

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

**AMES, IOWA**

**JANUARY 17, 2017**

The Ames City Council met in special session at 5:15 p.m. on the 17th day of January, 2017, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Ann Campbell presiding and the following Council members present: Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem. *Ex officio* Member Sam Schulte was also present.

Mayor Campbell announced that the primary purpose of this meeting was to hear presentations by the Departments on the projects comprising the City's five-year Capital Improvements Plan (CIP). She stated that public input on the Capital Improvements Plan will be taken on January 24, 2017.

**WORKSHOP ON THE 2017-2022 CAPITAL IMPROVEMENTS PLAN (CIP):** City Manager Steve Schainker emphasized that the Plan outlines the City's funding strategy for major public improvement projects to be completed over the next five fiscal years (2017 - 2022). Projected expenditures in the Plan total \$184,981,974. The Council will make its final decisions at Budget Wrap-Up to be held on February 14, 2017.

Finance Director Duane Pitcher explained how to use the CIP document. He brought the Council's attention to the Projection of Debt Capacity contained on Page VII.

The Plan total was broken down into as follows:

Public Safety:	\$ 1,718,000
Utilities:	91,808,000
Transportation:	85,935,974
Community Betterment:	5,520,000

**FIRE DEPARTMENT.** Fire Chief Shawn Bayouth explained and presented the budgets for the following projects.

**Public Safety - Fire.** There will be a cost increase for the Fire Station #2 Restroom. No changes will occur to the Fire Station #1 Concrete Replacement or the Fire Station #1 Emergency Generator. New projects: Fire Station Keyless Entry System for all three fire stations, is proposed for 2019/20; Fire Station #3 Concrete Patching is budgeted for 2020/21; and Fire Apparatus Replacement (replace Truck 3 and refurbish Truck 3 for Reserve status) to occur in 2021/22.

**ELECTRIC SERVICES DEPARTMENT.** Donald Kom, Electric Services Director, explained and presented the budgets for the following projects. Mr. Kom noted that that the Electric Services budget equates to \$31,708,900 over the next five years. The amount increases to \$32,425 when it includes the amount contributed to projects by Iowa State University.

City Manager Schainker noted that included in Electric Services' capital budget is the Outdoor Storm Warning System. The purchase of a new siren has been delayed until 2021/22; its location will be determined at the time of purchase.

**Electric Administration:** There is \$1,200,000 programmed for Demand Side Management Energy Conservation Programs in each of the five years (2017/18 to 2021/22). The equates to 18.5% of the capital budget over the next five years.

**Electric - Distribution & Transmission.** Three projects are planned under the Transmission portion of the budget: Top-O-Hollow Substation Expansion, Ontario Substation 69kV Breaker Addition, and 69 kV Transmission Reconstruction. On the Distribution side, six projects are planned: Street Light LED Retrofits, Electric Distribution Parking Lot, Dayton Avenue Substation Upgrade, Mortensen Road Feeder Reconstruction, Mortensen Road Transformer Protection, and Vet Med Substation Switchgear Upgrade. These improvements total 31.2 % of Electric's proposed CIP budget.

**Electric - Power Plant.** The Power Plant Relay/Control Replacement has been delayed. The Engineering will occur in 2016/17 with construction in 2018/19 and 2019/20.

**Electric - Power Plant Maintenance.** Eleven projects have been planned for 2017/18 through 2020/21, as follows: Unit #7 Boiler Tube Repair, Unit #7 Turbine Generator Overhaul, Ash Pond, RDF Bin Work (new project), Power Plant Building Modifications (to include a security system and bring into ADA compliance), Power Plant Fire Protection System, Unit #8 Turbine Generator Overhaul, Unit #8 Precipitator Reconstruction, Combustion Turbine #2 Controls Upgrade, Underground Storage Tanks, and Coal Yard Reclamation. These projects equate to 22.4% of Electric's five-year CIP budget.

City Manager Schainker pointed out that solar is not included in the CIP as it had been decided by the Council to direct that the private sector will actually construct the system. The City will pay for operating costs.

**WATER AND POLLUTION CONTROL.** John Dunn, Director of Water and Pollution Control, emphasized that, for the first time in 11 years, a new Water Treatment Plant is not included in the CIP. It is scheduled for substantial completion in Late May 2017. A public open house will be planned for Fall 2017.

Mr. Dunn presented the budgets for the following projects.

**Water Production/Treatment.** Low-Head Dam (River Valley Park) Modifications were detailed. It is hoped that grant funding will be received to help offset the costs. The Dam serves an essential function during periods of sustained drought. Benefits of the improvements would also include increasing the recreational opportunities for kayakers, creating an opportunity for fish migration upstream past the Dam, and new bank-side park amenities in the immediate vicinity of the Dam.

Other projects described were: Advanced Metering Infrastructure, Water Plant Facility Improvements, Ada Hayden Water Quality Study, Water Supply Expansion (new) , Wellhead Rehabilitation (new), Well Field Standby Power, Old Water Treatment Plant Demolition, and the Lime Lagoon Expansion. A new project, Distribution System Monitoring Network, will install a network of sensors in the drinking water distribution system to monitor pressure fluctuations in real time. It is planned to occur in 2021/22.

**WPC - Utilities.** Seven projects are scheduled: The Nutrient Reduction Modifications has been delayed. The Preliminary Engineering Report will occur in 2017/18; however, it is estimated that the final design won't occur until 2021/22 to 2024/25 with construction in 2022/23 to 2024/25. Mr. Dunn noted that the Iowa NRS goal for municipal wastewater systems is to cut phosphorous discharge by 3/4 and nitrogen discharge by 2/3. The anticipated statewide cost is \$1.5 billion over 20 years. For Ames, the anticipated capital cost is \$35 million. It was stated that the City is actively pursuing other innovative approaches, such as Algal Biomass Production from high-strength side stream.

Projects that continue to be included in the CIP are Digester Improvements, Co-Generation System Maintenance, WPC Plant Facility Improvements, Clarifier Maintenance, Structural Rehabilitation, and Flow Equalization Expansion.

**Water Distribution.** Two projects are planned. Highlighted was the Campustown Public Improvements Program, which is designed to complement the current revitalization projects in Campustown.

**PUBLIC WORKS DEPARTMENT.** John Joiner, Public Works Director, presented the budgets for the following projects.

**Utilities - Water Distribution:** Water System Improvements is an ongoing project, with \$1,300,000 budgeted in each of the five years to replace water mains in areas that experience rusty water problems and to provide for installing larger distribution mains in areas that have 4" supply lines. Campustown Public Improvements will identify public improvements that will complement the current revitalization projects in Campustown. It is anticipated, based on the age of the infrastructure and the increased demand from redevelopment, updated water, storm, and sanitary mains will be constructed. The location will be Welch Avenue from Lincoln Way to Knapp Street and Lincoln Way from Hayward Avenue to Welch Avenue. Design will commence in 2018/19 with the City's construction following in 2019/20.

**Utilities - Sanitary Sewer System.** Annual programs: Sanitary Sewer Rehabilitation and Clear Water Diversion will continue with no changes.

**Utilities - Storm Water Control.** Six projects are planned: Storm Water Erosion Control Program, Low-Point Drainage Improvements, Storm Water Improvement Program, Storm Water System Analysis, Storm Water Facility Rehabilitation, and Storm Water Quality Improvements.

**Utilities - Resource Recovery Plant (RRP).** Five proposed projects will occur as part of the Resource Recovery System Improvements throughout the five years of the CIP. A new project, Waste Diversion Enhancements, will occur after a Study is conducted in 2016/17.

**Transportation - Streets Engineering.** Eleven projects are being proposed under this Program. The extension of Grand Avenue from Lincoln Way to South 16<sup>th</sup> Street is a transportation priority and has been moved up in the CIP since grant funds have been received. A new project, South Duff Avenue Improvements will include widening of South Duff Avenue/U. S. Highway 69 to three lanes through Ken Maril Road, the installation of a traffic signal at Crystal Street, and the extension of a shared use path to Ken Maril Road. Annual programs: Asphalt Street Pavement

Improvements, Collector Street Pavement Improvements, Asphalt Street Pavement Improvements, Downtown Street Pavement Improvements, Seal Coat Street Pavement Improvements, Concrete Pavement Improvements, and CyRide Route Pavement Improvements will continue throughout the five years of the CIP. Two other projects were explained: Right-of-Way Restoration, Cherry Avenue Extension,

**Transportation - Shared Use Paths.** A Shared Use Path Summary was given. The average expenditure in each fiscal year is \$1,484,160. Three programs were explained: Shared Use Path System Expansion, Multi-Modal Roadway Improvements, and Shared Use Path Maintenance.

**Transportation - Traffic Engineering.** Eight projects are planned - Annual Programs: Traffic Signal, Accessibility Enhancements, Traffic Engineering Studies; West Lincoln Way Intersection Improvements (construction of five-lane section between Marshall Avenue and Franklin Avenue) will occur in 2017/18; data collection will continue under the Regional Transportation Count Program; and the Intelligent Transportation System Program will be delayed to 2018/19 through 2021/22. The Traffic Calming Program will continue. The 2017/18 (various locations in the area of the College Creek/Old Ames Middle School Neighborhood) location is part of a City Council referral of a request by the neighborhoods to evaluate traffic safety in response to development on the Old Ames Middle School properties. A new project, U. S. Highway 69 Improvements, will occur in 2018/19 with preliminary design, generation of a detailed cost estimate, and funding sources identified for intersection improvements and traffic signal at South Duff and U. S. Highway 30 Eastbound Off-Ramp.

**Transportation - Street Maintenance.** There are five projects planned: Main Street Sidewalk Paver Replacement (new); Annual Programs: Pavement Restoration and Neighborhood Curb Replacement will continue. The Right-of-Way Appearance Enhancements Program has been delayed due to waiting for the Lincoln Way Corridor Plan to be completed and to coordinate with the Campustown Public Improvements project. The Bridge Rehabilitation Program will begin in 2019/20 with the 6<sup>th</sup> Street Bridge over the UPRR and Minnesota Avenue Bridge.

**Transportation - Airport.** Airport Improvement projects in the CIP begin in FY 2017/18 and represent the steps necessary to extend the main runway 01/19 from approximately 6,000 feet to 8,000 feet.

Director Joiner noted that in 2017/18, the Airport Road sidewalk (Ames Municipal Airport frontage) will be constructed in 2017/18 under the Accessibility Enhancement Program.

**Community Enrichment - Public Works.** Municipal Cemetery Improvements will include a Columbarium Expansion in 2017/18 and a Scattering Garden and walking path in 2018/19.

Council Member Betcher asked which segments of the CIP are impacted by the change to place the Municipal Cemetery under Parks and Recreation instead of Public Works. Director Joiner said that, should the City Council approve the reorganization, the changes would mainly impact staffing; that will be covered under the Operating Budget discussions.

Council Member Beatty-Hansen stated that the comments most often made to her are about the intersection at 13<sup>th</sup> and Grand, and specifically, that there is no left-turning arrow. Director Joiner

answered that improvements to that intersection be pursued; however, the Council at that time, decided not to move forward with that project, but to work with timing improvements. At the inquiry of Mayor Campbell, according to Traffic Engineer Damion Pregitzer, at peak hour, that intersection is at Level Service F. He stated that it is part of the 2040 Long-Range Transportation Plan, but there are no plans in the works for changes to that intersection.

Council Member Gartin expressed his desire to fill in the gaps in the sidewalks in the Old Town Neighborhood. He would like to set aside a small amount of money for a pilot program to assist homeowners with the cost of the construction or repair of sidewalks. Mr. Gartin shared that he had asked the Old Town Neighborhood Association to put together an inventory of the locations of the gaps, and it is being worked on over the winter. Council Member Orazem recalled that he has also pointed out that an area that lacks connectivity is Mortensen Road. He feels that area is more important. City Manager Schainker said that if Council directed, a new program would have to be created. It was noted that sidewalks have always been the homeowners' responsibility. Council Member Beatty-Hansen added that they may be the homeowner's responsibility, but it is not being done. Mr. Schainker offered that the topic could be raised at the January 24 Council meeting during the CIP Public Hearing.

Transit Director Sheri Kyras advised that CyRide has reduced its capital improvements programs significantly due to having to significant increases in its Operating Budget from the requirements of the Affordable Care Act. This has resulted in an unbudgeted expense of \$340,000. CyRide will be deferring capital improvements for one to three years. Ms. Kyras presented the budgets for the following projects.

**Transportation - Transit.** Five projects were described: Vehicle Replacement, Building Expansion and Modernization, CyRide Shop/Office Equipment, Bus Stop Improvements, and Technology Improvements. Ms. Kyras pointed out which projects were proposed to be delayed due to the increase in costs from Affordable Care Act compliance.

Keith Abraham, Director of Parks and Recreation, presented the budgets for the following projects.

**Parks & Recreation.** Park System/Facility Improvements will occur at a variety of City parks throughout the five years of the Plan. An additional feature will be added to Furman Aquatic Center in 2017/18 and a shelter will be constructed adjacent to the parking lot in 2021/22. The current clubhouse, which was moved to the site in 1970, will be removed and a larger community room would be constructed at Homewood Golf Course. Maintenance items for the Ames/ISU Ice Arena will be done each year from 2017/18 to 2020/21. The Sunset Ridge Neighborhood Park will be constructed in 2017/18. From 2017/18 to 2021/22, ADA Transitional Plan improvements will be made. The City and Ames Community School District will continue to contribute \$50,000 towards maintenance of the Municipal Pool in 2017/18 and 2018/19. Engineering/design for the Moore Memorial Park Pedestrian Bridge over Squaw Creek will occur in 2019/20. It is anticipated that the Bridge will be constructed in 2020/21. Council Member Betcher shared that she had heard that flatbed train cars had been repurposed successfully in other areas for bridge construction, rather than build the bridge from traditional materials. Playground Equipment Improvements, Ada Hayden Heritage Park (a wetland overlook), and Rose Prairie Park Development in 2021/22 were also described.

Facilities/Fleet Services Director Corey Mellies presented the budgets for the following projects.

**Facilities/Fleet Services.** There is \$50,000 budgeted each year from 2017/18 through 2021/22 for the City Hall Improvements program, which includes major maintenance or replacement of items for the building, Veterans Memorial, and parking lots on the west side of the building and across the street to the east. An additional \$50,000 is proposed to be included in 2020/21 for replacement of flooring in the Police area.

City Manager Steve Schainker explained and presented the budgets for the following projects.

**Community Enrichment.** No changes are planned for the Downtown Facade Improvement Program, the Campustown Facade Improvement Program, or the Neighborhood Improvement Program. A new Program, Human Service Agency Capital Improvements Grants, is being introduced. Criteria associated with this Program are yet to be determined by the City Council.

**Conclusion.** City Manager Schainker noted that the CIP could change based on future Council decisions on pending issues. He reiterated that public input on the CIP will be accepted on January 24, 2017.

Moved by Orazem, seconded by Beatty-Hansen, to refer for placement on a future Agenda the letter from Elliott Thompson.

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

The meeting recessed at 7:54 p.m. and reconvened at 8:02 p.m.

**CLOSED SESSION:** Moved by Gartin, seconded by Beatty-Hansen, to hold a Closed Session, as provided by Section 21.17(3), *Code of Iowa*, to discuss collective bargaining.

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

Moved by Orazem, seconded by Gartin, to adopt RESOLUTION NO. 17-018 ratifying the contract with IBEW, Local 55 (Electrical Workers).

Roll Call Vote: 6-0. Resolution declared adopted unanimously.

**ADJOURNMENT:** Moved by Gartin to adjourn the meeting at 8:10 p.m.

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Diane R. Voss, City Clerk

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Ann H. Campbell, Mayor