

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

OCTOBER 11, 2011

The regular meeting of the Ames City Council was called to order by Mayor Campbell at 7:00 p.m. on October 11, 2011, in the City Council Chambers in City Hall, 515 Clark Avenue. Present from the Ames City Council were Davis, Larson, Mahayni, and Orazem. *Ex officio* Member Finseth was also present. Council Members Goodman and Wacha were absent.

Mayor Campbell asked the City Council members if they had any objections to reversing the order of the Presentations and Proclamations. No objections were voiced.

PROCLAMATION FOR FIRE PREVENTION WEEK: Mayor Campbell proclaimed the week of October 9 - 15, 2011, as Fire Prevention Week. Accepting the Proclamation on behalf of the Ames Fire Department were Lieutenant Sebastian and Firefighters Moulden, Buchman, Bleeker, Peterson, and Thie. Lieutenant Sabastian described several of the activities that would be held by the Fire Department in observance of Fire Prevention Week. Council Member Mahayni pointed out that the Ames Fire Department had received the highest rating of all City Departments in the most-recent Resident Satisfaction Survey at 98%.

PROCLAMATION FOR CHARACTER COUNTS WEEK: The week of October 16-22, 2011, was proclaimed by the Mayor as Character Counts Week. The Proclamation was accepted by Jim Hallihan, Mary Jo Mattila, and Ames Police Chief Chuck Cychosz. Mr. Hallihan issued a challenge to the Ames community to take the words from the Proclamation and implement good character in their personal lives and businesses. He described how Iowa Games competitions promote good character in all levels of participation.

PRESENTATION ON ALL-AMERICA CITY LITERACY AWARD: Carolyn Jons, spoke on behalf of the following Ames organizations and their leaders: Ames Community School District, Ames Public Library, Ames Tribune, Des Moines Area Community College, Ames Chamber of Commerce, Iowa State University Curriculum and Instruction Department, United Way of Story County, and Raising Readers in Story County. She asked the Council to imagine what it would be like five years from now for visitors to be greeted by a sign that says, "Welcome to Ames - A City of Readers." That is one of the goals of the above-named Steering Committee in its mission to increase early language and literacy development in children from birth to age eight. The Steering Committee had unanimously agreed that pursuing a "City of Readers" initiative would benefit Ames, now and in the future. They also agreed that the first step would be to apply for the 2012 All-America City Grade Level Reading Award. Reference was made to the information pertaining to the Award that had been distributed by Ms. Jons around the dais. The national focus this year is on developing comprehensive community plans to increase grade-level reading proficiency by the end of third grade. According to Ms. Jons, that is already a goal of the Ames Community School District and Raising Readers in Story County.

Ms. Jons invited the Council to write a letter of support to be included with the Committee's Letter of Intent for the grant. She also asked that the Council consider appointing an interested Council member to the Steering Committee and discussing providing some City funding or

support staff time for the Steering Committee as it plans for the All-America City Award. The application must be submitted by March 1, 2012.

Mayor Campbell noted that the Agenda listed this as an All-America City Literacy “Grant.” Ms. Jons advised that it is not a grant, it is an award. She further stated that up to 30 communities will be selected from those applying for the Award. The representatives from those communities will attend a national conference next summer, and at that time, ten communities will be selected to actually receive the Award.

Moved by Mahayni, seconded by Larson, directing the Mayor to write a letter on behalf of the City Council in support of this effort to be included with the Steering Committee’s Letter of Intent to the national organizations that support the Award.

Vote on Motion: 4-0. Motion declared carried unanimously.

The Mayor stated that the Council would discuss the other two requests, i.e., appointment of a Council member to the Steering Committee and an allocation of funding or staff time, at a future meeting.

PRESENTATION OF DZ TRIANGLE NEIGHBORHOOD IMPROVEMENT PROGRAM

GRANT: Matt England, former *ex officio* Council member and Student Affairs Commission member, and Tor Finseth, presented the project to renovate the public space located at the intersection of Sunset Drive and Pearson Avenue. This project was funded in part by a grant from the City’s Neighborhood Improvement Program. Mr. England stated that the project consists of pillars, a brick patio, native grasses and shrubs, limestone seating, crushed limestone paths, and park signage. Mr. England reported that partnerships with the following agencies allowed this project to be brought to fruition: the Government of the Student Body (GSB), Student Society of Landscape Architects, City of Ames, Greek Alumni Alliance, Interfraternity Council, Iowa State University, Ames Alumnae Panhellenic, and individual Greek chapters. Mr. England and Mr. Finseth described the multiple steps taken to complete construction of the project. The numerous community activities that have been held at the site to date were also listed. Mr. Finseth described future site additions that have been promised to the funders.

CONSENT AGENDA: Moved by Davis, seconded by Mahayni, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving Minutes of Special Meetings of September 20 and October 6, 2011, and Regular Meeting of September 27, 2011
3. Motion changing Regular Meeting date of the City Council from November 8 to November 1, 2011
4. Motion approving Report of Contract Change Orders for September 16-30, 2011
5. Motion approving certification of civil service applicants
6. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
 - a. Class C Liquor – London Underground, 212 Main Street
 - b. Class C Liquor – Twenty Twenty, 2424 Lincoln Way
 - c. Class B Native Wine – Lyla’s Boutique, 404 Main Street

- d. Class C Beer & B Wine – Aldi, Inc. #48, 1301 Buckeye Avenue
 - e. Class E Liquor, C Beer, & B Wine – Target Store T-1170, 320 South Duff Avenue
 - 7. Motion approving placement of research cameras and sensors on City-owned property as part of an Iowa State University animal ecology research project and in connection with the Urban Deer Management Program
 - 8. RESOLUTION NO. 11-461 approving renewal of contract with Wellmark for administrative and claims processing services for Flexible Spending Account effective January 1, 2012
 - 9. RESOLUTION NO. 11-462 awarding contract for fall 2011 Asbestos Removal for Power Plant to Pro Environmental Abatement, Inc., of Des Moines, Iowa, in the amount of \$49,760.00
 - 10. RESOLUTION NO. 11-463 approving Contract Change Order for Power Plant Unit 8 Waterwall Installation
 - 11. RESOLUTION NO. 11-464 approving contract and bond for 2010/11 Water System Improvements (South Duff Avenue Water Main Replacement)
 - 12. RESOLUTION NO. 11-465 accepting final completion of 2011/12 Collector Street Pavement Improvements (Hayes Avenue)
 - 13. RESOLUTION NO. 11-466 accepting completion of utilities and street construction required as a condition for approval of the Final Plat of Grand Aspen, 4th Addition (South 16th Street Widening), and releasing security
 - 14. RESOLUTION NO. 11-467 approving Plat of Survey for 311 Ash Avenue
- Roll Call Vote: 4-0. Resolutions declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

PUBLIC FORUM: Jim Lohr, 4247 Stone Brooke Road, Ames, stated that he and his wife recently returned from a visit to Germany. He thanked the Mayor and City staff for providing a “Traveler’s Greeting” (Proclamation) for the Lohrs to take to the Mayor of Rommerskirchen, Germany, from the citizens of Ames. Mr. Lohr read the Proclamation that he had presented to the Rommerskirchen Mayor. As many people from Ames travel internationally, he suggested the idea of extending similar goodwill wishes and hospitality globally.

Merlin Pfannkuch, 1424 Kellogg Avenue, Ames, expressed his disappointment regarding the postponement of the round-table workshop related to the Hospital-Medical Zone that had been scheduled for October 18, 2011. Mr. Pfannkuch said that the Council’s decision to have the vote on McFarland’s specific requests before the workshop was a mistake to start with. He could understand the postponement of the workshop for a legitimate reason, i.e., the City wasn’t ready or the neighborhoods weren’t ready. Mr. Pfannkuch pointed out that the Neighborhood residents had been extensively preparing for the workshop and questioned the real reasoning behind the postponement. According to Mr. Pfannkuch, the purpose of the workshop was to talk about the big picture, not just McFarland’s specific requests. In Mr. Pfannkuch’s opinion, the City had “kicked around this Neighborhood enough,” and the postponement of the workshop scheduled over four months ago may have destroyed any remaining trust that the City Council had with the Neighborhood. Mr. Pfannkuch suggested that the Council “get a clue” as to how to work with neighborhoods. He requested that each elected official talk at the roundtable workshop about whether he or she thought that they had treated this Neighborhood fairly.

No one else came forward to speak, and the Mayor closed Public Forum.

IOWA STATE UNIVERSITY (ISU) HOMECOMING REQUESTS FOR OCTOBER 21, 2011: Kurt Beyer, Homecoming Central Committee Advisor, highlighted some of the activities that will be occurring during ISU Homecoming week.

Moved by Mahayni, seconded by Davis, to adopt/approve:

- a. RESOLUTION NO. 11-468 approving closure of portions of Ash Avenue, Gray Avenue, Lynn Avenue, Pearson Avenue, and Sunset Drive between 6:30 p.m. and 11:00 p.m.
 - b. Motion approving temporary obstruction permit for area inside street closures
 - c. RESOLUTION NO. 11-469 approving/motion denying allocation of \$1,000 for pancake feed
 - d. Motion approving Fireworks Permit for ground effects fireworks shoot on Central Campus, beginning at approximately 11:55 p.m., pending approval of ISU Risk Management
- Roll Call Vote: 4-0. Resolutions/motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a portion of these minutes.

5-DAY LICENSES FOR OLDE MAIN BREWING COMPANY: Moved by Davis, seconded by Mahayni, to approve the following 5-Day licenses for Olde Main Brewing Company:

- a. Class C Liquor (Oct. 15-19) at ISU Alumni Center, 420 Beach Avenue
 - b. Special Class C Liquor (Oct. 22-26) at ISU Alumni Center, 420 Beach Avenue
- Vote on Motion: 4-0. Motion declared carried unanimously.

CLASS C LIQUOR & OUTDOOR SERVICE FOR ELEMENT/CHASERS/e: Police Chief Cychosz introduced Commander Huff and asked him to explain the information contained on the Liquor License Renewal Criteria Form. Commander Huff reviewed the results of the various areas of compliance checks and gave examples of the Police Department's concerns. Based on the high number of calls for service, underage patrons in the establishment, and apparent inability of the bar personnel to make improvements after continued contact, the Police Department recommended that the license not be renewed. Mr. Huff corrected one item that had been listed on the Criteria Form. He stated that the bar owner, Scott Davis, had contacted him last night and advised that the bar does provide an incentive of \$15/confiscated ID.

According to Commander Huff, there had been 47 citations during the 12-month renewal period. Mr. Huff advised that he had had a lot of conversations with Scott Davis since July 2011. At that time, the bar had received 26 violations. Commander Huff had indicated to him through a series of emails that the Police Department needed to see some improvement to operations that would prevent violations; however, since that time, 21 additional violations had occurred. Most concerning to the Police Department was over-serving and the high number of all-ages events that the establishment has hosted during the past 12 months, which Commander Huff estimated being in excess of 40. The Police Department began denying the requests for all-ages events in August because it was felt that those events were contributing to the problems at the bar.

Council Member Orazem noted that prior to this year, the bar had been charged with relatively few violations. He asked to know what happened this year. Commander Huff stated that the police officers doing the compliance checks had noted a lack of supervision at the doors.

Scott Davis, 2401 Chamberlain Street, Ames, owner of the bar in question, introduced Ryan Howe and Taylor Nystrom as floor managers. Currently, they don't have a manager for the middle floor; two managers had been fired this year. Mr. Davis advised that the bar consists of three floors, totaling 14,000 square feet. It has a capacity of nearly 500 people. He had been asked by Commander Huff to submit a plan on how they were going to rectify the high number of violations. Mr. Davis said they have the same plan that they had before: a person at every bar, all employees go through the Ames Police ID training, all doors are manned, and an incentive is provided for confiscated IDs. Mr. Davis said that employees who make mistakes or do not do their jobs are fired. He said they are constantly looking for the right combination of door staff and floor staff.

According to Mr. Davis, 108 fake or altered IDs had been turned in during the past 12-month renewal period. He explained the procedures taken by the bar when they host under-age events.

Mr. Nystrom said many of the violations "were a matter of human error" to not catch underage persons sneaking into the bar. He stated that the bar's personnel turnover had been very high.

At the inquiry of Council Member Davis, the Council was told that the bar is equipped with video surveillance, and it is used. The cameras are currently being repositioned to allow better views of the door. Council Member Davis said one of his concerns is that, although 90% of the Bar's employees had attended ID training, the employees were apparently not listening to what the officers had told them and are not using the training.

When asked to address the number of false alarms, Scott Davis stated that there was a door that people were pulling open. Council Member Mahayni referenced the amount of unpaid fines owed by Mr. Davis. Mr. Davis advised that the fines have now been paid; at the time, he did not have the money to pay the fines.

Council Member Orazem asked Scott Davis how long he had owned the bar. Mr. Davis advised that he has owned the bar for the past five years. Mr. Orazem asked to know why Mr. Davis had not taken action when it was known that the number of violations were getting out of hand. According to Mr. Davis, he has fired the floor personnel who were not doing their jobs.

Council Member Mahayni pointed out that the statistics report for the bar in question was one of the worst he had seen during his time on the Council.

Moved by Mahayni, seconded by Orazem, to deny renewal of Class C Liquor & Outdoor Service for Element/Chasers/e, 2401 Chamberlain Street.

Vote on Motion: 4-0. Motion declared carried unanimously.

MCFARLAND CLINIC: Assistant City Manager Bob Kindred said that there were several items relating to the McFarland Clinic office building to be constructed on 12th Street between Duff and Carroll Avenue on the Agenda. He explained that the first item related to Council's recent rezoning of eight properties in the area. A public hearing was held on June 14. The maps distributed to Council, the Planning and Zoning Commission, and affected neighbors during the rezoning process were correct, and all discussion was based on the parcels shown on those maps. However, errors were subsequently found in the legal descriptions submitted by the applicant and by staff and included in the published notices and ordinance. This led to two of the eight properties being inadvertently omitted. Since those two parcels have only completed a portion of the rezoning process, the final steps to include those parcels need to be repeated. The Planning and Zoning Commission does not need to hear the matter again, since the Commission relied upon the maps, and not the legal descriptions, in its earlier deliberations. Staff recommended that the Council set October 25 as the date for first reading of the ordinance to rezone the two lots, and 8 AM on both October 26 and 27 for the remaining two readings to adopt the ordinance. In addition, Council will need to correct the erroneous legal description in Ordinance No. 4073, which was adopted by the Council on July 12, 2011.

Addressing the rescheduling of the workshop with the Hospital-Medical Neighborhood, Mr. Kindred advised that November 17, 2011, appears to work for the neighborhood leaders, medical facility administrators, and five of the six Council members. The sixth Council member is out of town and has not yet indicated his availability on that date.

Planning and Housing Director Steve Osguthorpe explained that two of the three Plats of Survey on the Agenda involve the same issue dealing with double-frontage lots. The first Plat of Survey pertains to land that is located between Duff Avenue, Carroll Avenue, and 12th Street. A boundary line adjustment to combine those three lots into one lot would be made, if approved. Mr. Osguthorpe advised that the Subdivision Code currently states that double-frontage lots will not be permitted "except where essential to provide residential development from arterial streets or to overcome specific disadvantages of topography and orientation." According to Mr. Osguthorpe, there are currently a number of situations where there are double-frontage lots in non-residential applications. He stated that the request for the southern lot includes a request for a waiver of the City's prohibition of double frontages. That waiver meets the City's criteria and is consistent with the City's practice in many past non-residential situations. Mr. Osguthorpe noted that a text amendment to deal with double-frontage lots is also on the Agenda.

According to Director Osguthorpe, the Plat of Survey request for the northern lot includes a provision for the City to be granted an electrical easement in exchange for abandoning an existing underground electric line.

Pertaining to the Remote Parking Agreement, Mr. Osguthorpe stated that one condition for approval of the Minor Site Plan for the building in question is that a Remote Parking Agreement be approved by the City Council. He said that such Agreements are commonly used in the City. In this case, 30 spaces from the 1128 Duff Avenue site will be used to meet the parking requirement for the new building on 121 East 12th Street.

Council Member Orazem pointed out that a petition had been received by the Council from area residents asking the City to examine the traffic flow that would result from the proposed expansion. He asked if the proposal would have any implications on traffic flow. According to Mr. Osguthorpe, because they are only dealing with a boundary line adjustment, staff would determine that there are no increased traffic impacts because no additional lots are being created. He said that any traffic issues would be addressed during the site plan review process. According to Mr. Osguthorpe, the double-frontage provision and the combination of lots provide more flexibility to address the flow of traffic.

Moved by Mahayni, seconded by Davis, to adopt RESOLUTION NO. 11-470 approving a waiver of double-frontage lot design for the property located at 1128 Duff Avenue/1117-1119 Carroll Avenue.

Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

Moved by Mahayni, seconded by Davis, to adopt RESOLUTION NO. 11-471 approving a Plat of Survey for 1128 Duff Avenue/1117-1119 Carroll Avenue, with the following conditions:

1. An electric easement for the existing electric line that crosses the property be filed at the time of recording the Plat of Survey in the Story County Recorder's Office
2. A copy of the recorded easement be filed with the Ames City Clerk's Office along with the recorded Plat of Survey.

Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

Moved by Mahayni, seconded by Davis, to adopt RESOLUTION NO. 11-472 approving a Plat of Survey for 1203-1215 Carroll Avenue/119 East 12th Street, with the following conditions:

1. A five-foot easement be granted to the City for an existing underground electric line along the north property line.
2. Another existing electrical easement located in the center of the Plat of Survey be vacated.

Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

Moved by Mahayni, seconded by Davis, to adopt RESOLUTION NO. 11-473 approving a Remote Parking Easement.

Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

Moved by Mahayni, seconded by Davis, to adopt RESOLUTION NO. 11-474 setting the date of public hearing for October 25, 2011, for vacating an electric easement at 119/121 East 12th Street.

Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

Moved by Mahayni, seconded by Davis, to set the date of public hearing for October 25, 2011, on rezoning Lot 4, Block 7, Sunrise Addition, and correcting the rezoning of a portion of Lot 5 of Emery's Subdivision.

Vote on Motion: 4-0. Motion declared carried unanimously.

Moved by Mahayni, seconded by Davis, to set Special City Council Meetings for 8:00 AM on October 26 and 27, 2011, for second and third reading/adoption of ordinances, respectively.

Vote on Motion: 4-0. Motion declared carried unanimously.

2936 AND 2924 SOUTH LOOP DRIVE AND 3008 UNIVERSITY BOULEVARD: Director Osguthorpe explained that, if approved, a boundary line adjustment would be made to combine three lots into one lot. There would be frontage on University Avenue, South Loop Drive, and Airport Road. A waiver of the double-frontage lot provisions would also need to be granted.

A point of access issue was also brought to the attention of the Council by Mr. Osguthorpe. Staff is asking that a stipulation be placed on any approval of the Plat of Survey that would allow the final language to be worked out. That language would be included on the Plat of Survey to allow points of access as defined safe and appropriate by the City Engineer.

Moved by Davis, seconded by Mahayni, to adopt RESOLUTION NO. 11-475 approving a waiver of double-frontage lot design.

Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

Moved by Davis, seconded by Mahayni, to adopt RESOLUTION NO. 11-476 approving a Plat of Survey for 2936 and 2924 South Loop Drive and 3008 University Boulevard, subject to the following stipulation:

1. The access restriction on the original plat be amended to allow access onto University Boulevard in locations deemed safe and acceptable by the City Traffic Engineer, and that the amendment be reflected on the Plat of Survey with notation approved by the City Attorney and the Traffic Engineer.

Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

SUBDIVISION ORDINANCE TEXT AMENDMENT CONCERNING PROHIBITIONS ON DOUBLE-FRONTAGE LOTS: Mr. Osguthorpe noted that the City Council had referred this item

to staff for a possible text amendment to allow double-frontage lots in non-residential zones. He asked that the amendment state that “A lot with double frontage or reverse frontage not be permitted in residential zones, except where essential to provide separation of residential development from arterial streets or to overcome specific disadvantages of topography and orientation.”

Moved by Mahayni, seconded by Davis, to pass on first reading an ordinance amending Section 23.401(3)(b) of the *Municipal Code* to restrict double-frontage lots in residential zoning districts only.

Roll Call Vote: 4-0. Motion declared carried unanimously.

2011/12 DIAL-A-RIDE CONTRACT AMENDMENT: Transit Director Sheri Kyras described two issues that had arisen since Council’s initial approval of the five-year contract in June 2010. The first issue resulted from the Iowa DOT requesting changes to the contract to reflect non-financial language clarifications. The second issue resulted from Heartland Senior Services’ concerns over the financial portion of the contract and whether the revenues were covering the costs that they were incurring to provide the Dial-A-Ride service. Ms. Kyras and Assistant City Manager Sheila Lundt had attempted to address the issue with Heartland. An independent audit was performed, and it was found that the Contract was approximately \$2,000 short for last year. However, when a different methodology was used that considered the length of the trips, the amount stated in the contract was sufficient. Ms. Kyras concluded that the only change that was needed to the Contract, besides the Iowa DOT-required changes, was a minor adjustment in the fuel surcharge.

Director Kyras advised that the Transit Board of Trustees had approved the contract amendment in two parts: the Iowa DOT changes were approved on July 20, 2011, and the fuel surcharge, retroactive to July 1, 2010, was approved on October 4, 2011.

Ms. Kyras also noted that, in discussions with Heartland Senior Services, there is a possibility that they will not continue the Contract after June 30, 2011. Staff is putting together a Request for Proposals to go out for finding another service provider for Dial-A-Ride services.

At the inquiry of Council Member Orazem, Ms. Lundt stated that Dial-A-Ride equates to approximately 12% of the rides provided by Heartland Senior Services; the balance of their rides consists of City and County rides. One of the things that Heartland has been asked to do is to show the number of rides that are within the City of Ames and how many are in the County areas. It will be a rather lengthy process to accurately assign costs. The overhead being assigned to Dial-A-Ride ran anywhere from 10% to 23%; that needs to be more accurately depicted.

Council Member Larson noted the unspent balance of \$246,000 in the Iowa DOT Contract and asked where that balance came from. Ms. Kyras stated that Dial-A-Ride is funded by federal dollars that flow through the Iowa DOT Public Transit Office to CyRide. It is based on a formula, and the CyRide’s cost due to the efficiencies from Heartland providing the service as opposed to CyRide providing it at union wages and overhead has been so much less, a balance

is accumulating. That, however, is not only for this service; it is also used for shelters and/or purchasing vehicles. One vehicle has been purchased with those funds and it is leased to Heartland Senior Services.

Council Member Larson said he hoped Heartland Senior Services and CyRide could discuss the continuation of the Dial-A-Ride service. Ms. Kyras replied that when the Request for Proposals (RFP) for Dial-A-Ride services is sent out, it will be sent to Heartland Senior Services as well as other potential providers. She noted that CyRide has enjoyed a good relationship with Heartland Senior Services.

Moved by Mahayni, seconded by Davis, to adopt RESOLUTION NO. 11-477 approving the 2011/12 Dial-A-Ride Contract Amendment to increase the fuel surcharge rate, effective July 1, 2010.

Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

TIGER GRANT APPLICATION: Transit Director Sheri Kyras advised that the federal government released a notice of funding availability (\$540 million) for the 2011 TIGER Grant in late June, 2011, with final applications due on October 31, 2011. She recalled that CyRide was not one of the recipients of the TIGER II Grant last fall. With the intermodal facility partially funded under the TIGER I Grant, Ms. Kyras stated that staff is requesting to seek additional funding that could more closely build the facility as originally envisioned. The second phase would allow for adequate parking to advance a Campustown Redevelopment project and recreational facilities within the area as well as alleviating parking issues in that part of the City. Additionally, it would complete the coordination of transportation functions within the City by allowing CyRide to link with other forms of transportation that would be located at the Intermodal Facility. Ms. Kyras brought the Council's attention to the benefits of accomplishing Phase II of the Intermodal Facility. Ms. Kyras alleged that the economic benefits to the community could also be significant.

According to Ms. Kyras, the preliminary budget totals \$12,506,250 to fund Phase II of the Intermodal Facility. The new TIGER grant requirements include a \$10 million minimum federal share and 20% local match. There will be a local match required, if the grant is received, of \$44,250 for street improvements. It is being proposed that the City and ISU commit to the local match in the amount of \$22,125 each.

Moved by Davis, seconded by Mahayni, to adopt RESOLUTION NO. 11-478 approving support for a TIGER Grant application to fund Phase II of the Intermodal Facility and committing \$22,125 from the Contingency Fund towards the local match, if the Grant is approved.

Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

SUSTAINABILITY COORDINATOR: City Manager Schainker reminded the Council that the City had entered into a one-year contract with Iowa State University to utilize the services of its

full-time Director of Sustainability. Per that contract, the City contributed \$2,083.33/month (\$25,000 annually) to the University towards the total cost of the position. The initial assignment from the City Council for the Director of Sustainability was to work with a community task force over a 12-month period to develop recommendations to reduce electric consumption throughout the community. That assignment was not accomplished in its entirety, and in July 2011, the City Council agreed to extend the contract with ISU through September 2011 to allow time for the task force report to be completed. That report was presented to the City Council on September 27, 2011. According to Mr. Schainker, the contract needs to be extended again to retain the services of the Sustainability Coordinator for the City of Ames.

Mr. Schainker told the Council that it needed to decide if it wanted to extend the Agreement again, and if so, what the scope of services would be. At its September 27, 2011, meeting, the Council adopted the recommendations of the Task Force in regards to energy consumption reduction by directing staff to develop a plan to implement the various recommendations related to that topic. In addition, it delayed making any final decisions regarding the next steps towards accomplishing the City Council's overall sustainability goal until after the Council's next goal-setting session in January.

It was also the recollection of the City Manager that the City Council, on September 27, 2011, had requested the Sustainability Coordinator to look at some of the cities who had adopted frameworks to determine the impacts that particular framework had had in that city; that was to be done prior to the Council's goal-setting session.

According to Mr. Schainker, the decisions made on September 27, 2011, could offer some direction in terms of the scope of services for the Sustainability Coordinator during the next three to four months. City Manager Schainker recommended that the contract for Sustainability Coordinator services be extended through January 2012 to accomplish those two tasks. After January 2012, the Council will need to decide if it wants to extend the contract further and what the assignment will be.

Council Member Larson said he did not believe that it had been determined what the next steps would be. His recollection was that the City Council had cited its preference to discuss the issue of sustainability at the Council's next goal-setting session. He continues to feel that there needs to be a broader discussion of the next steps before any additional scope of services is agreed upon.

Council Member Orazem said he did not want to lose sight of the fact that there is still a lot of work remaining to be done on the reduction of electric usage. He felt the reason that the Council had focused on that was because there could be some concrete assessments. Mr. Orazem referenced the McKinsey Report on this (*Unlocking Energy Efficiency in the U. S. Economy*) dated July 2009 that said that "electric utilization could be reduced by as much as 23% with things that are cost-effective for firms," however, the firms need to be informed about ways to do that. Mr. Orazem believed that the plan should specialize in the Electric Utility sector first.

City Manager Schainker asked for clarification of the expectation of the recommendation given by the Council at its September 27, 2011, meeting. He said it was clear that Council wanted staff to develop a plan for implementing the recommendations related to reducing electric consumption, but he was unsure about the framework issue. Mr. Schainker read an excerpt from the Minutes of September 27, 2011. Council Member Mahayni replied that what had been read by Mr. Schainker was his recollection of the discussion. He thought that the information related to other cities' frameworks was needed to lead into the discussion at the Council's goal-setting session. Council Member Larson said that he did not envision approving "cramming a year's worth of committee work into a couple months." He was not looking for a detailed report of the impact of adopting a certain framework prior to the City Council's goal-setting session; he did not recall that the details were even discussed. Mr. Larson recalled that Council Member Goodman had made the motion; however, due to his absence at this meeting, it would be difficult to determine the intent of his motion. Council Member Larson believed the Council had given direction related to the 14 recommendations related to reducing electrical consumption with the creation of the three subcommittees. City Manager Schainker said that the Council could approve an extension of the current Contract, allow work on the reduction of electrical consumption component, and wait on the clarification of the next assignment.

Moved by Mahayni, seconded by Orazem, to adopt RESOLUTION NO. 11-479 approving an extension of the contract for the Sustainability Coordinator, pending approval of ISU, through January 31, 2012, for work on developing a plan to implement the electric consumption reduction recommendations.

Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

RESIDENT SATISFACTION SURVEY RESULTS: Public Relations Officer Susan Gwiasda presented highlights from the results of the City's 29th Annual Resident Satisfaction Survey. She stated that there was a 22% response rate. Thirty-one percent (31%) of the respondents gave the City a "very good" rating, and 63% gave a "good" rating.

HEARING ON NUISANCE ASSESSMENTS: Mayor Campbell opened the public hearing. No one came forward to speak, and the hearing was closed.

Moved by Orazem, seconded by Mahayni, to adopt RESOLUTION NO. 11-480 assessing costs of mowing/brush removal and certifying assessment to the Story County Treasurer.

Roll Call Vote: 4-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

ZONING ORDINANCE TEXT AMENDMENT RELATED TO DEFINITION OF "STORY:"
The public hearing was opened by Mayor Campbell. Director Osguthorpe asked that the hearing be continued to allow additional time to develop the definition of "story" to ensure coordination with the Inspections Division.

Moved by Mahayni, seconded by Davis, to continue the hearing until December 13, 2011.
Vote on Motion: 4-0. Motion declared carried unanimously.

HEARING ON TEXT AMENDMENTS TO CORRECT/CLARIFY SECTIONS OF THE ZONING ORDINANCE: The Mayor opened the hearing. Director Osguthorpe requested that staff continue the hearing to allow time for the ordinance to be adequately reviewed.

Moved by Davis, seconded by Larson, to continue the hearing until December 13, 2011.
Vote on Motion: 4-0. Motion declared carried unanimously.

ORDINANCE AMENDING AND UPDATING 2011 DESIGNATING SNOW ROUTES:
Moved by Mahayni, seconded by Davis, to pass on second reading an ordinance amending and updating the 2011 Designated Snow Routes.
Roll Call Vote: 4-0. Motion declared carried unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

COUNCIL COMMENTS: Moved by Larson, seconded by Davis, to refer back to staff the memo from the Planning and Housing Department regarding a Zoning Code text amendment concerning the prohibition of parking between buildings and streets in the Planned Industrial Zone.
Vote on Motion: 4-0. Motion declared carried unanimously.

Moved by Larson, seconded by Davis, to refer to staff the letter dated September 28, 2011, from the Ames Historical Society pertaining to parking hang tags for Main Street business employees.

Mr. Larson noted that the City had not received the request from the Main Street Cultural District (MSCD) requesting parking hang tags, but wanted staff to have the letter from the Ames Historical Society letter so it had it when analyzing the anticipated request of the MSCD.

Vote on Motion: 4-0. Motion declared carried unanimously.

Moved by Orazem, seconded by Mahayni, to refer to staff the petition of the H-M Neighborhood pertaining to the traffic flow around McFarland Clinic.
Vote on Motion: 4-0. Motion declared carried unanimously

Moved by Orazem, seconded by Davis, to refer to staff the letter dated October 6, 2011, from Olde Main Brewing Company relating to Zoning Code change for a property in the Industrial Park.
Vote on Motion: 4-0. Motion declared carried unanimously.

Moved by Orazem, seconded by Mahayni, to refer to staff the letter dated October 7, 2011, from Chuck Winkleblack offering an idea to improve the traffic flow on South Duff Avenue.
Vote on Motion: 4-0. Motion declared carried unanimously.

Moved by Mahayni, seconded by Larson, to refer to staff the requests of Raising Readers for appointment of an interested Council member to its Steering Committee and an allocation of funding and staff time to the Steering Committee.

Vote on Motion: 4-0. Motion declared carried unanimously.

ADJOURNMENT: Moved by Davis to adjourn the meeting at 9:17 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

OCTOBER 17, 2011

The Ames City Council met in special session at 9:00 a.m. on the 17th day of October, 2011, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Campbell presiding. Council Member Larson was present. Since it was impractical for all Council members to attend in person, Council Members Davis, Goodman, Mahayni, Orazem, and Wacha were brought in telephonically.

CHANGE ORDERS TO THE CONTRACT WITH AZCO FOR POWER PLANT UNIT NO. 8 WATERWALL INSTALLATION: Electric Services Director Donald Kom, Power Plant Manager Dell Brown, and Power Plant Engineer Tim McCullough were present. Mr. Kom explained that a Contract to AZCO, Inc., was approved by the City Council on April 27, 2010, to replace the waterwalls in Power Plant Unit No. 8. The project was originally scheduled to be completed during the Plant's April 2010 outage, but was delayed pending a regulatory determination from the Iowa Department of Natural Resources (IDNR). That determination was made, and the project is now underway. Mr. Kom provided the details and specific amounts for Change Orders numbered 11, 13, 15, and 16.

According to Director Kom, the Capital Improvements Plan (CIP) originally had \$4.8 million allocated to the waterwall installation project. Materials were purchased and \$3.2 million was left for installation. With the actual project cost plus the Change Orders, there is still a remaining budget balance of approximately \$114,000. Mr. Kom said the work will begin this evening or tomorrow. If the work is not finished, Unit No. 8 will not be operational.

City Council Member Larson noted the timing of the Special Meeting and asked how staff can better anticipate changes that need to be made. Specifically, he asked if it was down to the last day. Tim McCullough stated that AZCO is contracted to complete the work in 37 days; the deadline is October 25, 2011. The needed Change Orders came to the City's attention after the last City Council meeting. The last Change Order came to the City on Thursday, October 13, 2011.

Moved by Wacha, seconded by Larson, to adopt RESOLUTION NO. 11-461 approving Change Orders 11, 13, 15, and 16 to the contract with AZCO for Power Plant Unit No. 8 Waterwall Installation.

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

ADJOURNMENT: Moved by Davis to adjourn the meeting at 9:10 a.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

**MINUTES OF THE JOINT MEETING OF THE
AMES CITY COUNCIL AND HOSPITAL BOARD OF TRUSTEES**

AMES, IOWA

OCTOBER 19, 2011

The Ames City Council and Hospital Board of Trustees met in joint session at 12:05 p.m. on the 19th day of October, 2011, in Mary Greeley Medical Center (MGMC) South Auditorium. Those in attendance were Mayor Campbell and Council Members Larson, Orazem, and Wacha; and *ex officio* Council Member Finseth; Hospital Board Chairperson Buck and Trustees Banitt, Kitchell, and McCuskey. Administrative staff present were Brian Dieter, President and CEO; Vice-Presidents Neal Loes, Lynn Whisler, and Karen Kiel Rosser; Jennifer Killion, MD; and Stephanie Johnson, Executive Assistant, representing MGMC; and Steve Schainker, City Manager; Bob Kindred, Assistant City Manager; Doug Marek; City Attorney; and Diane Voss, City Clerk, on behalf of the City.

Chairperson Buck and Mayor Campbell welcomed the City Council, Hospital Board of Trustees, and administrative staff members from both entities. Mr. Dieter introduced Karen Kiel Rosser, who gave a presentation on Mary Greeley Medical Center's Framework for Organizational Excellence. Ms. Kiel Rosser defined the Malcom Baldrige approach to achieving excellence that is used by MGMC. She described how the employees of the hospital work together to achieve a common goal. Data about their services is gathered from a survey of patients, medical providers, and employees. Council Member Orazem asked Ms. Kiel Rosser to provide him a copy of the survey used.

Council Member Orazem left the meeting at 12:50 p.m.

It was noted that, when the Board and Council hold its next annual meeting, perhaps a tour of new facilities would be possible.

There were no further comments from the Board of Trustees or City Council, and the meeting adjourned at 1:04 p.m.

Diane Voss, City Clerk

Ann Campbell, Mayor