Motor Repair Contract reduces the City's exposure to market forces regarding prices and availability for labor, travel, and supplies in preparation for a scheduled outage. City staff will save considerable time obtaining quotes, evaluating proposals, and preparing specifications and other procurement documentation.

The approved FY2019/20 Power Plant operating budget includes \$20,000 for this contract. Invoices would be calculated on unit prices bid and actual work performed, not to exceed the budgeted amount of \$20,000 total.

ALTERNATIVES:

1. a. Approve renewal of the contract for Motor Repair for Power Plant to Electrical Engineering and Equipment Co., Windsor Heights, Iowa, for hourly rates and unit prices bid, in an amount not to exceed \$20,000. Invoices will be based on contract rates and actual work performed.
- b. Approve contract and bond for the Motor Repair Contract for Power Plant.
2. Reject the renewal option and purchase motor maintenance services on an as-needed basis.

MANAGER'S RECOMMENDED ACTION:

This contract is necessary to properly maintain motors and to carry out emergency and scheduled repairs resulting from equipment failures. This contract should achieve a consistent, high quality diagnosis, repair and/or overhaul of a motor, and to return it to good operating condition with a minimum of delay and cost.

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

Attachment 1

2018-144 Motor Repair Contract for Power Plant

Contractor: Electrical Engineering and Equipment Company, Windsor Heights, Iowa		
	FY 2018-29 Rates	FY 2019-20 Rates
IN SHOP S.T.	\$74.25	\$75.36
IN SHOP O.T.	\$111.60	\$113.27
IN SHOP D.T.	\$148.50	\$150.73
INSHOP SOLID STATE REPAIR	\$93.50	\$94.90
IN SHOP BALANCING, first hour	\$128.70	\$130.63
IN SHOP PRESSWORK	\$93.50	\$94.90
OUTSIDE S.T.	\$93.50	\$94.90
OUTSIDE O.T.	\$146.63	\$148.83
OUTSIDE D.T.	\$195.50	\$198.43
ON SITE SOLID STATE REPAIR, TROUBLE SHOOTING, PM'S	\$93.50	\$94.90
OT	\$146.63	\$148.83
DT	\$195.50	\$198.43
ON SITE VIBRATION ANALYSIS AND BALANCING	\$93.50	\$94.90
OT	\$146.63	\$148.83
DT	\$195.50	\$198.43
Mileage	\$0.98 / mile	\$1.00 /mile
CRAFT TRAVEL	\$91.59	\$92.51
MATERIAL COSTS:	Cost Plus 20%	Cost Plus 20%
* All labor rates listed above are per hour		

COUNCIL ACTION FORM

**SUBJECT: CONTRACT RENEWAL FOR POWER PLANT VALVE
MAINTENANCE SERVICES CONTRACT**

BACKGROUND:

The Electric Utility's two natural gas-fired, high-pressure steam generation units in the City's Power Plant are referred to as Units No. 7 and 8. These units require regular professional maintenance and repair. This consists of emergency service, as well as regularly scheduled planned repairs and services during scheduled outages. Services include a large variety of boiler and pressure vessel maintenance and repairs, structural steel, pump and piping work, and other miscellaneous mechanical Power Plant work.

Due to these operational conditions, numerous valves are used to operate the Power Plant. These include isolation, control, check, relief and safety valves, which must be professionally repaired, tested, installed, replaced and maintained. Specially trained personnel perform this work.

On September 12, 2017, City Council awarded a contract to Pioneer Industrial Corporation, Hastings, NE, for the Valve Maintenance, Related Services and Supplies Contract to be furnished as requested from award date through June 30, 2018. The contract was in an amount not-to-exceed \$110,000. On June 26, 2018, City Council approved renewal of the contract for FY 2018/19 in an amount not to exceed \$60,000. One change order was approved by City Council on February 26, 2019, adding \$16,000 to the current year contract.

The contract has the option for the City to renew in one-year increments for up to four additional years. Staff recommends renewing the agreement for FY 2019/2020. **This would be the second renewal out of four maximum.** The contract's rate provision increases rates at fixed percentages above the previous fiscal year's contracted rates at time of renewal. The annual rate increases are: 3% for Labor, 2% Travel & Subsistence and 1% on Equipment and Tools. **The FY 2019/2020 rates are shown on Attachment 1. Invoices are based on unit prices bid and actual services performed.**

The benefits of having a contract for these services in place include the following:

- 1) Consistency of work and quality from a single contractor.
- 2) Reduction in the City's exposure to market forces regarding prices and availability for labor, travel, and supplies in preparation for a scheduled outage.

- 3) Rapid contractor mobilization to start emergency repairs, thus reducing generation downtime.
- 4) Saved City staff time obtaining quotes, evaluating bids and preparing specifications and other procurement documentation.

The approved FY 2019/2020 Power Plant operating budget includes \$65,000 for these services. Invoices will be based on contract rates for time and materials for services actually received.

ALTERNATIVES:

1.
 - a. Approve renewal of the contract with Pioneer Industrial Corporation, Hastings, NE, for the Valve Maintenance, Related Services and Supplies Contract for the one-year period from July 1, 2019, through June 30, 2020, in an amount not to exceed \$65,000. Invoices are based on unit prices bid and actual services performed.
 - b. Approve contract and bond for the Valve Maintenance, Related Services and Supplies contract for Power Plant.
2. Do not renew the agreement and instruct staff to seek new competitive bids.

MANAGER'S RECOMMENDED ACTION:

This work is necessary to ensure that a qualified professional firm will respond to both scheduled and emergency needs for valve maintenance, and will also control costs by having established billing rates. Funds will be expended only as work is required and in accordance with approved invoices.

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

2017-172 VALVE MAINTENANCE, RELATED SERVICES AND SUPPLIES CONTRACT FOR POWER PLANT FY 2019-20

Contractor: Pioneer Industrial Corporation, Hastings, NE

LABOR AND RELATED COSTS	FY 2018-19 RATES			FY 2019-20 RATES		
DESCRIPTION	STRAIGHT TIME	OVERTIME	DOUBLE TIME	STRAIGHT TIME	OVERTIME	DOUBLE TIME
Foreman	\$ 66.95	\$ 100.43	\$ 133.90	\$ 68.96	\$ 103.44	\$ 137.92
Journeyman	\$ 66.95	\$ 100.43	\$ 133.90	\$ 68.96	\$ 103.44	\$ 137.92
Valve Technician	\$ 66.95	\$ 100.43	\$ 133.90	\$ 68.96	\$ 103.44	\$ 137.92
Instrument Technician Actuators	\$ 92.70	\$ 139.05	\$ 185.40	\$ 95.48	\$ 143.22	\$ 190.96
TRAVEL & SUBSISTENCE						
DESCRIPTION	FY 2018-19 RATES			FY 2019-20 RATES		
Subsistence:						
Foreman	\$ 183.60		\$ 183.60	\$ 187.27		\$ 187.27
Journeyman	\$ 183.60		\$ 183.60	\$ 187.27		\$ 187.27
Valve Technician	\$ 183.60		\$ 183.60	\$ 187.27		\$ 187.27
Travel and Mileage:						
Regular Hours of Travel non OT/DT			Regular Hours of Travel non OT/DT			
Foreman travel	\$ 66.30		\$ 66.30	\$ 67.63		\$ 67.63
Foreman mileage	\$ 1.02		\$ 1.02	\$ 1.04		\$ 1.04
Journeyman travel	\$ 66.30		\$ 66.30	\$ 67.63		\$ 67.63
Journeyman mileage	\$ 1.02		\$ 1.02	\$ 1.04		\$ 1.04
Valve Technician travel	\$ 66.30		\$ 66.30	\$ 67.63		\$ 67.63
Valve Technician mileage	\$ 1.02		\$ 1.02	\$ 1.04		\$ 1.04
Deliveries:						
Travel	\$ 66.30		\$ 66.30	\$ 67.63		\$ 67.63
Mileage	\$ 1.02		\$ 1.02	\$ 1.04		\$ 1.04
EQUIPMENT						
DESCRIPTION	FY 2018-19 RATES		FY 2019-20 RATES			
	PER DAY	PER WEEK		PER DAY	PER WEEK	
Mobile shop trailer	\$ 404.00	\$ 2,020.00		\$ 408.00	\$ 2,040.00	
Packing extractor	\$ 252.50	\$ 1,262.50		\$ 255.00	\$ 1,275.00	
Truck	\$ 101.00	\$ 505.00		\$ 102.00	\$ 510.00	
Hydro set testing device	\$ 151.50	\$ 757.50		\$ 153.00	\$ 765.00	
Electronic valve tester	\$ 202.00	\$ 1,010.00		\$ 204.00	\$ 1,020.00	
Gate valve machine	SEE BELOW	SEE BELOW		SEE BELOW	SEE BELOW	
Reseating machine	\$ 505.00	\$ 2,525.00		\$ 510.00	\$ 2,550.00	
Valve bore honing tool	\$ 505.00	\$ 2,525.00		\$ 510.00	\$ 2,550.00	
Gate valve machine (1 1/2" to 14" valve size)	\$ 404.00	\$ 2,020.00		\$ 408.00	\$ 2,040.00	
Gate valve machine (8" to 30 valve size)	\$ 530.25	\$ 2,651.25		\$ 535.50	\$ 2,678.00	
MATERIAL COSTS						
Cost plus 20%			Cost plus 20%			
OTHER RATES						
DESCRIPTION	RATE			RATE		
Shop truck mileage	\$1.02			\$1.04		
Mobile shop trailer mileage	\$1.02			\$1.04		
Safety Equipment						
Consumables						
PRICE INCREASE ESCALATORS FOR ANNUAL						
Labor Rates:	3%		3%			
Travel & Subsistence:	2%		2%			
Equipment & Tools:	1%		1%			

COUNCIL ACTION FORM

SUBJECT: POWER PLANT SPECIALIZED WET DRY VACUUM, HYDRO BLAST, AND RELATED CLEANING SERVICES CONTRACT

BACKGROUND:

This contract is for Specialized Wet Dry Vacuum, Hydro Blast, and Related Cleaning Services for the Power Plant. The Power Plant's two gas-fired, high-pressure steam generation units are referred to as Units No. 7 and 8. These units require regular professional maintenance and repair. This consists of emergency service, as well as regularly scheduled planned repairs and services during scheduled outages. The cleaning and special preparation of the boiler surfaces on these generation units requires professional tradecrafts and maintenance experts. Both units operate under environmental conditions with high heat and high pressure, resulting in slag and other industrial debris coating the boiler and other plant equipment surfaces. Prior to repair and maintenance work, it is necessary to have the surfaces professionally cleaned using high-pressure water jets and vacuums.

In order to clean the surfaces, outside contractors are used who can provide mobile high pressure generator trucks with hoses and lances to cut through and wash away the industrial debris coatings. These same firms have the industrial vacuum trucks that can accumulate and contain this industrial debris for proper disposal. The goal of this contract is to meet these requirements in the most economical manner.

On June 12, 2018, City Council awarded contract to HTH Companies, Union, Missouri, to provide these services from July 1, 2018 through June 30, 2019. **The contract allows the City to renew the contract for up to four additional one-year terms. The proposed renewal contract would be the first of the four optional terms.**

The bid from HTH Companies, Inc. included increases of 2% per year for labor, travel and subsistence, and for equipment and tools. The increases were considered during the original evaluation of bids. A comparison of FY 2018/2019 rates and proposed FY 2019/2020 rates is shown on Attachment 1.

Staff recommends renewal of the contract with HTH Companies, Inc. The benefits of having a contract for these services in place include the following:

- 1) Consistency of work and quality from a single contractor.
- 2) Reduction in the City's exposure to market forces regarding prices and availability for labor, travel, and supplies in preparation for a scheduled outage.
- 3) Rapid contractor mobilization to start emergency repairs, thus reducing generation downtime.

- 4) Saved City staff time obtaining quotes, evaluating bids and preparing specifications and other procurement documentation.

The approved FY2019/2020 Power Plant operating budget includes \$45,000 for services to be performed under this contract. Invoices will be based on contract rates for time and materials for services actually received.

ALTERNATIVES:

1.
 - a. Approve renewal of the contract for the Specialized Wet Dry Vacuum, Hydro Blast, and Related Cleaning Services contract for Power Plant to HTH Companies, Inc., Union, Missouri, for hourly rates and unit prices bid, in an amount not-to-exceed \$45,000. Invoices would be based on contract rates for time and materials for services actually received.
 - b. Approve contract and bond for the Specialized Wet Dry Vacuum, Hydro Blast, and Related Cleaning Services contract for Power Plant.
2. Reject the renewal option and purchase specialized wet/dry vacuum, hydro blast, and related cleaning services on an as-needed basis.

MANAGER'S RECOMMENDED ACTION:

This work is necessary to ensure that a qualified professional firm will respond to both scheduled and emergency needs for these specialized cleaning services, and will also control costs by having established billing rates. Funds will be expended only as work is required and in accordance with approved invoices.

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

CITY OF AMES, IOWA CONTRACT 2018-145			
SPECIALIZED WET DRY VACUUM, HYDRO BLAST, AND RELATED CLEANING SERVICES CONTRACT FOR POWER PLANT			
Contractor: HTH Companies, Inc., Union, Missouri			
Description	Unit	FY 2018/2019 Unit Price	FY 2019/2020 Unit Price
Wet Dry Vacuum Service:			
Vac truck	Hour	\$ 90.00	\$ 91.80
Support truck	Hour	\$0.00	\$0.00
Hose	Foot	\$ 1.25	\$ 1.28
Operator/Lead service tech	Hour	\$ 40.00	\$ 40.80
Operator/Lead service tech (OT)	Hour	\$ 54.00	\$ 55.08
Service tech	Hour	\$ 33.00	\$ 33.66
Service tech (OT)	Hour	\$ 45.00	\$ 45.90
Hydro Blast Service:			
Hydro blast pump	Hour	\$ 137.50	\$ 140.25
Industrial hydroblaster	Hour	n/a	n/a
Support truck	Day	\$0.00	\$0.00
Operator/Lead service tech	Hour	\$ 40.00	\$ 40.80
Operator/Lead service tech (OT)	Hour	\$ 54.00	\$ 55.08
Operator/Lead service tech (OD)	Hour	\$ 54.00	\$ 55.08
Lead service tech	Hour	n/a	n/a
Service tech	Hour	\$ 33.00	\$ 33.66
Service tech (OT)	Hour	\$ 45.00	\$ 45.90
Service tech (OD)	Hour	\$ 45.00	\$ 45.90
Miscellaneous:			
Mobe & demobe mileage (operator)	mile	\$ 0.55	\$ 0.56
Mobe & demobe mileage (service tech)	mile	\$ 0.55	\$ 0.56
Mobe & demobe (operator)	mile	\$ 0.55	\$ 0.56
Mobe & demobe (service tech)	mile	\$ 0.55	\$ 0.56
Mobe & demobe (vac truck)	mile	\$ 2.50	\$ 2.55
Mobe & demobe (support truck)	mile	\$ 1.25	\$ 1.275
Per Diem	Day	\$ 100.00	\$ 102.00
Power washer	Day	\$ 100.00	\$ 102.00
Vacuum pipe trailer	Day	\$ 100.00	\$ 102.00
PPE kit	Each	\$0.00	\$0.00
Confined space entry	Each	\$0.00	\$0.00
Truck mounted water jet	Each	cost plus 10%	cost plus 10%
Truck wash out	Each	\$ 200.00	\$ 204.00
Liquid vacuum tanker truck	Day	cost plus 10%	cost plus 10%
Indicent spill response trailer	Day	\$ 500.00	\$ 510.00
55 gal steel op top drum	Drum	cost plus 10%	cost plus 10%
Sanitizer	Each	\$0.00	\$0.00
Waste Disposal	Drum	cost plus 10%	cost plus 10%
Consumables: Cost Plus		10%	10%

COUNCIL ACTION FORM

**SUBJECT: BOTTLE EXCHANGE PROGRAM (RENTAL), TWO BED
DEMINERALIZER, AND RELATED SERVICES FOR POWER PLANT**

BACKGROUND:

This contract consists of providing a bottle exchange service for a two-bed demineralizer, strong acid cation and a strong base anion, and a bottle exchange mixed bed demineralizer for the Power Plant. There is also a requirement for a mobile purification system to batch-fill a 265,000 gallon de-ionized water tank for water injection on a combustion turbine, as well as a final mixed-bed polisher for that unit. The contractor operates the program on a 24-hour per day, seven days per week schedule including holidays, and provides 24-36 hour emergency replacement service when required.

On May 8, 2018, a request for proposals was issued to seven potential bidders. The RFP was advertised on the Current Bid Opportunities section of the Purchasing webpage and was sent to two plan rooms. On May 30, 2018, two proposals were received. Proposals were evaluated first pass/fail on compatibility with plant hookups and documentation of the mandatory site visit. The proposals were then scored by the evaluation team using the following criteria:

- 1) Price.
- 2) Offeror's experience, qualifications and references for similar services.
- 3) Service related performance capabilities including:
 - a. Delivery time and flexibility in meeting the delivery requirements.
 - b. Equipment and personnel availability meeting the quality needs of the Power Plant.
 - c. Equipment suitability for the proposed purpose.

The overall scores from the evaluation were:

MPW Industrial Services, Hebron, Ohio	2,650 points
NALCO Crossbow-Water, LLC, Glenwood, Illinois	2,035 points

Unit prices proposed by MPW are as follows:

Description	Price
Monthly price for service	\$240/vessel/month
Bottle fee	\$600/vessel/exchange
Demurrage	Included
Provide custom flange to camlock connection to interface with customer provided connections	\$1,500

The estimated amount of the contract for FY 2018/19 was \$45,000. The contract award was approved by the City Manager in accordance with purchasing policies for award of contracts under \$50,000.

The contract included the option to renew the contract for up to an additional four one-year terms. While the bid from MPW Industrial Water Services, Inc. includes a provision for increases of up to 3% per year, the company has proposed no price increases for the FY 2019/20 renewal period.

The benefits of having a contract for these services in place include the following:

- 1) Consistency of products and quality from a single contractor.
- 2) Reduction in the City's exposure to market forces regarding prices and availability.
- 3) Rapid contractor response to emergencies.
- 4) Saved City staff time obtaining and evaluating proposals, and in preparing technical requirements and other procurement documentation.

The approved FY 2019/20 operating budget for Electric Production includes \$50,000 for these products and services. **Invoices will be based on contract rates for materials and services actually received.**

ALTERNATIVES:

1. Approve renewal of the contract for FY 2019/20 with MPW Industrial Water Services, Inc., Hebron, Ohio, for the Bottle Exchange Program (Rental), Two Bed Demineralizer and Related Services for Power Plant, for unit prices bid, in an amount not to exceed \$50,000. The contract includes a provision that would allow the City to renew the contract for up to three additional one-year terms. Invoices will be based on contract rates for materials and services actually received.
2. Reject the renewal option and purchase Demineralizer and Related Services for Power Plant on an as-needed basis.

MANAGER'S RECOMMENDED ACTION:

These materials and services are necessary to properly maintain and operate Power Plant equipment. This contract would establish rates for services and materials and provide for guaranteed availability, thereby setting in place known rates for service and controlling the Plant's costs. Funds will be expended only as work is required and in accordance with approved invoices.

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

COUNCIL ACTION FORM

SUBJECT: FACILITIES MAINTENANCE PROGRAM – OPTIONAL RENEWAL OF CONTRACT FOR CUSTODIAL SERVICES AT CITY HALL

BACKGROUND:

All cleaning and custodial services for City Hall are provided by a third party professional cleaning service. The tasks included in this service are all the routine daily cleaning tasks, carpet shampooing, vinyl and Terrazo floor maintenance, ceramic tile cleaning, plumbing fixture cleaning and sanitation, spot cleaning as needed, emptying trash receptacles, glass cleaning, window washing, litter collection, and an occasional emergency unplanned clean-up.

Reliable Maintenance Co. was the lowest bidder for the base bid amount and for hourly services over the five-year potential life of the contract. Council awarded a contract to Reliable Maintenance Co. for FY 2018/19 in the amount of \$52,028.44, with additional services billed at an hourly rate of \$16. The bid included four optional renewal periods, with rate increases of 0.0% for renewal for FY 2019/20 and FY 2020/21, and 0.1% increases each year for FY 2021/22 and FY 2022/23.

City Council approval is required to proceed with the first optional renewal period from July 1, 2019 through June 30, 2020.

Staff estimates an additional \$1,000 in emergency callback work is expected for the year, for a total contract amount of \$53,027.44. This amount is allocated to specific areas as follows:

City Hall and Police Dept:	\$40,282.44
Gym & Community Center:	\$ 5,993.00
Wellness/ Aerobics Room:	\$ 3,780.00
Auditorium:	\$ 2,972.00

The approved operating budget for FY 2019/20 includes \$72,745 for cleaning services, allocated among the various affected departments. The actual amounts charged to departments will be in accordance with the actual costs incurred.

City staff continues to monitor the performance of Reliable Maintenance Company and has provided specific feedback regarding areas where performance needs to be improved in the future. Should the Council approve a renewal with this contractor, performance monitoring will continue to be a focus for City staff. Staff believes the contractor has the ability to meet the expectations the City has established.

ALTERNATIVES:

1. Award a renewal of the contract for custodial services at Ames City Hall to Reliable Maintenance Company, Des Moines, IA., in the amount of \$53,027.44 for FY 2019/20. The contract amount includes the base bid plus \$1,000 for emergency callback and additional work as authorized at \$16.00/hour.
3. Do not renew the contract with Reliable Maintenance Company and direct staff to re-bid custodial services.

MANAGER'S RECOMMENDATION:

Reliable Maintenance Company has provided custodial services at City Hall for the current fiscal year. Although staff has identified areas where performance needs to improve, Reliable Maintenance Company is committed to meeting the expected results and is ready to provide these services. Staff will continue to monitor performance and ensure it meets the expectations established by the City.

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

COUNCIL ACTION FORM

**SUBJECT: FINAL COMPLETION OF THE WATER POLLUTION CONTROL FACILITY
LAUNDER COVERS PROJECT**

BACKGROUND:

On August 28, 2018, City Council awarded a contract to Minturn, Inc. in the amount of \$166,950 for the launder covers project at the Water Pollution Control Facility (WPCF). One change order was issued during the project in the amount of \$19,760, bringing the final contract amount to \$186,710.

All work under this contract was completed in accordance with the plans and specifications. A copy of the Engineer's Certificate of Completion is attached.

ALTERNATIVES:

1. Accept final completion of the WPC Launder Covers Project and authorize final payment, in accordance with the contract, to Minturn, Inc.
2. Do not accept completion of the WPC Launder Covers Project at this time.

MANAGER'S RECOMMENDED ACTION:

Work for the project has been completed in accordance with plans and specifications. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

Engineer's Statement of Completion

Project: WPCF Final Clarifier Launder Covers	Date of Contract: August 28, 2018
Owner: Ames Water and Pollution Control Department	Contract No.: 2019-004
Engineer: Ames Water and Pollution Control Department	Contractor: Minturn, Inc.

I hereby state that the **Water Pollution Control Facility (WPCF) Final Clarifier Launder Cover** project has been satisfactorily completed in general compliance with the terms, specifications, and stipulations of said contract.

The work was completed on March 15, 2019.

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



Neil Weiss, PE
Water and Pollution Control Department

Date 5/8/19

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 1921 AMES HIGH DRIVE

BACKGROUND:

The City's subdivision regulations found in Chapter 23 of the Ames Municipal Code include the process for creating or modifying property boundaries and for determining if any improvements are required in conjunction with the platting of property. The regulations also describe the process for combining existing platted lots or conveyance parcels in order to create a parcel for development purposes. A plat of survey is allowed by Section 23.309 for the consolidation of conveyance parcels and for boundary line adjustments.

This proposed plat of survey is for a boundary line adjustment of two existing parcels addressed as 1921 Ames High Drive to create one parcel. These parcels are currently occupied by Ames High School. The parcels are zoned Government/Airport District zoning (S-GA). The existing parcels have been in their current configuration since 1963. The proposed change results in one new parcel, labeled as Parcel H. The proposed new parcel is being created in coordination with construction of the new Ames High School. The consolidation of the two existing parcels must be done in order to create a legal lot for approval of the Minor Site Development Plan and other permitting purposes.

The parcels contain both floodway and floodway fringe near the southwest corner of the property in a natural wooded area. Easements across the property, including for trail access along the south property line, are maintained. No public improvements are necessitated with the plat of survey, street improvements and changes to driveways will occur with the construction of the high school

Approval of this plat of survey (Attachment B) will allow the applicant to prepare the official plat of survey and submit it to the Planning and Housing Director for review. The Director will sign the plat of survey confirming that it fully conforms to all conditions of approval. The prepared plat of survey may then be signed by the surveyor, who will submit it for recording in the office of the County Recorder.

ALTERNATIVES:

1. The City Council can adopt the resolution approving the proposed plat of survey.
2. The City Council can deny the proposed plat of survey if the City Council finds that the requirements for plats of survey as described in Section 23.309 have not been

satisfied.

3. The City Council can refer this back to staff and/or the owner for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

Staff has determined that the proposed plat of survey satisfies all Subdivision Code requirements for a boundary line adjustment of existing parcels and has made a preliminary decision of approval. There are no prescribed zoning standards for lots within S-GA zoning. The boundary line adjustment does not trigger infrastructure requirements unless there is a gap in completion of existing infrastructure, although changes will occur with construction of the high school

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby adopting the resolution approving the proposed plat of survey.

ADDENDUM

PLAT OF SURVEY FOR 1921 AMES HIGH DRIVE

Application for a proposed plat of survey has been submitted for:

- Conveyance parcel (per Section 23.307)
- Boundary line adjustment (per Section 23.309)
- Re-plat to correct error (per Section 23.310)
- Auditor's plat (per Code of Iowa Section 354.15)

The site is located at:

Owner: Ames Community School District
Existing Street Address: 1921 Ames High Drive
Assessor's Parcel #: 05-34-300-000 and 05-34-325-000

Legal Description:

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH OF THE EXISTING RIGHT-OF-WAY OF 20TH STREET, AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH OF THE EXISTING RIGHT-OF-WAY OF 20TH STREET AND WEST OF THE EXISTING RIGHT-OF-WAY OF RIDGEWOOD AVENUE, AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING WEST OF THE EXISTING RIGHT-OF-WAY OF RIDGEWOOD AVENUE, ALL BEING IN SECTION 34, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF AMES, STORY COUNTY, IOWA AND CONTAINING 70.05 ACRES (3,051,188 S.F.).

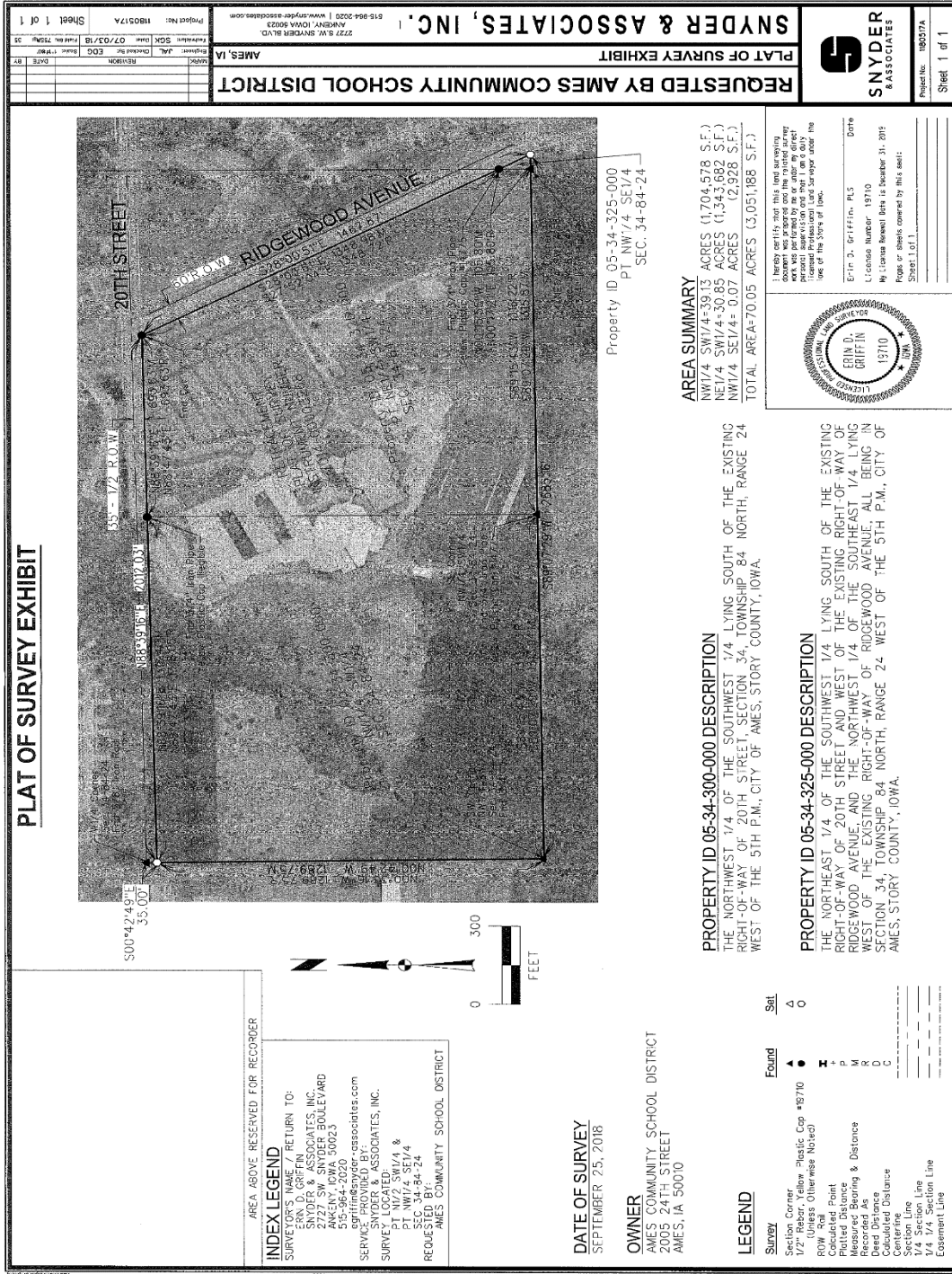
Public Improvements:

The preliminary decision of the Planning Director finds that approval requires all public improvements associated with and required for the proposed plat of survey be:

- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable. (no additional improvements required)

Note: The official plat of survey is not recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with the Ames City Clerk's office and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.

Attachment A- Existing Conditions



PLAT OF SURVEY EXHIBIT

Project No:	186307A
Client:	AMES, IA
Surveyor:	EDG
Date:	07/03/18
Scale:	AS SHOWN
Sheet:	1 of 1

SNYDER & ASSOCIATES, INC.
 2727 S.W. SNYDER BLVD.
 AMES, IOWA 50010
 515.864.2020 | www.snyder-associates.com

REQUESTED BY AMES COMMUNITY SCHOOL DISTRICT

PLAT OF SURVEY EXHIBIT

SNYDER & ASSOCIATES
 Project No: 186307A
 Sheet 1 of 1

I hereby certify that this land surveying work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Iowa.

Erin D. Griffin, PLS
 License Number 19110
 My License Renewal Date is December 31, 2019
 Name or initials covered by this sheet:
 Sheet 1 of 1



INDEX LEGEND

AREA ABOVE RESERVED FOR RECORDER

SURVEYOR'S NAME / RETURN TO:
 ERIN D. GRIFFIN
 SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BOULEVARD
 AMES, IOWA 50023
 515-864-2020
 www.snyder-associates.com

SURVEY PROVIDED BY:
 SNYDER & ASSOCIATES, INC.

SURVEY LOCATED AT:
 PT NW1/4 SE1/4
 SEC. 34-84-24
 AMES COMMUNITY SCHOOL DISTRICT



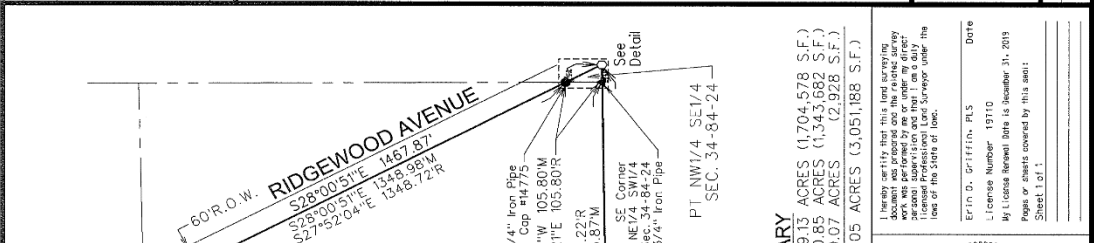
DATE OF SURVEY
 SEPTEMBER 25, 2018

OWNER
 AMES COMMUNITY SCHOOL DISTRICT
 2005 24TH STREET
 AMES, IA 50010

LEGEND

Found	Set
Section Corner (Metal: Co #18770)	Δ
1/2" (Unless Otherwise Noted)	○
ROW Road	—
Calculated Point	+
Measured Bearing & Distance	M R
Recorded As	D
Dead Distance	—
Centerline	—
Section Line	—
1/4 Section Line	—
Easement Line	—

Attachment B- Plat of Survey



INDEX LEGEND
 AREA ABOVE RESERVED FOR RECORDER
 SURVEY: SNYDER & ASSOCIATES, INC.
 SURVEYED BY: ERIN D. GRIFFIN
 DATE: SEPTEMBER 25, 2018

DATE OF SURVEY
 SEPTEMBER 25, 2018

OWNER
 AMES COMMUNITY SCHOOL DISTRICT
 2005 24TH STREET
 AMES, IA 50010

LEGEND
 Survey: Section Corner, 1/2" Rebar, Yellow Plastic Cap #1970
 ROW: Right-of-Way, Yellow Plastic Cap #1970
 Row: Road Point, Yellow Plastic Cap #1970
 Plat: Plotted Distance, Yellow Plastic Cap #1970
 Record: Measured Bearing & Distance, Yellow Plastic Cap #1970
 Contour: Contour Distance, Yellow Plastic Cap #1970
 Centering: Centering, Yellow Plastic Cap #1970
 Section Line: Section Line, Yellow Plastic Cap #1970
 1/4 Section Line: 1/4 Section Line, Yellow Plastic Cap #1970
 Easement Line: Easement Line, Yellow Plastic Cap #1970

PARCEL "H" DESCRIPTION
 THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH OF THE EXISTING RIGHT-OF-WAY OF 20TH STREET AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH OF THE EXISTING RIGHT-OF-WAY OF 20TH STREET AND WEST OF THE EXISTING RIGHT-OF-WAY OF RIDGEWOOD AVENUE AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING WEST OF THE EXISTING RIGHT-OF-WAY OF RIDGEWOOD AVENUE, ALL BEING IN SECTION 34, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF AMES, STORY COUNTY, IOWA AND CONTAINING 70.05 ACRES (3,051,188 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

FLOOD ZONE
 PARCEL LIES WITHIN THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FIRM PANEL 19169C0142E, EFFECTIVE FEBRUARY 20, 2008.

THE AMES CITY COUNCIL APPROVED THIS PLAT OF SURVEY ON SEPTEMBER 25, 2018, WITH RESOLUTION NUMBER 18-001, WHICH CERTIFIES THAT IT CONFORMS TO ALL CONDITIONS OF APPROVAL.

PLANNING & HOUSING DIRECTOR

RETRACEMENT
 PLAT OF SURVEY
 INSTRUMENT NUMBER
 2014-00004266
 PT. N.E.1/4 SW1/4
 SEC. 34-84-24

Yellow Plastic Cap #14775
 Yellow Plastic Cap #14775
 Yellow Plastic Cap #14775
 Yellow Plastic Cap #14775

Yellow Plastic Cap #14775
 Yellow Plastic Cap #14775

Yellow Plastic Cap #14775
 Yellow Plastic Cap #14775

AREA SUMMARY
 NW1/4 SW1/4=39.13 ACRES (1,704,578 S.F.)
 NE1/4 SW1/4=30.85 ACRES (1,343,682 S.F.)
 NW1/4 SE1/4= 0.07 ACRES (2,928 S.F.)
TOTAL AREA=70.05 ACRES (3,051,188 S.F.)

PLANNING & HOUSING DIRECTOR

PLAT OF SURVEY
 REQUESTED BY AMES COMMUNITY SCHOOL DISTRICT
 SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BOULEVARD
 AMES, IOWA 50003
 515-964-2020 | WWW.SNYDER-ASSOCIATES.COM

INDEX LEGEND
 AREA ABOVE RESERVED FOR RECORDER
 SURVEY: SNYDER & ASSOCIATES, INC.
 SURVEYED BY: ERIN D. GRIFFIN
 DATE: SEPTEMBER 25, 2018

DATE OF SURVEY
 SEPTEMBER 25, 2018

OWNER
 AMES COMMUNITY SCHOOL DISTRICT
 2005 24TH STREET
 AMES, IA 50010

LEGEND
 Survey: Section Corner, 1/2" Rebar, Yellow Plastic Cap #1970
 ROW: Right-of-Way, Yellow Plastic Cap #1970
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 Easement Line: Easement Line, Yellow Plastic Cap #1970

PARCEL "H" DESCRIPTION
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PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

FLOOD ZONE
 PARCEL LIES WITHIN THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FIRM PANEL 19169C0142E, EFFECTIVE FEBRUARY 20, 2008.

THE AMES CITY COUNCIL APPROVED THIS PLAT OF SURVEY ON SEPTEMBER 25, 2018, WITH RESOLUTION NUMBER 18-001, WHICH CERTIFIES THAT IT CONFORMS TO ALL CONDITIONS OF APPROVAL.

PLANNING & HOUSING DIRECTOR



Item #44

Smart Choice

Public Works Department

515 Clark Avenue, Ames, Iowa 50010
Phone 515-239-5160 ♦ Fax 515-239-5404

May 14, 2019

Honorable Mayor and Council Members
City of Ames
Ames, Iowa 50010

RE: Scenic Valley 3rd Addition Financial Security Reduction #1

Ladies and Gentlemen:

I hereby certify that the COSESCO (erosion control) and a portion of the public sidewalk required as a condition for approval of the final plat of **Scenic Valley 3rd Addition** have been completed in an acceptable manner by **various home-builders**. The above-mentioned improvements have been inspected by the Engineering Division of the Public Works Department of the City of Ames, Iowa, and found to meet City specifications and standards.

As a result of this certification, it is recommended that the financial security for public improvements on file with the City for this subdivision be reduced to **\$3,370.00**. The remaining work covered by this financial security includes installation of the remaining public sidewalk.

Sincerely,

A handwritten signature in blue ink that reads 'John C. Joiner'.

John C. Joiner, P.E.
Director

JJ/nw

cc: Finance, Planning & Housing, Subdivision file

Scenic Valley 3rd Addition
May 14, 2019
Page 2

Description	Unit	Quantity
PCC Sidewalk, 4"	SY	100



Public Works Department
515 Clark Avenue, Ames, Iowa 50010
Phone 515-239-5160 ♦ Fax 515-239-5404

Item #45

May 14, 2019

Honorable Mayor and Council Members
City of Ames
Ames, Iowa 50010

RE: Menards Subdivision Financial Security Reduction #1

Ladies and Gentlemen:

I hereby certify that portions of the water main, sanitary sewer, and public sidewalk required as a condition for approval of the final plat of **the Menards Subdivision** have been completed in an acceptable manner by **Keith Cooper & Sons Inc. and Iowa Concrete LLC**. The above-mentioned improvements have been inspected by the Engineering Division of the Public Works Department of the City of Ames, Iowa, and found to meet City specifications and standards.

As a result of this certification, it is recommended that the financial security for public improvements on file with the City for this subdivision be reduced to **\$530,239.00**. The remaining work covered by this financial security includes water main and sanitary sewer punch list items, sidewalk ramps, sanitary sewer pipe, and stormwater management.

Sincerely,

John C. Joiner, P.E.
Director

JJ/nw

cc: Finance, Planning & Housing, Subdivision file

Menards Subdivision

May 14, 2019

Page 2

Description	Unit	Quantity
Sanitary Sewer, Trenched, PVC, 8"	LF	848
Water Main, Valve, 6"	EA	1
Fire Hydrant Assembly	EA	2
Sanitary Manhole Adjustment, Major	EA	2
Sidewalk, PCC, 4"	SY	40
Pavement Removal and Replacement	SY	10
Stormwater Management	LS	1



Item #46

To: Mayor and City Council
From: Tasheik Kerr, Management Analyst
Date: May 10, 2019
Subject: Presentation by Jim Thompson regarding strategies for maintaining downtown buildings

At the February 2018 City Council Goal-Setting Session, the City Council directed staff to invite Jim Thompson from Main Street Iowa to present to the City Council at a regular meeting regarding what types of strategies are being utilized to maintain downtown buildings. Staff has invited Jim to present at the May 14 City Council Meeting. Jim has provided staff with the ten strategies below.

Tax Increment Financing TIF

TIF is a method to incite businesses to locate or expand operations in an area by directing the tax revenues generated within the TIF district for investment in the district. City Councils or Boards of Supervisors may use the property taxes resulting from the increase in taxable valuation caused by the construction or substantial rehabilitation of commercial facilities to provide economic development incentives within the district.

Urban Revitalization Area Plan

The Urban Revitalization Act, Chapter 404 of the Code of Iowa, is intended to encourage development, redevelopment, and revitalization within a designated area of a city by authorizing property tax development incentives to the private sector. Qualified real estate within a designated area may be eligible to receive a total or partial exemption from property taxes on improvements for a specified number of years, with the goal of providing communities with a long-term increase or stabilization in the local tax base by encouraging new construction which might not otherwise occur.

The revitalization area is:

- an area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa
- an area which is appropriate for public improvements related to housing and residential development, or construction of housing and residential development.

The need for economic development and the promotion of housing and residential development in the Revitalization Area is necessary in the interest of the public welfare of the residents of the city and the Revitalization Area substantially meets the criteria set forth in Section 404.1 of the Act.

Community Catalyst Building Remediation Program

<https://www.iowaeconomicdevelopment.com/Community/Catalyst>

Helping grow stronger communities and vibrant downtown areas. The Community Catalyst Building Remediation Program assists communities with the redevelopment, rehabilitation or deconstruction of buildings to stimulate economic growth or reinvestment in the community.

- Maximum grant: \$100,000 (Funding based on annual availability)
- 40% of funds will be awarded to cities with populations under 1,500
- Funds available for the rehabilitation of one commercial building per community or two buildings with same ownership that are adjacent
- Deconstruction is allowed in dire situations or for safety reasons
- City must be the applicant and provide financial and/or in-kind resources

CDBG Downtown Revitalization Projects

<http://www.iowaeconomicdevelopment.com/CDBG/DowntownFund>

Projects funded through this program must have long-lasting benefits for the downtown area that contribute toward a comprehensive downtown revitalization effort. The projects must take place in the downtown or historic commercial center of the community and are meant to support and demonstrate innovation. Projects must take place in communities with a population of less than 50,000 people. All funded projects must meet the CDBG national objective to prevent or eliminate slum or blight. Projects shall also follow applicable HUD requirements such as environmental reviews, historical property reviews, Davis-Bacon wage requirements, and

public participation requirements. All projects shall agree to follow the Iowa Green Streets Criteria. Projects funded from the downtown revitalization fund must be part of a comprehensive downtown revitalization effort. Applicants may apply for up to \$500,000.

Main Street Iowa Challenge Grants

(<https://www.iowaeconomicdevelopment.com/MainStreetIowa>)

Historic Tax Credits <https://iowaculture.gov/history/preservation/tax-incentives>

The State Historic Preservation Office (SHPO) of the State Historical Society of Iowa administers the State Historic Preservation Tax Incentive Program, and participates in the certification process for the Federal Historic Preservation Tax Incentives and county Historic Property Tax Exemption programs. The entire rehabilitation project must meet the Secretary of the Interior's Standards when utilizing historic tax credits.

Federal Historic Preservation Tax Incentives Program

20% of qualified rehabilitation costs

Description: 20% of qualified rehabilitation costs are available as a credit against federal income taxes on income-producing historic properties. Rehabilitation work on historic properties must be "substantial" (an IRS test) and meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Applications and photos must be reviewed by the SHPO and be approved by the National Park Service.

Eligibility Requirements: Properties must be listed on the National Register or be evaluated as National Register eligible and then listed within 30 months after claiming the credit on IRS tax forms. (A 10% tax credit is also available for non-historic, non-residential, income-producing properties built before 1936. These properties can neither be listed on the National Register nor be a contributing resource in a National Register-listed historic district.)

Statewide Historic Projects

Description: 25% of qualified rehabilitation costs are available as a credit against the owner(s) state income taxes. Properties do not need to be

income-producing. The SHPO cannot reserve credits for more than three years into the future. For a residential property or barn constructed before 1937, the cost of a qualified rehabilitation project must exceed either \$25,000 or 25% of the assessed value (less the land value) - whichever is less. For commercial properties, the rehabilitation project must exceed 50% of the assessed value of the property (less the land value) before rehabilitation. If there is no assessed value the insured value can be used. Rehabilitation work must meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Eligibility Requirements: Properties must be listed on or eligible for listing on the National Register of Historic Places or barns constructed before 1937 or barns that are eligible or listed on the National Register of Historic Places.

ADA Federal Tax Credit (<http://www.ada.gov/taxcred.htm>)

This federal tax credit was created to help small businesses cover ADA-related eligible access expenditures. A business that for the previous tax year had either revenues of \$1,000,000 or less or 30 or fewer full-time workers may take advantage of this credit. This federal tax credit can cover 50% of the eligible access expenditures in a year up to \$10,250 (maximum credit of \$5000). In addition the tax deduction is available to all businesses with a maximum deduction of \$15,000 per year for the other costs the credit doesn't cover. The tax deduction can be claimed for expenses incurred in barrier removal and alterations.

Targeted Small Business Program

(<http://www.iowaeconomicdevelopment.com/Entrepreneurial/TSB>)

The Targeted Small Business (TSB) Program of Iowa is designed to help women, minorities and the disabled overcome some of the major hurdles to starting or growing a small business in Iowa. The TSB program makes microloans available to qualified Iowa small business owners.

To become certified, a business must:

- be located in Iowa
- operate for a profit
- have less than \$4 million in annual gross income, computed as an average of the preceding three fiscal years.
- be majority-owned (51 percent or more), operated and managed by a female, minority group member or a person with a disability.

REQUEST FOR CORNBRED SIGN ON THE FORMER DEPOT BUILDING

May 14, 2019

BACKGROUND:

City Council received a letter from Brian Torresi requesting City Council consideration of staff's application of development agreement language to the denial of request for new sign on the roof of the Depot building. City Council referred this letter to staff at its April 16th meeting.

The City of Ames and the current owner of the property at 500 Main Street have an agreement for use of parking on the site and preserving certain design qualities of the property. The current agreement is a restated agreement approved on November 14, 2017, replacing the original development agreement and amendments that preceded the restated agreement. **Of interest at this time is the language regarding alterations and additions to the Depot building on the site as it relates to a proposed sign for the new Cornbred barbeque restaurant.**

Section 3 of the Agreement reads as follows (emphasis added):

*3. DESIGN QUALITIES. Owner agrees that the former railroad depot building on the Property (the "Depot"), as it exists as of the Effective Date, shall be preserved and reused. **Alterations or additions to the Depot shall be compatible with the exterior historic qualities thereof.** To preserve the view of the Depot from Main Street, Owner hereby agrees that Owner shall not construct any structure (excluding light poles, landscaping, traffic signage, directional signage, parking signage, project signage, and banner poles) more than thirty-six (36) inches in height in the area that lies twenty-five (25) feet on either side of a line perpendicular to the center of the Depot extended North to the South line of Main Street, without the prior approval of the City. Commercial buildings existing on the Property as of the Effective Date shall maintain a functional entrance or exit to an abutting public street for each tenant space, except that tenant spaces solely facing the Parking Area 4 are exempt from this standard. The entrance at the corner of Main Street and Clark Avenue shall remain as a functional entrance for the public.*

The proposed sign would replace an existing sign panel on the roof above the entrance to the restaurant. The sign panel is the only existing sign on the roof of the building and is located slightly above the eave of the roof. The proposed sign would replace the sign panel with individually illuminated letters that are greater in height than the current sign panel by approximately 18-24 inches. Graphics of the signage are attached. **The Planning and Housing Director informed the applicant that the proposed sign was not compatible with the historic qualities of the Depot due to the style of the sign and the increased height of the sign as it is proposed on the roof of the building. The roof slope and materials are an important elements of the historic aesthetic quality of the building. Staff recommended sizing the sign to be no greater in height than that of the current sign support assembly for the panel sign, regardless of the style of the signage.**

The applicant disagrees with the interpretation of the Planning and Housing Director and is requesting that the City Council determine that their suggested sign is compatible with the historic qualities of the Depot. If City Council concurs with their request, staff will proceed with issuing sign permit.

Proposed Signage with Individual Letters



Existing Sign Panel



COUNCIL ACTION FORM

SUBJECT: **DOWNTOWN FACADE GRANTS**

BACKGROUND:

The Downtown Façade Grant Program was introduced in 2000 to facilitate private improvements to downtown retail and other commercial storefronts. The City Council annually budgets \$50,000 as matching grants for eligible projects. This program is available to property owners within the area generally described as from 6th Street to the railroad tracks, from Duff Avenue to Northwestern Avenue, and along Kellogg Avenue to Lincoln Way (Attachment 1).

The program allows for up to \$15,000 of dollar-for-dollar matching funds per front façade and up to \$1,000 for additional architectural services. The program requires compliance with specified Design Guidelines that can be found on the Planning Division website at this [link](#). The Program requirements include a prerequisite of a ground floor use of office or retail trade. Additionally, grant eligibility includes a requirement for proposed improvements to retain the historic façade or for the removal of non-compliant elements consistent with the guidelines. The program does not allow for maintenance activities or replacement of compliant elements with new in-kind elements as eligible activities on their own. Proposed improvements are intended to have a significant positive visual impact on the building and the district overall. If grant requests exceed the available funding, the program criteria include preferences for façades that have not received previous funding, for front façades. Attachment 2 provides an overview of the intent and process for the façade grant program.

The program is designed to operate with two application cycles. The first cycle is typically in the summer and if they are remaining funds after awards in the first round then a second application round occurs in the winter. The summer grant round is intended to provide funding for new projects with one grant per building. The second round is intended to fund new projects and potentially second facades for properties that have already received a grant. This year only one application cycle was offered due to staffing changes. This application cycle was opened up in the winter.

GRANT APPLICATIONS RECEIVED:

The City solicited applications for this round in February 2019 and received requests involving four properties. The total requested grant funding is approximately \$54,500. Approximately \$59,962 are available for award within the current FY18/19.

Two grant requests are for adjacent properties at 210 and 212 Main Street, the Frame Shop and London Underground, respectively. These two properties have separate

ownership. The proposed improvements on each building will need to occur simultaneously in order to maintain the structural integrity of the shared party wall between the two properties. An explanation of this need has been provided in the applications for each property. City Council should take into consideration that both façade grants should be approved at the same time in order for the work to be completed on both properties. The property owners are working together on an agreement between themselves regarding joint renovations of the facades.

The third grant application is for the property at 300 Main Street. This property is a two-story building that previously received a façade grant in 2016 for work on the façade east (Kellogg Avenue).

The fourth application is for the second story of 236 Main Street. Gilger Design is proposing to return three second-story window openings to their original size.

Project summaries, a location map, and project design illustrations are attached.

<u>Address</u>	<u>Business or Building Name</u>	<u>Amount Requested</u>	<u>Total Project</u>
210 Main	The Frame Shop Design Fees	\$15,000 \$ 1,000	\$78,000+
212 Main	London Underground Design Fees	\$15,000 \$ 1,000	\$125,000+
236 Main	Gilger Designs Design Fees	\$ 7,000 \$ 500	\$14,000
300 Main	Mel’s Sweet Occasions & More	\$15,000	\$31,826
		\$54,500	\$248,826+

210 Main Street

Keith Vandepol owner of 200 Main Street. Currently, the business that operates at this address is The Frame Shop on the main floor. The owner is renovating the ground floor of the building, and is seeking a grant for the replace windows to their original size, addition of transom area above door to match historic design, and enlarge the display window size, among other exterior material changes. The building was constructed in 1898 and has had significant renovations over the years. The proposed design would bring the store front more in line with its original historic design. No work is being proposed at this time to the second story

The project includes keeping the entrance recessed as is consistent with the original design. The canopy will be removed and windows will be enlarged, along with lowering the kick plate area to more closely reflect the original storefront display area.

The total estimated cost for 210 Main Street ranges from \$78,000 to \$108,000. The project would be eligible for the maximum funding of \$16,000, which consists of \$15,000 of façade work and \$1,000 in design fees. The applicant will need to provide cost breakdowns to ensure only eligible activities are funded with the façade grant.

Although more exterior work is proposed on the façade, the work noted in the table below, staff believes, is eligible for the façade grant as they are removing non-compliant items and replacing with compliant items or are installing a compliant element where none now exists. The estimated cost of the exterior work on the facades exceeds \$78,000, as listed in the attachment.

Glazing & Openings		\$13,000-\$20,750
Masonry		\$8,000-\$15,000*
Thermal Protection (siding, trim and insulation)		\$1,500-\$4,000
Design Fees		\$1,000
Total Project Cost		\$78,000-\$108,000

*Costs shared between 210 & 212 Main Street.

212 Main Street

212 Main Street is owned by Jess Clyde and is presently occupied by London Underground. This building was constructed in 1882. The applicant points out that this is one of the last remaining buildings on Main Street with the original historic brick detailing still intact. The proposed project consists of renovating the entire façade.

It should be noted that the owner, in conjunction with Main Street Cultural District, received a \$75,000 Iowa Economic Development Authority Challenge grant from the Iowa Economic Development Authority. This is a dollar for dollar matching grant program that is administered through the Main Street Iowa program.

The project at 212 Main Street consists of demolishing non-originals materials of the lower lever façade and return it to its originals dimensions. This included increasing the size of display windows, add a transom area above the door, and replace the kick plate at location that more closely reflects the original design.

The total estimated cost for 212 Main Street ranges from \$125,000 to \$160,000. The project would be eligible for the maximum funding of \$16,000, which consists of \$15,000 of façade work and \$1,000 in design fees. The applicant will need to provide cost breakdowns to ensure only eligible activities are funded with the façade grant.

Although more exterior work is proposed on the façade, the work noted in the table below, staff believes, is eligible for the façade grant as they are removing non-compliant items

and replacing with compliant items or are installing a compliant element where none now exists. The estimated cost of the exterior work on the facades exceeds \$125,000, as listed in the attachment.

Glazing & Openings		\$13,000-\$20,750
Masonry		\$35,000-\$45,000
Thermal Protection (siding, trim and insulation)		\$1,500-\$4,000
Design Fees		\$1000
Total Project Cost		\$125,000-\$160,000

300 Main Street

The grant application for the project at 300 Main Street consists of the removal and replacement of three windows on the second story on the north façade (Kellogg Avenue). Also, the removal of the awnings and wood panels above the transom on both sides (east and north facades) of the storefront and replace with windows as found in historic photos of the buildings.

This property did receive a façade grant in 2016 for the east façade (Kellogg Avenue). This included replacement of all the windows on the first and second floors along Kellogg.

The windows proposed on the second floor will be “one over one,” to match the windows that were recently installed on the east façade and approved as part of the design approved for the façade grant.

It should be noted that the original façade of the building looked much different than it does today. When built in 1904. The northeast corner of the building was chamfered, cutting the corners about 4 feet in each direction. Since then, the front display windows were opened up and cast concrete features were added at the time the corner of the building was reconstructed to its current right-angle shape. The project does not intend to reconstruct that historic design but, rather, to update the windows while retaining their historic look and returning the façade more to its original appearance.

The total estimated cost for 300 Main Street ranges is \$31,826. It appears that the grant would cover most expenses listed in in the estimate included with the grant applications. The project would be eligible for the maximum funding of \$15,000. The applicant will need to provide cost breakdowns to ensure only eligible activities are funded with the façade grant.

236 Main Street

The grant application for the second story of the storefront, Gilger Designs. The project proposes to replace three windows on the upper story. The replacement windows would be double hung windows similar to what was part of the original design and enlarge the area to match the original window frame that had been filled in at some point.

The total estimated cost for 236 Main Street ranges from \$11,000 - \$14,000. The project would not be eligible for a full \$15,000 grant due to the 1:1 expenditure requirement up to the maximum value. If a grant is awarded, the maximum value cannot exceed \$7,000. The applicant will need to provide cost breakdowns to ensure only eligible activities are funded with the façade grant.

Historically, second story only projects have not been recommended for approval of façade grant money when it is a stand-alone project. There are two examples of secondary projects that followed ground level improvements with 2nd story improvements, the Café Diem and Lechner buildings are examples. This type of project with minimal visual impact and its location on the second story has been considered a low priority in prior funding cycles. However, there are available funds to award the grant at this time.

SCORING COMMITTEE:

A scoring committee was convened to review the applications due to the initial amount of grant requests exceeding \$50,000. The scoring committee consisted of city staff, an architect, and the Director of Downtown Ames. The committee evaluated the grant applications based on the City Council adopted 2011 scoring criteria and guidelines (Attachment 3). The scoring committee agreed that 210 and 212 Main Street deserved full funding due to their compliance with the required design guidelines, the overall impact it will have on the longevity of the buildings structurally, and the visual impact to Main Street.

The scoring committee's evaluation of 300 Main Street recognized the removal of nonconforming features at the ground level on two facades did meet the guidelines for improvements to the storefront and greater consistency with its historical appearance. The changes overall would have only a moderate level of visual impact.

The final project is work on second-story windows at 236 Main Street. The scope of the project does not include ground level improvements, but does remove noncompliant elements on the second story. The visual impact of these improvements would not be significant. The committee viewed this request as the lowest priority of the applications.

ALTERNATIVES:

1. The City Council can approve Downtown Façade Improvement Grants totaling up to \$54,000 for:
 - a. 210 Main Street in the amount of the estimated eligible costs up to \$16,000 for the Main Street façade in conjunction with structural work for 212 Main Street.
 - b. 212 Main Street in the amount of the estimated eligible costs up to \$16,000 for the Main Street façade in conjunction with structural work for 210 Main Street.
 - c. 300 Main Street in the amount of estimated eligible costs up to \$15,000.
 - d. 236 Main Street in the amount of estimated eligible costs up to the remaining amount of funds available, approximately \$7,000.

2. The City Council can approve Downtown Façade Improvement Grants totaling up to \$47,000 for:
 - a. 210 Main Street in the amount of the estimated eligible costs up to \$16,000 for the Main Street façade in conjunction with structural work for 212 Main Street.
 - b. 212 Main Street in the amount of the estimated eligible costs up to \$16,000 for the Main Street façade in conjunction with structural work for 210 Main Street.
 - c. 300 Main Street in the amount of estimated eligible costs up to \$15,000.
 - d. No award for 236 Main Street as a second story only project.
3. The City Council can determine that some or all of the proposed grants requests are not compliant with Downtown Façade Improvement Grants program goals and objectives and make different grant awards.
4. The City Council can refer this request to staff or the applicants for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

This fiscal year 2018-19, permitted only one round of grant solicitations in the winter rather than the planned two rounds. This round resulted in four requests for four buildings. All four requests include Main Street facades. The total requested amounts is a maximum of \$54,000, whereas the City estimates there is \$59,962 available in this current fiscal year.

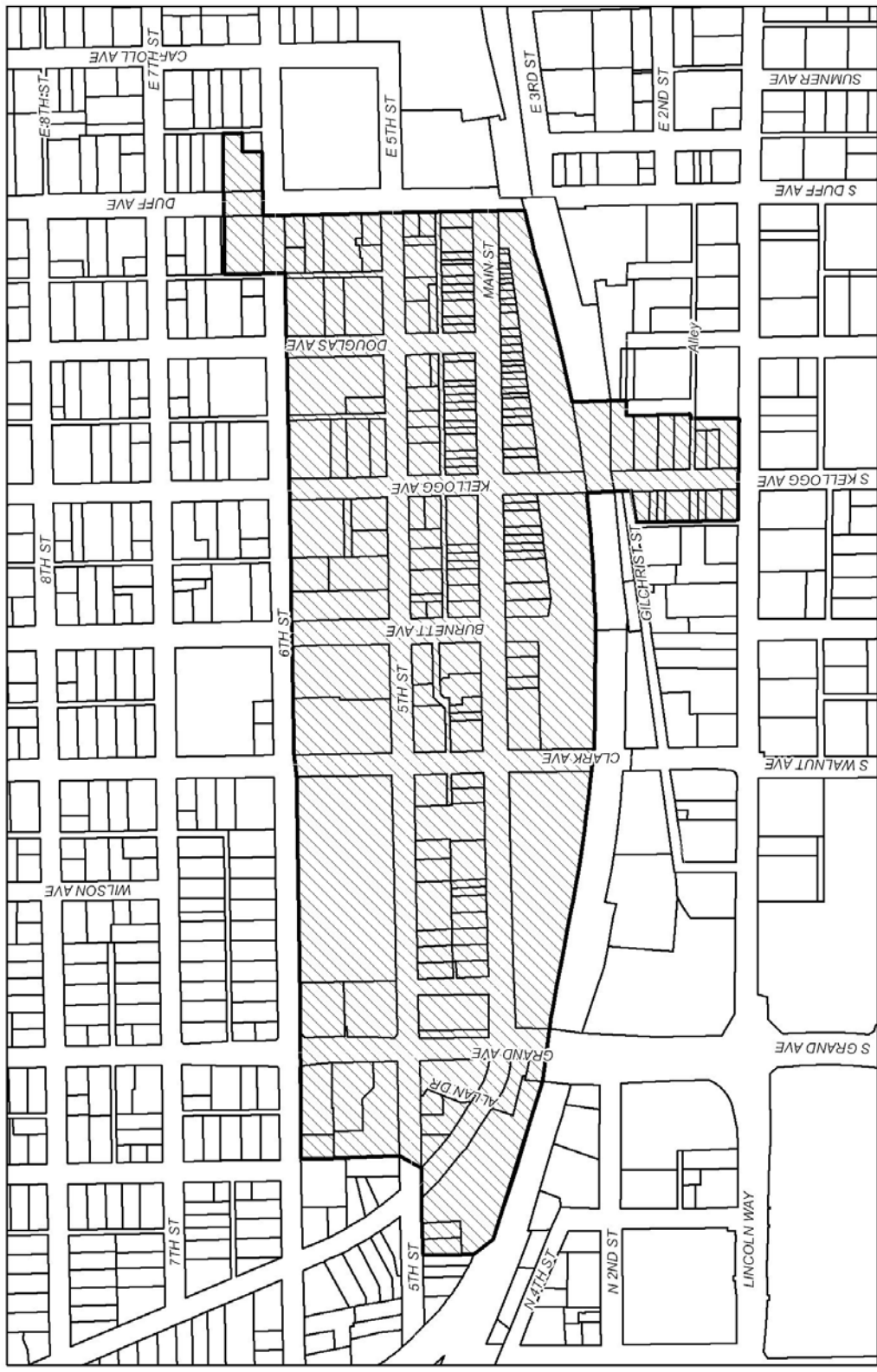
City staff has determined that the four proposed Downtown Façade Improvement projects for the buildings at 210 Main Street, 212 Main Street, 300 Main Street and 236 Main Street all comply with design requirements of the program, but with vary levels of significance and visual impact. The most significant project is the 210 and 212 project requests as they must be done together for structural consistency between the two buildings. The other two projects remove noncompliant features and replace windows.

The Façade Program funding has enough funds to match the requested amounts. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, thereby approving Downtown Façade Improvement Grants for the four projects as noted above.

In the event that City Council does not find that all four projects achieve the both the technical requirements and the goals and objectives of the program due to visual significance, those funds that are not awarded would be rolled over to the next fiscal year for award to future projects.

Attachment 1: Eligibility Map

Downtown Facade Grant Area



Prepared June 16, 2011
By the City of Ames Planning Division

Legend

-  Downtown Facade Grant Area

Attachment 2: Downtown Façade Grant Review

Requirements for all Façade Grants

- The building must be located downtown within boundaries established by City Council.
- The ground floor must be Office Uses or Trade Uses as defined by the Ames zoning ordinance.
- The façade design must comply with Downtown Design Guidelines.
- Improvements to historic facades shall include replacing non-compliant elements with compliant elements.
- Residential structures and buildings owned by the government, churches and other religious institutions are not eligible.
- No façade grant shall exceed \$15,000.

Program Logistics

The following process for review of applications for façade grants provides time to inform all potential applicants of the opportunity, to work with applicants, applicants to prepare submittals and for staff to review applications and report to City Council. Two grant periods will be planned for each fiscal year.

First Grant Period

For this first grant period, preference for grant awards will be given to:

- facades that have not received any previous grant funding
- front facades

Action Steps:

- Staff will inform all property and business owners of grant availability, process, and deadlines.
- Staff will work with applicants to define the project, ensure that it meets the guidelines, and assure that it is feasible and can be completed within the time frame.
- Applications will be accepted in May and June.
- Staff will review and score applications and report to City Council in July or August for awarding grants.
- Projects may then start in the fall and be potentially completed before the holiday shopping season.

Second Grant Period

If the entire budget is not committed in the first grant period in each year, a second grant period will begin in October for projects to be implemented the following spring. While facades on Main Street and facades for which no previous grants have been awarded will still receive first preference in this second grant period, all downtown grant requests will be considered and potentially approved if funds remain after all first-preference proposals are awarded.

Conditions of Grant Approval

- Grant projects must be completed within one year from award of grant.
- Any required building code and/or safety improvements to a structure must be completed before grant work proceeds or before grant funds are paid.

Attachment 3: Scoring Criteria

For each category, the following criteria shall be used to award points:

VISUAL IMPACT

Maximum Score 30 Points

- Improvements apply to more than one story on one facade
- Improvements apply to more than one 25-foot wide bay on one facade
- Improvements will create more visual significance because:
 - key, highly visual elements of the building are being improved
 - the building is prominently visible due to its location (E.g., it serves as a focal point from a street, is at a prominent intersection, or is larger than other buildings around it)

FINANCIAL IMPACT

Maximum Score 30 Points

- Matching funds exceed the minimum dollar-for-dollar match
- The project includes improvements being made to
 - ensure public safety,
 - establish or preserve the building's structural integrity
 - resist water and moisture penetration
 - correct other serious safety issues
- The façade project is part of a larger project that improves other exterior or interior parts of the building
- The project helps to make use of space that has been unoccupied or used only for storage

EXTENT OF IMPROVEMENTS

Maximum Score 20 Points

The number points granted in this category shall be based upon the number of elements from the Downtown Design Guidelines being improved. More improved elements deserve more points.

HISTORIC FACADES (such as Café Diem):

- Display windows
- Transoms
- Masonry (includes removing cover-up)
- Upper floor windows
- Parapet and cornices
- Awnings and canopies
- Entrance
- Kickplate

OTHER FACADES: (such as Wheatsfield)

- Quality materials
- Façade modulation
- Fenestration
- Roof
- Awnings
- Building entrances

HISTORIC DESIGN

Maximum Score 20 Points

- Project includes historically appropriate materials and restoration techniques
- Project goes beyond basic rehabilitation and re-establishes a more historically accurate appearance than other projects

RECEIVED

FG-000617

Application Form Last Updated: December 19, 2017

FEB 22 2019

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

Downtown Façade Grant

Application Form

1. **Project Address:** 210 Main Street

2. **Property Owner:** Keith Vandepol

Business: The Frame Shop

Address: 1224 LINCOLN RD, MISSOULA, MT, 59802
(Street) (City) (State) (Zip)

(515) 520-1081 kgvandepol@gmail.com
(Phone Number) (Fax Number) (E-Mail Address)

3. **Applicant:** Same as above

Business: _____

Address: _____
(Street) (City) (State) (Zip)

(Phone Number) (Fax Number) (E-Mail Address)

4. **Designer:** Art Baumgartner AIA

Business: HAILA Architecture | Structure | Planning Ltd.

Address: 413 Kellogg Avenue, Ames, IA, 50010
(Street) (City) (State) (Zip)

(515) 292-0007 abaumgartner@haila-asp.com
(Phone Number) (Fax Number) (E-Mail Address)

I certify that to the best of my knowledge I have submitted all the required information to apply for approval of the Downtown Façade Grant and that the information is correct.

I have read and agree to abide by the "Eligibility, Terms, and Conditions" of the Downtown Façade Grant.

I have contacted the Building Official and have included in this project all work to correct code defects.

Signed by: Keith Vandepol Date: 2/22/19
Applicant

Keith Vandepol
Print Name

Downtown Façade Grant

Checklist

Please provide the following information with your application:

- Drawings or image edits** illustrating the design of proposed improvements, including:
 - A minimum of one exterior elevation of the front facade and any other areas needed to convey the complete design proposed. (Clearly show dimensions and detail of all proposed architectural features. Enlargements of individual features are recommended.)
 - Labels identifying existing and proposed architectural features
 - Labels identifying existing and proposed types of materials
 - Overall dimensions of the front façade and dimensions of the individual components that are to be modified.
 - Location, type, materials, lighting, and dimensions of any proposed signs
 - Property address
 - Date of preparation
- Written statement** that includes the following:
 - A description of the proposed project. Please specify which set of the *Downtown Design Guidelines*, historic facades, or other facades, applies to your project and explain how your proposal for changes meets each of the design guidelines.
 - A brief description or any information relating to the history of the building and/or to the historic design of the front façade.
 - A description of the types of materials that exist on the front façade of the building. Any available information about which materials have been added to the front façade since its original construction and the approximate dates (if known) that the materials were installed.
- Written permission from the property owner** by signature on the application form for the specific improvements to be financed with the *Downtown Façade Grant*, if the applicant is a tenant of the building and not the owner of the property.
- Project budget** that includes cost estimates prepared by an architect, engineer, or contractor, including any fees of a design professional.
- Color photograph (4"x 6" minimum size)** clearly showing the existing condition of the street facing façades of the building at the time the application is submitted to the City for consideration.
- Additional images or information** requested by the City.

Written Statement

The proposed project is to completely renovate the lower level storefront at 210 Main Street, known as The Frame Shop. The need to renovate arises from structural issues at the brick party wall between this property and 212 Main, known as London Underground. In short, a vertical crack has developed at the far north end of the party wall, causing the wall to bow outwards as the primary steel beam across the front of both 210 and 212 rotates outwards. Major structural repairs are necessary to the party wall to prevent further migration and stabilization of the wall. Such extensive repairs will require temporary shoring of both primary structural beams across the front of 210 and 212 Main Street and subsequently both lower level facades need to be completely removed and replaced for the structural repairs to be undertaken.

The property owners of both properties have begun formulating an official agreement on a joint renovation of both facades under single construction contract, however for the purposes of this grant application, the applicant(s) are submitting for grant funding for each property individually.

210 Main Street

The building at 210 Main Street was originally built in 1898. The front facade has undergone significant renovations including complete reworking of the upper story brick openings and detailing. The date of renovations is not known. The lower level masonry openings have remained mostly intact, however, the large original storefront windows have long since been removed and infilled with smaller windows and infilled with wood framing and T1-11 wood siding. Additionally a metal framed fabric canopy has been added to the lower level storefront.

The new construction proposes to demolish all of the non-original materials of the lower level facade and "open up" the facade similar to its original dimensions. The new construction adheres to the following *Downtown Design Guidelines*:

1. The size of the display windows will be increased and configured to more closely reflect the original historic design
2. The entrance, which is currently recessed, will remain recessed.
3. A transom area will be added above the entrance door, which reflects the original historic design.
4. The kickplate bulkhead sill will be lowered to more closely reflect the original historic design and enlarge the display window size. The existing T1-11 wood siding will be replaced with a coffered "wood look" cement board siding and trim, which is more durable and rot resistant than the original wood design, but achieves a similar aesthetic result

Project Budget

Item	Cost	Notes
General Conditions	\$2,900-3,650	Permits, bonds, insurance
Demolition	\$3,000-\$5,000	
Concrete	*\$6,000- \$12,000	Suspected foundation issues causing cracking
Masonry	*\$8,000- \$15,000	Party Wall Restoration
Rough Carpentry	\$2,000-\$3,000	
Thermal Protection	\$1,500-\$4,000	Exterior cement siding & trim materials, insulation
Glazing & Openings	\$13,000- \$20,750	Aluminum storefront windows, new entrance door
Finishes	\$1,000-\$3,500	Interior finish work where existing removed
Lighting	\$1,500-\$2,000	Pendant lighting fixture & display window lighting
Signage	\$500	Vinyl graphics
Subtotal	\$39,400- \$69,400	
GC Profit & Overhead	\$7,750	
Construction Change Contingency	\$5,000	
Estimate Contingency	\$14,000	
Design Fees & Reimb. Expenses	\$12,000	
Total	\$78K-\$108K	

*Cost shared between 210 & 212 Main Street. Cost shown is amount anticipated for this property only.

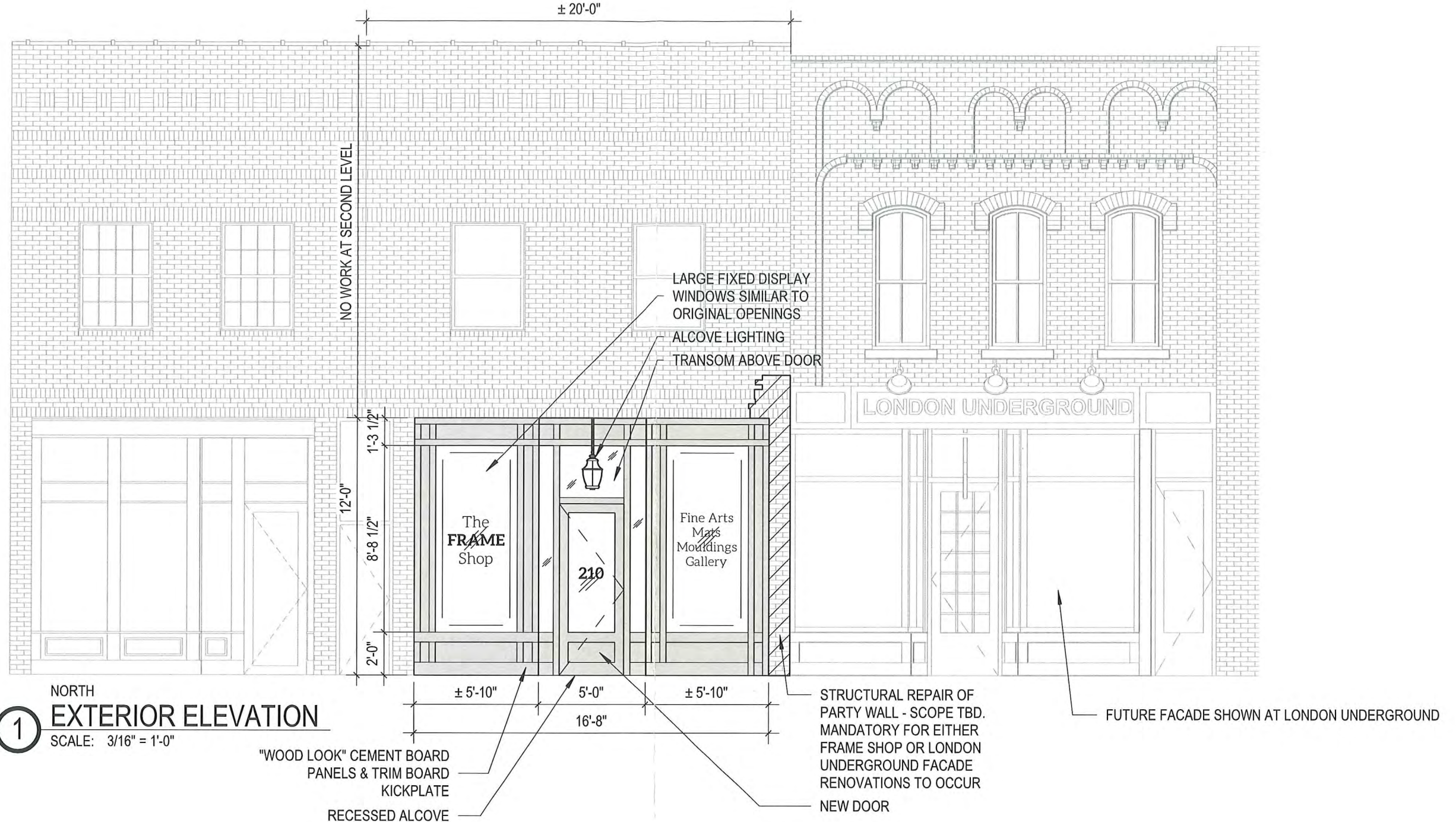
210 Main Street Facade Study

Demolish all non-original elements of the existing lower level facade. Storefront windows are smaller than historically used and infilled with T1-11 painted wood paneling. Fabric canopy is non-original as well



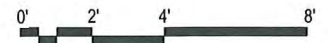
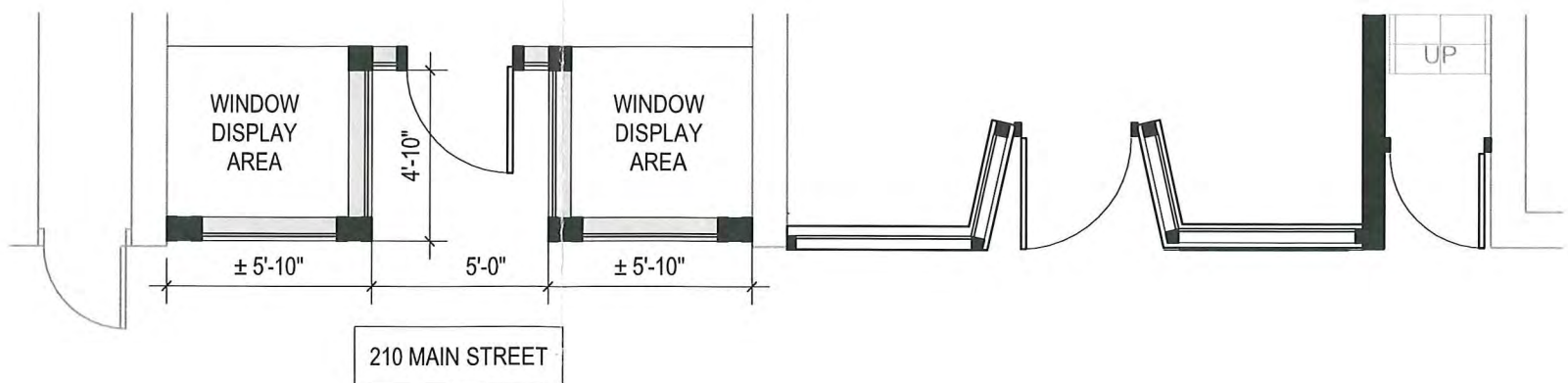
Historic photographs illustrating the large glazed storefront of the original building with coffered wood kickplate, which was infilled later with smaller windows and wood siding.

The original brickwork and upper story windows were completely renovated sometime in the past 2-3 decades as well.



1 NORTH
EXTERIOR ELEVATION
 SCALE: 3/16" = 1'-0"

2
FLOOR PLAN
 SCALE: 3/16" = 1'-0"





BRICK AT PARTY WALL BETWEEN FRAME SHOP AND LONDON UNDERGROUND IN NEED OF STRUCTURAL REPAIRS. SCOPE TO BE DETERMINED. DEMOLITION AND REPLACEMENT OF FACADE NECESSARY FOR STRUCTURAL REPAIRS TO OCCUR.

DEMOLISH FABRIC CANOPY AND METAL FRAMING

DEMOLISH T-1-11 WOOD SIDING AND FRAMING

DEMOLISH EXISTING WINDOWS

DEMOLISH EXISTING DOOR & ALCOVE FRAMING

1 EXISTING FACADE & DEMOLITION NOTES

RECEIVED

FEB 22 2019

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

FG-000618

Downtown Façade Grant

Application Form

1. **Project Address:** 212 Main Street

2. **Property Owner:** Jess Clyde

Business: London Underground

Address: 212 Main Street, Ames, Iowa, 50010
(Street) (City) (State) (Zip)

(515) 460-1019 jaclde77@gmail.com
(Phone Number) (Fax Number) (E-Mail Address)

3. **Applicant:** Same as above

Business: _____

Address: _____
(Street) (City) (State) (Zip)

(Phone Number) (Fax Number) (E-Mail Address)

4. **Designer:** Art Baumgartner AIA

Business: HAILA Architecture | Structure | Planning Ltd.

Address: 413 Kellogg Avenue, Ames, IA, 50010
(Street) (City) (State) (Zip)

(515) 292-0007 abaumgartner@haila-asp.com
(Phone Number) (Fax Number) (E-Mail Address)

I certify that to the best of my knowledge I have submitted all the required information to apply for approval of the Downtown Façade Grant and that the information is correct.

I have read and agree to abide by the "Eligibility, Terms, and Conditions" of the Downtown Façade Grant.

I have contacted the Building Official and have included in this project all work to correct code defects.

Signed by: Jess Clyde Date: 02/22/19
Applicant

Jess Clyde
Print Name

Written Statement

The proposed project is to completely renovate the entire facade at 212 Main Street, known as London Underground. The need to renovate arises from the need to stabilize the deteriorating historic brick detailing as well as repair structural issues at the brick party wall between this property and 210 Main, known as The Frame Shop. In short, a vertical crack has developed at the far north end of the party wall, causing the wall to bow outwards as the primary steel beam across the front of both 210 and 212 rotates outwards. Major structural repairs are necessary to the party wall to prevent further migration and stabilization of the wall. Such extensive repairs will require temporary shoring of both primary structural beams across the front of 210 and 212 Main Street and subsequently both lower level facades need to be completely removed and replaced for the structural repairs to be undertaken.

The property owners of both properties have begun formulating an official agreement on a joint renovation of both facades under single construction contract, however for the purposes of this grant application, the applicant(s) are submitting for grant funding for each property individually.

212 Main Street

The building at 212 Main Street was originally built in 1882. The front facade is one of the last remaining buildings on Main Street with the original historic brick detailing still intact and unaltered. The lower level facade was completely renovated at some point in the late 80s or early 90s. The lower level masonry openings have remained mostly intact, however, the large original storefront windows have long since been removed and infilled with smaller windows and infilled with wood framing and painted plywood siding.

The new construction proposes to demolish all of the non-original materials of the lower level facade and "open up" the facade similar to its original dimensions. Additionally, extensive repair of the upper story brick, windows, and window sills will be undertaken as part of this project. The new construction adheres to the following *Downtown Design Guidelines*:

1. The size of the display windows will be increased and configured to more closely reflect the original historic design
2. The entrance, which is currently recessed, will remain recessed.
3. A transom area will be added above the entrance door, which reflects the original historic design.
4. The kickplate bulkhead sill will be lowered to more closely reflect the original historic design and enlarge the display window size. The existing T1-11 wood siding will be replaced with a coffered "wood look" cement board siding and trim, which is more durable and rot resistant than the original wood design, but achieves a similar aesthetic result

Project Budget

Item	Cost	Notes
General Conditions	\$3,500-4,650	Permits, bonds, insurance
Demolition	\$3,000-\$5,000	
Concrete	*\$6,000- \$12,000	Suspected foundation issues causing cracking
Masonry	\$35,000- \$45,000	Exterior brick restoration as well as *party wall repairs
Rough Carpentry	\$2,000-\$3,000	
Thermal Protection	\$1,500-\$4,000	Exterior cement siding & trim materials, insulation
Glazing & Openings	\$13,000- \$20,750	Aluminum storefront windows, new entrance door
Finishes	\$1,000-\$3,500	Interior finish work where existing removed
Lighting	\$3,500-\$4,000	Gooseneck lighting fixture & display window lighting
Signage	\$2,500	Dimensional Letter Signage
Subtotal	\$71-105K	
GC Profit & Overhead	\$8,000	
Construction Change Contingency	\$10,000	
Estimate Contingency	\$18,000	
Design Fees & Reimb. Expenses	\$18,000	
Total	\$125K-\$160K	

*Cost shared between 210 & 212 Main Street. Cost shown is amount anticipated for this property only.

212 Main Street Facade Study



Remedial work at parapet to prevent further water penetration

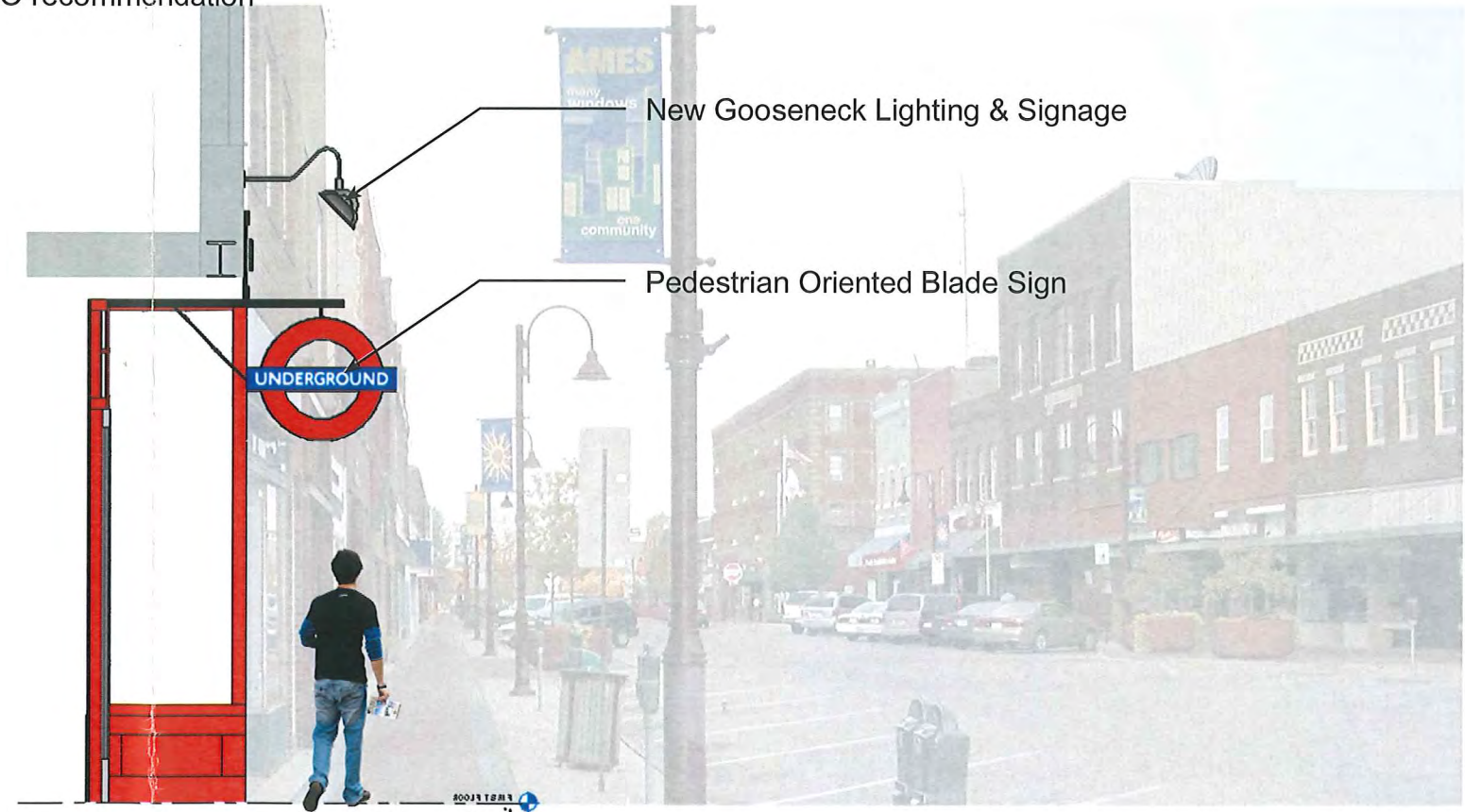
Cut out and reverse severely spalled bricks. Seal entire masonry surface with waterproofing sealant

Repair structural cracks at brick party wall between 210 & 212 Main Street

Tuck point deteriorating mortar joints

Replace/Repair Windows as per SHPO Recommendations

Replace deteriorating limestone sills with cast stone or limestone as per SHPO recommendation



New Gooseneck Lighting & Signage

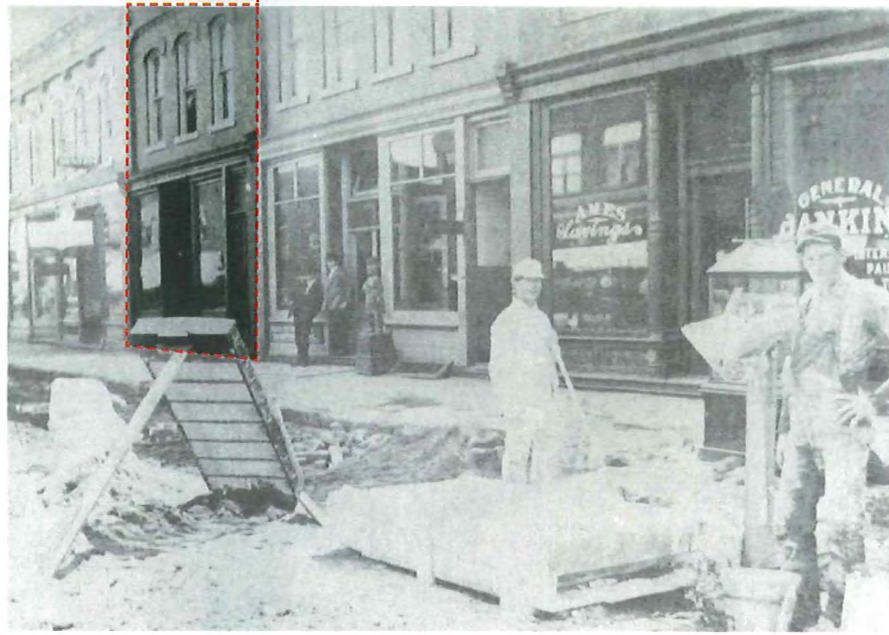
Pedestrian Oriented Blade Sign

New large windows across entire facade

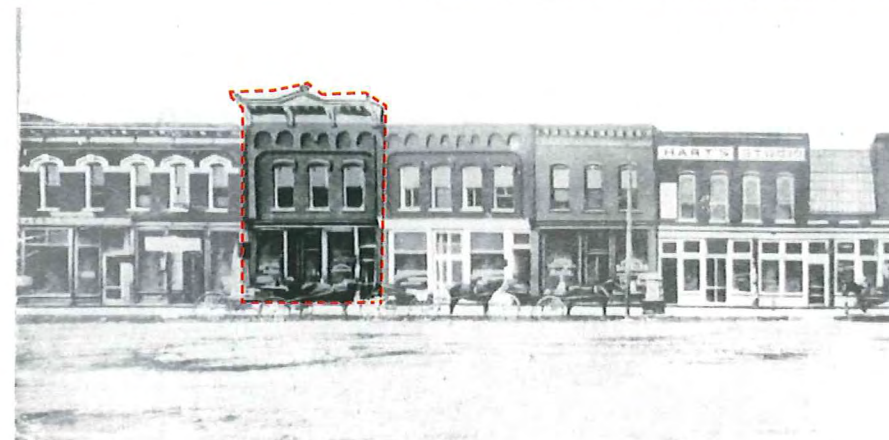
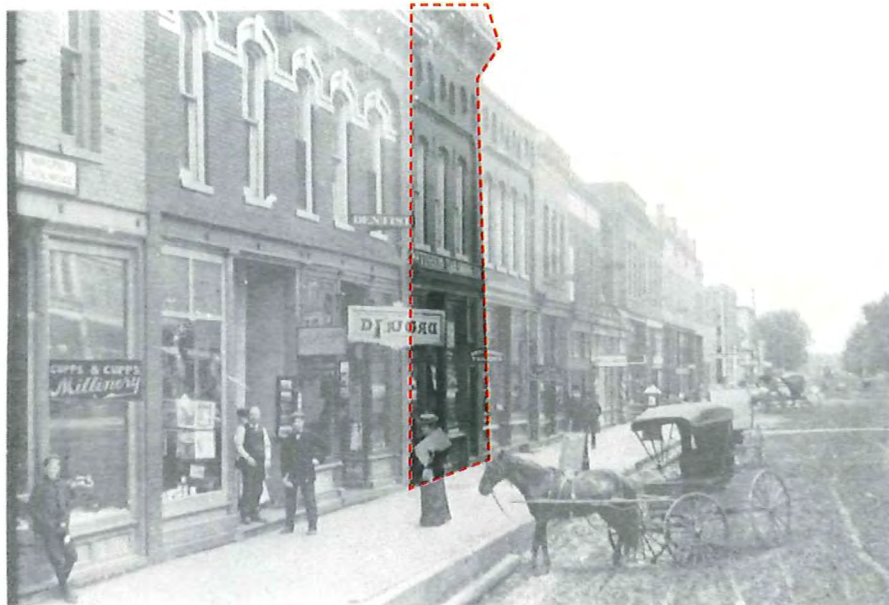
New painted "wood look" cement board kickplate & trim boards

New divided lite glazing at entrance door communicates traditional British Pub theme.

212 Main Street Facade Study



Historic photographs illustrating the large glazed storefront of the original building with coffered wood kickplate and ornate metal cornice



Demolish all elements of the facade as storefront windows are smaller than historically used and infilled with painted wood paneling



FG-000610

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FEB 20 2019
CITY OF WINDSOR HEIGHTS
PLANNING & COMMUNITY DEVELOPMENT

Downtown Façade Grant Application Form

1. **Project Address:** 300 Main Street

2. **Property Owner:** Bradford Williams, LLC

Business: 300 Main Street

Address: 1821 76th Street Windsor Heights Iowa 50324
(Street) (City) (State) (Zip)

(515) 770-6343 jwillysloan@gmail.com
(Phone Number) (Fax Number) (E-Mail Address)

3. **Applicant:** Erica and Jonathan Sloan

Business: Bradford Williams, LLC

Address: 1821 76th Street Windsor Heights Iowa 50324
(Street) (City) (State) (Zip)

(515) 770-6343 jwillysloan@gmail.com
(Phone Number) (Fax Number) (E-Mail Address)

4. **Designer:** Jonathan Sloan, AIA

Business: Bradford Williams, LLC


Address: 1821 76th Street Windsor Heights Iowa 50324
(Street) (City) (State) (Zip)

(515) 770-6343 jwillysloan@gmail.com
(Phone Number) (Fax Number) (E-Mail Address)

I certify that to the best of my knowledge I have submitted all the required information to apply for approval of the Downtown Façade Grant and that the information is correct.

I have read and agree to abide by the "Eligibility, Terms, and Conditions" of the Downtown Façade Grant.

N/A I have contacted the Building Official and have included in this project all work to correct code defects.

Signed by:  Date: February 17, 2019
Applicant

Jonathan Sloan
Print Name

Main Street Window Replacement Budget

Level	RO Height	RO Width	Type	Comments	Material Cost	Labor Cost
1	7'-0"	4'-8"	Fixed	Direct Set Aluminum - East Storefront #1	\$1,005	\$1,500
1	7'-0"	4'-8"	Fixed	Direct Set Aluminum - East Storefront #2	\$1,005	\$1,500
1	7'-0"	12'-2"	Fixed	Direct Set Aluminum - Large 2 panel Main st Storefront	\$4,463	\$6,000
1	7'-0"	6'-0"	Fixed	Direct Set Aluminum - Vestibule Main st Storefront	\$1,500	\$3,500
2	6'-8"	3'-4"	Double Hung	Proline - Upstairs	\$415	\$550
2	6'-8"	3'-4"	Double Hung	Proline - Upstairs	\$415	\$550
2	6'-8"	3'-4"	Double Hung	Proline - Upstairs expanders, trim, sealants, delivery, etc	\$415	\$550
					\$5,565	

Subtotal (w/ 7% tax) \$14,783

\$14,150

Contingency 10%

\$2,893.30

Total

\$31,826

300 MAIN - FACADE RENOVATION - MAIN STREET



View - Aug 2018

KELLOGG FACADE COMPLETED 2017

REPLACE REMAINING 3 WINDOWS - TO MATCH 2017 PROJECT

AWNINGS & WOOD PANELS TO BE REMOVED TO ALLOW FULL HEIGHT WINDOW. INTERIOR TRIM TO BE REPLACED & PLASTER REPAIRED

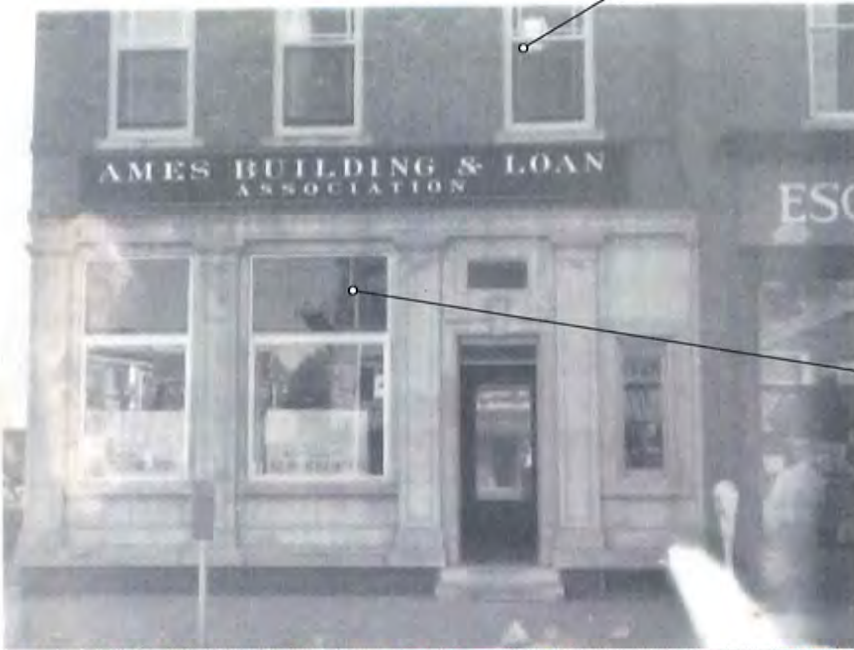
WINDOWS 1 & 2: 53" x 84"

WINDOW 3: 107" x 144"

WINDOW 4 (IN VESTIBULE): 65" x 65"



THE THREE UPPER STORY WINDOWS ARE THE ONLY REMAINING ORIGINAL WINDOWS. REPLACING THESE WOULD BRING THEM UP TO THE CONDITION OF THE REST OF THE KELLOGG FACADE UPDATED IN THE 2017 GRANT



ORIGINAL WINDOWS EXTENDED FULL HEIGHT WITHOUT CANOPY



CURRENTLY THE TOP PORTION OF THE OPENING IS FILLED IN WITH BEAD BOARD PANELS AT ALL THE STOREFRONT WINDOWS. THE PROPOSED SOLUTION WOULD BE TO OPEN THE OPENINGS UP TO BE FULL HEIGHT TO BE IN CHARACTER WITH THE ORIGINAL

NEW WINDOWS TO HAVE ALUMINUM FINISH SIMILAR TO EXISTING (SEE RECENT STOREFRONT REPLACEMENT AT 100 MAIN FOR WINDOW TYPE)

RECEIVED

Application Form Last Updated: December 19, 2017

FEB 22 2019

FG-000619

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

Downtown Façade Grant Application Form

1. **Project Address:** 236 Main Street

2. **Property Owner:** Judy Gilger

Business: Gilger Designs

Address: 236 Main Street, Ames, Iowa, 50010
(Street) (City) (State) (Zip)

(515) 232-0678 moonshadowjudy@gmail.com
(Phone Number) (Fax Number) (E-Mail Address)

3. **Applicant:** Same as above

Business: _____

Address: _____
(Street) (City) (State) (Zip)

(Phone Number) (Fax Number) (E-Mail Address)

4. **Designer:** Art Baumgartner AIA

Business: HAILA Architecture | Structure | Planning Ltd.

Address: 413 Kellogg Avenue, Ames, IA, 50010
(Street) (City) (State) (Zip)

(515) 292-0007 abaumgartner@haila-asp.com
(Phone Number) (Fax Number) (E-Mail Address)

I certify that to the best of my knowledge I have submitted all the required information to apply for approval of the Downtown Façade Grant and that the information is correct.

I have read and agree to abide by the "Eligibility, Terms, and Conditions" of the Downtown Façade Grant.

I have contacted the Building Official and have included in this project all work to correct code defects.

Signed by: Judy Gilger Date: 2-22-2019
Applicant

Judy Gilger
Print Name



February 22, 2019

236 Main Street Façade Grant Application

Written Statement

The project proposes to replace the three windows of the upper story on the north face of 236 Main Street. The original building was constructed in 1907 and featured large double hung windows in the arched masonry openings of the upper story. The double hung windows were replaced at an unknown date with smaller casement windows and the top portion of the arched masonry opening was infilled with wood studs and covered with painted crud board or wood siding.

The proposed project is to replaced the existing non-original windows with double hung windows similar to the original construction, including demolition of the non-original wood framed infill above the current windows. This will also involve minor finishes renovation of the upper level apartment interior, including new window sills, construction of a drywall and wood stud bulkhead at the ceiling plane, as well as drywall work on the interior side of the exterior wall.

The proposed project meets the *Downtown Design Guidelines* as follows:

1. The size of the upper floor windows will be increased and configured to more closely reflect the original historic design.
2. The infill portion of the upper floor windows is a non-compliant feature. This will be eliminated in the new construction.

The total cost of the project is as follows:

Demolition	\$500 - \$1000	
Windows	\$5,745	Materials Only – See Quote
Window Installation	\$3,255 - \$5,255	
Drywall & Studs	\$1,000 - \$1,500	
Subtotal	\$10,500 - \$13,500	
Design	\$500	
Total	\$11,000 - \$14,000	

If you have any questions, please contact me at your convenience.

Respectfully,

Arthur M. Baumgartner, AIA
HAILA | Architecture | Structure | Planning, Ltd.

Attachments:
Pella Windows Quote

MAIN STREET
I O W A



IOWA

life | changing°

Main Street Iowa
Proposed Facade Renovation
Gilger Designs
Ames, Iowa
Project #13109
September 24, 2009



Existing

Proposed



NOTES:

This second option is bolder through use of rust red paint on the storefront. The display boxes and signage are more accentuated and the resulting contrast creates a very satisfying visual effect. The paint color shown here is Red Bay (6321) by Sherwin Williams, which is slightly more subdued than the red used on the existing door and as a background color of the existing Gilger Designs sign. All other recommendations from the first option are the same.

COUNCIL ACTION FORM

SUBJECT: REQUEST FOR APPROVAL OF PREANNEXATION AGREEMENT AND WAIVER OF RIGHT TO WITHDRAW ANNEXATION APPLICATION AND DETERMINATION OF BOUNDARIES FOR ANNEXATION OF PROPERTIES LOCATED SOUTH OF THE CURRENT CITY BOUNDARIES BETWEEN UNIVERSITY BLVD/530TH AVENUE AND CEDAR LANE

BACKGROUND

On February 12, 2019, the City Council directed staff to prepare a Pre-annexation Agreement for voluntary annexation within the area located south of the existing city limits between Cedar Lane and University Boulevard (530th Avenue), to be modeled after the Hyde Avenue Agreement that includes the following:

- Connection fees to water lines based upon an 80-foot lot frontage with deferral of remaining costs.
- Requirements of a property owner to secure any Xenia service territory rights prior to connecting to City water.
- Connection fees to sanitary sewer lines based upon an 80-foot lot frontage with deferral of remaining costs.
- The property owner would provide to the City any needed temporary or permanent easements related to surveying, construction, and restoration.

As directed by the City Council, staff prepared a Pre-annexation Agreement for distribution by Steve Burgason in support of a voluntary annexation application. The City has now received applications for annexation with the proposed agreement and waivers to withdraw from the process from the owners of all eighteen properties with the designated area (*See Attachment A – Proposed Annexation Boundaries*). The total area is approximately 156 gross acres. The template agreement signed by the property owners is included as *Attachment B – Preannexation Agreement*.

At this time, concurrence is needed from the City Council to initiate voluntary annexation, based upon the boundaries proposed by the annexation petitions, and refer the voluntary annexation application to the Planning and Zoning Commission. Proceeding with the annexation process is consistent with the Land Use Policy Plan designation of this area as part of the Southwest Allowable Growth Area and the Urban Service Designation of the Fringe Plan.

ALTERNATIVES:

1. Accept the Annexation application with the Pre-annexation Agreement and Waiver of Right to Withdraw Annexation Application for each of the eighteen properties, direct staff to initiate the voluntary annexation process, and refer the voluntary annexation application to the Planning and Zoning Commission.
2. Request additional information from staff prior to initiating the annexation process.
3. Decline to proceed with the annexation process at this time.

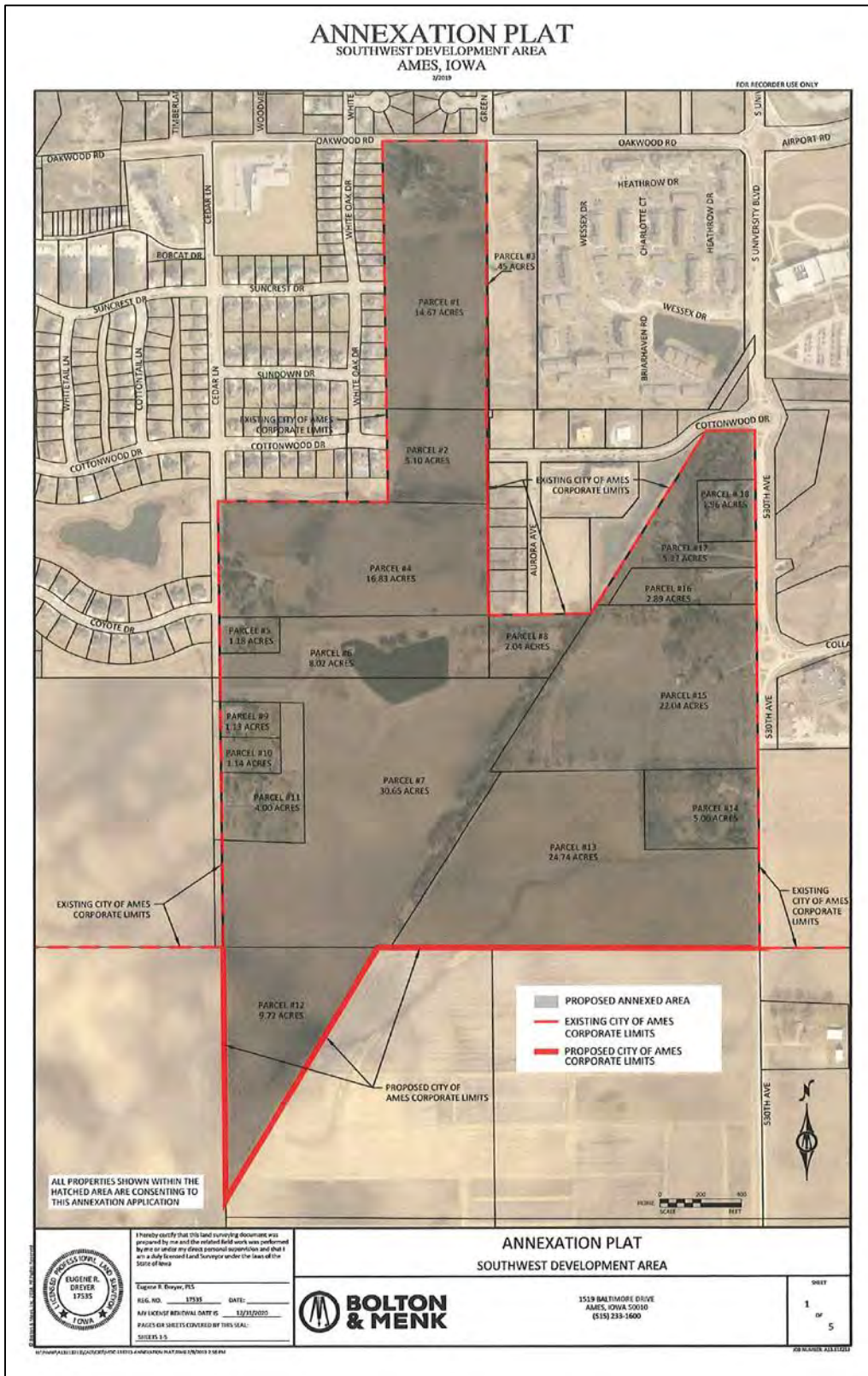
CITY MANAGER'S RECOMMENDED ACTION:

Coordination of efforts to request voluntary annexation of all eighteen parcels including the Pre-annexation Agreement and the Waiver of Right to Withdraw Annexation Application results in a cohesive grouping of properties that will provide a location for future residential development within the city boundaries. With City Council's initiation of the process, City Council will formally consider approval of the application and agreement upon conclusion of the required consultation with townships and county and review by the Planning and Zoning Commission. The annexation is also within 2 miles of Kelley and will require state approval after the City's approval of the application.

Upon conclusion of the annexation process, individual property owners may then proceed with rezoning and subdivision requests to the City for development of the area.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 thereby approving the Pre-annexation Agreement, and Waiver of Right to Withdraw Annexation Application for each of the eighteen properties, directing staff to initiate voluntary annexation, and referring the voluntary annexation application to the Planning and Zoning Commission.

ATTACHMENT A – PROPOSED ANNEXATION BOUNDARIES



ATTACHMENT B – PREANNEXATION AGREEMENT

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

Prepared by: City of Ames Legal Department, 515 Clark Avenue, Ames, IA 50010; Ph.: 515-239-5146

Return document to: City Clerk, City of Ames, 515 Clark Avenue, Ames, IA 50010

Legal Description: See Pages 21-24.

PREANNEXATION AGREEMENT (Southwest Development Area)

WHEREAS this Pre-Annexation Agreement (the “Agreement”), dated for reference purposes, _____ day of _____, 2019, is made and entered into by and between the City of Ames, Iowa, and certain property Owners located in the Southwest Development Area between Cedar Lane and University Boulevard; and

WHEREAS the Owners are all of the owners of certain real property shown in the attached Annexation Plat marked as Exhibit ‘A’ and hereafter described collectively as the “Real Estate;” and

WHEREAS the individual Owners and their respective tracts of property are as follows:

Parcel	Owner	Parcel ID	Acres
1	Oakwood Akers, LLC	09-16-480-150	14.67
2	Oakwood Akers, LLC	09-21-200-125	5.10
3	Oakwood Akers, LLC	09-16-480-205	.45
4	David P. Skarshaug and Jeanne P. Skarshaug	09-21-200-120	16.83
5	Jon Engelman and Patrice Engelman, as Trustees of the Jon Engelman Living Trust dated May 14, 2018, (a ½ interest) and Patrice Engelman and Jon Engelman, as Trustees of the Patrice Engelman Living Trust dated May 14, 2018 (a ½ interest)	09-21-200-155	1.18
6	Burgason Enterprises, L.L.C.	09-21-200-165	40.71
7	Burgason Enterprises, L.L.C.	09-21-200-305	
8	Burgason Enterprises, L.L.C.	09-21-200-260	
9	Steven W. Burgason and Anne Frances Burgason	09-21-200-330	1.13
10	Steven W. Burgason and Anne Frances Burgason	09-21-200-320	1.14
11	Steven B. Harold and Sonia M. Harold	09-21-200-340	4.00
12	Burgason Enterprises, L.L.C.	09-21-400-110	9.72
13	James A. Roth and Jeanne R. Roth, as Trustees of the James A. Roth Revocable Trust u/d/o 11-21-14 (a ½	09-21-200-450	24.74

	interest) AND Jeanne R. Roth and James A. Roth, as Trustees of the Jeanne R. Roth u/d/o 11-21-14 (a ½ interest)		
14	Christopher A. Hicks and Tamara Hicks	09-21-200-480	5.00
15	James A. Roth and Jeanne R. Roth, as Trustees of the James A. Roth Revocable Trust u/d/o 11-21-14 (a ½ interest) AND Jeanne R. Roth and James A. Roth, as Trustees of the Jeanne R. Roth u/d/o 11-21-14 (a ½ interest)	09-21-200-275	22.04
16	Audrey K. Cammack and Mark W. Cammack	09-21-200-280	2.89
17	Daniel J. Fuchs and Carmen J. Fuchs	09-21-200-250	5.27
18	Robert William Larrance and Lora Lee Larrance	09-21-200-240	1.96

WHEREAS, the City Council, after due and careful consideration, has concluded that the voluntary annexation of real estate by the City on the terms and conditions hereinafter set forth would further the growth of the City, would provide for the harmonious development of the City, would enable the City to control the development of the area, and would serve the best interests of the City of Ames.

NOW THEREFORE, IN CONSIDERATION OF THE PROMISES AND THE MUTUAL COVENANTS AND AGREEMENTS HEREIN CONTAINED, IT IS HEREBY AGREED AS FOLLOWS:

SECTION 1. AGREEMENT PURSUANT TO IOWA CODE CHAPTER 368. This Agreement is made pursuant to and in accordance with the provisions of Iowa Code Chapter 368. The forgoing preambles and recitations are made a part of this Agreement.

SECTION 2. TERM. The term of this Agreement is from the _____ day of _____, 2019, until the annexation of the real estate to the City is completed.

SECTION 3. PETITION FOR ANNEXATION. Each Owner, contemporaneous with the execution of this Agreement, will submit to the City Clerk a Voluntary Petition for Annexation of the real estate by the City. The City Clerk will file the Petition, submit it to the City Council for consideration at such time and under such circumstances as the City Council deems appropriate, and comply with the requirements of Iowa Code Chapter 368. Pursuant to Iowa Code section 368.7(e), upon execution of this Agreement, Owner hereby irrevocably waives the right to withdraw or rescind the Petition and hereby irrevocably waives the right to withdraw its consent to the Petition and waives its right to object to annexation.

SECTION 4. ADMINISTRATIVE COSTS. City agrees to pay the administrative costs associated with the annexation of the Real Estate, which includes filing, publication and recording costs. The cost of preparation of any Annexation Plats required shall be the responsibility of the Owners and not the City.

SECTION 5. CITY WATER SERVICES.

5.1 Upon annexation, each Owner (which includes each Owner's heirs, successors and assigns), will obtain City water services to the Owner's property in accordance with the following:

5.1.1 Each Owner shall be allowed to make a single connection to the City water distribution system to serve the Owner's existing dwelling *at the time of the Owner's choosing*, once the City's infrastructure has been installed and made operational. At the time each Owner chooses to connect water services, the City will require the Owner to pay a connection fee for an 80-lineal foot width lot at the connection fee rate then in effect under the City Code.

5.1.2 Each Owner agrees that the Owner shall be responsible for all costs associated with the installation of water service from the connection point at the main to the Owner's dwelling.

5.1.3 Each Owner agrees that, if any additional water connections are made to their property or to any future subdivisions of their property, the Owner shall pay the balance of the connection fee for water, less any amounts previously paid for connections to their dwelling.

5.2 If an Owner obtains water services from a federally protected rural water provider, said Owner shall be responsible for payment of any amount that may become due and owing to any rural water provider as a result of the annexation of the Owner's Property which are related to buyout of rights to serve the property with water. The City shall not be required to advance any funds or costs due and owing to a rural water provider on behalf of any Owner. Each Owner shall hold the City harmless and indemnify the City from any and all amounts required to pay a rural water provider service provider as a settlement for resolution of any claims, disputes objections, protest or litigation related to or arising out of the City providing water service to all or any part of each Owner's property, following annexation of the Real Estate to the City.

5.3 If an Owner obtains City water services, Owner will pay the regular City water rate paid by all other residents for such services.

5.4 If an Owner operates and maintains a private well to supply water to the Owner's property, the Owner will be allowed to keep, maintain and replace such well indefinitely upon annexation, if the Owner chooses to do so, consistent with City ordinances.

5.5 It is the intention of the parties that the owner of each of the eighteen separate parcels identified in Exhibit 'A' shall constitute an 'Owner' for the purposes of this Section.

SECTION 6. CITY SEWER SERVICES.

6.1 Upon annexation, each Owner (which includes each Owner's heirs, successors and assigns), will obtain City sanitary sewer services to the Owner's property in accordance with the following:

6.1.1 Each Owner shall be allowed to make a single connection to the City sanitary sewer system to serve the Owner's existing dwelling *at the time of the Owner's choosing*, once the City's infrastructure has been installed and made operational. At the time each Owner

chooses to connect to sanitary sewer services, the City will require the Owner to pay a connection fee for an 80-lineal foot width lot at the connection fee rate then in effect under the City Code.

6.1.2 Each Owner agrees that the Owner shall be responsible for all costs associated with the installation of sanitary service from the connection point at the main to the Owner's dwelling.

6.1.3 Each Owner agrees that, if any additional sanitary sewer connections are made to their property or to any future subdivisions of their property, the Owner shall pay the balance of the connection district fee for sewer, less any amounts previously paid for connections to their dwelling.

6.1.4. Each Owner understands and agrees that nothing in this paragraph is intended to modify or supersede State and County standards for septic systems.

6.2 If an Owner obtains City sanitary sewer services, Owner will pay the regular City sanitary sewer rate paid by all other residents for such services.

6.3 It is the intention of the parties that the owner of each of the eighteen separate parcels identified in Exhibit 'A' shall constitute an 'Owner' for the purposes of this Section.

SECTION 7. EASEMENTS. Each Owner agrees to grant to the City, at no cost, any temporary or permanent construction easements, utility easements or right-of-way required by the City in a form deemed acceptable to the City. This requirement is limited to properties with frontage along Cedar Lane, Oakwood Drive, and 530th Avenue. The City will pay for any survey costs and acquisition plat preparation associated with said easements and right of way. The City shall also make appropriate restoration to City standards of the vegetation or landscaping improvements affected by the construction.

SECTION 8. BINDING AGREEMENT. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their heirs, successors and assigns and shall be recorded and will apply to any subsequent plats and/or subdivisions of the Real Estate. This Agreement shall constitute a covenant running with the land and may be extended by any of the parties to the Agreement, including the City, by the filing of a verified claim.

SECTION 9. EFFECT OF INVALID PROVISION. If any provision of the Agreement is held invalid, such invalidity shall not affect any of the other provisions contained herein.

SECTION 10. ENTIRE AGREEMENT. This instrument constitutes the entire agreement between the parties with respect to the subject matter thereof and supersedes all prior oral or written agreements, statements, representations, and promises. No addition to or change in the terms of this Agreement shall be binding upon the parties unless it is expressed in a writing signed and approved by the parties.

SECTION 11. DEFAULT.

11.1 Failure by each Owner to substantially observe or perform any material covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement constitutes an Event of Default.

11.2 Whenever any Event occurs and is continuing, City may take any or more of the following actions after giving written notice by City to each Owner of the Event of Default, but only if the Event of Default has not been cured within sixty (60) days following such notice, or if the Event of Default has not been cured within sixty (60) days following such notice, or if the Event of Default cannot be cured within sixty (60) days and the Owner does not provide assurances to City that the Event of Default will be cured as soon as reasonably possible thereafter:

11.2.1 City may suspend any part of or all of its performance under this Agreement until it receives assurances from the Owner, deemed adequate by City, that the Owner will cure its default and continue its performance under this Agreement;

11.2.2 City may cancel and rescind this Agreement;

11.2.3 Each Owner will reimburse City for all amounts expended by City in connection with this Agreement with respect to the Owner's property, and City may take any action, including any legal action it deems necessary, to recover such amounts from each Owner.

SECTION 12. CROSS OBLIGATIONS. This Agreement is between the City and each Owner and it is not intended to create any rights or obligations between the various Owners. Except as it may be expressly stated, nothing in this Agreement shall be construed as giving any person or entity, other than the parties hereto and their successors and permitted assigns, any right, remedy or claim under or in respect of this Agreement or any provision hereof.

SECTION 13. DEVELOPMENT STANDARDS. This Agreement does not anticipate all requirements or standards related to development of property and each Owner recognizes that rezoning and development of property is subject to city ordinances, policies and standards in effect at the time.

S I G N A T U R E P A G E S F O L L O W

Passed and approved on _____, 2019, by Resolution No. 19-_____
adopted by the City Council of the City of Ames, Iowa.

CITY OF AMES, IOWA

By:

John A. Haila, Mayor

Attest:

Diane R. Voss, City Clerk

STATE OF IOWA, COUNTY OF STORY, SS.:

This instrument was acknowledged before me on _____, 2019, by John A. Haila and Diane R. Voss, as Mayor and City Clerk, respectively, of the City of Ames, Iowa.

NOTARY PUBLIC

Staff Report

CAMPUSTOWN PLAZA AND PARKING OPTIONS FEEDBACK

May 14, 2019

BACKGROUND:

The City Council has addressed its goal to *Strengthen Downtown & Campustown* with a discussion of visioning for Campustown on July 17, 2018. Subsequent to the workshop, City Council provided direction on design priorities for the Welch 100 block reconstruction, review of options for a plaza, and parking quantity and duration of parking. City Council considered parking and plaza options on December 11, 2018 and directed staff to seek feedback regarding plaza size in relation to closing of Chamberlain Street as well as changes to the timing of parking meters. Attachments A and B are plaza boundary options and current public parking options.

Staff provided direct mail invitation to businesses and property owners for a meeting from 4 p.m. -7 p.m. on March 27th. Staff presented graphics on the current parking conditions and options for changes to meter timing and for construction of parking on Stanton Avenue. Additionally, staff prepared graphics depicting a conceptual layouts for a plaza along 2400 block of Chamberlain Street. The graphics are included as Attachment C to this report. Staff solicited written feedback on these various issues. Staff estimates 15 people attended, and a summary of the comments are included as Attachment D. In effort to seek expanded public input, staff held a pop-up display at Campustown Court from 12p.m.- 2p.m. on Friday April 26th. Staff received 10-15 additional comments that are included in Attachment E.

PLAZA DESIGN OPTIONS:

The December 11th Staff Report provided outlines of plaza dimensions for placing a plaza in the location of Lot Y and potentially changing the configuration of Chamberlain Street. 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 plaza options ranged in size from approximately 6,800 square feet with no changes to the street and up to 16,000 square feet with full closure of Chamberlain Street. Contextually, the Tom Evans Plaza in Downtown Ames is rectangular as well and approximately 9,000 square feet.

As discussed in December, placing a plaza along Chamberlain and Lot Y will remove between 9 and 19 public parking spaces. The closure of the road is not anticipated to have negative impacts on circulation for automobiles, but it would likely need to allow for a fire truck to travel through the space on an infrequent basis.

Participants in the workshop generally expressed support for an expanded plaza area, while some concerns were expressed regarding how the space will be used and its appearance/maintenance. **In general, the feedback indicated a preference for closing the 2400 block of Chamberlain Avenue for a larger plaza compared to the smaller**

options that allowed for a two-way street to remain. There were a few comments that preferred no plaza in order to maintain parking. Some of the specific ideas expressed in the written comments included:

- 1. "Please invest in Campustown. The City can help the narrative of Campustown through private, public investment."
- 2. "I like the idea of having an open space for people to sit and having fire truck access is not too much of a burden. The population of students would enjoy having more space to sit."
- 3. "...Uncertain about how clean it will stay. Who will maintain the space..."
- 4. "Students trash property and riots were a problem in the past. In Iowa, a plaza would be used occasionally, but businesses are used 12 months..."
- 5. "Hardscaping would allow for better utilization of the space...Would love it to work as a music space, gathering, vendor space, etc"

The majority of the feedback from the pop up event also preferred the closure of the 2400 block of Chamberlain Avenue for the plaza space. However, no direct comments were left regarding the space itself.

PARKING MANAGEMENT:

Parking Timing

Currently, there are a mix of parking meter times between 2 and 10 hours and monthly reserved parking spaces within Campustown. 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.

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 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.

Short Term vs. Long Term Parking

Staff generated (See page 5 of Attachment D) a parking meter timing proposal for the March 27th workshop. The proposal included 2-hour parking within Lot X in place of 10-hour parking and replacing 10- hour parking in Lot Y with 4-hour parking. The proposal also included changing on-street parking on the 2400 and 2500 block of Chamberlain Avenue from 4-hour to 2-hour. All other off-street parking lot and on-street spaces would remain as currently configured.

The feedback from both the open house in March and pop-up meeting indicated a preference for shorter duration parking near the 100 and 200 blocks of Welch Avenue. However, shorter duration meant two different things to the two groups. Feedback from the open house indicated a preference for 2-hour parking. The attendees at this event trended towards daytime business owners and users. The feedback from the pop-up favored the 4-hour parking option, however, there was no specific reasons offered for this position.

Parking Supply

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

Option 1. The first option is to bring 6 parking spaces back to the 200 block of Welch. The desire at this time is to end the Pilot Project in this area and return to metered parking.

Option 2. The second option is to widen the 100 block of Stanton and create additional parking along the east side of the street. The area could support between 10-20 parking spaces with widening of the road.

Based upon Stanton’s current condition, it is likely that it will need to be redone in the future. However, the 100 block of Stanton is not currently in the CIP for road work. At the time of considering improvements to the 100 Block of Stanton it would be prudent to include parking as a result of displaced parking with the construction of a plaza.

Option 3. Increase the number of hourly spaces in the Inter-modal facility.

With the proposed changes to the timing of stalls to reduce the number of ten hour timed spaces, this action would support more users within the Inter-modal facility for long-term parking needs. However, there does not currently appear to be a need for adding spaces at this time. This issued can be revisited at any time in the future when the need arises.

STAFF COMMENTS:

City Council is being asked at this time to provide direction on whether to pursue projects for a plaza design, parking timing, or parking quantity as well as whether the public outreach for the parking changes was adequate to allow for changes to occur this summer before the start of the next school year.

Parking Timing

Staff is recommending that the City Council direct staff to implement the changes proposed to reduce the number of 10-hour parking within Campustown City parking lots to create greater turnover of spaces for the convenience of visitors and customers to the business district. This recommendation also includes changing to 2 hours parking limits in Lot X and the 2400 and 2500 block of Chamberlain. Finally, Lot Y would become 4-hour parking until the area is used for a plaza.

The City Council could alternatively choose to leave the spaces as currently timed and wait for the Welch Avenue project to be completed before making any other changes. With City Council's decision on this issue of timing, the staff will move forward on implementing additional signage to identify public parking areas within Campustown.

Plaza Design

At this time City Council could choose to focus on a specific size of plaza and move forward with a RFP to hire a design firm to create detailed concepts for the space. Based upon the public input and graphics created by staff, it appears the larger plaza option that closed Chamberlain to through traffic would be the preferred option. However, due to uncertainty of the use of the plaza and the affect the fire station's current location would have on the layout of the plaza the concept, this design issue could be tabled until there is clarity on the issue of Fire Station #2 and its continued operation at the current site.

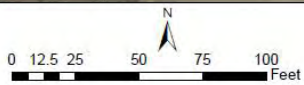
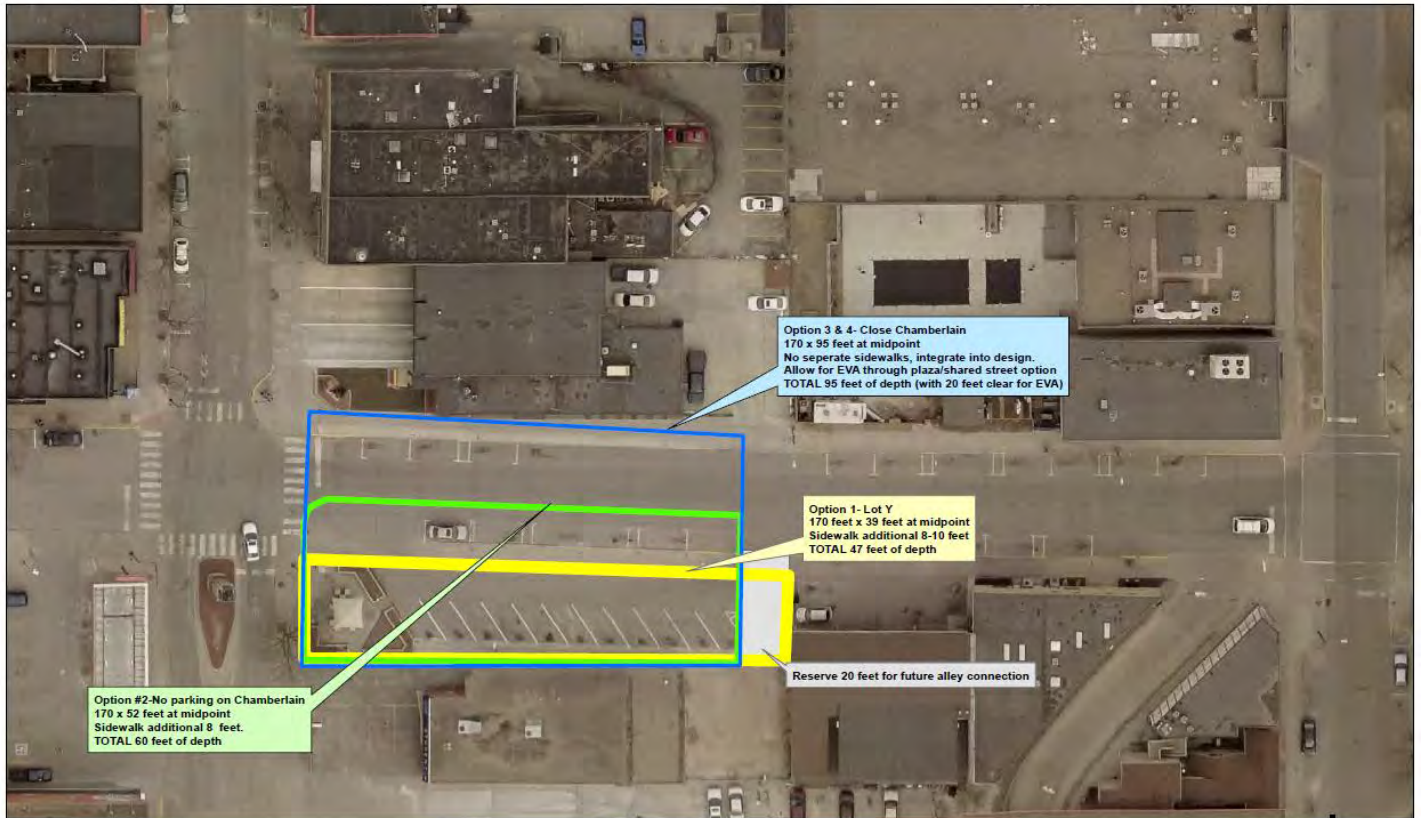
If City Council moves forward with a plaza option, staff would create an interdisciplinary team with Planning, Parks and Recreation, and Public Works to work with a consultant to develop a plaza design. Staff could prepare a RFQ to identify qualified consultants for the project this summer. If a consultant is hired later this summer, concept work and public outreach would likely occur in the fall and winter. Pursuing a preliminary design would likely cost between \$25,000 and \$50,000 depending on the scope of work, number of meetings, and outreach efforts. The City Council will remember that the FY 2018/19 budget included \$400,000 for the construction of a plaza in either Campustown or Downtown.

Parking Quantity

Removing the pilot project planters on the 200 block of Welch would be desirable for the area to create six additional parking spaces. The planters have not been planted this spring due the likelihood that they would be removed. With City Council's concurrence, the planters in the 200 block would be replaced with metered parking by Public Works staff as soon as possible. Alternatively, the City could take on landscaping and maintain the planters through this summer as has been discussed for the 100 block of Welch.

Constructing additional parking along Stanton Avenue appears to be an appropriate treatment for the street. However, to add parking would require widening of the road. A project to add parking is in the order of magnitude of \$400,000. Staff believes that adding parking would be most appropriate in concert with a CIP project to reconstruct Stanton Ave. In the meantime, additional hourly parking spaces can be created in the Inter-modal facility.

Attachment A



Plaza Dimension Options

Attachment B-Parking Inventory Map

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



Attachment C - Graphics Representing Plaza and Parking Options

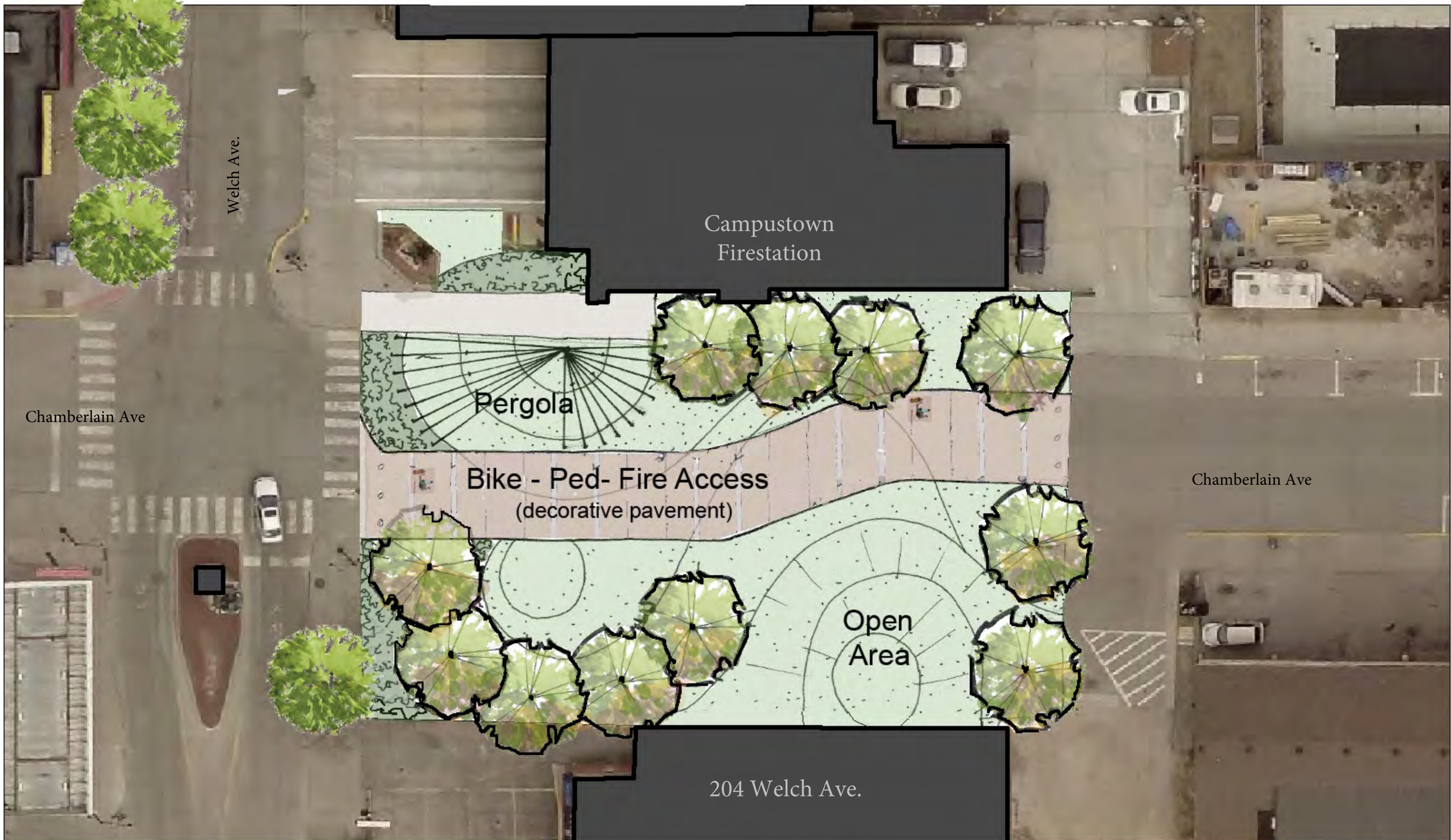


0 5 10 20 30 40 Feet

The Plaza @ Campustown

This design is intended to represent one possible concept. It is intended for discussion purposes only.





Welch Ave.

Campustown
Firestation

Chamberlain Ave

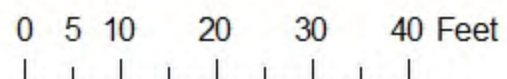
Pergola

Bike - Ped- Fire Access
(decorative pavement)

Chamberlain Ave

Open
Area

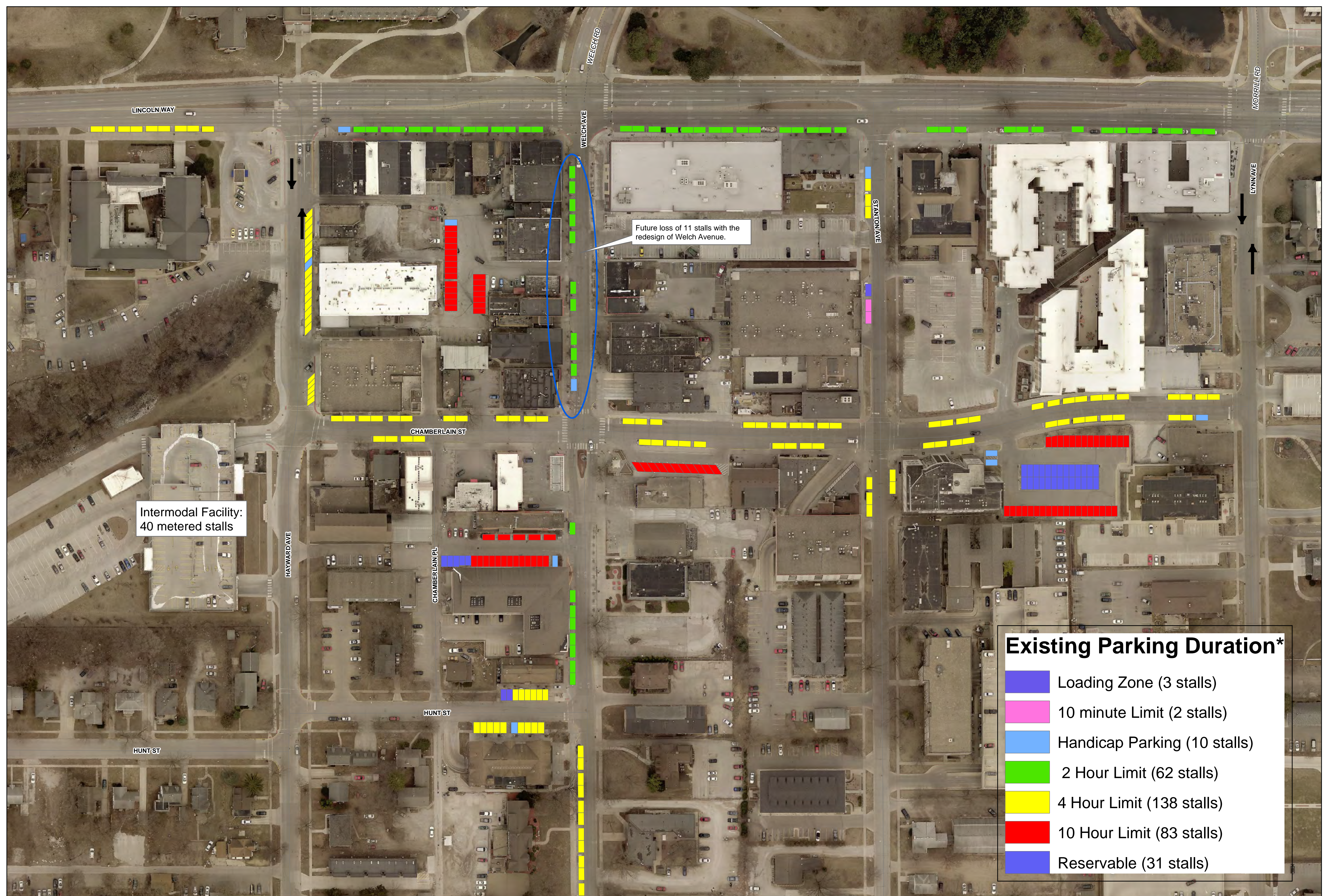
204 Welch Ave.



The Plaza @ Campustown



This design is intended to represent one possible concept. It is intended for discussion purposes only.



Intermodal Facility:
40 metered stalls

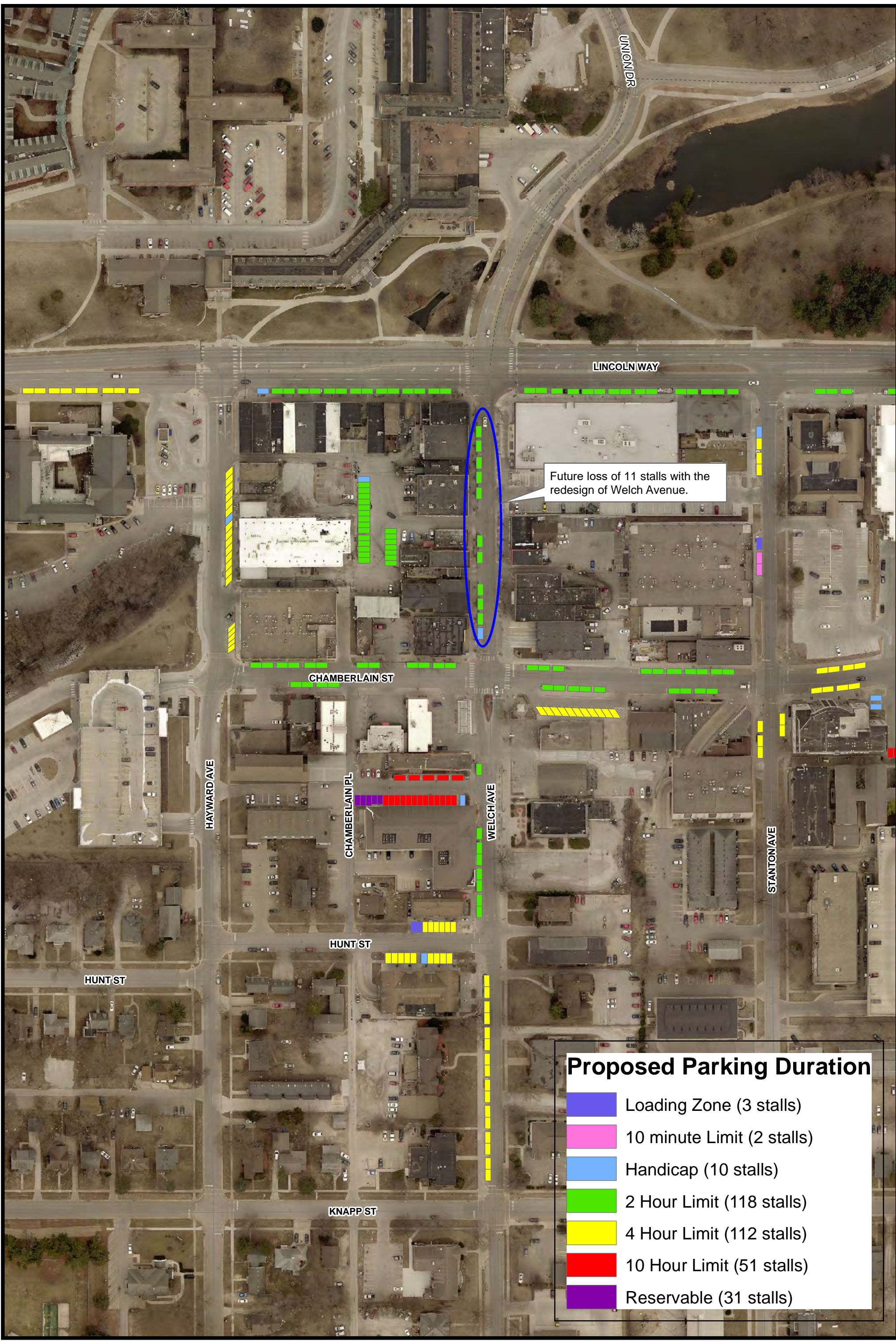
Future loss of 11 stalls with the redesign of Welch Avenue.

Existing Parking Duration*

- Loading Zone (3 stalls)
- 10 minute Limit (2 stalls)
- Handicap Parking (10 stalls)
- 2 Hour Limit (62 stalls)
- 4 Hour Limit (138 stalls)
- 10 Hour Limit (83 stalls)
- Reservable (31 stalls)



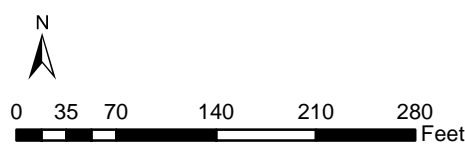
* Some parking stalls are located off map.



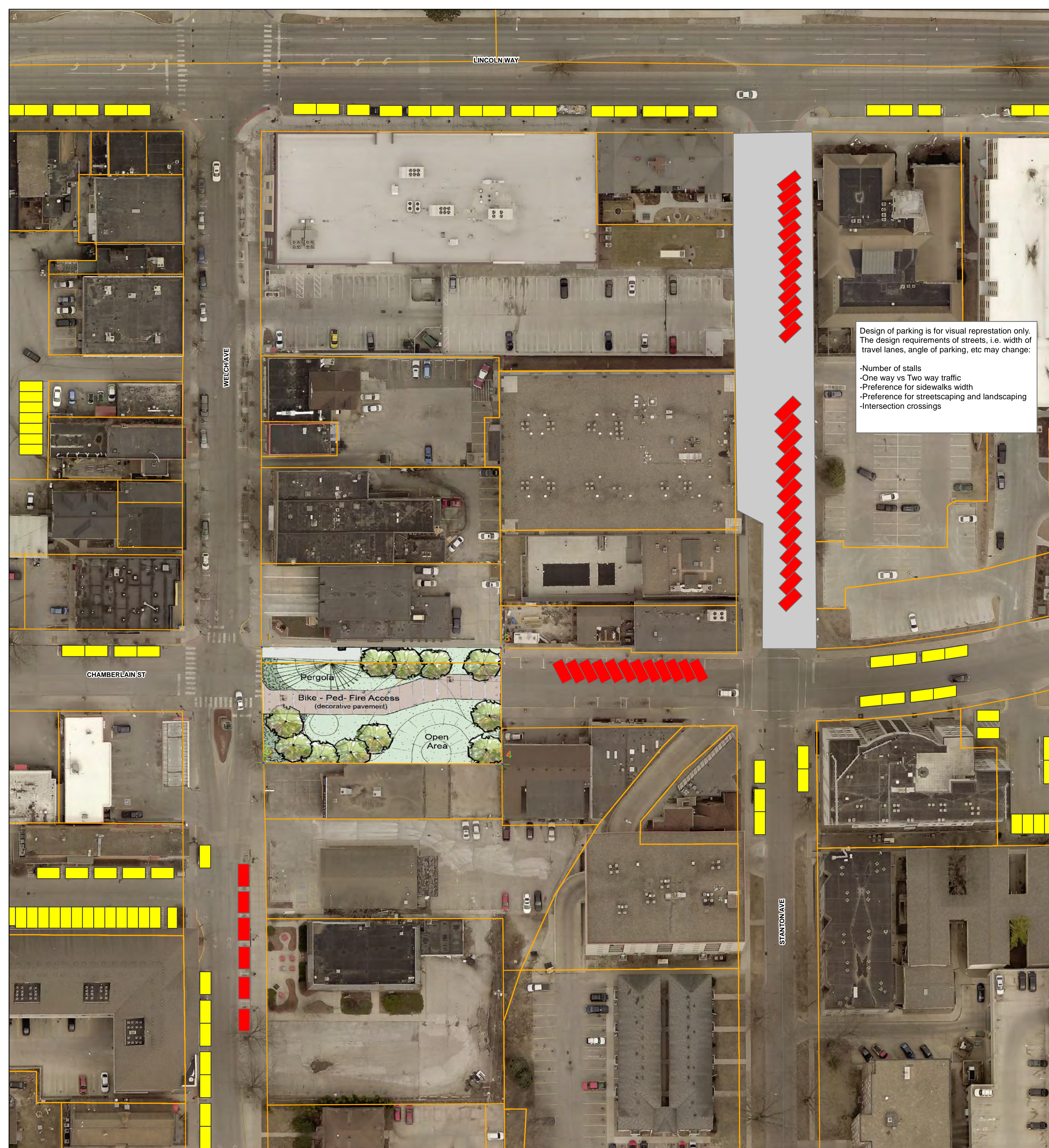
Future loss of 11 stalls with the redesign of Welch Avenue.

Proposed Parking Duration

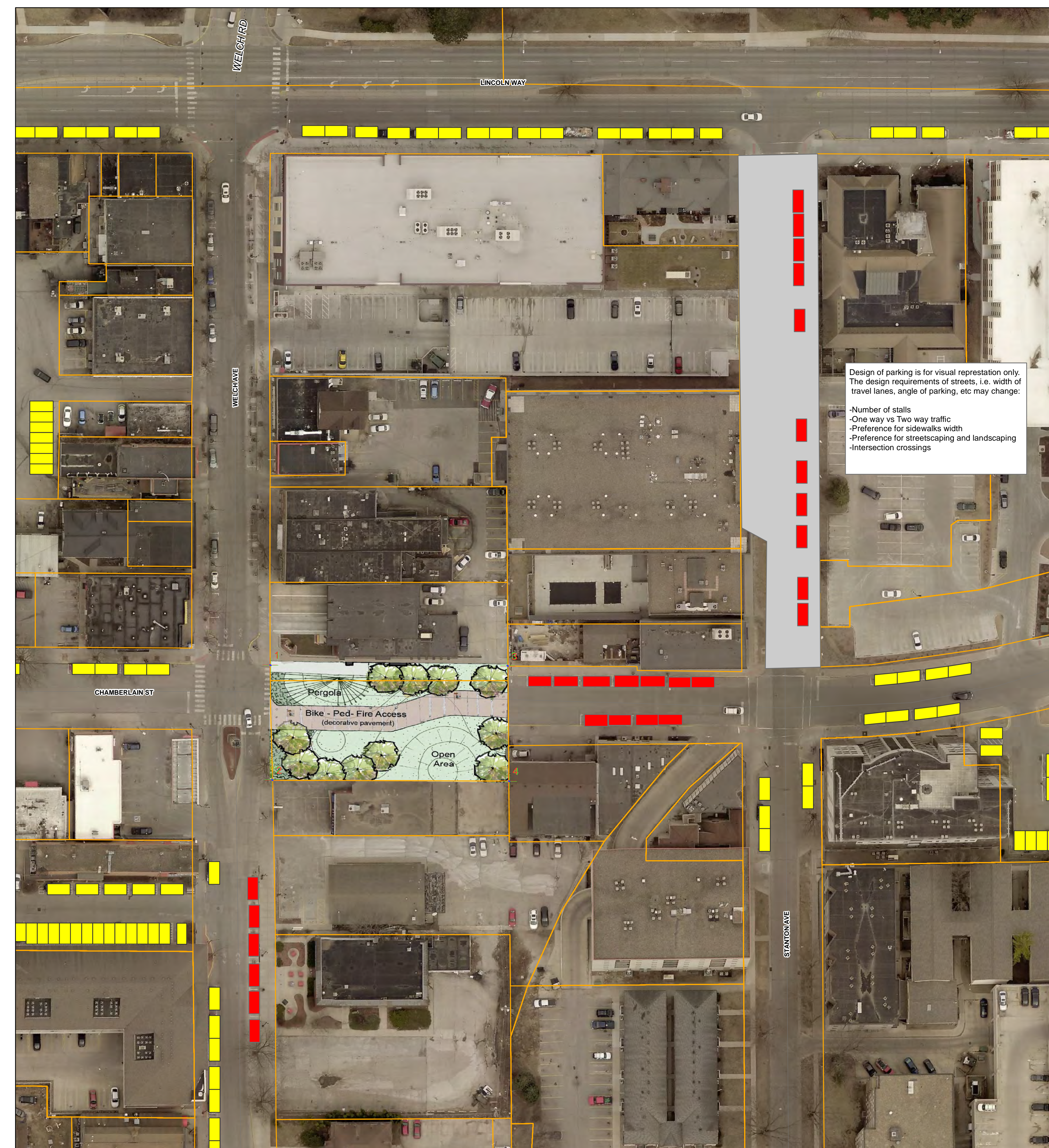
- Loading Zone (3 stalls)
- 10 minute Limit (2 stalls)
- Handicap (10 stalls)
- 2 Hour Limit (118 stalls)
- 4 Hour Limit (112 stalls)
- 10 Hour Limit (51 stalls)
- Reservable (31 stalls)



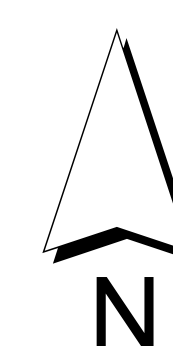
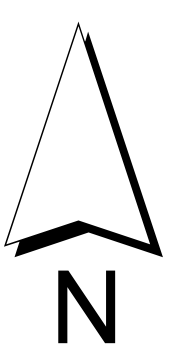
*Some parking stalls are located off map and no changes are proposed.



Option 1: Angled parking with plaza
365 stalls including spaces available at the Intermodal Facility



Option 2: Parallel Parking with Plaza
355 stalls including spaces available at the Intermodal Facility



Attachment D: Feedback from Open House

Parking Duration and Location Summary

Have you visited Campustown in the last month: 15 yes, 0 no

How many times: 3 people - 5 times; 1 person - 8 times; 1 person - 20 times; 1 person - 20-28 times; 2 people - 25-30 times; 1 person - 30 times; 1 person - many; 3 people – daily.

Purpose of Visit to Campustown in the last month: 11 work; 3 entertainment, 1 other

Should there be shorter duration parking near the 100 & 200 blocks of Welch Avenue?

2 hour – 10

4 hour – 5

10 hour – 0

Other – 0

Should the timing of parking meters and their location remain in the present configuration?

Yes - 2

? - 4

No – 4

Comments:

1. More uniformity , all meters at 2 hours is fine especially with mobile app.
2. We have a business on the 100 block of Welch. With the removal of additional spaces we may have to close.
3. I like the shorter duration for better customer turnover and fewer longer term students parking and going to class.
4. Timing would be better with shorter durations for businesses in the area. At night it would be beneficial to lengthen times to prevent drunk driving.
5. Creating longer parking durations will attract more people and create better opportunities for travel.
6. This area didn't really get concerned with timing of meters . Employees would walk from free parking to store.

Parking Space Design Summary

Do you prefer parallel parking spaces or angled parking spaces?

Parallel – 0, plus 2 addl. want it only on Chamberlain

Angled – 10, plus 2 addl. want it only on Stanton Ave.

Would adding approximately 11 short-term parking parallel stalls on the 100 block of Stanton be beneficial to visitors in the district:

Yes – 11

? – 1

No – 1

Would widening the 100 block of Stanton and adding approximately 20 short-term angled parking on the east side of Stanton with no parallel spaces on the west side be beneficial to visitors of the district?

Yes – 11

? – 1

No – 1

Comments:

1. Nice possible green space here. Area between sidewalk and street is nice and wide. Sidewalk too narrow for traffic. Curb too low to prevent damage to the grass.
2. We need to replace the spaces lost in the 100 block.
3. I think lessening the number of parallel spots would be safer. People are terrible at parking.
4. Improving remote student parking, creating a good long term lot to allow changing current apartment parking to commercial would help as well.
5. Giving more spots that have shorter times would be great for businesses.
6. Parallel on Chamberlain and angled on Stanton (reflected in summary above)
7. Angled parking will create more parking spaces for people
8. The additional parking options won't benefit us. We have aging clients that aren't physically able to walk 2-3 blocks.

Plaza Design Options

Would adding an open space/plaza to Campustown along the 2400 block of Chamberlain would be beneficial to the district?

Agree – 10

Disagree – 3

Unsure/? – 1

Is closure of the 2400 block of Chamberlain desirable to expand the size of the plaza?

Agree – 8

Disagree – 4

Unsure/? – 1

The design of the plaza should emphasize:

Landscaped space for leisure and aesthetics or the plaza design – 3 + 1 marked both

Hardscaped spaced with landscaped accents to increase usability and versatility throughout the year – 7 + 1 marked both

If the Chamberlain location does not meet the interests and goals for a plaza, why?

Do not want to have a street closed for a plaza – 2

The size is not large enough – 2

The loss of parking spaces is not desirable for the current design options – 4

The limitations on design, by allowing for occasional fire truck passage through the area is undesirable – 1

Uncertain about how often the plaza would be used – 4

Uncertain about the attractiveness of a plaza – 2

Uncertain about redevelopment of other properties in the area and the effects a plaza design – 1

Other – 1

Comments:

1. Please invest in Campustown. The City can help the narrative of Campustown through private/public investment.
2. Campustown public spaces are not well maintained, very trashy. Need surveillance cameras in any new plaza for future Veisha riots. First step is to clean up what exists.
3. Squeezing a “plaza” Chamberlain is another band aid fix to this area.
4. Students trash property and riots were a problem in the past. In Iowa it would be used occasionally but businesses are used 12 months.
5. Hardscaping would allow for better utilization of the space. Maybe use murals or painting for picture art. Would love it to work as music space, gathering, vendor space, etc.
6. Hardscaping will survive foot traffic, landscaping may not.
7. While I am for the plaza, my only concern is it enough space to attract a large number of people.

8. I like the idea for having an open space for people to sit and having fire truck access is not too much of a burden. The population of students would enjoy having more space to sit.
9. Uncertain about how clean it will stay. Who will maintain the space? CAA struggles to keep groups signed up for Make Campustown Shine. Stanton Avenue needs to be redesigned for my opinion to change.
10. I am not in favor of closing the parking lot on Chamberlain and taking more parking away from businesses. The additional parking is too far from our business on Welch and wouldn't benefit us. I know the Ames police are not in favor of a "gathering space". Too many possibilities for students to gather for unfavorable things.

Additional Comments:

1. Should have analysis of parking spaces compared with commercial space. How does it compare with new commercial requirements? Should plan to lose spaces on Lincoln Way west of Stanton for unsafe crosswalk to meet MUTED standards, 2 or 3 spaces. Eastbound cars do not see pedestrians, need enforcement of pedestrian right-of-way in pedestrian crosswalk.
2. Are the police in favor? What is to be done for the removal of the handicapped space on Welch? Already we have lost parking on both sides of Welch & business can't survive with the loss of additional parking.
3. Looks great!

Attachment E: Feedback from Campustown Court Pop-up

Parking Duration and Location Summary

Have you visited Campustown in the last month: 12 yes, 0 indicated no

How many times: 3 people 30 times; 1 person 16 times; 1 person 15 times; 1 person 14 times; 2 people 12 times; 2 people 10 times, 1 person 5 times; 1 person 3 times

Purpose of Visit to Campustown in the last month: 3 work; 5 entertainment; 5 other

Should there be more, shorter duration parking near the 100 & 200 blocks of Welch Avenue?

2 hour – 4

4 hour – 8

10 hour – 1

Other – 0

Should the timing of parking meters and their location remain in the present configuration:

Yes – 0

? – 4

No – 4

Comments:

1. Usually I park a block or two off from Welch in the free parking along the street to avoid dealing with meters.
2. Day time short-term, evenings long-term.
3. I don't own a vehicle but I think people who want to find more parking aren't smart about it.

Parking Space Design Summary

Do you prefer parallel parking spaces or angled parking space?

Parallel – 5

Angled – 7

Would adding approximately 11 short-term parking parallel stalls on the 100 Block of Stanton be beneficial to visitors of the district?

Yes – 9

? - 1

No – 2

Would widening the 100 Block of Stanton and adding approximately 20 short-term angled parking on the east side of Stanton with no parallel spaces on the west side be beneficial to visitors of the district?

Yes – 8

? - 2

No -1

Comments:

1. I think parallel parking is efficient in street width but whatever yields the most parking spaces should be picked.

Plaza Design Options

Would adding an open space/plaza to Campustown along the 2400 Block of Chamberlain be beneficial to the district?

Agree – 8

Disagree – 0

Is closure of the 2400 Block of Chamberlain desirable to expand the size of the plaza?

Agree – 7

Disagree – 1

The design of the plaza should emphasize:

Landscaped space for leisure and aesthetics or the plaza design – 2

Hardscaped spaced with landscaped accents to increase usability and versatility throughout the year – 5 + 1 marked both

If the Chamberlain location does not meet the interests and goals for a plaza, why?

Do you want to have a street closed for a plaza – 1

The size is not large enough – 1

The loss of parking spaces is not desirable for the current design options – 0

The limitations on design, by allowing for occasional fire truck passage through the area is undesirable – 1

Uncertain about how often the plaza would be used – 2

Uncertain about the attractiveness of a plaza – 0

Uncertain about redevelopment of other properties in the area and the effects a plaza design – 2

Other – 0

Comments: None

Additional Comments: None

ITEM#: 51
DATE: 05-14-19

COUNCIL ACTION FORM

SUBJECT: CAMPUSTOWN PUBLIC IMPROVEMENTS PROJECT DELAY (WELCH AVENUE)

BACKGROUND:

The 2019/20 Campustown Public Improvements project includes replacement of water main, storm sewers, and sanitary sewers under the 100 block of Welch Avenue and a water main replacement project along Lincoln Way from Hayward Avenue to Welch Avenue.

The Welch Avenue portion of the project requires the reconstruction of the street from building-face to building-face. At the October 9, 2018 meeting, City Council directed staff to proceed with the cross section for Welch Avenue that includes two travel lanes with bike lanes in each direction. On January 8, 2019, City Council approved a professional services agreement with WHKS & Co. to complete the design of this project.

In early February, WHKS & Co. and City of Ames staff members started reaching out to area businesses to gather information about their operations and infrastructure to consider as part of the design and construction. **To date, staff has only received participation from about 50% of the businesses and none of the owners of the residential rental units that will be directly impacted by the Welch Avenue construction.**

To obtain the necessary information from affected property owners along Welch Avenue and complete the project with the least disruption, it will be necessary to delay the Welch corridor portion of the project until the 2020 construction season. **A winter (December/January) bid letting would take place with Welch construction commencing early spring 2020 (March/April), as soon as weather permits. This would enable construction along the 100-block of Welch Avenue, which has the most impact to area businesses, to have the goal of being completed in August 2020.**

Bidding the project this winter should be a more opportune time to bid and obtain lower costs, compared to a rushed bid this summer with a tight construction timeframe. Since construction for the Welch corridor will be delayed a year, City staff anticipates that the planters along the 100 block of Welch Avenue would remain in-place until construction commences. City staff will use operating budget funds to plant these with annuals for the 2019 growing season.

It is possible, however, to complete the water system improvements in the area along Lincoln Way between Hayward Avenue and Welch Avenue during the current 2019 construction season. This portion of the project can be completed

independent of the work on Welch Avenue. The Lincoln Way portion of the project will temporarily impact the parking while keeping one lane open for through traffic.

ALTERNATIVES:

1. Confirm the delay of construction along Welch Avenue, thereby commencing the Welch construction project in early spring 2020, with the intended completion of August 2020. In addition, direct staff to proceed in the summer of 2019 to complete the water system improvements along the Lincoln Way portion of the project.
2. Direct staff to pursue a different construction schedule.

MANAGER'S RECOMMENDED ACTION:

In order to allow more time to communicate with impacted business/property owners along Welch Avenue and better assure that the disruption from construction of this project is limited to the summer months, it appears prudent to break the Campustown Improvements Program into two parts. This should also result in lower bid prices.

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



campustown
action
association

Campustown Action Association
119 Stanton Ave, Suite 602
Ames, IA 50014

May 9, 2019

Honorable Mayor Haila and Members of the Ames City Council,

We are writing to you regarding the upcoming work to be done in the 100 block of Welch Avenue. Members of the CAA board recently attended a meeting with staff from Public Works, and consultants from WHKS and RDG. It was brought to our attention that there is need for continued outreach to the businesses that will be affected by the construction. We have offered our assistance in reaching those who have not responded to the survey sent out earlier this spring. Due to the timeline, we are in agreement with Public Works that the project would be best served by delaying until spring of 2020. While we know everyone involved is anxious to have this project completed, it is critical to provide and receive timely communication. CAA hopes to continue to provide assistance in this area throughout the process.

Another important aspect of the meeting was the overall design or concept of what Welch Avenue could look like once the project has been completed. During the discussion, we voiced our desire to see street furnishings that reflect the unique vibe that is Campustown. From seating to trash receptacles, a youthful, contemporary approach would help unify the historic with the more urban facades that make up Campustown. While making decisions for the 100 block, CAA would like to encourage consideration of the entire district and moving toward a more identifiable style, with the result being a more purposeful placemaking endeavor.

It is also our hope that by making some changes to parking in the district, we can help allay the concerns of businesses regarding the removal of spaces on Welch, and potentially those displaced by a future plaza. We have met several times with City planning staff and are supportive of the changes being suggested. Specifically, the removal of the planters in the 200 block, returning those spaces to metered parking, and the updated time limits. Two additional items of note would be to maintain a designated handicapped parking space as close to the 100 block as possible and the addition of parking spaces in the 100 block of Stanton.

The Campustown Action Association is thankful to be included in these discussions. We hope to continue working with City staff on these projects as they move forward. We are appreciative of the time and investment being made to a cleaner, safer and more visually appealing Campustown that can be enjoyed by the entire community.

As always thank you for your time,

Karin Chitty
Executive Director

COUNCIL ACTION FORM

SUBJECT: TEAGARDEN AREA DRAINAGE IMPROVEMENTS

BACKGROUND:

In preparing the Teagarden Area Drainage Improvements, a Request for Proposal was issued for design service. On August 26, 2016 the City Council approved an agreement with Bolton & Menk Inc. for the design of these improvements in an amount not to exceed \$69,500. Bolton & Menk Inc. has been working on this design phase since 2016. City staff had been working with the owners of the two properties involved in the project where the improvements are planned. Bolton and Menk submitted check plans (60% of the design completion) for the City staff to review in 2018. At the time of that plan submittal, it was found that one of the properties was sold and the new owner disagreed with the chosen design solution.

Due to the additional design effort needed in working with the property owners, on November 27, 2018, the City Council approved additional professional services in an amount not to exceed \$21,500. New design solutions were developed and reviewed with the owners and were agreed upon. Bolton & Menk Inc. completed plans and specification for this contract with a total estimated construction cost of \$245,230. Engineering and construction administration costs are estimated at \$115,500, bringing the **total estimated costs to \$360,730.**

On April 17, 2019, bids for the project were received as follows:

<i>Bidder</i>	<i>Amount</i>
Engineer's estimate	\$360,730.00
Con-Struct, Inc.	\$333,494.00
Keller Excavating	\$491,721.00

Revenue and expenses associated with this program are estimated as follows:

	Available Revenue	Estimated Expenses
Storm Sewer Utility Fund (carried over)	\$ 430,692.00	
G.O Bonds	\$ 503,063.00	
Construction (Low Bid)		\$ 333,494.00
Engineering/Administration (Est.)		\$ 115,500.00
	<u>\$ 933,755.00</u>	<u>\$ 448,994.00</u>

ALTERNATIVES:

1. a. Accept the report of bids for the Teagarden Area Drainage Improvements Project.
- b. Motion continuing the public hearing to the May 14, 2019, City Council meeting.
2. Award the contract without having received the signed easements.
3. Do not proceed with this project.

MANAGER'S RECOMMENDED ACTION:

The required permanent and temporary construction easements have been given to the property owners, but it is anticipated that they will not be signed and returned before the City Council meeting on April 23, 2019. Bids can be reported and accepted but a recommendation for project award will be delayed until the easements are signed and received. It is expected that the recommendation for award will be brought back to City Council at the May 14th meeting.

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