

AGENDA
SPECIAL MEETING OF THE CONFERENCE BOARD AND
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL
OCTOBER 25, 2011

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.

SPECIAL MEETING OF THE CONFERENCE BOARD

CALL TO ORDER: 6:30 p.m.

1. Motion approving Minutes of Regular Meeting of February 22, 2011, and Special Meeting of March 31, 2011
2. 2011/12 Budget Amendment:
 - a. Proposed amendments
 - b. Motion setting date of public hearing for November 22, 2011, for budget amendment

COMMENTS:

ADJOURNMENT:

REGULAR MEETING OF AMES CITY COUNCIL*

*The City Council's Regular Meeting will immediately follow the Conference Board Special Meeting.

PRESENTATION:

1. Presentation of Gold Well Workplace Award

PROCLAMATION:

2. Proclamation for World Town Planning Day, November 8, 2011

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 Regular Meeting of October 11, 2011, and Special Meetings of October 17, 2011, and October 19, 2011
5. Motion approving Contract Change Orders October 1-15, 2011
6. Motion adding structural assessment costs to Facade Grant Program, as needed

7. Resolution adopting Supplement No. 2011-4 to *Municipal Code*
8. Resolution approving Investment Report for quarter ending September 30, 2011

9. Resolution approving appointment of Allison Sheridan to fill vacancy on Public Art Commission
10. Resolution approving appointment of Joan Bolin to fill vacancy on Student Affairs Commission
11. Resolution approving enrollment in Iowa Water/Wastewater Agency Response Network (IOWARN)
12. Resolution approving Memorandum of Agreement between City and Story County for portions of unincorporated rural townships to be combined with contiguous precinct for voting purposes
13. Resolution authorizing a delay in implementing change to the maximum annual out-of-pocket cost for prescription drugs pertaining to the International Union of Operating Engineers (IUOE), Blue Collar Unit, Contract
14. Resolution accepting completion of 2009/10 Water System Improvements (Water Service Transfers)
15. Resolution accepting completion of 2010/11 Arterial Street Pavement Improvements (6th Street)

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 the time given to each speaker.**

PERMITS, PETITIONS, AND COMMUNICATIONS:

16. Motion approving new Special Class C Liquor License for Le's Restaurant, 113 Colorado Avenue
17. Motion approving new Class C Liquor License for Angie's Cantina, 2414-2416 Lincoln Way

HEARINGS:

18. Hearing on vacating electric easement at 119 E. 12th Street/121 E. 12th Street:
 - a. Resolution approving vacating easement
19. Hearing on rezoning property generally located at 119 East 12th Street and 1215 Carroll Avenue from Urban Core Residential Medium Density to Hospital-Medical:
 - a. First passage of ordinance
20. Hearing on CDBG 2011-12 Amended Annual Action Plan:
 - a. Resolution approving Amended Plan
21. Hearing on Unit No. 7 Circulating Water Pipe Rehabilitation Project:
 - a. Resolution approving final plans and specifications and awarding contract to L&P Painting of Cedar Rapids, Iowa, in the amount of \$155,072, plus applicable sales taxes
22. Hearing on Unit No. 8 Air Heater Basket Replacement Project:
 - a. Motion accepting report of bids and delaying award of contract

FINANCE:

23. Resolution approving sale and issuance of Essential Corporate Purpose General Obligation

Bonds Series, 2011B Issue, in an amount not to exceed \$6,675,000

PLANNING & HOUSING:

24. Water Service and Annexation Agreements:
- a. Resolution approving Agreements for 2126 State Avenue
 - b. Motion providing direction to staff regarding similar requests

PUBLIC WORKS:

25. Report on results of public input regarding Resource Recovery Plant (RRP) “Free Day:”
- a. Motion approving elimination of Free Days and expanding education and outreach efforts
26. Resolution approving sole source contract with RDG Dahlquist Studios for design features on South 16th Street
27. 2809 South Riverside:
- a. Resolution approving/motion denying rural water service connection

HUMAN RESOURCES:

28. Resolution approving Affirmative Action Plan Update

ELECTRIC:

29. Resolution approving amendment to DGR Engineering Services Agreement for design of Mid-American Energy 161-kV Line

ADMINISTRATION:

30. Development Process Survey Presentation
31. Resolution directing Mayor to submit Letter of Intent for “Blue Zone” project

ORDINANCES:

32. First passage of ordinance correcting legal descriptions in Ordinance No. 4073
33. Second reading of ordinance amending Section 23.401(3)(b) of the *Municipal Code* to restrict double-frontage lots in residential zoning districts only
34. Third passage of and adoption of ORDINANCE NO. 4089 amending and updating 2011 Designated Snow Routes

COUNCIL COMMENTS:

HUMAN RESOURCES:

35. Motion to hold Closed Session as provided by Section 20.17(3), *Code of Iowa*, to discuss collective bargaining strategy

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 REGULAR MEETING OF THE
AMES CONFERENCE BOARD AND
REGULAR MEETING OF THE AMES CITY COUNCIL**

AMES, IOWA

FEBRUARY 22, 2011

REGULAR MEETING OF THE AMES CONFERENCE BOARD

The regular meeting of the Ames Conference Board was called to order by Chairperson Ann Campbell at 6:30 p.m. on February 22, 2011. Present from the Ames City Council were Davis, Goodman, Larson, Mahayni, Orazem, and Wacha. Story County Board of Supervisors present were Clinton, and Toot. Representing the Ames School Board were Todey and Talbot. Gilbert School District and United School District were not represented. Supervisor Sanders arrived at 6:37 p.m.

MINUTES OF THE JANUARY 25, 2011, CONFERENCE BOARD REGULAR MEETING:

Moved by Mahayni, seconded by Todey, to approve the minutes of the Regular Meeting of the Conference Board on January 25, 2011.

Vote on Motion: 3-0. Motion declared carried unanimously.

APPOINTMENT TO BOARD OF REVIEW: Moved by Todey, seconded by Goodman, to adopt RESOLUTION NO. 11-055 to approve appointment of Tom Carey to the Board of Review.

Roll Call Vote: 3-0. Resolution declared adopted unanimously, signed by the Chairperson, and hereby made a portion of these minutes.

INTERGOVERNMENTAL AGREEMENT REGARDING MAPs AND GIS FUNDING:

Moved by Mahayni, seconded by Clinton, to adopt an amendment to the Intergovernmental Agreement regarding MAPs and GIS funding.

City Assessor Greg Lynch advised that the proposed 28E Agreement had been forwarded by the City Attorney to the Story County Attorney's Office for review. Mr. Lynch said it was his understanding that the County had not had enough time to review the proposed Agreement. Story County Supervisor Clinton commented that the Board of Supervisors and the County Assessor had reviewed the proposed Agreement. The substance of it did not seem to be a major issue, but a couple clarifications needed to be made. According to Mr. Clinton, the County Attorney still needed to review the changes. It was his belief that the Agreement needed to be executed by July 1, 2011, and it was now in the hands of the two attorneys.

Chairperson Campbell pointed out that if the amendment to the Agreement could not be approved at this meeting, a special meeting would be required. Supervisor Clinton suggested that the meeting be held via a telephone conference.

City Attorney Doug Marek advised that if either Conference Board wanted to terminate the Agreement, it would give 90 days' notice. However, the Agreement may be amended at any time by mutual consent.

Moved by Mahayni, seconded by Clinton, to table the item.

Vote on Motion: 3-0. Motion declared carried unanimously.

PUBLIC HEARING ON PROPOSED FY 2011/12 BUDGET FOR AMES CITY ASSESSOR'S OFFICE: Chairperson Campbell declared the hearing open. There being no one wishing to speak, the hearing was closed.

Moved by Goodman, seconded by Todey, to adopt the FY 2011/12 Budget for the Ames City Assessor's Office.

Vote on Motion: 3-0. Motion declared carried unanimously.

ADJOURNMENT: Moved by Davis, seconded by Todey, to adjourn the Ames Conference Board at 6:38 p.m.

Vote on Motion: 3-0. Motion declared carried unanimously.

**MINUTES OF THE SPECIAL MEETING OF THE
AMES CONFERENCE BOARD**

AMES, IOWA

MARCH 31, 2011

SPECIAL MEETING OF THE AMES CONFERENCE BOARD

The Special Meeting of the Ames Conference Board was called to order by Chairperson Ann Campbell at 12:00 Noon on March 31, 2011. Present telephonically were Orazem and Wacha, representing the Ames City Council; Clinton and Toot, representing the Story County Board of Supervisors; and Talbot and Todey, representing the Ames Community School Board. Gilbert School District and United School District were not represented.

INTERGOVERNMENTAL AGREEMENT REGARDING MAPS AND GIS FUNDING: City Attorney Doug Marek explained that the existing Intergovernmental (28E) Agreement providing for GIS services has a 90-day notification deadline if the Conference Board intends to terminate it. For the past year, it has been the intention of the Ames Conference Board, as well as the County Conference Board, to amend the Agreement, it was not until March 30 that the City received the final draft of same. Mr. Marek reported that this morning, he received confirmation from the Story County Assessor and Assistant Story County Attorney Steve Owen that they had approved the final draft. That document contained the same terms as the Agreement provided to the Ames Conference Board yesterday with one minor change: the two Assessors and their respective GIS personnel have agreed to the deletion of “landmarks” from the base map (Page 4 of the Agreement). According to Mr. Marek, if the Amended Agreement is approved at this meeting, it will not be necessary to send notification to terminate the existing Agreement.

Moved by Todey, seconded by Clinton, to adopt RESOLUTION NO. 11-137 approving the Amended Intergovernmental Agreement Between Story County Assessor’s Conference Board and City of Ames Assessor’s Conference Board.

City Attorney Marek advised that the Story County Conference Board will need to meet and approve the Amended Agreement.

Roll Call Vote: 3-0. Motion declared carried unanimously.

ADJOURNMENT: Moved by Orazem, seconded by Clinton, to adjourn the Ames Conference Board at 12:04 p.m.

Vote on Motion: 3-0. Motion declared carried unanimously.



Mini Conference Board

515 Clark Avenue
Ames, Iowa 50010
Phone (515) 239-5370
Fax (515) 239-5376

Minutes for Thursday, October 6, 2011 **(UNAPPROVED)**
Room 233, Ames City Hall, 515 Clark Avenue, Ames, IA

- Call to Order: 3:03 p.m. by Chairperson Jami Larson.
- Members Present:
 - Jami Larson, Ames City Council
 - Bill Talbot, Ames School Board of Directors
 - Rick Sanders, Story County Board of Supervisors
 - Greg Lynch, Ames City Assessor
- Also Present:
 - Paul Overton, Chief Deputy Assessor, Ames City Assessor's Office
 - Brenda Swaim, Deputy Assessor, Ames City Assessor's Office
 - Dawn Tank, Office Assistant II, Ames City Assessor's Office
 - Doug Marek, City Attorney, City of Ames Legal Department
- Minutes from January 5, 2011, Mini Conference Board Meeting.
 - Moved by Sanders, seconded by Talbot to approve the minutes. Motion declared carried unanimously.
- Other Business
 - New member Talbot was welcomed to the Board.
 - Larson brought up ideas related to compensation pool – did not discuss.
- Discussion of City Assessor's Proposed Amendment of the 2011-2012 Budget – Court Costs
 - Lynch – directed the member's attention to green sheet of 22 PAAB and District Court assessment appeals – stating that when the budget was prepared in January the office had not anticipated the number of appeals.
 - Marek – gave background on PAAB history and inception – spoke about prior 3-year history – allowance of evidence is different/difficult in PAAB compared to District Court. Spoke of additional time and money spent for PAAB cases as compared to District Court. Discussed the importance of appraisals in these proceedings.
 - Larson – asked for a minimum assessed value before hiring an appraiser.
 - Marek – mentioned that there are several well qualified appraisers in our area.
 - Lynch – directed members to review document that shows reduction of tax collected vs. cost of appraisal.
 - Sanders – what is a normal number of appeals to PAAB?
 - General discussion about number of appeals to PAAB, cost and allocation of expenses on the current budget.
 - Sanders – questioned if all are worth defending. Lynch – affirmed that they are.



- Talbot spoke of concern that if we start making deals with owners then be prepared to see many more asking for similar treatment.
- Marek left the meeting @3:18 P.M.
- General discussion of validity of settling cases and where additional funding would come from to make up the ending fund balances.
- Mini-Board decided to handle each item separately.
- Sanders moved for additional funding of \$50,000 for PAAB and District Court appeal expenses in the assessment appeal (\$20,000) and contingency (\$30,000). Talbot 2nd, Motion carries unanimously. Mini Board recommends support of additional funding for appeals.
- Discussion of City Assessor's Proposed Amendment – Pictometry
 - Lynch discussed the additional \$5,000 amount – 1 @ \$2,500 for scanning commercial and residential cards. He talked about the city's FMS scanning program.
 - Lynch talked about Pictometry and costs involved – the other \$2,500
 - Lynch directed the members to look at the Pictometry handout and discussed payments of contract over 3 years.
 - Larson questioned the different flight options and if we were locked in for the second flight, Lynch explained and assured that proper wording would be in the contract that we would only be obligated to the initial flight.
 - Lynch discussed moving from 5-year to 3 year flight plan.
 - General discussion about technologies and changes that have occurred.
 - Sanders – curious to understand what difference would be in cost if we waited to do during normal budget – not hearing desperation from Greg that aerials are needed at this time. Lynch – will talk to Doug Tonnemacher from Pictometry about contract terms and cost savings. Larson – trying to figure where the cost savings are and know what the price difference is if we wait until next year. How much more would the cost be if they didn't have Boone County's area and were to fly it separately?
 - Sanders – undecided about Pictometry.
 - Larson stated that our (Mini-Board) recommendation would be for the Assessor to gather more information and present that to the full Conference Board. Sanders affirmed – there was no vote on the topic at this time.
 - Swaim questioned when the flight would take place. Lynch – let him (Doug T.) know by November, would sign the contract now for a spring flight.
 - Larson – enough time for a full Conference Board meeting. Tank - October 25th is regular City Council meeting.
- Discussion of City Assessor's Proposed Amendment – Ending/Beginning Balances
 - Larson – important to see what balance is in the funds.
 - Sanders – wants a full explanation of \$90,000 vs. \$50,000 and the ending fund balance and assurance of expenditures not exceeding beginning balance.



- General discussion about funding streams and ending fund balances.
- Discussion of City Assessor's Proposed Amendment – Scanning and Pictometry
 - General discussion about FMS software.
 - Sanders – agrees with idea, but should be done during normal budgeting time.
 - Sanders moved to approve \$2,500 for FMS; Talbot 2nd. Motion passed unanimously. Mini Board recommends support of moving forward with this item.
- Adjournment
 - Moved by Sanders, seconded by Talbot to adjourn the meeting. The meeting adjourned at 3:59 p.m.

Minutes prepared October 13, 2011, by W. Paul Overton, Chief Deputy Assessor, Ames City Assessor's Office.

AMES CITY ASSESSOR
2011-2012 ADOPTED BUDGET PER CONFERENCE BOARD MEETING ON FEBRUARY 22, 2011
Proposed Amendment by Assessor after October 6, 2011, Mini Conference Board Meeting

Item	FY 10-11 Budget	FY 10-11 Actual Expenses	FY 11-12 1st Quarter Expenses	FY 11-12 Adopted Budget	FY 11-12 Amended Budget	% of Change Between Adopted & Amended
Assessor	\$ 110,550	\$ 110,550	\$ 30,646	\$ 113,938	\$ 113,938	0.0%
Deputies	154,685	155,318	42,924	160,022	160,022	0.0%
Staff	187,802	171,008	42,924	192,008	192,008	0.0%
GIS Coordinator	33,527	33,527	-	3,453	3,453	0.0%
Board of Review	5,500	4,113	-	6,600	6,600	0.0%
Taxable Fringe Benefits	3,360	3,090	774	4,560	4,560	0.0%
Employer's Flex Benefits	3,550	3,450	-	580	580	0.0%
F.I.C.A. @ 7.65% *	38,172	35,613	8,687	36,809	36,809	0.0%
I.P.E.R.S. @ 8.07% **	34,679	32,763	9,442	38,831	38,831	0.0%
Health Insurance & Workers' Comp	71,200	68,518	19,472	82,925	82,925	0.0%
Unemployment Compensation	500	-	-	500	500	0.0%
Life and Disability Insurance	4,000	3,482	820	4,000	4,000	0.0%
Total Staff & Related Expenses	\$ 647,525	\$ 621,432	\$ 155,689	\$ 644,226	\$ 644,226	0.0%
Board of Review Expense	\$ 750	\$ 532	\$ 178	\$ 750	\$ 750	0.0%
Office Supplies	5,000	3,371	1,094	5,000	5,000	0.0%
Postage & Mailing	8,250	631	146	8,250	8,250	0.0%
Employee Mileage	5,640	2,413	779	5,640	5,640	0.0%
Telephone / Communication	9,000	7,742	1,111	9,000	9,000	0.0%
Data Processing / Software	109,135	89,269	14,223	67,600	70,100	3.7%
Education / Training / Certification	20,000	20,996	2,390	20,000	20,000	0.0%
Office Maintenance (City Hall)	17,825	14,906	3,916	17,825	17,825	0.0%
Equipment (includes maintenance)	18,000	22,919	1,789	9,000	9,000	0.0%
Assessment Appeals / Court Costs	30,000	11,134	-	30,000	60,000	100.0%
Contingency	1,500	779	206	1,500	1,500	0.0%
Total Office Expenses	\$ 225,100	\$ 174,692	\$ 25,832	\$ 174,565	\$ 207,065	18.6%
MAPS & GIS Project	\$ 24,150	\$ 11,318	\$ 7,300	\$ 7,943	\$ 7,943	0.0%
Total Special Projects	\$ 24,150	\$ 11,318	\$ 7,300	\$ 7,943	\$ 7,943	0.0%
Total Expenses	\$ 896,775	\$ 807,442	\$ 188,821	\$ 826,734	\$ 859,234	3.9%

AMES CITY ASSESSOR
2011-2012 PROJECTED SOURCE OF FUNDS AND BALANCES

Item	Per 2011-2012 Adopted Budget			Per Proposed Amendment		
	Assessment Expense Fund	Special Appraiser Fund	Total Combined	Assessment Expense Fund	Special Appraiser Fund	Total Combined
Beginning Balance 7-1-2010	\$ 137,193	\$ 98,250	\$ 235,443	\$ 137,193	\$ 98,250	\$ 235,443
Estimated Property Taxes	572,415	314,140	886,555	572,415	314,140	886,555
Other Income (Misc, Credits, Etc.)	1,585	860	2,445	1,585	860	2,445
Transfers In	-	-	-	-	-	-
Transfers Out	-	-	-	-	-	-
Available Resources	\$ 711,193	\$ 413,250	\$1,124,443	\$ 711,193	\$ 413,250	\$1,124,443
Expenses	(567,569)	(291,462)	(859,031)	(567,399)	(237,702)	(805,101)
Ending Balance 6-30-2011	\$ 143,624 est.	\$ 121,788 est.	\$ 265,412 est.	\$ 143,794	\$ 175,548	\$ 319,342
Beginning Balance 7-1-2011	\$ 143,624 est.	\$ 121,788 est.	\$ 265,412 est.	\$ 143,794	\$ 175,548	\$ 319,342
Property Tax Levy Proposed	474,730	284,245	758,975	474,730	284,245	758,975
Other Income (Misc, Credits, Etc.)	1,270	755	2,025	1,270	755	2,025
Transfers In	-	-	-	-	-	-
Transfers Out	-	-	-	-	-	-
Available Resources	\$ 619,624	\$ 406,788	\$1,026,412	\$ 619,794	\$ 460,548	\$1,080,342
Expenses	(499,973)	(326,761)	(826,734)	(499,973)	(359,261)	(859,234)
Ending Balance 6-30-2012	\$ 119,651 est.	\$ 80,027 est.	\$ 199,678 est.	\$ 119,821	\$ 101,287	\$ 221,108

2011-2012 EXPENSES TO BE PAID VIA THE SPECIAL APPRAISERS FUND

	FY 11-12 Adopted Budget	FY 11-12 Amended Budget
Chief Deputy/Appraiser/Property Review Personnel	\$ 185,454	\$ 185,454
GIS Coordinator Salary	3,453	3,453
Flex Benefit/Insurance (GIS Coordinator)	580	580
Taxable Fringe Benefits (Chief Deputy/Appraiser/GIS Coordinator)	1,680	1,680
FICA (Chief Deputy/Appraiser/Property Review Personnel and GIS Coordinator)	14,624	14,624
IPERS (Chief Deputy/Appraiser/Property Review Personnel and GIS Coordinator)	15,427	15,427
Data Processing	67,600	70,100
Assessment Appeals/Legal Services	30,000	60,000
GIS MAPS Projects Total	7,943	7,943
Total Expenses for Special Appraisers Fund	\$ 326,761	\$ 359,261

2011 PAAB and District Court Cases								
Property ID or MAP ID	Address	Appellant	PAAB or District	Assessed Value	Asking	Difference (AV-Asking)	Tax Loss Asking	Estimated Cost of Appraisal
05-27-476-035	3015 Grand Avenue	Walmart Property Tax Dept	PAAB	\$5,804,000	\$3,579,500	\$2,224,500	\$71,852	\$ 4,000.00
05-34-227-120	2719 Grand Avenue	Walgreens #12108	PAAB	\$2,964,600	\$2,208,600	\$756,000	\$24,419	\$ 4,000.00
09-07-430-060	4541 Steinbeck Street	University West Property Owner LLC	PAAB	\$465,600	\$255,776	\$209,824	\$3,289	\$ 4,000.00
09-07-430-070	4533 Steinbeck Street	University West Co-Op I Inc	PAAB	\$373,900	\$255,776	\$118,124	\$1,852	\$ 4,000.00
09-07-430-100	4509 Steinbeck Street	University West Property Owner LLC	PAAB	\$479,200	\$255,776	\$223,424	\$3,502	\$ 4,000.00
09-07-430-110	4501 Steinbeck Street			\$479,200	\$255,776	\$223,424	\$3,502	\$ 4,000.00
09-07-445-030	4518 Steinbeck Street	University West Property Owner LLC	PAAB	\$464,000	\$255,776	\$208,224	\$3,264	\$ 4,000.00
09-07-445-045	4502, 4510 Steinbeck Street	University West Property Owner LLC	PAAB	\$970,400	\$511,552	\$458,848	\$7,193	\$ 4,000.00
09-08-303-000	800 Pinon Drive	University West Co-Op Inc	PAAB	\$8,495,100	\$8,165,928	\$329,172	\$5,160	\$ 4,000.00
09-08-355-025	1405, 1415, 1425 Coconino Road (Condo)	University West Property Owner LLC	PAAB	\$8,070,000	\$6,798,072	\$1,271,928	\$19,938	\$ 4,000.00
09-08-360-010	1300 Coconino Road (Condo)	University West Property Owner LLC	PAAB	\$8,181,200	\$6,650,176	\$1,531,024	\$23,999	\$ 4,000.00
09-08-360-015	1400 Coconino Road (Condo)	University West Property Owner LLC	PAAB	\$4,401,000	\$3,325,088	\$1,075,912	\$16,865	\$ 4,000.00
09-08-360-025	4305, 4315, 4325, 4335, 4345 Maricopa Drive (Condo)	University West Property Owner LLC	PAAB	\$6,128,000	\$4,220,304	\$1,907,696	\$29,904	\$ 4,000.00
09-11-100-115	620 Lincoln Way	Midwest Centers, L.P.	PAAB	\$15,007,500	\$9,000,000	\$6,007,500	\$194,043	\$ 4,000.00
09-11-210-020	320 S. Duff Avenue	Target Corporation (Dayton Hudson)	PAAB	\$8,123,000	\$6,559,408	\$1,563,592	\$50,504	\$ 4,000.00
09-11-251-300	534 S. Duff Avenue	Walmart Property Tax Dept	PAAB	\$20,300,000	\$17,642,515	\$2,657,485	\$85,837	\$ 4,000.00
09-11-375-100	1315 Buckeye Avenue NKA: 1311 Buckeye Ave 1333	FHS Ames 2, LP	PAAB	\$7,442,000	\$6,500,000	\$942,000	\$30,427	\$ 4,000.00
09-11-380-030	1404 Buckeye Avenue	FHS Ames 2, LP	PAAB	\$300,800	\$150,000	\$150,800	\$4,871	\$ 4,000.00
09-11-380-040	1410 Buckeye Avenue	FHS Ames 2, LP	PAAB	\$330,700	\$165,000	\$165,700	\$5,352	\$ 4,000.00
09-14-175-025	305 Airport Road	Walmart Property Tax Dept	PAAB	\$7,450,000	\$6,832,264	\$617,736	\$19,953	\$ 4,000.00
09-21-205-060	2312 Cottonwood Road	William Arce	PAAB	\$53,300	\$40,000	\$13,300	\$208	\$ 700.00
10-06-400-010	3311 E Lincoln Way	Barilla America Inc	District	\$41,260,000	\$32,200,000	\$9,060,000	\$292,639	\$ 17,000.00
PAAB CASES ONLY				\$106,283,500	\$83,627,287	\$22,656,213	\$605,933	\$ 80,700.00
ALL CASES				\$147,543,500	\$115,827,287	\$31,716,213	\$1,504,506	\$ 97,700.00

How the City Assessor's Office Will Cover Appraisal Expense if Amended Budget is Approved				
Line Item	Fund	Amended Budget	Amount Allocated for Appraisal Expense	Amount Remaining
Assessment Appeals / Court Costs	Special Appraisers Fund	\$50,000	\$50,000	\$0
Staff: Interns	Special Appraisers Fund	\$33,000	\$20,000	\$13,000
Contingency	General Fund	\$31,500	\$30,000	\$1,500
Totals		\$114,500	\$100,000	\$14,500



PROPOSAL FOR

CITY of AMES IA - 2012

OPTION A

1 FLIGHT OVER 3 YEARS

\$24,750.00

OPTION B

2 FLIGHTS OVER 6 YEARS

FLIGHT #1

\$21,528.00

FLIGHT #2

\$24,750.00

200 SEATS/1000 USERS POL FREE FOR FIRST YEAR, FREE MOSAICS FROM FIRST FLIGHT, PRICE PROTECTION, COUNTY OPT OUT CLAUSE INCLUDED

PRICING IS GUARANTEED UNTIL THE DATE SHOWN BELOW FOR THE PICTOMETRY ECONOMIC ALLIANCE PARTNERSHIP

Wednesday, November 30, 2011



PROPOSAL FOR CITY OF AMES IA - 2012

Contract Proposal Amount
\$46,278.00

2 FLIGHTS OVER 6 YEARS

PRICING IS GUARANTEED UNTIL
 November 30, 2011
 FOR THE PICTOMETRY EAP PROGRAM



NEIGHBORHOOD

STANDARD DELIVERY	ELITE		
	Nominal GSD	Images/Sector	Direction
Individual Oblique Images	4"	104	4 Dir
Individual Ortho Images	4"	52	NADIR
Mosaic Sector Tile - JPG	1M	1	NADIR
FIRST FLIGHT →	\$360	Sectors 44	Total Cost \$15,840
SECOND FLIGHT →	\$400	44	\$17,600

OPTIONAL ORTHO TILES? Y

Mosaic Tiles: JPG	4	NADIR	
Standard Area Wide Mosaic: ECW	N/A	NADIR	
FIRST FLIGHT →	\$2	44	\$88
SECOND FLIGHT →	\$22.00	44	\$968

Number of Images/Sector: → 160 Images
 Total Number Images: → 7,040 Images
 HD Requirement → 37 GB

Storage Requirement (GB)

465G USB	Qty: 1	\$199	ECW
0		\$0	N
200		\$0	N
-		\$0	N
N		\$0	
N		\$0	
N		\$0	
N		\$0	

Onsite Installation/Training - 1 Day
 WebEx Training Session (1-hour)
 S-Hosted Hard Drive **465G USB**
 *Annual Maintenance Fee
 *Annual Maintenance Fee amount not included in proposal



COMMUNITY

PREMIER - 4 Dir	COMMUNITY		
	Nominal GSD	Images/Sector	Direction
	12"	16	4 Dir
	12"	8	NADIR
	1M	1	NADIR
Cost/Sector:	\$54.00	Sectors 97	Total Cost \$5,238.00
	\$60.00	97	\$5,820

	12"	1	NADIR
	12"	N/A	NADIR
	\$0.50	97	\$48.50
	\$0.50	97	\$48.50

Number of Images/Sector: → 25 Images
 Total Number Images: → 2,425 Images
 HD Requirement → 17 GB

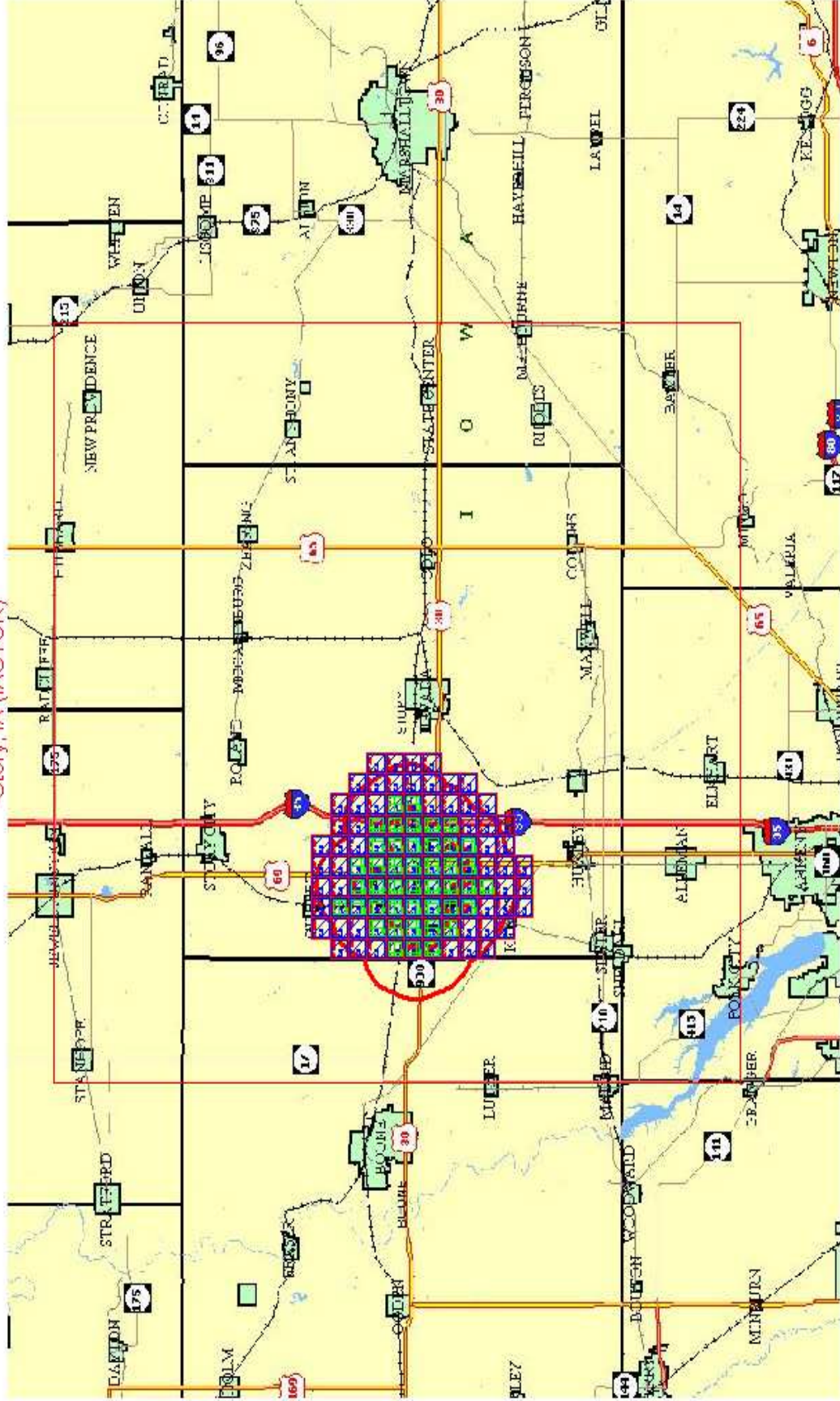
Total Number of Images

Combined SID or ECW	9,465	\$114.50
Compressed Image Mobile Depl		\$0
LiDAR 1.0M Bare Earth M ²		\$0
Mobile Training Lab		\$0
Estimated Shipping		\$0
Change Analysis Software		\$0
Seats:	0	\$0
E-911 PSAP Integration		\$0
Seats:	0	\$0

PROPRIETARY & CONFIDENTIAL INFORMATION

Sector Map

Story, IA (IASTOR)



Community Sectors: 97 Neighborhood Sectors: 44



PROPOSAL FOR

CITY of AMES IA - 2013

OPTION A

1 FLIGHT OVER 3 YEARS

\$30,384.50

OPTION B

2 FLIGHTS OVER 6 YEARS

FLIGHT #1

\$26,406.50

FLIGHT #2

\$30,384.50

200 SEATS/1000 USERS POL FREE FOR FIRST YEAR, FREE MOSAICS FROM FIRST FLIGHT, PRICE PROTECTION, COUNTY OPT OUT CLAUSE INCLUDED

PRICING IS GUARANTEED UNTIL THE DATE SHOWN BELOW FOR THE PICTOMETRY ECONOMIC ALLIANCE PARTNERSHIP

Wednesday, November 30, 2011



PROPOSAL FOR CITY OF AMES IA - 2013

Contract Proposal Amount
\$56,791.00

2 FLIGHTS OVER 6 YEARS

PRICING IS GUARANTEED UNTIL
 November 30, 2011
 FOR THE PICTOMETRY EAP PROGRAM



NEIGHBORHOOD



COMMUNITY

STANDARD DELIVERY	ELITE		
	Nominal GSD	Images/Sector	Direction
Individual Oblique Images	4"	104	4 Dir
Individual Ortho Images	4"	52	NADIR
Mosaic Sector Tile - JPG	1M	1	NADIR
FIRST FLIGHT →	\$360	Sectors	Total Cost
SECOND FLIGHT →	\$400	55	\$19,800
		55	\$22,000

PREMIER - 4 Dir		
Nominal GSD	Images/Sector	Direction
12"	16	4 Dir
12"	8	NADIR
1M	1	NADIR
Cost/Sector:	Sectors	Total Cost
\$54.00	113	\$6,102.00
\$60.00	113	\$6,780

OPTIONAL ORTHO TILES?	Y
Mosaic Tiles: JPG	4
Standard Area Wide Mosaic: ECW	N/A
FIRST FLIGHT →	55
SECOND FLIGHT →	\$22.00
	55
	\$1,210

12"	1	NADIR
12"	N/A	NADIR
\$0.50	113	\$56.50
\$0.50	113	\$56.50

Number of Images/Sector: → 160 Images
 Total Number Images: → 8,800 Images
 HD Requirement → 46 GB

Storage Requirement (GB)
 66

Total Number of Images
 11,625

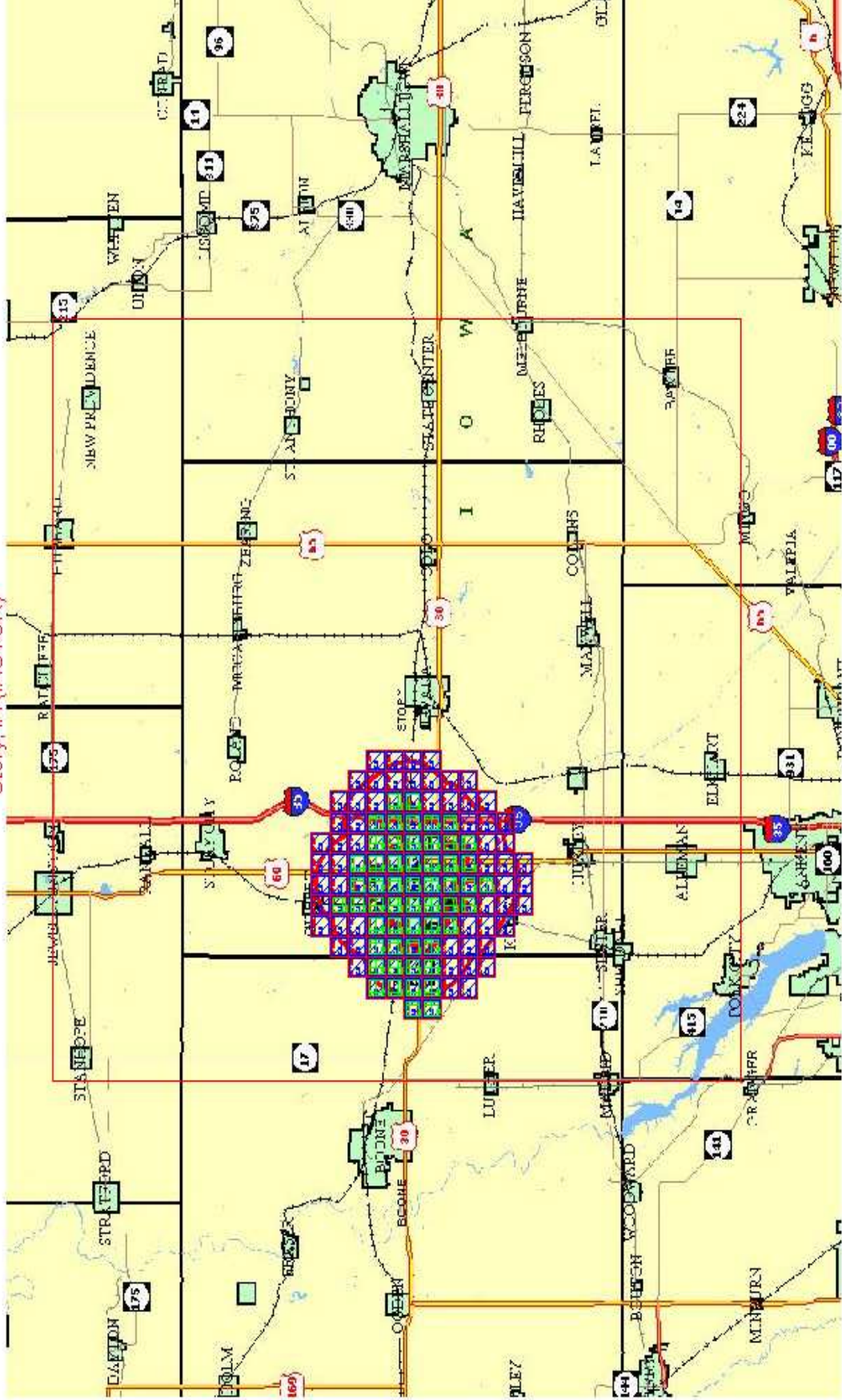
465G USB	Hard Drive(s)	Qty:	ECW
0	Pictometry Future View Adv Training	\$199	N
200	Pictometry Online Seats for 1 Year	\$0	N
-	Pictometry Self Hosting	\$0	N
N	Onsite Installation/Training - 1 Day	\$0	
N	WebEx Training Session (1-hour)	\$0	
N	S-Hosted Hard Drive 465G USB	\$0	
	*Annual Maintenance Fee	\$0	
	*Annual Maintenance Fee amount not included in proposal		

Combined SID or ECW \$139.00
 Compressed Image Mobile Depl \$0
 LiDAR 1.0M Bare Earth M² \$0
 Mobile Training Lab \$0
 Estimated Shipping \$0
 Change Analysis Software \$0
 Seats: 0 \$0
 E-911 PSAP Integration \$0
 Seats: 0 \$0

PROPRIETARY & CONFIDENTIAL INFORMATION

Sector Map

Story, IA (IASTOR)



Community Sectors: 113 Neighborhood Sectors: 55

**Total Parcels with Exterior Changes
January 2009 thru August 2011**

New Construction	182
Demolition	142
Additions	98
<hr/>	
Total Parcels	422

Jurisdiction	Flight Schedule	Vendor
Cedar Rapids	2	Pictometry
Clinton	4	Sidwell
Davenport	4	Bid
Dubuque	2	Bid
Iowa City	2	Pictometry
Mason City	3	Bid
Sioux City	2	Pictometry
% 2 Year	57%	
% 3 Year	14%	
<u>% 4 Year</u>	<u>29%</u>	
Total	100%	

10/06/2011

REGULAR MEETING OF THE AMES CONFERENCE BOARD

The regular meeting of the Ames Conference Board was called to order by Chairperson Ann Campbell at 6:30 p.m. on January 23, 2007. Present from the Ames City Council were Doll, Goodman, Larson, Mahayni, Popken, and Rice. Story County Board of Supervisors present were Clinton, Halliburton, and Strohman. Representing the Ames School Board were Brown and Today. Gilbert and United School Districts were not represented.

MINUTES OF THE FEBRUARY 28, 2006, SPECIAL MEETING: Moved by Mahayni, seconded by Clinton, to approve the minutes of the special meeting of February 28, 2006. Vote on Motion: 3-0. Motion declared carried.

APPOINTMENTS TO BOARD OF REVIEW: Moved by Larson, seconded by Brown, to adopt RESOLUTION 07-017 approving appointment of Joan Burrell and Lowell Greimann to the Board of Review. Roll Call Vote: 3-0. Resolution declared carried unanimously.

DISCUSSION OF CITY ASSESSOR'S BUDGET PROPOSALS: City Assessor Greg Lynch advised that the overall change in valuation for Fiscal Year 2006 was 2.0% (more taxable value). He also stated that a total residential re-valuation will not be done this year based on a Median Sales Ratio Study performed by the Iowa Department of Revenue. It is believed that the Median Sales Ratio for Ames is 96.4%; the range to not get equalization orders is 95 to 105%. Also, the average sales price for existing homes within the City of Ames did not increase between 2004 and 2005. The Assessor's Office is concentrating on different neighborhoods to determine if there are properties that need to be re-valued.

Regarding commercial re-valuation, Mr. Lynch advised that the Median Sales Ratio is at 98.5%. He said that it is estimated that there will be 12 sales to be used by the Department of Revenue to determine if re-valuation is necessary. According to Mr. Lynch, the Department of Revenue also does equalization studies. They have chosen 12 properties in the City of Ames to do appraisals on; they will come up with an appraised value and compare same to the assessed value. Those 12 sales will be entered into the Assessor's Sales Analysis, and the Median Ratio of those is where commercial property will be set. Commercial assessed values experienced a net decrease of about 1.9% overall.

Mr. Lynch advised that he has assumed responsibility for all commercial valuations, and Deputy Assessor Paul Overton is now responsible for residential valuations.

The Conference Board was told that, due to new software, all commercial data and sketches will be on the City Assessor's website. Residential sketches will also be on their website; the residential data is already available. Regarding Geographic Information Systems and Mapping, they have set a strategic planning goal to have aeriels done every two years. The goal had been every four to five years; however, the cost is coming down dramatically. These photos have been very beneficial, and they are accessible to the public.

Chairperson Campbell advised that Mr. Lynch had already met with the Mini-Board (comprised of a representative from each of the entities of the Conference Board).

Supervisor Clinton commented on the Minutes of the Mini-Board meeting, stating that he did not recall the discussion exactly as it was expressed in the document. He asked that the other

Mini-Board members be asked for their interpretations. Specifically, Mr. Clinton pointed to a recommendation made by the Assessor for a proposed salary for the Deputy Assessor, with which the Mini-Board did not agree. The Mini-Board had suggested that the Deputy Assessor's salary be 80% of the Assessor's salary and take into consideration any additional increases based upon further education. According to Mr. Clinton, at no time was 86% mentioned as a goal approved by the Mini-Board. Members Larson and Todey agreed that any additional increase would be based on further education. Chairperson Campbell pointed out that the proposal before the Conference Board is to set the Deputy Assessor's salary at 80% of the Assessor's salary. Supervisor Clinton acknowledged that fact, but said the Mini-Board Minutes become a working document year after year when they look at past practices, and they need to be accurate.

Discussion ensued on the conversion of apartment buildings to condominiums. Council Member Popken said that the budget shows a 5% reduction due to conversion of apartments to condominiums. Mr. Lynch advised that there were 22 properties converted in 2006. The current value of those 22 properties is approximately \$17,795,000 (assessed as commercial). After conversion to co-operatives (residential rollback is applied), it would end up with a taxable value of \$9,613,000. The change in value would be approximately \$8,000,000; the revenue change would be \$400,000 less.

Regarding staff salaries, Supervisor Clinton stated that it was the intent of the Mini-Board to agree to the percentages shown on Page 8 of the Assessor's Annual Report. He said that the Conference Board oftentimes has asked the Assessor to attempt to mirror Assessor's staff salary increases to those of City staff. That was discussed this year, however, no directive was given. Mr. Clinton stated that, after discussion with City staff members, it appears that the Assessor's proposal is slightly higher than what City staff will be receiving. It is proposed that the staff and deputy salaries include adjustments for full-time employees of 3.25% cost of living increase with a merit pay increase not to exceed 1.25% of their total salaries. Mr. Lynch stated that he based his proposal on what he was told would be in place for most City departments. According to Mr. Larson, the Mini-Board held a lengthy discussion on the amount of merit, and the Board actually lowered the requested merit proposal significantly.

Moved by Mahayni, seconded by Clinton, to approve the recommendations of the Assessor's report.

Vote on Motion: 3-0. Motion declared carried.

Moved by Mahayni, seconded by Clinton, to receive the proposed budget (adoption of budget will occur after the hearing is held).

Vote on Motion: 3-0. Motion declared carried.

Moved by Mahayni, seconded by Clinton, to set 6:30 p.m. on February 27, 2007, as date of public hearing on proposed FY 2007/08 City Assessor's budget

Vote on Motion: 3-0. Motion declared carried.

ADJOURNMENT: The meeting adjourned at 6:53 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Chair

Gregory Lynch, City Assessor

NOTICE OF PUBLIC HEARING -- AMENDMENT OF CURRENT BUDGET

The ___ Ames City Assessor Conference Board _____ of _____ City of Ames _____
(Board) (Municipality)

of ___ Story _____ County, Iowa will meet _____ Council Chambers, Ames City Hall, Ames Iowa 515 Clark Ave _____, on
(Place of Meeting)

___ November 22 _____ 2011 ___, at ___ 6:30 _____ p. m. for the purpose of amending the current ___ Ames City Assessor _____
(Date) (Hour) (Municipality)

budget for the fiscal year ending June 30, 2012 ___, by increasing expenditures in the following funds:

___ Special Appraiser _____ Fund from \$ ___ 326,761 _____ to \$ ___ 359,261 _____.

_____ Fund from \$ _____ to \$ _____.

_____ Fund from \$ _____ to \$ _____.

Reasons for increases: Legal fee and scanning software

The increase in expenditures set out above will be met from increased receipts and/or cash balances not budgeted or considered in the current budget.

There will be no increase in taxes to be paid in the fiscal year ending June 30, 2012 ___. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts (other than taxes), cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing.

(Clerk, Secretary)

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



REPORT OF CONTRACT CHANGE ORDERS

Period:	<input checked="" type="checkbox"/> 1 st – 15 th
	<input type="checkbox"/> 16 th – end of month
Month and year:	October 2011
For City Council date:	October 25, 2011

Department	General Description of Contract	Contract Change No.	Original Contract Amount	Contractor/ Vendor	Total of Prior Change Orders	Amount this Change Order	Change Approved By	Purching Contact Person/Buyer
Public Works	2009/10 Clear Water Diversion Program	1	\$184,311.40	Ams Trenching & Excavating, Inc.	\$0.00	\$39,906.30	B. Kindred	MA
Public Works	Grand Avenue Extension (S 16 th Street - Coldwater Golf Links)	1	\$466,290.49	Con-Struct, Inc.	\$0.00	\$36,870.17	B. Kindred	MA
Public Works	2011/12 Collector Street Pavement Improvements (Hayes Avenue)	1	\$427,102.33	Manatt's, Inc.	\$0.00	\$-(132.62)	T. Warner	MA
Public Works	2009/10 & 2010/11 Asphalt Pavement Improvements	2	\$840,069.95	Manatt's, Inc.	\$4,000.00	\$5,920.00	T. Warner	MA
Public Works	2010/11 Collector Street Improvements (Storm Street)	2	\$758,379.60	Concrete Technologies, Inc.	\$11,088.78	\$11,567.60	J. Joiner	MA
Public Works	2010/11 Downtown Street Pavement Improvements (Kellogg & Main)	3	\$1,444,369.00	Con-Struct, Inc.	\$18,945.51	\$8,710.01	B. Kindred	MA

Electric Services	Specialized Cleaning Services, Including Grit Blasting, Hydro Blasting, Detonation Blasting, and Vac Truck Services for the Power Plant Boilers	1	\$205,000	W-S Industrial Services, Inc.	\$0	\$0, Reallocate \$84,000 from line 2 to line 1. No change to overall contract cost.	D. Kom	CB
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COUNCIL ACTION FORM

SUBJECT: FACADE GRANT PROGRAM - EVALUATION OF STRUCTURAL CONDITION

BACKGROUND:

As part of the City's downtown facade grant program, structural inspections are conducted by Inspection Division personnel after a facade grant has been awarded. This inspection evaluates whether the building's condition is such that it is a prudent use of facade grant monies.

Most frequently, the inspection reveals that the building is in safe condition and the facade enhancement process may continue. On rare occasions, a building has been found to be structurally at risk to an extent that it meets the City's dangerous building ordinance. Whether the building is in apparent good condition or whether it qualifies as a dangerous building, our existing processes are adequate. If the inspection conducted by City staff determines that the building meets the criteria of the dangerous building ordinance, our ordinance allows for the hiring of a structural engineer funded by the City. **Staff has encountered a problem with our current process when there are significant indicators of structural failure to raise questions regarding facade grant funding, but without sufficient evidence to meet the criteria of a dangerous building.**

City inspectors are not licensed structural engineers and are not qualified to perform the analysis provided by licensed structural engineers. Recently, two buildings on Main Street which had been approved for facade grants were inspected and found to have significant indicators that raised concern about the condition of the building in areas where facade improvements are planned.

To address these concerns like these prior to release of the grant monies, the City could request the respective property owner to hire a structural engineer at the owner's expense. Another option would be for the City to hire, at its expense, the services of a licensed structural engineer.

In the past the Council has authorized hiring of a licensed structural engineer for these types of evaluations when structures were deemed to be dangerous buildings. Council direction is not sought to determine whether or not the City should also expend funds to conduct this type of evaluation in instances, not where the structures meet the dangerous building threshold, but rather where stronger structural assurance is prudent prior to release of facade grant funding. Such reports in the past have ranged in cost from \$600 to \$1,000.

ALTERNATIVES:

1. Authorize use of funding from the facade grant program for the City to hire a structural engineer to evaluate a building's condition to determine whether it is sufficiently safe to proceed with the facade improvement project.
2. Authorize funding from another City source, such as Council contingency or the Building Inspections Program, for the City to hire a structural engineer to evaluate a building's condition to determine whether it is sufficiently safe to proceed with the facade improvement project.
3. Direct staff to require property owners to hire a licensed structural engineer to evaluate the building's condition to determine whether it is sufficiently safe to proceed with the facade improvement project.
4. Take no action, and proceed with all approved facade grants without structural evaluation.

MANAGER'S RECOMMENDED ACTION:

The facade grant program was recently modified to include an inspection of the building prior to the release of grant funds. This is a prudent step to insure that citizens' funds are invested wisely to enhance our community's Main Street. When the building is either in very good condition or very bad condition, our existing processes work quite well. However, when staff identifies facade grant projects that show significant structural deterioration, it would be prudent to hire a professional engineer to provide analysis and expertise not available through City staff. Authorizing funding from the facade program itself seems to be an appropriate source for these relatively small expenses.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving use of facade grant monies for the City to hire a structural engineer to evaluate a building's condition to determine whether it is sufficiently safe to proceed with the facade improvement project.

The Façade Grant Program currently pays an applicant up to \$1,000 for design/engineering costs, along with up to a \$15,000 matching grant. This additional obligation could increase the City's costs for this program for an additional \$1,000 per applicant in those instances where there are signs of structural deterioration that need an expert's guidance.

RESOLUTION NO. _____**RESOLUTION APPROVING AND ADOPTING
SUPPLEMENT NO. 2011-4 TO THE AMES MUNICIPAL CODE**

BE IT RESOLVED, by the City Council for the City of Ames, Iowa, that in accordance with the provisions of Section 380.8 Code of Iowa, a compilation of ordinances and amendments enacted subsequent to the adoption of the Ames Municipal Code shall be and the same is hereby approved and adopted, under date of October 1, 2011, as Supplement No. 2011-4 to the Ames Municipal Code.

Adopted this 25th day of October, 2011.

Ann H. Campbell, Mayor

Attest:


Diane R. Voss, City Clerk



City Treasurer

P. O. Box 811
515 Clark Avenue
Ames, Iowa 50010
515-239-5119
Fax 515-239-5320

TO: Mayor and City Council

FROM: Roger Wisecup, CPA 
City Treasurer

DATE: October 5, 2011

SUBJECT: Investment Report for Quarter Ending September 30, 2011

Introduction

The purpose of this memorandum is to present a report summarizing the performance of the City of Ames investment portfolio for the quarter ending September 30, 2011.

Discussion

This report covers the period ending September 30, 2011 and presents a summary of the investments on hand at the end of September 2011. The investments are valued at amortized cost; this reflects the same basis that the assets are carried on the financial records of the City. All investments are in compliance with the current Investment Policy.

Comments

The Federal Reserve has continued to maintain its target rate for federal funds at zero to 0.25 percent. While the yield curve has a normal shape, rates are at historic lows. This means that future investments will be made at lower rates and future interest income will decrease. The current outlook has the Federal Reserve maintaining the target rate into the second quarter of 2013. Therefore, we will maintain our investment strategy, extending some investments maturities to the twelve months and longer range.

CITY OF AMES, IOWA

CASH AND INVESTMENTS SUMMARY
AND SUMMARY OF INVESTMENT EARNINGS

FOR THE QUARTER ENDED SEPTEMBER 30, 2011
AND THE ACCUMULATED YEAR-TO-DATE

DESCRIPTION	BOOK VALUE	MARKET VALUE	UN-REALIZED GAIN/(LOSS)
CERTIFICATES OF DEPOSIT	29,500,000	29,500,000	0
FEDERAL AGENCY DISCOUNTS	197,844	199,580	1,736
FEDERAL AGENCY SECURITIES	34,901,512	35,023,144	121,632
COMMERCIAL PAPER	5,992,996	5,992,850	(146)
INVESTMENT POOLS			0
PASS THRU SECURITIES PAC/CMO	1,179,353	1,161,187	(18,166)
MONEY FUND SAVINGS ACCOUNTS	14,178,273	14,178,273	0
STRIP BONDS			0
US TREASURY SECURITIES INVESTMENTS	85,949,978	86,055,034	105,056
CASH ACCOUNTS	16,501,498	16,501,498	
TOTAL FUNDS AVAILABLE	102,451,476	102,556,532	105,056

ACCURAL BASIS INVESTMENT EARNINGS

YR-TO-DATE

GROSS EARNINGS ON INVESTMENTS:
INTEREST EARNED ON CASH:
TOTAL INTEREST EARNED:

204,452

7,661

212,113



**Investments FY 2011-2012
Portfolio Management
Portfolio Summary
September 30, 2011**

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 360 Equiv.	YTM 365 Equiv.
Certificates of Deposit	29,500,000.00	29,500,000.00	29,500,000.00	34.32	465	203	0.841	0.853
Money Market	14,178,273.40	14,178,273.40	14,178,273.40	16.50	1	1	0.542	0.550
Commercial Paper Disc. -Amortizing	6,000,000.00	5,992,850.00	5,992,995.56	6.97	157	103	0.473	0.480
Federal Agency Coupon Securities	34,706,000.00	35,023,143.58	34,901,511.80	40.61	1,245	1,086	1.255	1.273
Federal Agency Disc. -Amortizing	200,000.00	199,580.00	197,844.00	0.23	588	166	0.666	0.676
Pass Through Securities /PAC/CMO	1,133,925.16	1,161,187.21	1,179,353.11	1.37	1,438	602	1.796	1.821
Investments	85,718,198.56	86,055,034.19	85,949,977.87	100.00%	698	527	0.947	0.960

Total Earnings	September 30 Month Ending	Fiscal Year To Date
Current Year	67,646.36	204,451.57
Average Daily Balance	87,827,072.20	
Effective Rate of Return	0.94%	

I certify that these reports are in conformance with the Iowa Public Investment Act.

Roger J Wisecup II, City Treasurer

**US TREASURY CONSTANT MATURITY RATES
PERIOD ENDING SEPTEMBER 30, 2011
3 YEAR COMPARISON**

	September 30, 2011	September 30, 2010	September 30, 2009
3 Months	0.02%	0.16%	0.14%
6 Months	0.06%	0.19%	0.18%
1 Year	0.13%	0.26%	0.40%
2 Years	0.25%	0.42%	0.95%
3 Years	0.42%	0.63%	1.45%
5 Years	0.96%	1.26%	2.31%

Reporting period 09/01/2011-09/30/2011

Run Date: 10/04/2011 - 09:51

Portfolio 2012
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**Investments FY 2011-2012
Portfolio Management
Portfolio Details - Investments
September 30, 2011**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Certificates of Deposit												
SYS163487	163487	Bankers Trust		06/23/2011	1,000,000.00	1,000,000.00	1,000,000.00	0.350	0.345	0.350	75	12/15/2011
SYS163488	163488	Bankers Trust		06/23/2011	1,000,000.00	1,000,000.00	1,000,000.00	0.400	0.395	0.400	90	12/30/2011
SYS47919	47919	First National Bank		10/29/2009	1,500,000.00	1,500,000.00	1,500,000.00	1.500	1.479	1.500	30	10/31/2011
SYS48280	48280	First National Bank		09/09/2010	2,000,000.00	2,000,000.00	2,000,000.00	0.950	0.937	0.950	244	06/01/2012
SYS48315	48315	First National Bank		10/15/2010	5,000,000.00	5,000,000.00	5,000,000.00	1.000	0.986	1.000	608	05/31/2013
SYS144210873A	144210873A	Great Western Bank		06/23/2011	1,500,000.00	1,500,000.00	1,500,000.00	0.600	0.592	0.600	45	11/15/2011
SYS144210873B	144210873B	Great Western Bank		06/23/2011	1,000,000.00	1,000,000.00	1,000,000.00	0.600	0.592	0.600	45	11/15/2011
SYS144210886A	144210886A	Great Western Bank		06/23/2011	1,500,000.00	1,500,000.00	1,500,000.00	0.650	0.641	0.650	60	11/30/2011
SYS144210886B	144210886B	Great Western Bank		06/23/2011	1,000,000.00	1,000,000.00	1,000,000.00	0.650	0.641	0.650	60	11/30/2011
SYS144221114A	144221114A	Great Western Bank		09/29/2011	1,250,000.00	1,250,000.00	1,250,000.00	0.350	0.345	0.350	104	01/13/2012
SYS144221114B	144221114B	Great Western Bank		09/29/2011	1,000,000.00	1,000,000.00	1,000,000.00	0.350	0.345	0.350	104	01/13/2012
52183	52183	Valley Bank		04/15/2010	5,000,000.00	5,000,000.00	5,000,000.00	1.829	1.804	1.829	244	06/01/2012
SYS7860227193	7860227193	Wells Fargo		08/18/2011	1,500,000.00	1,500,000.00	1,500,000.00	0.250	0.247	0.250	75	12/15/2011
SYS7860227201	7860227201	Wells Fargo		08/18/2011	1,250,000.00	1,250,000.00	1,250,000.00	0.250	0.247	0.250	90	12/30/2011
SYS7961416901	7961416901	Wells Fargo		09/30/2010	1,000,000.00	1,000,000.00	1,000,000.00	0.754	0.744	0.754	244	06/01/2012
SYS8786860653	8786860653	Wells Fargo		06/23/2011	1,500,000.00	1,500,000.00	1,500,000.00	0.250	0.247	0.250	13	10/14/2011
SYS8786860661	8786860661	Wells Fargo		06/23/2011	1,500,000.00	1,500,000.00	1,500,000.00	0.250	0.247	0.250	30	10/31/2011
Subtotal and Average			33,700,000.00		29,500,000.00	29,500,000.00	29,500,000.00	0.841	0.853	203		
Money Market												
SYS4531558874A	4531558874A	Great Western Bank			4,063,845.76	4,063,845.76	4,063,845.76	0.550	0.542	0.550	1	
SYS4531558874B	4531558874B	Great Western Bank			10,114,427.64	10,114,427.64	10,114,427.64	0.550	0.542	0.550	1	
Subtotal and Average			14,178,038.51		14,178,273.40	14,178,273.40	14,178,273.40	0.542	0.550	1		
Commercial Paper Disc. -Amortizing												
0027A1XX2	0532-11	Abbey National LLC		04/25/2011	1,000,000.00	999,910.00	999,425.00		0.704	0.714	30	10/31/2011
0027A1XE4	0533-11	Abbey National LLC		04/25/2011	1,000,000.00	999,960.00	999,786.94	0.590	0.592	0.600	13	10/14/2011
4042F0AX9	0556-11	HSBC		09/30/2011	1,000,000.00	998,740.00	998,813.89	0.350	0.350	0.355	122	01/31/2012
4042F0BF7	0557-11	HSBC		09/30/2011	1,000,000.00	998,410.00	998,668.05	0.350	0.350	0.355	137	02/15/2012
4042F0BV2	0558-11	HSBC		09/30/2011	1,000,000.00	998,080.00	998,238.34	0.420	0.421	0.427	151	02/29/2012
4042F0CF6	0559-11	HSBC		09/30/2011	1,000,000.00	997,750.00	998,063.34	0.420	0.421	0.427	166	03/15/2012
Subtotal and Average			5,247,986.80		6,000,000.00	5,992,850.00	5,992,995.56	0.473	0.480	103		
Federal Agency Coupon Securities												
31331KEV8	0537-11	Federal Farm Credit		04/28/2011	1,500,000.00	1,500,435.00	1,500,000.00	0.290	0.286	0.290	265	06/22/2012
31331KLC2	0538-11	Federal Farm Credit		05/16/2011	870,000.00	875,872.50	870,000.00	2.250	2.219	2.250	1,689	05/16/2016

**Investments FY 2011-2012
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September 30, 2011**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Federal Agency Coupon Securities												
31331KNV8	0539-11	Federal Farm Credit		06/14/2011	1,000,000.00	999,920.00	1,000,000.00	0.600	0.592	0.600	622	06/14/2013
31331KNR7	0540-11	Federal Farm Credit		06/15/2011	1,500,000.00	1,499,925.00	1,500,000.00	1.370	1.351	1.370	1,171	12/15/2014
31331KZV5	0553-11	Federal Farm Credit		09/29/2011	1,000,000.00	993,700.00	1,000,000.00	1.390	1.371	1.390	1,825	09/29/2016
3133XVRS2	0513-10	Federal Home Loan Bank		09/30/2010	2,000,000.00	2,003,580.00	2,003,099.37	1.000	0.352	0.357	88	12/28/2011
313373EE8	0530-11	Federal Home Loan Bank		04/15/2011	3,500,000.00	3,579,310.00	3,504,087.47	1.420	1.356	1.375	972	05/30/2014
3133745F3	0542-11	Federal Home Loan Bank		06/23/2011	1,000,000.00	999,670.00	1,000,000.00	0.750	0.740	0.750	814	12/23/2013
313374VQ0	0547-11	Federal Home Loan Bank		08/10/2011	1,000,000.00	999,720.00	1,000,000.00	1.650	1.627	1.650	1,409	08/10/2015
313374Z86	0548-11	Federal Home Loan Bank		08/10/2011	1,000,000.00	999,780.00	1,000,000.00	1.000	0.986	1.000	1,775	08/10/2016
3133756F9	0549-11	Federal Home Loan Bank		08/25/2011	1,500,000.00	1,499,550.00	1,500,000.00	1.000	2.546	2.582	1,790	08/25/2016
3137EABY4	0503-10	Federal Home Loan Mortgage Co.		08/16/2010	1,500,000.00	1,513,620.00	1,511,437.85	2.125	0.513	0.520	174	03/23/2012
3137EABJ7	0529-11	Federal Home Loan Mortgage Co.		04/15/2011	3,000,000.00	3,155,850.00	3,130,792.93	3.500	0.834	0.846	606	05/29/2013
3134G2LE0	0541-11	Federal Home Loan Mortgage Co.		06/16/2011	1,500,000.00	1,499,910.00	1,500,000.00	2.125	2.096	2.125	1,720	06/16/2016
3134G2LY6	0545-11	Federal Home Loan Mortgage Co.		06/30/2011	1,000,000.00	1,006,425.56	1,000,055.56	2.000	1.973	2.000	1,733	06/29/2016
3134G2VS8	0550-11	Federal Home Loan Mortgage Co.		08/23/2011	1,000,000.00	999,740.00	1,000,000.00	0.875	1.298	1.316	1,241	02/23/2015
3134G2XN7	0551-11	Federal Home Loan Mortgage Co.		08/25/2011	1,000,000.00	999,700.00	1,000,000.00	1.000	2.087	2.116	1,790	08/25/2016
3134G2B35	0552-11A	Federal Home Loan Mortgage Co.		09/20/2011	1,536,000.00	1,535,339.52	1,536,000.00	1.000	1.804	1.829	1,816	09/20/2016
3134G2B35	0552-11B	Federal Home Loan Mortgage Co.		09/20/2011	1,000,000.00	999,570.00	1,000,000.00	1.000	1.804	1.829	1,816	09/20/2016
3136F9DU4	0478-10	Federal Nat'l Mtg. Assoc.		01/05/2010	500,000.00	526,620.00	512,904.40	4.000	2.219	2.250	562	04/15/2013
31359MMQ3	0502-10	Federal Nat'l Mtg. Assoc.		08/05/2010	1,300,000.00	1,334,866.00	1,333,134.22	6.125	0.493	0.500	166	03/15/2012
3136FPQH3	0514-10A	Federal Nat'l Mtg. Assoc.		10/21/2010	1,500,000.00	1,500,090.00	1,500,000.00	1.200	1.184	1.200	1,024	07/21/2014
3136FPQH3	0514-10B	Federal Nat'l Mtg. Assoc.		10/21/2010	1,000,000.00	1,000,060.00	1,000,000.00	1.200	1.184	1.200	1,024	07/21/2014
3136FRXN8	0546-11	Federal Nat'l Mtg. Assoc.		06/30/2011	1,000,000.00	999,300.00	1,000,000.00	1.250	1.233	1.250	1,186	12/30/2014
3136FR2V4	0554-11	Federal Nat'l Mtg. Assoc.		09/28/2011	1,000,000.00	1,000,590.00	1,000,000.00	1.000	1.580	1.602	1,915	12/28/2016
3136FR6N8	0555-11	Federal Nat'l Mtg. Assoc.		09/30/2011	1,000,000.00	1,000,000.00	1,000,000.00	0.810	0.799	0.810	1,276	03/30/2015
Subtotal and Average			33,253,183.50		34,706,000.00	35,023,143.58	34,901,511.80		1.255	1.273	1,086	
Federal Agency Disc. -Amortizing												
31358DEP5	0501-10	Federal Nat'l Mtg. Assoc.		08/05/2010	200,000.00	199,580.00	197,844.00	0.660	0.666	0.676	166	03/15/2012
Subtotal and Average			197,844.00		200,000.00	199,580.00	197,844.00		0.666	0.676	166	
Pass Through Securities /PAC/CMO												
31371L5H8	0439-09	Federal Nat'l Mtg. Assoc.		01/27/2009	56,177.94	56,538.60	58,284.61	4.500	1.318	1.337	123	02/01/2012
31371L5G0	0440-09	Federal Nat'l Mtg. Assoc.		01/27/2009	84,797.85	85,223.54	87,129.78	4.000	1.647	1.670	123	02/01/2012
31371LB99	0442-09	Federal Nat'l Mtg. Assoc.		02/18/2009	117,074.98	119,268.97	120,879.92	4.500	2.576	2.612	670	08/01/2013
31371K3N9	0444-09	Federal Nat'l Mtg. Assoc.		03/23/2009	57,617.54	58,863.81	60,282.35	5.500	2.138	2.167	517	03/01/2013
3136F6YK9	0453-09	Federal Nat'l Mtg. Assoc.		05/26/2009	279,988.89	290,622.87	293,025.88	4.400	0.694	0.704	451	12/25/2012

Portfolio 2012
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**Investments FY 2011-2012
Portfolio Management
Portfolio Details - Investments
September 30, 2011**

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Pass Through Securities /PAC/CMO												
31371LGW3	0454-09	Federal Nat'l Mtg. Assoc.		06/16/2009	98,041.05	100,777.38	101,932.05	5.000	2.742	2.780	762	11/01/2013
31371LMX4	0458-09	Federal Nat'l Mtg. Assoc.		09/18/2009	212,893.83	217,266.67	220,079.00	4.000	2.109	2.138	882	03/01/2014
31391FGK8	0462-09	Federal Nat'l Mtg. Assoc.		09/25/2009	52,799.84	53,500.49	55,439.83	6.500	2.219	2.250	336	09/01/2012
31400GJZ9	0463-09	Federal Nat'l Mtg. Assoc.		09/28/2009	61,611.61	63,008.96	64,692.19	6.000	2.059	2.088	458	01/01/2013
31371LWK1	0465-09	Federal Nat'l Mtg. Assoc.		10/08/2009	60,175.17	62,029.17	62,883.05	4.500	2.252	2.284	1,096	10/01/2014
31371LVX4	0466-09	Federal Nat'l Mtg. Assoc.		10/19/2009	52,746.46	54,086.75	54,724.45	4.000	2.056	2.084	1,066	09/01/2014
Subtotal and Average			1,250,019.40		1,133,925.16	1,161,187.21	1,179,353.11		1.796	1.821	602	
Total and Average			87,827,072.20		85,718,198.56	86,055,034.19	85,949,977.87		0.947	0.960	527	

Investments FY 2011-2012
Portfolio Management
Portfolio Details - Cash
September 30, 2011

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity
Average Balance			0.00								0
Total Cash and Investments			87,827,072.20		85,718,198.56	86,055,034.19	85,949,977.87		0.947	0.960	527

**Investments FY 2011-2012
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CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM 360	YTM 365	Payment Dates	Accrued Interest At Purchase	Current Principal	Book Value
Certificates of Deposit												
SYS163487	163487	BT	1,000,000.00	0.350	12/15/2011	06/23/2011	0.345	0.350	12/15 - At Maturity		1,000,000.00	1,000,000.00
SYS163488	163488	BT	1,000,000.00	0.400	12/30/2011	06/23/2011	0.395	0.400	12/30 - At Maturity		1,000,000.00	1,000,000.00
SYS47919	47919	FN	1,500,000.00	1.500	10/31/2011	10/29/2009	1.479	1.500	10/31 - At Maturity		1,500,000.00	1,500,000.00
SYS48280	48280	FN	2,000,000.00	0.950	06/01/2012	09/09/2010	0.937	0.950	06/01 - At Maturity		2,000,000.00	2,000,000.00
SYS48315	48315	FN	5,000,000.00	1.000	05/31/2013	10/15/2010	0.986	1.000	05/31 - At Maturity		5,000,000.00	5,000,000.00
SYS144210873A	144210873A	GWB	1,500,000.00	0.600	11/15/2011	06/23/2011	0.592	0.600	11/15 - At Maturity		1,500,000.00	1,500,000.00
SYS144210873B	144210873B	GWB	1,000,000.00	0.600	11/15/2011	06/23/2011	0.592	0.600	11/15 - At Maturity		1,000,000.00	1,000,000.00
SYS144210886A	144210886A	GWB	1,500,000.00	0.650	11/30/2011	06/23/2011	0.641	0.650	11/30 - At Maturity		1,500,000.00	1,500,000.00
SYS144210886B	144210886B	GWB	1,000,000.00	0.650	11/30/2011	06/23/2011	0.641	0.650	11/30 - At Maturity		1,000,000.00	1,000,000.00
SYS144221114A	144221114A	GWB	1,250,000.00	0.350	01/13/2012	09/29/2011	0.345	0.350	01/13 - At Maturity		1,250,000.00	1,250,000.00
SYS144221114B	144221114B	GWB	1,000,000.00	0.350	01/13/2012	09/29/2011	0.345	0.350	01/13 - At Maturity		1,000,000.00	1,000,000.00
52183	52183	VB	5,000,000.00	1.829	06/01/2012	04/15/2010	1.804	1.829	06/01 - At Maturity		5,000,000.00	5,000,000.00
SYS7860227193	7860227193	WF	1,500,000.00	0.250	12/15/2011	08/18/2011	0.247	0.250	12/15 - At Maturity		1,500,000.00	1,500,000.00
SYS7860227201	7860227201	WF	1,250,000.00	0.250	12/30/2011	08/18/2011	0.247	0.250	12/30 - At Maturity		1,250,000.00	1,250,000.00
SYS7961416901	7961416901	WF	1,000,000.00	0.754	06/01/2012	09/30/2010	0.744	0.754	06/01 - At Maturity		1,000,000.00	1,000,000.00
SYS8786860653	8786860653	WF	1,500,000.00	0.250	10/14/2011	06/23/2011	0.247	0.250	10/14 - At Maturity		1,500,000.00	1,500,000.00
SYS8786860661	8786860661	WF	1,500,000.00	0.250	10/31/2011	06/23/2011	0.247	0.250	10/31 - At Maturity		1,500,000.00	1,500,000.00
Certificates of Deposit Totals			29,500,000.00				0.841	0.853		0.00	29,500,000.00	29,500,000.00
Money Market												
SYS4531558874A	4531558874A	GWB	4,063,845.76	0.550			0.542	0.550	07/01 - Monthly		4,063,845.76	4,063,845.76
SYS4531558874B	4531558874B	GWB	10,114,427.64	0.550			0.542	0.550	07/01 - Monthly		10,114,427.64	10,114,427.64
Money Market Totals			14,178,273.40				0.542	0.550		0.00	14,178,273.40	14,178,273.40
Commercial Paper Disc. -Amortizing												
0027A1XX2	0532-11	ABBEY	1,000,000.00		10/31/2011	04/25/2011	0.704	0.714	10/31 - At Maturity		996,377.50	999,425.00
0027A1XE4	0533-11	ABBEY	1,000,000.00	0.590	10/14/2011	04/25/2011	0.592	0.600	10/14 - At Maturity		997,181.11	999,786.94
4042F0AX9	0556-11	HSBC	1,000,000.00	0.350	01/31/2012	09/30/2011	0.350	0.355	01/31 - At Maturity		998,804.17	998,813.89
4042F0BF7	0557-11	HSBC	1,000,000.00	0.350	02/15/2012	09/30/2011	0.350	0.355	02/15 - At Maturity		998,658.33	998,668.05
4042F0BV2	0558-11	HSBC	1,000,000.00	0.420	02/29/2012	09/30/2011	0.421	0.427	02/29 - At Maturity		998,226.67	998,238.34
4042F0CF6	0559-11	HSBC	1,000,000.00	0.420	03/15/2012	09/30/2011	0.421	0.427	03/15 - At Maturity		998,051.67	998,063.34
Commercial Paper Disc. -Amortizing Totals			6,000,000.00				0.473	0.480		0.00	5,987,299.45	5,992,995.56

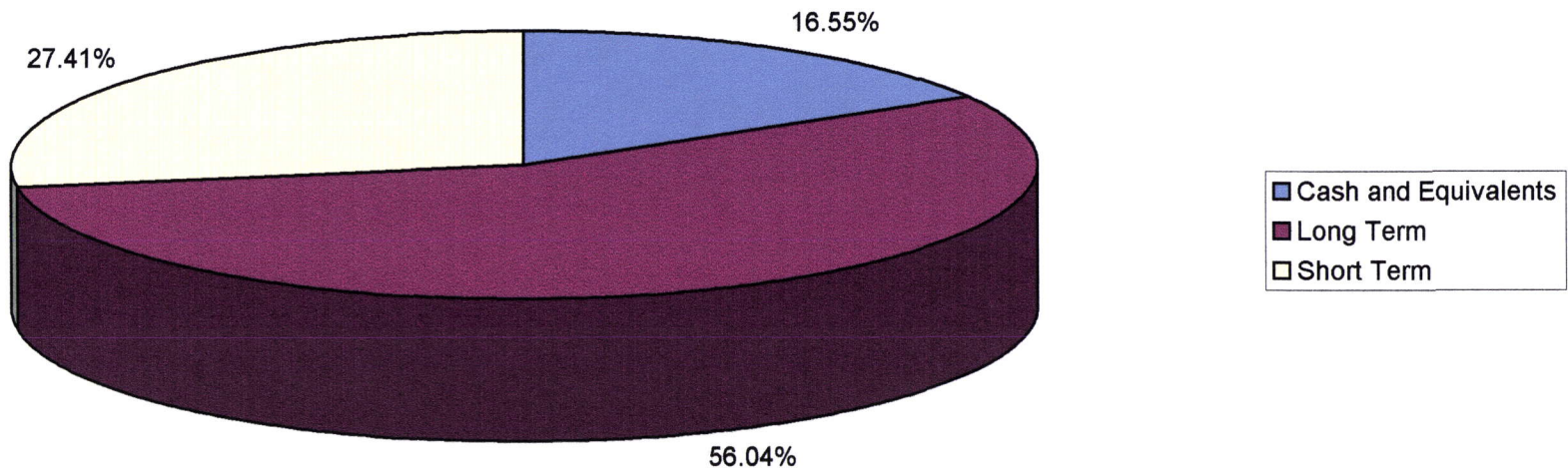
**Investments FY 2011-2012
Portfolio Management
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September 30, 2011**

CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM 360	YTM 365	Payment Dates	Accrued Interest At Purchase	Current Principal	Book Value
Federal Agency Coupon Securities												
31331KEV8	0537-11	FFCB	1,500,000.00	0.290	06/22/2012	04/28/2011	0.286	0.290	06/22 - 12/22	Received	1,500,000.00	1,500,000.00
31331KLC2	0538-11	FFCB	870,000.00	2.250	05/16/2016	05/16/2011	2.219	2.250	11/16 - 05/16		870,000.00	870,000.00
31331KNV8	0539-11	FFCB	1,000,000.00	0.600	06/14/2013	06/14/2011	0.592	0.600	12/14 - 06/14		1,000,000.00	1,000,000.00
31331KNR7	0540-11	FFCB	1,500,000.00	1.370	12/15/2014	06/15/2011	1.351	1.370	12/15 - 06/15		1,500,000.00	1,500,000.00
31331KZV5	0553-11	FFCB	1,000,000.00	1.390	09/29/2016	09/29/2011	1.371	1.390	03/29 - 09/29		1,000,000.00	1,000,000.00
3133XVRS2	0513-10	FHLB	2,000,000.00	1.000	12/28/2011	09/30/2010	0.352	0.357	12/28 - 06/28	Received	2,015,960.00	2,003,099.37
313373EE8	0530-11	FHLB	3,500,000.00	1.420	05/30/2014	04/15/2011	1.356	1.375	05/30 - 11/30	Received	3,504,795.00	3,504,087.47
3133745F3	0542-11	FHLB	1,000,000.00	0.750	12/23/2013	06/23/2011	0.740	0.750	12/23 - 06/23		1,000,000.00	1,000,000.00
313374VQ0	0547-11	FHLB	1,000,000.00	1.650	08/10/2015	08/10/2011	1.627	1.650	02/10 - 08/10		1,000,000.00	1,000,000.00
313374Z86	0548-11	FHLB	1,000,000.00	1.000	08/10/2016	08/10/2011	0.986	1.000	11/10 - Quarterly		1,000,000.00	1,000,000.00
3133756F9	0549-11	FHLB	1,500,000.00	1.000	08/25/2016	08/25/2011	2.546	2.582	02/25 - 08/25		1,500,000.00	1,500,000.00
3137EABY4	0503-10	FHLMC	1,500,000.00	2.125	03/23/2012	08/16/2010	0.513	0.520	09/23 - 03/23	Received	1,538,370.00	1,511,437.85
3137EABJ7	0529-11	FHLMC	3,000,000.00	3.500	05/29/2013	04/15/2011	0.834	0.846	05/29 - 11/29	Received	3,167,100.00	3,130,792.93
3134G2LE0	0541-11	FHLMC	1,500,000.00	2.125	06/16/2016	06/16/2011	2.096	2.125	12/16 - 06/16		1,500,000.00	1,500,000.00
3134G2LY6	0545-11	FHLMC	1,000,000.00	2.000	06/29/2016	06/30/2011	1.973	2.000	12/29 - 06/29	55.56	1,000,000.00	1,000,055.56
3134G2VS8	0550-11	FHLMC	1,000,000.00	0.875	02/23/2015	08/23/2011	1.298	1.316	02/23 - 08/23		1,000,000.00	1,000,000.00
3134G2XN7	0551-11	FHLMC	1,000,000.00	1.000	08/25/2016	08/25/2011	2.087	2.116	02/25 - 08/25		1,000,000.00	1,000,000.00
3134G2B35	0552-11A	FHLMC	1,536,000.00	1.000	09/20/2016	09/20/2011	1.804	1.829	03/20 - 09/20		1,536,000.00	1,536,000.00
3134G2B35	0552-11B	FHLMC	1,000,000.00	1.000	09/20/2016	09/20/2011	1.804	1.829	03/20 - 09/20		1,000,000.00	1,000,000.00
3136F9DU4	0478-10	FNMA	500,000.00	4.000	04/15/2013	01/05/2010	2.219	2.250	04/15 - 10/15	Received	527,485.91	512,904.40
31359MMQ3	0502-10	FNMA	1,300,000.00	6.125	03/15/2012	08/05/2010	0.493	0.500	09/15 - 03/15	Received	1,417,182.00	1,333,134.22
3136FPQH3	0514-10A	FNMA	1,500,000.00	1.200	07/21/2014	10/21/2010	1.184	1.200	01/21 - 07/21		1,500,000.00	1,500,000.00
3136FPQH3	0514-10B	FNMA	1,000,000.00	1.200	07/21/2014	10/21/2010	1.184	1.200	01/21 - 07/21		1,000,000.00	1,000,000.00
3136FRXN8	0546-11	FNMA	1,000,000.00	1.250	12/30/2014	06/30/2011	1.233	1.250	12/30 - 06/30		1,000,000.00	1,000,000.00
3136FR2V4	0554-11	FNMA	1,000,000.00	1.000	12/28/2016	09/28/2011	1.580	1.602	03/28 - 09/28		1,000,000.00	1,000,000.00
3136FR6N8	0555-11	FNMA	1,000,000.00	0.810	03/30/2015	09/30/2011	0.799	0.810	03/30 - 09/30		1,000,000.00	1,000,000.00
Federal Agency Coupon Securities Totals			34,706,000.00				1.255	1.273		55.56	35,076,892.91	34,901,511.80
Federal Agency Disc. -Amortizing												
31358DEP5	0501-10	FNMA	200,000.00	0.660	03/15/2012	08/05/2010	0.666	0.676	/ - Final Pmt.		197,844.00	197,844.00
Federal Agency Disc. -Amortizing Totals			200,000.00				0.666	0.676		0.00	197,844.00	197,844.00
Pass Through Securities /PAC/CMO												
31371L5H8	0439-09	FNMA	56,177.94	4.500	02/01/2012	01/27/2009	1.318	1.337	02/25 - Monthly	Received	58,284.61	58,284.61
31371L5G0	0440-09	FNMA	84,797.85	4.000	02/01/2012	01/27/2009	1.647	1.670	02/25 - Monthly	Received	87,129.79	87,129.78

**Investments FY 2011-2012
Portfolio Management
Investment Status Report - Investments
September 30, 2011**

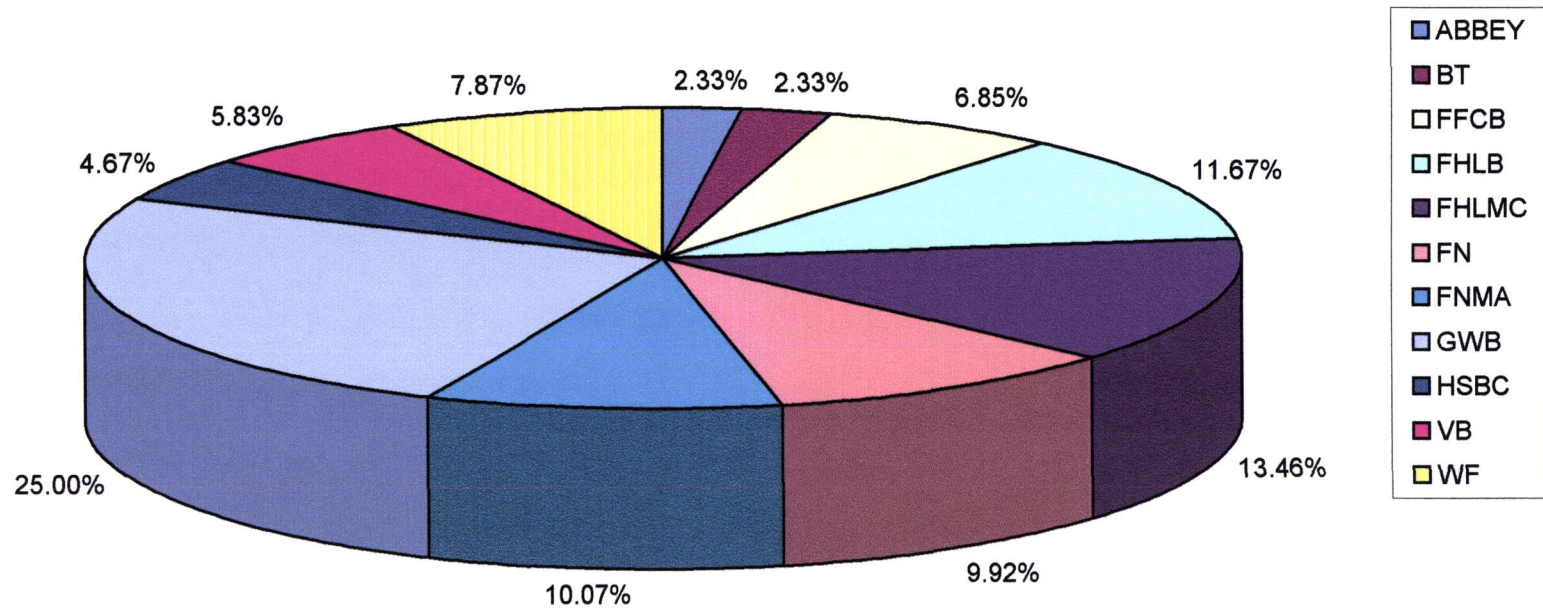
CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM 360	YTM 365	Payment Dates	Accrued Interest At Purchase	Current Principal	Book Value
Pass Through Securities /PAC/CMO												
31371LB99	0442-09	FNMA	117,074.98	4.500	08/01/2013	02/18/2009	2.576	2.612	03/25 - Monthly	Received	120,879.92	120,879.92
31371K3N9	0444-09	FNMA	57,617.54	5.500	03/01/2013	03/23/2009	2.138	2.167	04/25 - Monthly	Received	60,282.35	60,282.35
3136F6YK9	0453-09	FNMA	279,988.89	4.400	12/25/2012	05/26/2009	0.694	0.704	06/25 - Monthly	Received	293,025.88	293,025.88
31371LGW3	0454-09	FNMA	98,041.05	5.000	11/01/2013	06/16/2009	2.742	2.780	07/25 - Monthly	Received	101,932.05	101,932.05
31371LMX4	0458-09	FNMA	212,893.83	4.000	03/01/2014	09/18/2009	2.109	2.138	10/25 - Monthly	Received	220,079.00	220,079.00
31391FGK8	0462-09	FNMA	52,799.84	6.500	09/01/2012	09/25/2009	2.219	2.250	10/25 - Monthly	Received	55,439.83	55,439.83
31400GJZ9	0463-09	FNMA	61,611.61	6.000	01/01/2013	09/28/2009	2.059	2.088	10/25 - Monthly	Received	64,692.19	64,692.19
31371LWK1	0465-09	FNMA	60,175.17	4.500	10/01/2014	10/08/2009	2.252	2.284	11/25 - Monthly	Received	62,883.05	62,883.05
31371LVX4	0466-09	FNMA	52,746.46	4.000	09/01/2014	10/19/2009	2.056	2.084	11/25 - Monthly	Received	54,724.45	54,724.45
Pass Through Securities /PAC/CMO Totals			1,133,925.16				1.796	1.821		0.00	1,179,353.12	1,179,353.11
Investment Totals			85,718,198.56				0.947	0.960		55.56	86,119,662.88	85,949,977.87

Portfolio by Asset Class



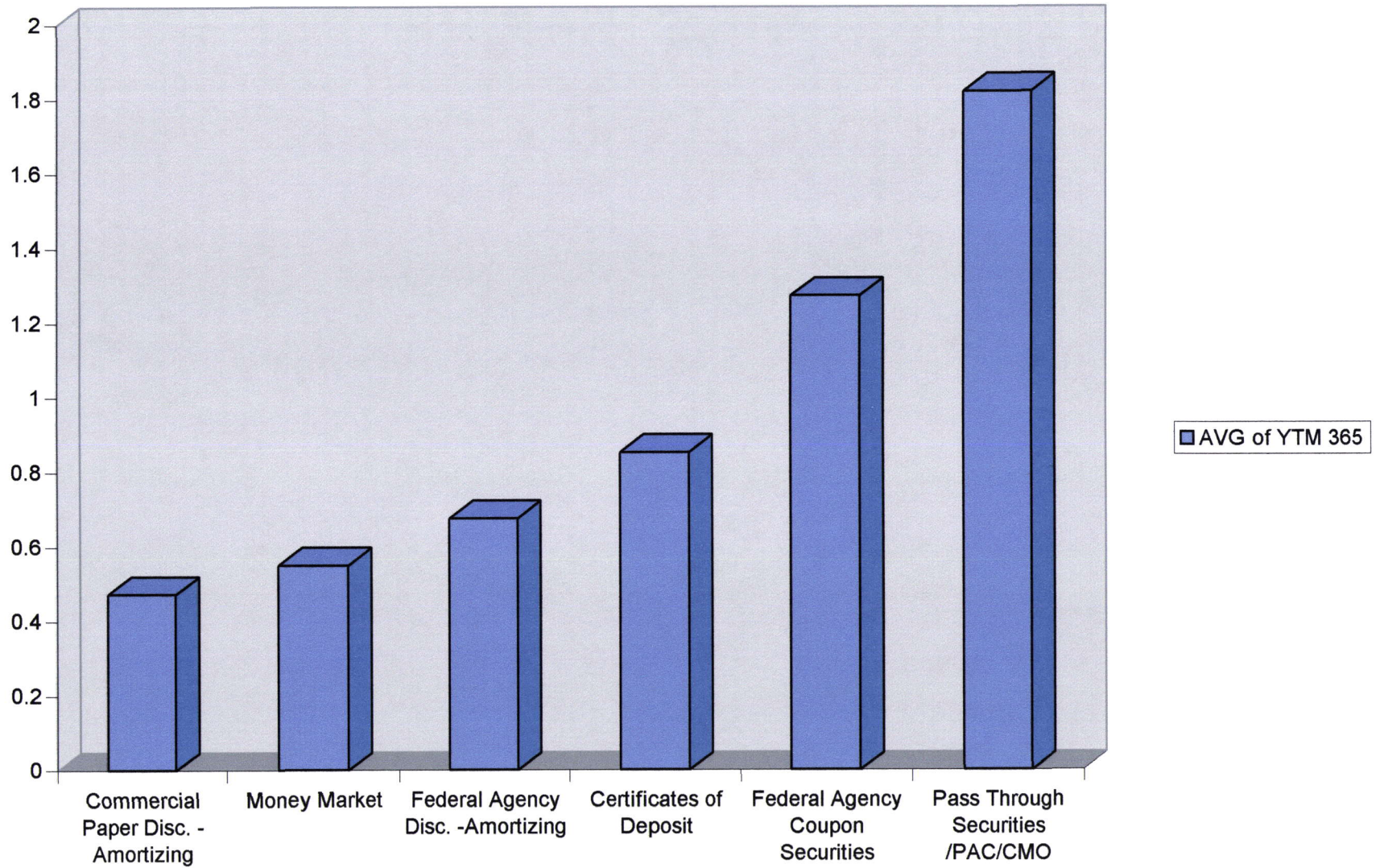
For Quarter Ending September 30, 2011

Par Value by Issuer Graph



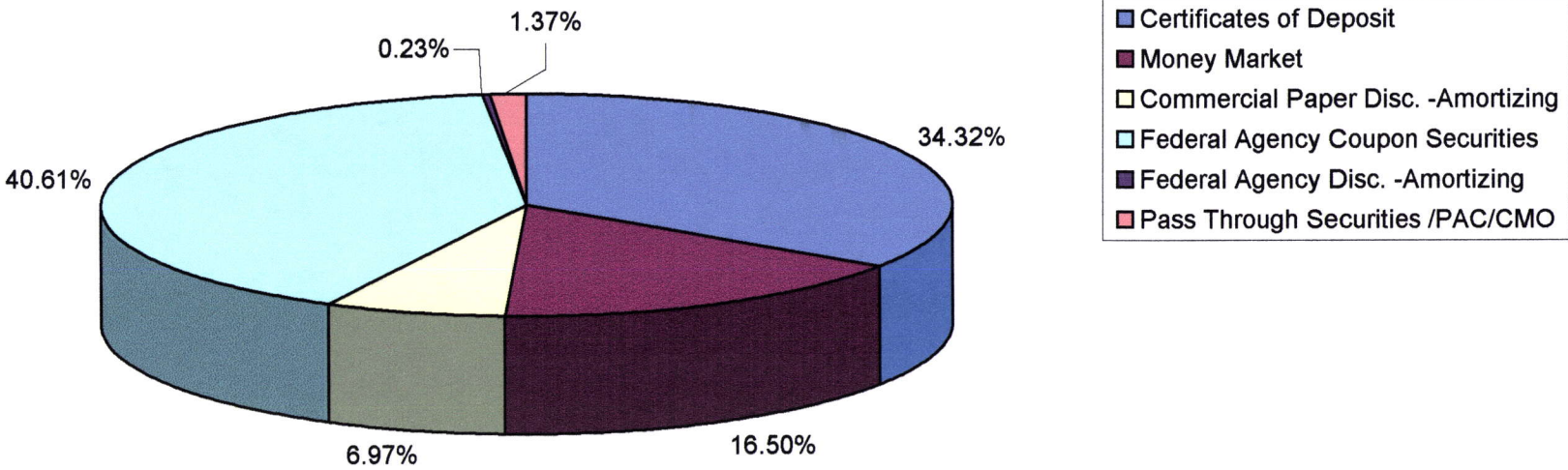
For Quarter Ending September 30, 2011

Investment Yield by Type



For Quarter Ending September 30, 2011

Book Value By Investment Type



For Quarter Ending September 30, 2011



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Quality Programs
Exceptional Service*

Memo

Mayor's Office

TO: Members of the City Council
FROM: Ann H. Campbell, Mayor *Ann*
DATE: October 21, 2011
SUBJECT: Appointment to Fill Vacancy on Public Art Commission

Darla James, member of the Public Art Commission, has submitted her resignation from the Commission. Since Darla's term of office does not expire until April 1, 2013, an appointment needs to be made to fill this vacancy.

Therefore, I request that the City Council approve the appointment of Allison Sheridan to fill an unexpired term of office on the Public Art Commission.

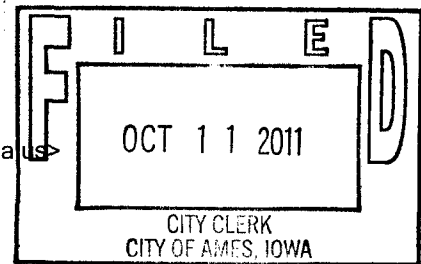
AHC/jlr

Attachment



<webmaster@city.ames.ia.us
>
10/11/2011 08:46 AM

To <jripperger@city.ames.ia.us>
cc
bcc



Subject Boards & Commissions Application

History: This message has been replied to.

Submission information

Submitter DB ID : 828
Submitter's language : Default language
IP address : 129.186.38.201
Time to take the survey : 25 min. , 42 sec.
Submission recorded on : 10/11/2011 6:46:36 AM

Survey answers

Name:
Allison H. Sheridan

Are you a resident of Ames?
Yes
No

Address : (home):
3805 Westlawn Dr.

Address: (work):
290 Scheman Bldg

Home Phone:
515-231-0324

Work Phone:
515-231-0324

Fax Number:
Not answered

Email Address:
aclone@iastate.edu

Occupation:

University Museums Collections Manager and Communication Coordinator

Education:

B.S. in History ('01) and M.S. in IGS ('11) both from Iowa State University

List the name of the board and/or commission to which you wish to be appointed (in the order of preference):

1. Public Art Commission
2. Not answered
3. Not answered

Please state any particular qualifications, expertise, or experience you have that you believe to be relevant.

I have worked at the University Museums, Iowa State University for over ten years in the roles of educator, collections manager, communication coordinator, and guest curator. Highlights of my ten years include curating the 2008 exhibition of the original Morrill Act of July 2, 1862 for the ISU Sesquicentennial, as well as curating other Depression Era art and contemporary glass exhibitions. As collection manager for the over 30,000 object in the permanent collections, I am actively involved in the public art acquisitions process at ISU. I have been on site for numerous public art installations and have also coordinated loans, insurance, paperwork and shipping of artwork. I also manage all of the public relations and marketing materials for University Museum including, but not limited to: gallery guides, postcards, press releases, website, eNewsletters, object labels, social media, invitations, and large-scale publications. I have designed seven major publications, with two more in the works including one that I have edited and authored.

Please state your reasons for wishing to be appointed to the above.

My endearment for the arts began when I was a small child traveling to Europe, Asia, and Africa on several occasions with my parents and visiting museums, chapels, and historic sites. Something beyond endearment for the arts and museums developed while I was an undergrad at Iowa State. And now, having a career in the arts is truly the fulfillment of a lifetime of work and passion. Through this position on the Public Art Commission, I would hope to spread my enthusiasm for the arts to bring about a higher visibility of the public art and aesthetic our city of Ames has to offer.

How did you hear about openings on the City's boards/commissions?

- City Side Utility Stuffer
- The Tribune
- KASI
- City's Website
- ISU Daily
- TV 12, Government Access
- The Des Moines Register
- Other:



*Caring People
Quality Programs
Exceptional Service*

Memo

Mayor's Office

TO: Members of the City Council

FROM: Ann H. Campbell, Mayor *Ann*

DATE: October 21, 2011

SUBJECT: Appointment to Fill Vacancy on Student Affairs Commission

For some time, there has been an open position on the Student Affairs Commission that needs to be filled by a Neighborhood Association Representative. Joan Bolin as indicated her interest in serving the community in this capacity.

Therefore, I request that the City Council approve the appointment of Joan Bolin to fill the term of office on the Student Affairs Commission.

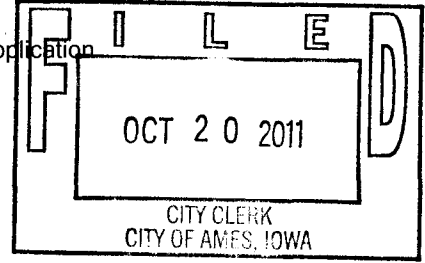
AHC/jlr

Attachment



<webmaster@city.ames.ia.us
>
10/19/2011 03:59 PM

To <jripperger@city.ames.ia.us>
cc
bcc
Subject Boards & Commissions Application



Submission information

Submitter DB ID : 868
Submitter's language : Default language
IP address : 209.37.78.16
Time to take the survey : 9 min. , 52 sec.
Submission recorded on : 10/19/2011 1:58:55 PM

Survey answers

Name:
Joan F. Bolin

Are you a resident of Ames?
Yes
No

Address : (home):
2108 Hughes Street, Ames, 50014

Address: (work):
EMC Insurance Co., 717 Mulberry, Des Moines, IA 50309

Home Phone:
515-268-3323

Work Phone:
515-345-2792

Fax Number:
515-345-2988 (wk)

Email Address:
joan.bolin@gmail.com

Occupation:

Attorney

Education:

Juris Doctor, Loyola University

List the name of the board and/or commission to which you wish to be appointed (in the order of preference):

1. Student Affairs Commission
2. Not answered
3. Not answered

Please state any particular qualifications, expertise, or experience you have that you believe to be relevant.

I am the mother of a successful 25 year old daughter and I also rent to an ISU student during the year. My niece currently attends ISU. I am also a big ISU sports fan.

I had previously been very active in parent volunteer organizations in Des Moines before moving to Ames and was recognized by both the YWCA and the Business Record for my contributions to Des Moines schools and the community as a whole.

Please state your reasons for wishing to be appointed to the above.

I want to contribute to my community, to Iowa State University and to its students.

How did you hear about openings on the City's boards/commissions?

City Side Utility Stuffer	<input type="checkbox"/>
The Tribune	<input type="checkbox"/>
KASI	<input type="checkbox"/>
City's Website	<input type="checkbox"/>
ISU Daily	<input type="checkbox"/>
TV 12, Government Access	<input type="checkbox"/>
The Des Moines Register	<input type="checkbox"/>
Other:	<input checked="" type="checkbox"/>

COUNCIL ACTION FORM

**SUBJECT: IOWA WATER/WASTEWATER AGENCY RESPONSE NETWORK
(IOWARN) AGREEMENT**

BACKGROUND:

Over the past two decades Iowa has experienced numerous natural disasters. Floods, tornadoes, wind storms, and ice storms have all been prevalent across the state. The City of Ames has been affected by floods, wind storms, and ice storms in the past few years alone.

Events such as these identified a need for water and wastewater utilities to create an intrastate mutual aid and assistance program. The reasons for this are many:

- Utilities require specialized resources to sustain operations.
- Government response agencies and other critical infrastructure rely on water and wastewater utilities.
- Utilities must provide their own support until state and federal resources are available.
- Large events can impact regional areas, making response from nearby utilities impractical.
- Promoting mutual aid and assistance meets FY06 Department of Homeland Security requirements.

The need for establishing this program was driven by the threat of both natural- and human-caused events. The establishment of intrastate mutual aid and assistance networks across the nation helps reduce the impact of such events and expedite recovery efforts for water and wastewater utilities, a national critical infrastructure as identified by the Homeland Security Presidential Directive.

Iowa's Water/Wastewater Agency Response Network (IOWARN) is a formalized system of "utilities helping utilities" to deliver mutual aid following major emergencies. IOWARN consists of a network of public utilities, a steering committee, a web-based communication system, and a practical mutual aid agreement designed to streamline emergency assistance. Currently, IOWARN has 33 members which range in size from as large as Des Moines Water Works to as small as the City of Stratford.

Recently, staff members from Public Works, the Water Plant, and the Water Pollution Control Plant met to discuss enrollment and review the IOWARN agreement. The Legal Department also reviewed and approved the agreement, but pointed out the following three items for the Council to consider:

1. Article VII of the agreement calls for reimbursement to responding member agencies, including personnel costs, equipment, and supplies. This could add up quickly in an emergency.
2. Article VIII calls for mandatory arbitration for dispute resolution. The City Attorney is not opposed to arbitration in this type of situation, but it is not routinely done in City contracts.
3. Articles IX and X require indemnification, and Article XIII mandates insurance coverage and a waiver of subrogation. The City Attorney recommended these terms be reviewed by the City's Risk Manager, who subsequently reviewed and approved these terms.

Water Plant, Water Pollution Control Plant, and Public Works staff are proposing a joint enrollment into the IOWARN program. Public Works would be identified on IOWARN's web site as the main contact, with the Water Plant and Water Pollution Control Plant superintendents listed as secondary contacts. All three entities have identified equipment which could be made available to other IOWARN members.

It is important to note that the City of Ames is empowered under the proposed mutual aid agreement to make the sole determination whether or not to commit personnel, equipment, and supplies to another utility. Assistance will not be provided upon request if, to do so, would jeopardize the City's ability to meet our own citizens' needs.

The City is currently part of the Iowa Mutual Aid Compact (IMAC), which was created in 2002. This serves a similar function as IOWARN in that it allows entities throughout Iowa to enter into direct agreements or contracts for services in times of disaster. However, staff believes the IOWARN agreement can provide additional benefits. For example, the IOWARN agreement explicitly describes the reimbursement process between communities, where IMAC does not. IOWARN can be invoked any time a need arises that exceeds the local community's ability to respond. IMAC, on the other hand, requires a local emergency declaration before the compact can be invoked. Entering into IOWARN does not prevent the City from falling back on IMAC. If there is a need beyond what could be provided by any other agreements, including IOWARN, the City can still sign an IMAC agreement. Further, the IOWARN agreement is specific to water and wastewater utilities, decreasing the time required in getting a request for assistance to the right person.

Even with IMAC as an option, staff believes it is in the City's best interest to enroll in the IOWARN program. To illustrate, last year Ames experienced a significant flood and wind storm, and during the flood resources were provided by surrounding communities.

ALTERNATIVES:

1. Approve the IOWARN agreement, thereby allowing the City of Ames Public Works Department, Water Plant, and Water Pollution Control Plant to begin a joint enrollment into the mutual aid network to help reduce the impact of emergency events.
2. Do not approve the IOWARN agreement at this time.

MANAGER'S RECOMMENDED ACTION:

In the past few years, the City has been affected by floods, wind storms, and ice storms. Recent floods and tornadoes have also affected many other communities throughout Iowa. These events prompted water and wastewater utilities to create an intrastate mutual aid and assistance program known as IOWARN. In emergency events, quick access to needed equipment can be arranged through this program. Staff feels it is in the City's best interest to enroll in this program to protect our infrastructure and create the largest pool of emergency equipment available for future events.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the agreement and directing staff to proceed with enrollment into the IOWARN mutual aid program.

**Mutual Aid and Assistance Agreement for the Iowa
Water/Wastewater Agency Response Network (IOWARN)**

AGREEMENT

This Agreement is made and entered into by public and private water and wastewater utilities and emergency management commissions and agencies that have, by executing this Agreement, manifested their intent to participate in an intrastate program for Mutual Aid and Assistance among Iowa Water and Wastewater Utilities known as the IOWARN Mutual Aid and Assistance Program.

This Agreement is authorized under Chapter 29C, Iowa Code, which authorizes mutual aid arrangements for reciprocal disaster services and recovery. This Agreement is further authorized as to the public agencies' utility parties hereto by the respective authority of 357,357A, 358, 364, 384, 386, 388, 389 and 504A Iowa Code, which authorize Water and Wastewater Utilities that are public agencies to contract to provide services. This Agreement is further authorized by Section 28E.12 Iowa Code, but this Agreement is not otherwise adopted pursuant to Chapter 28E, Iowa Code, and is not intended to be a 28E Agreement.

**ARTICLE I.
PURPOSE**

Recognizing that emergencies may require aid or assistance in the form of personnel, equipment, and supplies from outside the area of impact, the signatory utilities hereby establish a program for Mutual Aid and Assistance for Iowa Water and Wastewater Utilities known as the "IOWARN Mutual Aid and Assistance Program". Through the IOWARN Mutual Aid and Assistance Program, Members coordinate response activities and share resources during emergencies, with the support and assistance of the Associated Agencies. This Agreement sets forth the procedures and standards for the administration of the IOWARN Mutual Aid and Assistance Program.

**ARTICLE II.
DEFINITIONS**

- A. Authorized Official – An employee or officer of a Member that is authorized to:
 - 1. Request assistance;
 - 2. Offer assistance;
 - 3. Refuse to offer assistance; or
 - 4. Withdraw assistance under this Agreement.

- B. Emergency – A natural or human caused event or circumstance causing, or imminently threatening to cause, loss of life, injury to person or property, human suffering or financial loss, and includes, but is not limited to, fire, explosion, flood, severe weather, drought, earthquake, volcanic activity, spills or releases of oil or hazardous material, contamination, utility or transportation emergencies, disease, blight, infestation, civil disturbance, riot, war and terrorism, sabotage or other intentional acts, that are, or could reasonably be, beyond the capability of the services, personnel, equipment, and facilities of a IOWARN Mutual Aid and Assistance Program Member to fully manage and mitigate internally.

- C. Members – Any public or private Water or Wastewater Utility that manifests intent to participate in the IOWARN Mutual Aid and Assistance Program by executing this Agreement. Members are primarily Iowa Water or Wastewater Utilities, but membership is open to water and wastewater utilities outside the State of Iowa that operate in areas contiguous to an Iowa utility Member.
1. Requesting Member – A Member who makes a Request for Assistance under the IOWARN Mutual Aid and Assistance Program.
 2. Responding Member – A Member that responds to a Request for Assistance under the IOWARN Mutual Aid and Assistance Program.
 3. Non-Responding Member - A Member that does not provide aid or assistance during a Period of Assistance under the IOWARN Mutual Aid and Assistance Program.
- D. Associated Agencies – The Iowa Emergency Management Commissions and Agencies and other non utility participants that agree to provide a support role for the IOWARN Mutual Aid and Assistance Program by separate agreement or other undertaking approved by the Statewide Steering Committee. Associated Agencies are not parties to this Agreement and do not provide or receive emergency services under this Agreement. To the extent Associated Agencies do provide any emergency services to any Member the terms under which such services are provided shall be as the provider and recipient shall separately agree. The initial Associated Agencies include: (1) the Iowa Section of the American Water Works Association; (2) the Iowa Rural Water Association; (3) the Iowa Department of Natural Resources, and (4) the Homeland Security and Emergency Management Division of the Iowa Department of Public Defense. Additional Associated Agencies may be added by vote of the Statewide Committee.
- E. Confidential Information - Any document shared with any signatory of this Agreement that is marked confidential and that is confidential under Section 22.7 Iowa Code or other exemption from disclosure under Ch. 22, Code of Iowa.
- F. Request for Assistance. A request by a Requesting Member to any one or more other Members for mutual aid or assistance in the event of an Emergency under the IOWARN Mutual Aid and Assistance Program.
- F. Period of Assistance – A specified period of time when a Responding Member assists a Requesting Member. The period commences when personnel, equipment, or supplies depart from Responding Member's facility and ends when the resources return to their facility (portal to portal). All protections identified in this Agreement apply during this period. The specified Period of Assistance may occur during response to or recovery from an emergency, as previously defined.
- G. Statewide Committee – The Statewide Committee established under Article III.
- H. Statewide Chair – The chair of the Statewide Committee selected under Article III.
- I. Statewide Coordinator – The person appointed to such position by the Statewide Committee as provided under Article III.

- J. National Incident Management System (NIMS): A national, standardized approach to incident management and response that sets uniform processes and procedures for emergency response operations.

ARTICLE III. ADMINISTRATION

The IOWARN Mutual Aid and Assistance Program shall be administered through a Statewide Committee, a Statewide Chair and a Statewide Coordinator. The Statewide Committee shall provide coordination of the IOWARN Mutual Aid and Assistance Program before, during, and after an emergency and shall include regional representatives from across the state. The designated regions shall be consistent with the regions established by the Iowa Department of Natural Resources. The Statewide Committee shall consist of one Member representative from each region selected by the Members in such region by written ballot and a Statewide Chair selected by the Members annually by written ballot, plus one non-voting representative of each Associate Agency. The Statewide Committee shall meet at least annually and shall plan and coordinate emergency planning and response activities for the IOWARN Mutual Aid and Assistance Program under the leadership of the Statewide Chair. The Statewide Committee shall appoint a Statewide Coordinator from among the employees of the Members or Associated Agencies who shall facilitate, coordinate, and administer the activities of the IOWARN Mutual Aid and Assistance Program under the direction of the Statewide Committee.

The Statewide Committee shall establish rules of procedure for the conduct of committee business.

Meetings of the Statewide Committee shall be conducted in accordance with the Iowa Open Meetings Law, Chapter 21, Iowa Code.

ARTICLE IV. PROCEDURES

In coordination with the emergency management and public health system of the state, the Statewide Committee shall develop operational and planning procedures for the IOWARN Mutual Aid and Assistance Program. These procedures shall be reviewed at least annually and updated as needed by the Statewide Committee and shall be set forth in an IOWARN Mutual Aid and Assistance Program Manual and an IOWARN Mutual Aid and Assistance Handbook.

ARTICLE V. REQUESTS FOR ASSISTANCE

- A. Member Responsibility: Members shall: (1) identify an Authorized Official and alternates; (2) provide contact information, including 24-hour access; and (3) provide information on resources that may be available from the utility for mutual aid and assistance response. Such contact information shall be updated annually or when changes occur, shall be provided to the State Committee for inclusion in the IOWARN Mutual Aid and Assistance Program Manual and the IOWARN Mutual Aid and Assistance Handbook.

In the event of an Emergency, a Member's Authorized Official may request mutual aid and assistance directly from a specific Member by making a Request for Assistance to such Member or may make a general Request for Assistance to the Statewide Coordinator.

Requests for Assistance can be made orally or in writing. When made orally, the specific request for personnel, equipment, and supplies shall be subsequently confirmed in writing as soon as practicable. Requests for Assistance to a Member shall be directed to the Authorized Official of any Member. If a Request for Assistance is made to the Statewide Coordinator, the Statewide Coordinator shall forward the Request for Assistance to one or more Authorized Officials of Members for direct response to the Requesting Member. Specific detailed protocols for making and responding to Requests for Assistance shall be set forth in the IOWARN Mutual Aid and Assistance Program Manual and the IOWARN Mutual Aid and Assistance Handbook.

- B. Response to a Request for Assistance – Members are not obligated to respond to a request. After a Member receives a Request for Assistance, the Authorized Official shall evaluate whether or not to respond, whether resources are available to respond, or if other circumstances would hinder response. Following the evaluation, the Authorized Official shall, as soon as possible, inform the Requesting Member whether it will respond. If the Member is willing and able to provide assistance, the Member shall inform the Requesting Member about the type of available resources and the approximate arrival time of such assistance.
- C. Discretion of Responding Member's Authorized Official – Execution of this Agreement does not create any duty to respond to a Request for Assistance. When a Member receives a Request for Assistance, the Authorized Official shall have sole and absolute discretion as to whether or not to respond, or the availability of resources to be used in such response. An Authorized Member's decisions on the availability of resources shall be final.

ARTICLE VI.
RESPONDING MEMBER PERSONNEL

- A. National Incident Management System - When providing assistance under this Agreement, the Requesting Member and Responding Member shall be organized and shall function under the National Incident Management System.
- B. Control - While employees so provided may be under the supervision of the Responding Member, the Responding Member's employees come under the direction and control of the Requesting Member, consistent with the NIMS Incident Command System to address the needs identified by the Requesting Member. The Requesting Member's Authorized Official shall coordinate response activities with the designated supervisors of the Responding Member. The Responding Member's designated supervisors must keep accurate records of work performed by personnel during the specified Period of Assistance.
- C. Food and Shelter – Whenever practical, Responding Member personnel must be self-sufficient for up to 72 hours. When possible, the Requesting Member shall supply reasonable food and shelter for Responding Member personnel. If the Requesting Member is unable to provide food and shelter for Responding Member personnel, the Responding Member's designated supervisor is authorized to secure the resources necessary to meet the needs of its personnel. Except as provided below, the cost for such resources must not exceed the normal cost for such resources for that area. To the extent Food and Shelter costs exceed the normal costs for the area, the Responding Member must demonstrate that the additional costs were reasonable and necessary under the circumstances. Unless otherwise agreed to in writing, the Requesting Member remains responsible for reimbursing the Responding Member for all reasonable and necessary costs associated with providing food and shelter, if such resources are not otherwise provided by the Requesting Member.

- D. Communication – The Requesting Member shall provide Responding Member personnel with radio equipment as available, or radio frequency information to program existing radio equipment, in order to facilitate communications with local responders and utility personnel.
- E. Status – Unless otherwise provided by law, the Responding Member’s officers and employees retain the same privileges, immunities, rights, duties and benefits as provided in their respective jurisdictions.
- F. Licenses and Permits – To the extent permitted by law, Responding Member personnel that hold licenses, certificates, or permits evidencing professional, mechanical, or other skills shall be allowed to carry out activities and tasks relevant and related to their respective credentials during the specified Period of Assistance.
- G. Right to Withdraw – The Responding Member’s Authorized Official retains the right to withdraw some or all of its resources at any time for any reason in the Responding Member’s sole and absolute discretion. Notice of intention to withdraw must be communicated to the Requesting Member’s Authorized Official as soon as is practicable under the circumstances.

ARTICLE VII.
COST- REIMBURSEMENT

The Requesting Member shall reimburse the Responding Member for each of the following categories of costs incurred during the specified Period of Assistance as agreed in whole or in part by both parties; provided, that any Responding Member may, if it so elects, assume in whole or in part such loss, damage, expense, or other cost, or may loan such equipment or donate such services to the Requesting Member without charge or cost.

- A. Personnel – The Responding Member shall be reimbursed by the Requesting Member for personnel costs incurred for work performed during the specified Period of Assistance. Responding Member personnel costs shall be calculated according to the terms provided in their employment contracts or other conditions of employment. The Responding Member’s designated supervisors must keep accurate records of work performed by personnel during the specified Period of Assistance. Requesting Member reimbursement to the Responding Member may consider all personnel costs, including salaries or hourly wages, costs for fringe benefits, and indirect costs.
- B. Equipment – The Requesting Member shall reimburse the Responding Member for the use of equipment during the specified Period of Assistance, including, but not limited to, reasonable rental rates, all fuel, lubrication, maintenance, transportation, and loading/unloading of loaned equipment. All equipment shall be returned to the Responding Member in substantially the same condition the equipment was in at the time it was supplied to the Requesting Member as soon as is practicable and reasonable under the circumstances. At a minimum, rates for equipment use must be based on the Federal Emergency Management Agency’s (FEMA) Schedule of Equipment Rates. If a Responding Member uses rates different from those in the FEMA Schedule of Equipment Rates, the Responding Member must provide such rates orally or in writing to the Requesting Member prior to supplying the equipment. Mutual agreement on which rates are used must be reached in writing prior to dispatch of the equipment. Reimbursement for equipment not referenced on the FEMA Schedule of Equipment Rates must be developed based on actual recovery of costs. If Responding Member must lease a piece of equipment while its equipment is being repaired, Requesting Member shall reimburse Responding Member for

such rental costs.

- C. Materials and Supplies – The Requesting Member must reimburse the Responding Member in kind or at actual replacement cost, plus handling charges, for use of expendable or non-returnable supplies. The Responding Member must not charge direct fees or rental charges to the Requesting Member for other supplies and reusable items that are returned to the Responding Member in a clean, damage-free condition. Reusable supplies that are returned to the Responding Member with damage that renders them unusable must be treated as expendable supplies for purposes of cost reimbursement.
- D. Payment Period – The Responding Member must provide an itemized bill to the Requesting Member for all expenses incurred by the Responding Member while providing assistance under this Agreement. The Responding Member must send the itemized bill not later than (90) ninety days following the end of the Period of Assistance. The Responding Member may request additional periods of time within which to submit the itemized bill, and Requesting Member shall not unreasonably withhold consent to such request. The Requesting Member must pay the bill in full on or before the forty-fifth (45th) day following the billing date. The Requesting Member may request additional periods of time within which to pay the itemized bill, and Responding Member shall not unreasonably withhold consent to such request, provided, however, that all payment shall occur not later than one-year after the date a final itemized bill is submitted to the Requesting Member.
- E. Records – Each Responding Member and their duly authorized representatives shall have access to a Requesting Member's books, documents, notes, reports, papers and records which are directly pertinent to the Request for Assistance made pursuant to this Agreement for the purposes of reviewing the accuracy of a cost bill or making a financial, maintenance or regulatory audit. Each Requesting Member and their duly authorized representatives shall have access to a Responding Member's books, documents, notes, reports, papers and records which are directly pertinent to a Response to a Request for Assistance made pursuant to this Agreement for the purposes of reviewing the accuracy of a cost bill or making a financial, maintenance or regulatory audit. Such records shall be maintained for at least three (3) years or longer where required by law.

ARTICLE VIII.

DISPUTES

If any controversy or claim arises out of, or relates to, the execution of the Agreement, including, but not limited to, alleged breach of the Agreement, the disputing Members shall first attempt to resolve the dispute by negotiation, followed by mediation and finally shall be settled by arbitration in accordance with the Rules of the American Arbitration Association. Any court of competent jurisdiction may enter the judgment rendered by the arbitrators as final judgment that is binding on the parties.

ARTICLE IX.

REQUESTING MEMBER'S DUTY TO INDEMNIFY

Except as provided in Article XIII pertaining to Insurance, the Requesting Member shall assume the defense of, fully indemnify and hold harmless, the Responding Member, its officers and employees, from all claims, loss, damage, injury and liability of every kind, nature and description, directly or indirectly arising from Responding Member's work during a specified Period of Assistance. The scope of the Requesting Member's duty to indemnify includes, but is not limited to, suits arising from, or related to, negligent or wrongful use of equipment or supplies on

loan to the Requesting Member, or faulty workmanship or other negligent acts, errors or omissions by Requesting Member or the Responding Member personnel.

The Requesting Member's duty to indemnify is subject to, and shall be applied consistent with, the conditions set forth in Article X.

**ARTICLE X.
SIGNATORY INDEMNIFICATION**

In the event of a liability, claim, demand, action, or proceeding of whatever kind or nature arising out of a specified Period of Assistance, the Requesting Member shall have a duty to defend, indemnify, save and hold harmless all Non-Responding Members, their officers, agents and employees from any liability, claim, demand, action, or proceeding of whatever kind or nature arising out of a Period of Assistance.

**ARTICLE XI.
WORKER'S COMPENSATION CLAIMS**

The Responding Member is responsible for providing worker's compensation and other injury and death benefits for its employees and for administering worker's compensation for its employees. The Requesting Member is responsible for providing worker's compensation and other injury and death benefits for its employees and for administering worker's compensation for its employees.

**ARTICLE XII.
NOTICE**

A Member who becomes aware of a claim or suit that in anyway, directly or indirectly, contingently or otherwise, affects or might affect other Members of this Agreement shall provide prompt and timely notice to the Members who may be affected by the suit or claim. Each Member reserves the right to participate in the defense of such claims or suits as necessary to protect its own interests.

**ARTICLE XIII.
INSURANCE**

Members of this Agreement shall maintain an insurance policy or maintain a self insurance program that covers activities that it may undertake by virtue of membership in the IOWARN Mutual Aid and Assistance Program. Each Member waives subrogation for any injury or damage covered by its own insurance against any other member.

**ARTICLE XIV.
CONFIDENTIAL INFORMATION**

To the fullest extent allowed by Chapter 22, Iowa Code or other applicable law, each Member and Associated Agency shall maintain in the strictest confidence and shall take all reasonable steps necessary to prevent the disclosure of any Confidential Information disclosed under this Agreement. If any Member, Associated Participant, third party or other entity requests or demands, by subpoena or otherwise, that a Member or Associated Participant disclose any Confidential Information disclosed under this Agreement, the Member or Associated Participant

shall immediately notify the owner of the Confidential Information and shall take all reasonable steps necessary to prevent the disclosure of any Confidential Information by asserting all applicable rights and privileges with respect to such information and shall cooperate fully in any judicial or administrative proceeding relating thereto.

**ARTICLE XV.
EFFECTIVE DATE**

This Agreement shall be effective after the Water and Wastewater Utility's authorized representative executes the Agreement and the Statewide Committee Chair receives the Agreement. The Statewide Committee Chair shall maintain a master list of all Members and Associated Agencies in the IOWARN Mutual Aid and Assistance Program.

**ARTICLE XVI.
WITHDRAWAL**

A Member may withdraw from this Agreement by providing written notice of its intent to withdraw to the Statewide Chair. Withdrawal takes effect 60 days after the appropriate officials receive notice. Withdrawal from this Agreement shall in no way affect a Requesting Member's duty to reimburse a Responding Member for cost incurred during a Period of Assistance, which duty shall survive such withdrawal.

**ARTICLE XVII.
MODIFICATION**

No provision of this Agreement may be modified, altered or rescinded by individual parties to the Agreement. Modifications to this Agreement may be due to programmatic operational changes to support the agreement, legislative action, creation of an interstate aid and assistance agreement, or other developments. Modifications to this Agreement may be proposed by the Statewide Committee. The Statewide Committee Chair shall provide written notice to all Members of proposed modifications to this Agreement together with a written ballot allowing Members to vote for or against the proposed modification. A proposed modification shall become effective only if it is approved by written vote of at least a majority of the Members. Approved modifications shall take effect 60 days after the date upon which notice of the approved modification is sent to the Members.

**ARTICLE XVIII.
SEVERABILITY**

The parties agree that if any term or provision of this Agreement is declared by a court of competent jurisdiction to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular term or provision held to be invalid.

**ARTICLE XIX.
PRIOR AGREEMENTS**

This Agreement supersedes all prior Agreements between Members to the extent that such prior Agreements are inconsistent with this Agreement.

**ARTICLE XX.
PROHIBITION ON THIRD PARTIES AND ASSIGNMENT OF RIGHTS/DUTIES**

This Agreement is for the sole benefit of the Members and no person or entity shall have any rights under this Agreement as a third party beneficiary. Assignments of benefits and delegations of duties created by this Agreement are prohibited and shall be without effect.

**ARTICLE XXI.
INTRASTATE AND INTERSTATE IOWARN MUTUAL AID AND ASSISTANCE PROGRAMS**

To the extent practicable, Members shall participate in Mutual Aid and Assistance activities conducted under the State of Iowa Mutual Aid and Assistance Program and the Interstate Emergency Management Assistance Compact (EMAC) as set forth in Chapter 29C, Iowa Code. Members may voluntarily agree to participate in an interstate mutual aid and assistance program for water and wastewater utilities through this Agreement if such a program is established.

Now, therefore, in consideration of the covenants and obligations set forth in this Agreement, the Water and Wastewater Utility or other Agency listed here manifests its intent to be a Member of the IOWARN Mutual Aid and Assistance Program by executing this Agreement on this _____ day of _____ 2011.

Water/Wastewater Utility or Agency:

By: _____

Title: _____

Please Print Name

By: _____

Title _____

Please Print Name

Approved as to form and legality

By: _____

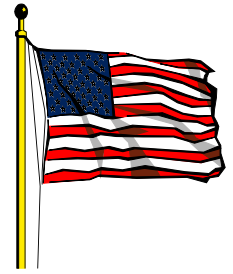
Attorney for Utility

Douglas R. Marek

Please Print Name



LUCY MARTIN
Story County Auditor
and
Commissioner of Elections



TO: Diane Voss
FROM: Lucy Martin
DATE: October 7, 2011
RE: Agreement to combine unincorporated federal census blocks with Ames precincts

The Secretary of State's Office (SOS) has completed its preliminary review of the County's reprecincting plan. However, before it can be accepted, certain federal census blocks must be assigned to contiguous precincts.

There are three areas on the borders of Ames where unincorporated census blocks are not contiguous with the rural township. I have attached maps. By law, precincts must be composed of contiguous territory within a single county [§49.3(3)].

Therefore, the County is requesting that Ames and Story County mutually agree to combine the following incorporated and unincorporated territory into joint precincts. City precincts are those as defined by City of Ames Municipal Code, Ordinance No. 4084:

- Block 191690001004085 in Grant Township to be combined with Ames Precinct 1-3. This census block has a population of (4).
- Block 191690013021076 in Washington Township to be combined with Ames Precinct 3-1. This census block has a population of (7). These residents were similarly assigned to Ames 3-5 following the 2000 census.
- Blocks 191690006001040, -1041, -1036, and -1038 in Washington Township to be combined with Ames Precinct 3-5. These census blocks have a total population of (15).

The requested combination is only for the purpose of assigning these voters to a contiguous precinct. These rural residents will have a separate ballot for General elections. They are not eligible for City elections.

Story County Administration, 900 Sixth Street, Nevada, Iowa 50201-2087
515-382-7210 Fax 515-382-7221
Assistant Auditor: Lisa M. Markley
Deputies: Danielle J. Dunham • Stacie L. Herridge
www.storycounty.com/auditor

Memorandum of Agreement

The parties to this agreement are the City of Ames, Iowa ("City"), and Story County, Iowa ("County"). This agreement is entered into as of October _____, 2011.

WHEREAS:

Following the federal decennial census, and after the redistricting of congressional and legislative districts, city councils and county boards of supervisors are required to complete any changes in precinct and ward boundaries.

Cities and counties are required to use federal census block information when defining precincts and wards for the purposes of redistricting.

The following unincorporated federal census blocks are not contiguous with their rural townships:

- Block 191690001004085 in Grant Township to be combined with Ames Precinct 1-3
- Block 191690013021076 in Washington Township to be combined with Ames Precinct 3-1
- Blocks 191690006001040, -1041, -1036, and -1038 in Washington Township to be combined with Ames Precinct 3-5

The City and the County agree to combine census Block 191690001004085 and Ames Precinct 1-3 as defined by City of Ames Municipal Code, Ordinance No. 4084 into one precinct, namely Ames First Ward, Precinct No. 3.

The City and the County agree to combine census Block 191690013021076 and Ames Precinct 3-1 as defined by City of Ames Municipal Code, Ordinance No. 4084 into one precinct, namely Ames Third Ward, Precinct No. 1.

The City and the County agree to combine census Blocks 191690006001040, -1041, -1036, and -1038 and Ames Precinct 3-5 as defined by City of Ames Municipal Code, Ordinance No. 4084 into one precinct, namely Ames Third Ward, Precinct No. 5.

Dated this ____ of October, 2011.

City of Ames, Iowa

By _____
Ann Campbell, Mayor
Mayor

Attest:

Diane Voss, City Clerk

Dated this ____ of October, 2011.

County of Story, Iowa

By _____
Wayne E. Clinton, Chair
Board of Supervisors

Attest:

Lucy Martin, Auditor

COUNCIL ACTION FORM

SUBJECT: IUOE BLUE COLLAR CONTRACT MODIFICATION

BACKGROUND:

A current labor contract with the International Union of Operating Engineers (IUOE), Blue Collar Unit, took effect on July 1, 2011. One provision within that contract is scheduled to take effect on January 1, 2012, and would change the maximum annual out-of-pocket cost for prescription drugs from \$750 per covered member and \$1,500 per covered family unit to \$1,000 per covered member and \$2,000 per covered family unit.

Staff recently learned that this change to the out-of-pocket maximums would cause the health insurance plan for the Blue Collar Unit to lose its grandfathered status under the Patient Protection and Affordable Care Act of January 1, 2012. This unintended change would create a separate plan that is subject to certain Health Care Reform requirements that are not required of the other City plans, which do not contain this increase and will maintain their grandfathered status.

Bringing the blue collar health insurance plan under these terms was an unintended consequence of this negotiated change. On balance, the cost savings from this increase in the maximum annual out-of-pocket amounts is not worth the loss of the plan's grandfathered status, including the continuing uncertainty of how this aspect of the federal health care law will ultimately be implemented.

All health insurance plans will lose their grandfathered status on January 1, 2014 when the provisions of the Affordable Care Act take effect. Therefore, it seems appropriate to delay implementation of this blue collar contract provision until that date. The Blue Collar union has given its approval to this amendment.

ALTERNATIVES:

1. Authorize an amendment to the Blue Collar labor contract delaying implementation of this provision until January 1, 2014.
2. Do not approve the proposed change, thereby causing the Blue Collar health plan to lose its grandfathered status effective January 1, 2012.

MANAGER'S RECOMMENDED ACTION:

This delay will allow the Blue Collar Unit's health insurance plan to retain its grandfathered status and be subjected to the same requirements as the City's other health insurance plans. Retaining grandfathered status will eliminate increased responsibilities for staff in administering a separate plan with different requirements. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as shown above.

COUNCIL ACTION FORM

SUBJECT: 2009/10 WATER SYSTEM IMPROVEMENTS (WATER SERVICE TRANSFERS)

BACKGROUND:

The annual Water System Improvements program provides for replacing water mains in areas that are experiencing rusting water problems. It also provides for installing larger distribution mains in areas that have a high concentration of 4-inch supply lines, transferring water services from 4-inch water mains in streets where larger water mains exist, and abandoning 4-inch water mains. Eliminating duplicate water mains, where possible, improves water flow and helps reduce rusty water. Installing larger distribution lines in areas that have a high concentration of 4-inch supply lines and less than desirable fire-fighting capacity (predominately in the older areas of the community) provides larger supply quantities in relation to the current and proposed land uses, in accordance with the Land Use Policy Plan.

The 2009/10 program location for water service transfers was on 6th Street from Grand Avenue westward to the railroad overpass. Duplicate water mains existed, but water services were not transferred to the larger main when the original installation was completed. The transfer of water services to the larger mains will now improve service to affected customers and provide a higher quality water supply. The smaller mains have now been abandoned, which will reduce maintenance in these areas.

On February 9, 2010, Council awarded this contract to Halbrook Excavating, Inc. of Ankeny, Iowa, in the amount of \$91,764.80. Construction was completed in the amount of \$74,040.29. This includes liquidated damages for late completion, as well as project savings from coordinating pavement removal and replacement with the 2010/2011 Arterial Street Pavement Improvements project so that the patching was not needed on this project.

The 2009/10 Water System Improvements Program includes expenses as follows:

Oakland Street Water Main Replacement (complete)	\$293,950.45
Duff Avenue Water Main Replacement (complete)	\$ 80,527.01
Water Service Transfers (this CAF)	\$ 74,040.29
South Duff Area Storm Sewer Project (completed)	\$240,000.00
Engineering and Contract Administration	<u>\$111,540.00</u>
Total	<u>\$800,057.75</u>

This project is shown in the 2009/10 budget with financing in the amount of \$900,000 from the Water Utility Fund. Remaining funds will be used for contingencies on the active contracts or for use on future projects.

ALTERNATIVES:

1. Accept the 2009/10 Water System Improvements (Water Service Transfers) as completed by Halbrook Excavating, Inc., of Ankeny, Iowa, in the amount of \$74,040.29.
2. Direct staff to pursue modifications to the project.

MANAGER'S RECOMMENDED ACTION:

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the 2009/10 Water System Improvements (Water Service Transfers) as completed by Halbrook Excavating, Inc., of Ankeny, Iowa, in the amount of \$74,040.29.

COUNCIL ACTION FORM

**SUBJECT: 2010/11 ARTERIAL STREET PAVEMENT IMPROVEMENTS
(6TH STREET FROM GRAND AVENUE TO NORTHWESTERN AVENUE)**

BACKGROUND:

The annual Arterial Street Pavement Improvements program utilizes current repair techniques to improve arterial streets with asphalt or concrete. These pavement improvements are needed to restore structural integrity, serviceability, and ride-ability. Targeted streets are reaching a point of accelerated deterioration. By improving these streets prior to excessive problems, the service life will be extended.

The 2010/11 program locations were Duff Avenue from Lincoln Way to 7th Street and 6th Street from Grand Avenue to Northwestern Avenue. On March 22, 2011, Council awarded the contract for the 6th Street portion of this program to Con-Struct, Inc. of Ames, Iowa, in the amount of \$396,314.60. Construction was completed in the amount of \$408,999.07. Engineering and construction administration expenses were \$87,220, bringing the total project cost to \$496,219.

This project on 6th Street included removal and replacement of the existing pavement, rehabilitation of the existing shared use path from the railroad bridge to Northwestern Avenue, and storm and sanitary sewer improvements. In addition to this work, the roadway was re-stripped from North Hazel Avenue to Grand Avenue to provide a lane configuration that changed the existing four-lane roadway section to a three-lane arrangement with two travel lanes, one turn lane and two five-foot bike lanes.

The 2010/11 Arterial Street Pavement Improvements Program was funded in the 2010/11 Capital Improvements Plan with \$775,000 from General Obligation Bonds, \$688,000 from federal funds and \$90,000 from the Electric fund for street lighting, resulting in total funding of \$1,553,000. The overall program included the following expenses:

6 th Street (actual)	\$ 408,999.07
Duff Avenue – Lincoln Way to 7 th Street (est.)	\$ 640,000.00
Engineering and Contract Administration (est.)	<u>\$ 182,220.00</u>
Total	\$1,231,219.07

ALTERNATIVES:

1. Accept the 2010/2011 Arterial Street Pavement Improvements (6th Street from Grand Avenue to Northwestern Avenue) as completed by Con-Struct, Inc. of Ames, Iowa, in the amount of \$408,999.07.

2. Direct staff to pursue other options.

MANAGER'S RECOMMENDED ACTION:

This project has been successfully completed, and meets the Council's goal of strengthening neighborhoods by improving the flow of traffic in the area and by addition of the bike lanes.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the 2010/2011 Arterial Street Pavement Improvements (6th Street from Grand Avenue to Northwestern Avenue) as completed by Con-Struct, Inc. of Ames, Iowa, in the amount of \$408,999.07.

Applicant

Name of Applicant:	<u>KHE LE</u>		
Name of Business (DBA):	<u>LE'S RESTAURANT</u>		
Address of Premises:	<u>113 COLORADO AVE</u>		
City:	<u>Ames</u>	County:	<u>Story</u>
		Zip:	<u>50014</u>
Business Phone:	<u>(515) 450-0485</u>		
Mailing Address:	<u>1110 6TH STREET</u>		
City:	<u>NEVADA</u>	State:	<u>IA</u>
		Zip:	<u>50201</u>

Contact Person

Name:	<u>KHE LE</u>		
Phone:	<u>(515) 450-0485</u>	Email Address:	

Classification: Special Class C Liquor License (BW) (Beer/Wine)Term: 12 monthsEffective Date: 10/25/2011Expiration Date: 10/24/2012

Privileges:

Special Class C Liquor License (BW) (Beer/Wine)**Status of Business**

BusinessType:	<u>Sole Proprietorship</u>		
Corporate ID Number:		Federal Employer ID #	<u>453514493</u>

Ownership**KHE LE**First Name: KHELast Name: LECity: AmesState: IowaZip: 50014Position OWNER% of Ownership 100.00 %

U.S. Citizen

MINH LEFirst Name: MINHLast Name: LE

City:

State: IowaZip: 50014Position N/A% of Ownership 0.00 %

U.S. Citizen

Insurance Company Information

Insurance Company: Auto Owners Insurance Company

Policy Effective Date: 10/25/2011

Policy Expiration Date: 10/25/2012

Bond Effective Continuously:

Dram Cancel Date:

Outdoor Service Effective Date:

Outdoor Service Expiration Date:

Temp Transfer Effective Date:

Temp Transfer Expiration Date:

Applicant

Name of Applicant:	<u>Iwan B Muljadi</u>		
Name of Business (DBA):	<u>Angies Cantina</u>		
Address of Premises:	<u>2414-2416 Lincoln Way</u>		
City:	<u>Ames</u>	County:	<u>Story</u> Zip: <u>50014</u>
Business Phone:	<u>(515) 268-1661</u>		
Mailing Address:	<u>2414-2416 Lincoln Way</u>		
City:	<u>Ames</u>	State:	<u>IA</u> Zip: <u>50014</u>

Contact Person

Name:	<u>Iwan B Muljadi</u>		
Phone:	<u>(515) 450-2340</u>	Email Address:	<u>imuljadi1@yahoo.com</u>

Classification: Class C Liquor License (LC) (Commercial)Term: 12 monthsEffective Date: 10/25/2011Expiration Date: 10/24/2012

Privileges:

Class C Liquor License (LC) (Commercial)**Status of Business**

BusinessType:	<u>Sole Proprietorship</u>		
Corporate ID Number:		Federal Employer ID #	<u>42-1515661</u>

Ownership**Iwan Muljadi**First Name: IwanLast Name: Muljadi

City:

State: IowaZip: 50014Position Owner% of Ownership 100.00 %

U.S. Citizen

Surjati SalimFirst Name: SurjatiLast Name: Salim

City:

State: IowaZip: 50014Position Spouse% of Ownership 0.00 %

U.S. Citizen

Insurance Company Information

Insurance Company: Society Insurance

Policy Effective Date:

Policy Expiration Date:

Bond Effective Continuously:

Dram Cancel Date:

Outdoor Service Effective Date:

Outdoor Service Expiration Date:

Temp Transfer Effective Date:

Temp Transfer Expiration Date:

OLD CAF

~~ITEM # 22d
DATE: 10-10-11~~**COUNCIL ACTION FORM****SUBJECT: VACATION OF UTILITY EASEMENT – 119 E. 12TH STREET****BACKGROUND:**

McFarland Clinic, P.C. is in the process of expanding its facilities on the east side of Duff Avenue. As a part of this expansion, an existing utility easement will be affected due to the construction of a new building.

The proposed building construction creates the need for vacating an unused utility easement. The easement was obtained by the City to provide electric utility service to residential homes located at 1203, 1207, and 1211 Carroll Avenue. With the removal of the homes, the easement is no longer needed. With City Council approval, easement vacation will be tied to the approval of a new plat of survey showing the appropriate new easements needed for the proposed building construction. Attachment A shows the proposed vacation location. The legal description of the property lists it as 119 E. 12th Street, but it is also listed as 121 E. 12th Street on some documents, including the easement map. Staff will have to clarify this issue before the Council meeting.

Staff has reviewed the easement vacation location to confirm that no other utility facilities will be affected by the vacation of this easement.

ALTERNATIVES:

1. Approve the vacation of the easement shown in Attachment A on the McFarland Clinic property, conditional upon a new plat of survey being approved for the same area, and set the date of public hearing for October 25, 2011.
2. Do not approve the request to vacate the easement shown in Attachment A on the McFarland Clinic property.

MANAGER'S RECOMMENDED ACTION:

Vacation of the existing utility easement is needed in order to facilitate the planned building for McFarland Clinic, P.C. A public hearing needs to be held prior to approving the disposal of City property.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the vacation of the easement shown on Attachment A conditional upon a new plat of survey being approved for the same area, and setting the date of public hearing for October 25, 2011.

McFarland Clinic, P.C.
1215 Duff Avenue
P.O. Box 3014
Ames, Iowa 50010-3014
(515) 239-4400
FAX # (515) 239-4498



August 29, 2011

Mr. Mark Imhoff
Electric Distribution Engineer
City of Ames Electric Services
PO Box 811
Ames, IA 50010

RE: Easement Vacation
Lot 4, Block 7, Sunrise Addition

Dear Mark:

McFarland Clinic requests to vacate the Electric Utility Easement on Lot 4, Block 7, Sunrise Addition to the City of Ames. Please see the attached easement document for additional information. We have been working with the Electric Department on this request, and they are in agreement to vacate this easement as they have no current facilities within the easement.

Please let us know if you have any questions or comments for us.

Sincerely,

McFarland Clinic PC



Ron Frantzen CPMBG, BOC II
Executive Director of Facilities Management

c:

Enclosure

RIGHT OF WAY PERMIT AND EASEMENT

RETURN TO
CITY CLERKS OFFICE
AMES, IOWA 50010

Delbert Bauge and Mamie L. Bauge, Husband and Wife,
in consideration of the sum of one dollar, receipt of which is hereby acknow-
ledged, grants to the City of Ames, Iowa, a Municipal Corporation, its successors
and assigns, including any public utility designated by the City, the perpetual
right to construct, reconstruct, repair, maintain and use underground electrical
lines, telephone lines, wires, cables and other equipment on any part thereof
for the purposes of conveying electrical current for power and lighting purposes,
and for communicative transmissions, on the real estate described as follows:

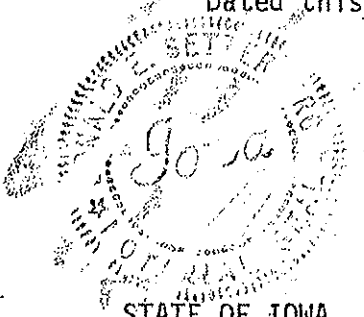
The east 5 feet of the south 60 feet of the north
105 feet and the south 5 feet of the north 73 feet of
lot 4, Block 7, Sunrise Addition to Ames, Story County,
Iowa.

2746
INSTR. NO. 2746
STORY COUNTY, IOWA
FILED FOR RECORD
10 51
A.M. MAY - 4 1976
Gloria A. Pounds, Recorder
By [Signature] Deputy

together with a temporary right to provide overhead service in the event of
emergency.

The foregoing rights are granted upon the express condition that the City
of Ames will assume liability for all damage to the hereinbefore described prop-
erty caused by said City's failure to use due care in its exercise of the
granted rights.

Dated this 30 day of April, 1976.



Delbert Bauge

Mamie L. Bauge

STATE OF IOWA }
COUNTY OF STORY } SS

On this 30 day of April, 1976, before me, a
Notary Public in and for the State of Iowa, personally appeared Delbert and
Mamie L. Bauge, Husband and Wife, personally known
to me to be the identical persons named in and who executed the foregoing instru-
ment and acknowledged that they executed the same as their voluntary act and deed.

Ronald E. Solterberg
Notary Public, in and for the State of Iowa

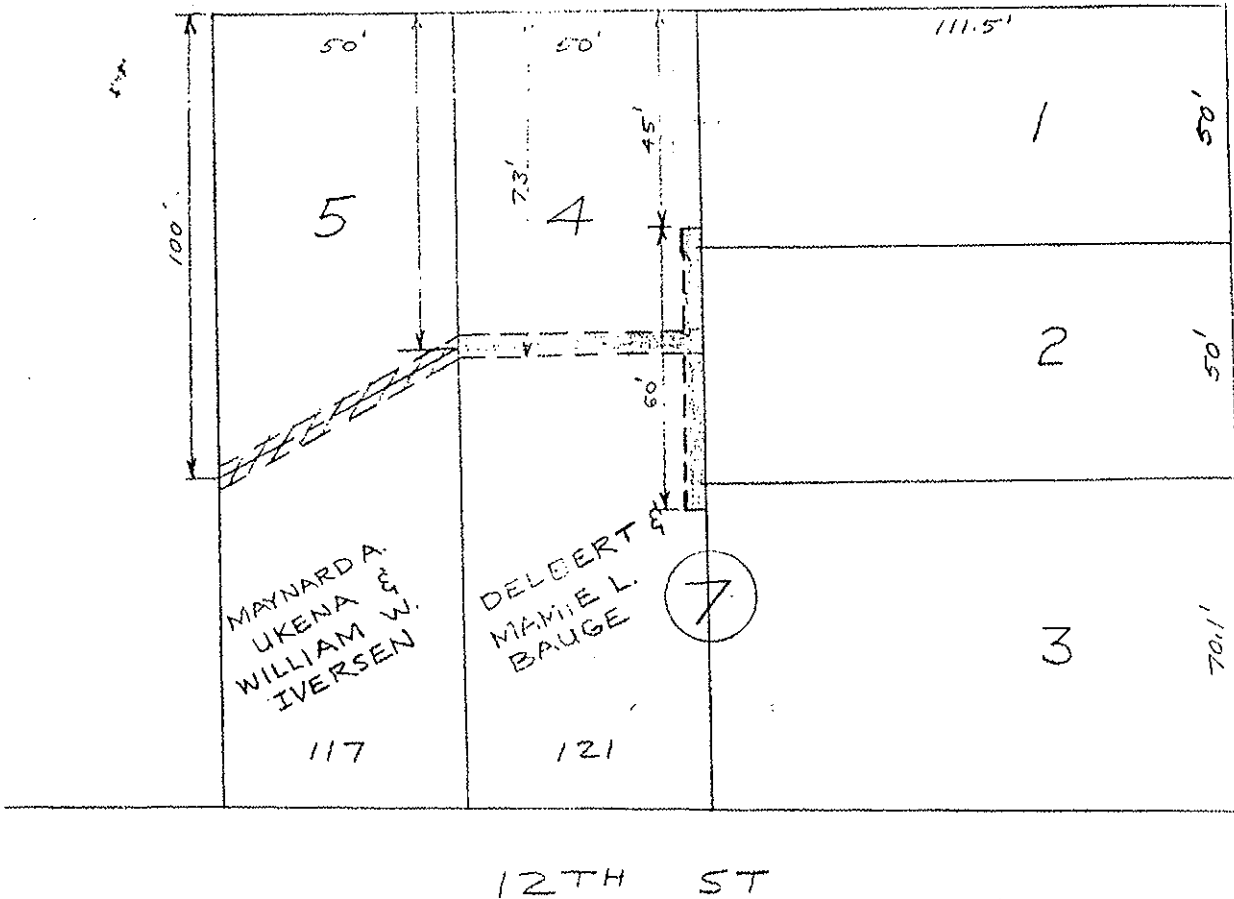


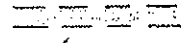
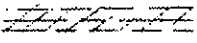
EXHIBIT "A"  ELECTRIC UTILITY EASEMENT
THE EAST 5' OF THE SOUTH 60' OF THE NORTH 105' AND
THE SOUTH 5' OF THE NORTH 73' OF LOT 4 BLOCK 7
SUNRISE ADDITION TO AMES, STORY COUNTY, IOWA

EXHIBIT "B"  ELECTRIC UTILITY EASEMENT
5' CENTERED ON A LINE STARTING AT A POINT ON
THE WEST LINE 100' SOUTH OF THE NORTH LINE THENCE
NORTHEASTERLY TO A POINT ON THE EAST LINE 70.5'
SOUTH OF THE NORTH LINE OF LOT 5 BLOCK 7 SUNRISE
ADDITION TO AMES STORY COUNTY, IOWA

2746

FILED
STORY CO. RECORDER

'76 MAY 4 AM 10 51

GLORIA A. POUNDS

MISC RECORDER

BOOK 130 PAGE 292

Gloria A. Pounds

*Chg. City Clerk,
4.50
Pmt. to City of Ames.*

COUNCIL ACTION FORM

SUBJECT: MCFARLAND CLINIC REQUEST TO REZONE PROPERTIES AT 119 EAST 12TH STREET & 1215 CARROLL AVENUE FROM URBAN CORE RESIDENTIAL MEDIUM DENSITY TO HOSPITAL-MEDICAL

BACKGROUND:

On June 14, 2011, the City Council conducted a public hearing regarding rezoning eight properties west of Carroll Avenue and between 11th and 13th Streets from Urban Core Residential Medium Density to Hospital-Medical. The purpose of the rezoning was to allow McFarland Clinic to construct a new office building at this location to support medical use in the Hospital-Medical zone.

The maps distributed to Council, the Planning and Zoning Commission, and affected neighbors during that rezoning process were all correct, and all discussion and comment was based on the parcels shown on those maps. However, mistakes were subsequently found in the legal descriptions included in the published notices and ordinance. This led to two of the eight properties being inadvertently omitted when the final ordinance was adopted. The attached Location Map shows the location of those two properties.

Since those two parcels have only completed a portion of the rezoning process, the final steps to rezone those parcels need to be repeated. This time, however, the Planning and Zoning Commission does not need to deal with this matter, since the Commission relied only upon the maps and not the legal descriptions in its earlier deliberations. Mailed notice of this rezoning hearing has been sent to owners of property within 200 feet of the two properties, and a sign has been posted on the subject property. Notice has been published in the newspaper of record beginning October 17. The City Council is now being asked to consider an ordinance rezoning the two parcels.

At the public hearing on June 14, 2011, the City Council had before it two Council Action Forms: one for a Land Use Policy Plan amendment for the eight parcels and one for the rezoning of the eight parcels. These Council Action Forms contained detailed information concerning the proposed rezoning and its impacts. Those Council Action Forms also included information provided by the applicant and other interested parties. The old Council Action Form pertaining to the rezoning of the eight lots is attached for your review.

Recommendation of the Planning & Zoning Commission. At its meeting of May 18, 2011, with a vote of 5-1 and 1 abstention, the Planning and Zoning Commission recommended that the City Council approve the proposed zoning map amendment of all eight subject properties west of Carroll Avenue from Urban Core Residential Medium Density to Hospital-Medical.

ALTERNATIVES:

1. The City Council can approve the proposed zoning map amendment of the subject properties at 119 East 12th Street and 1215 Carroll Avenue from Urban Core Residential Medium Density to Hospital-Medical.
2. The City Council can deny the proposed zoning map amendment of the subject properties at 119 East 12th Street and 1215 Carroll Avenue from Urban Core Residential Medium Density to Hospital-Medical.
4. The City Council can refer this request back to staff or the applicant for more information.

MANAGER'S RECOMMENDED ACTION:

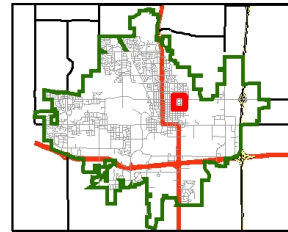
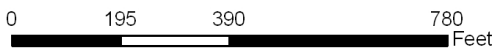
The proposed rezoning would be consistent with the Council's previous action approving the Land Use Policy Plan Future Land Use Map amendment to change the land use designation of the subject properties west of Carroll Avenue from One-and Two-Family Medium-Density Residential to Medical. Furthermore, the City Council made a policy decision on June 14, 2011 to rezone eight properties to Hospital-Medical. The action being recommended now will correct a technical error related to two of these eight properties.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, thereby approving the proposed zoning map amendment of the subject properties at 119 East 12th Street and 1215 Carroll Avenue from Urban Core Residential Medium Density to Hospital-Medical.

Location Map



**Location Map
E. 12th & Carroll Rezoning**



**PREVIOUS
COUNCIL ACTION FORM**

**SUBJECT: REQUEST FROM MCFARLAND CLINIC TO REZONE PROPERTIES
BETWEEN 11TH STREET AND 13TH STREET FROM URBAN CORE
RESIDENTIAL MEDIUM DENSITY TO HOSPITAL-MEDICAL**

BACKGROUND:

On April 6, 2011, the City Council referred to staff a letter from Steven E. Koger, CEO of McFarland Clinic, requesting a zoning map amendment for various properties west of Carroll Avenue between 11th Street and 13th Street, as well as a LUPP Future Land Use Map amendment to change the land use designation to Medical. On April 13, 2011, applications were received for this zoning map amendment and LUPP map amendment. This Council Action Form only addresses the zoning map amendment. A separate Council Action Form addresses the LUPP Future Land Use Map amendment.

McFarland Clinic proposes amending the zoning map to change zoning designation of the subject property from Urban Core Residential Medium Density (UCRM) to Hospital-Medical (See Attachment D: Existing Zoning for accompanying report on LUPP amendment and Attachment A: Proposed Zoning)

The subject property is comprised of eight parcels totaling 1.38 acres. The Clinic Building Company owns six of the parcels and Brenda Bowers and James H. Moore each own one of the parcels.

Surrounding Zoning. The UCRM zoning district extends to the east and south of the subject property for several blocks, except for three properties zoned S-HM just south of the subject property. The S-HM zoning district extends west to Kellogg Avenue and south several blocks. To the north of the subject property on the north side of East 13th Street the zoning district is Low Density Residential. (See Attachment D Existing Zoning for accompanying report on LUPP amendment)

Proposed Uses. McFarland Clinic has implied in the application materials that the proposed use will be offices for support operations for its clinics on the east side of Duff Avenue and one block west. The application includes only property for which McFarland Clinic can control the future use. The S-HM zoning ordinance will ultimately control the future uses of the property and permits the following uses: (Table 29.1001(2))

Hospital Clinic	Offices for Dental Care/Surgery
Medical Laboratory	Kidney Dialysis Facility
Pharmacy (including sale of sundries)	Child Day Care Facility
Pharmacy (limited to sale of prescription	Multi-Level Parking Facility
	Office of Ophthalmology, Optometrist, or

and nonprescription drugs)

Optician

The zoning ordinance also establishes several key physical development standards that affect intensity of use. One is that any building footprint may not occupy more than 65% of the area of its lot. Also, the lot area must have no more than 75% coverage by hard surfaces, such as rooftops, parking lots, and other paving. The rest of the area must be landscaping. The standards also set the minimum building height as 20 feet or two stories, whichever is greater, and the maximum building height is 80 feet or six stories, whichever is lower. (See entire Hospital/Medical Development Standards, Table 29.1001(3) in Attachment B)

Applicant's Statement of Support. The applicant has submitted the same narrative in support of this rezoning request that was submitted in support of the LUPP amendment. That narrative is Attachment G to the Commission Action Form on the LUPP amendment. That Commission Action Form also includes a summary of that narrative.

In reviewing the appropriateness of this site for rezoning to Hospital-Medical, staff's comments are similar to that made for the LUPP amendment. The Council Action Form on the LUPP amendment presented the analysis of the adequacy of existing infrastructure and city services and potential impacts of land use change.

Land Use Policy Plan. A concurrent request to designate this same subject property to Medical is also before the City Council. **If the City Council approves the proposed Land Use Policy Plan Future Land Use Map amendment to designate this land as Medical, then the requested rezoning is consistent with the Land Use Policy Plan.** In that case, the primary issue to consider separately from the LUPP amendment is whether there is any reason that the rezoning should not proceed at this time, but rather be delayed in order to draft enhanced development standards to mitigate concerns that have been raised.

Recommendation of the Planning & Zoning Commission. At its meeting of May 18, 2011, with a vote of 5-1 and 1 abstention, the Planning and Zoning Commission recommended that the City Council approve the proposed zoning map amendment of the subject properties west of Carroll Avenue from Urban Core Residential Medium Density to Hospital-Medical. Several people spoke in opposition to this proposed rezoning. The accompanying report on the LUPP amendment includes a summary of those comments.

ALTERNATIVES:

1. The City Council can approve the proposed zoning map amendment of the subject properties west of Carroll Avenue from Urban Core Residential Medium Density to Hospital-Medical.
2. The City Council can defer the proposed zoning map amendment of the subject properties west of Carroll Avenue from Urban Core Residential Medium Density to Hospital-Medical until staff has made recommendations to strengthen measures to mitigate the impacts of this land use change on other nearby uses and City Council

has taken action to enhance mitigation standards.

3. The City Council can deny the proposed zoning map amendment of the subject properties west of Carroll Avenue from Urban Core Residential Medium Density to Hospital-Medical.
4. The City Council can refer this request back to staff or the applicant for more information.

MANAGER’S RECOMMENDED ACTION:

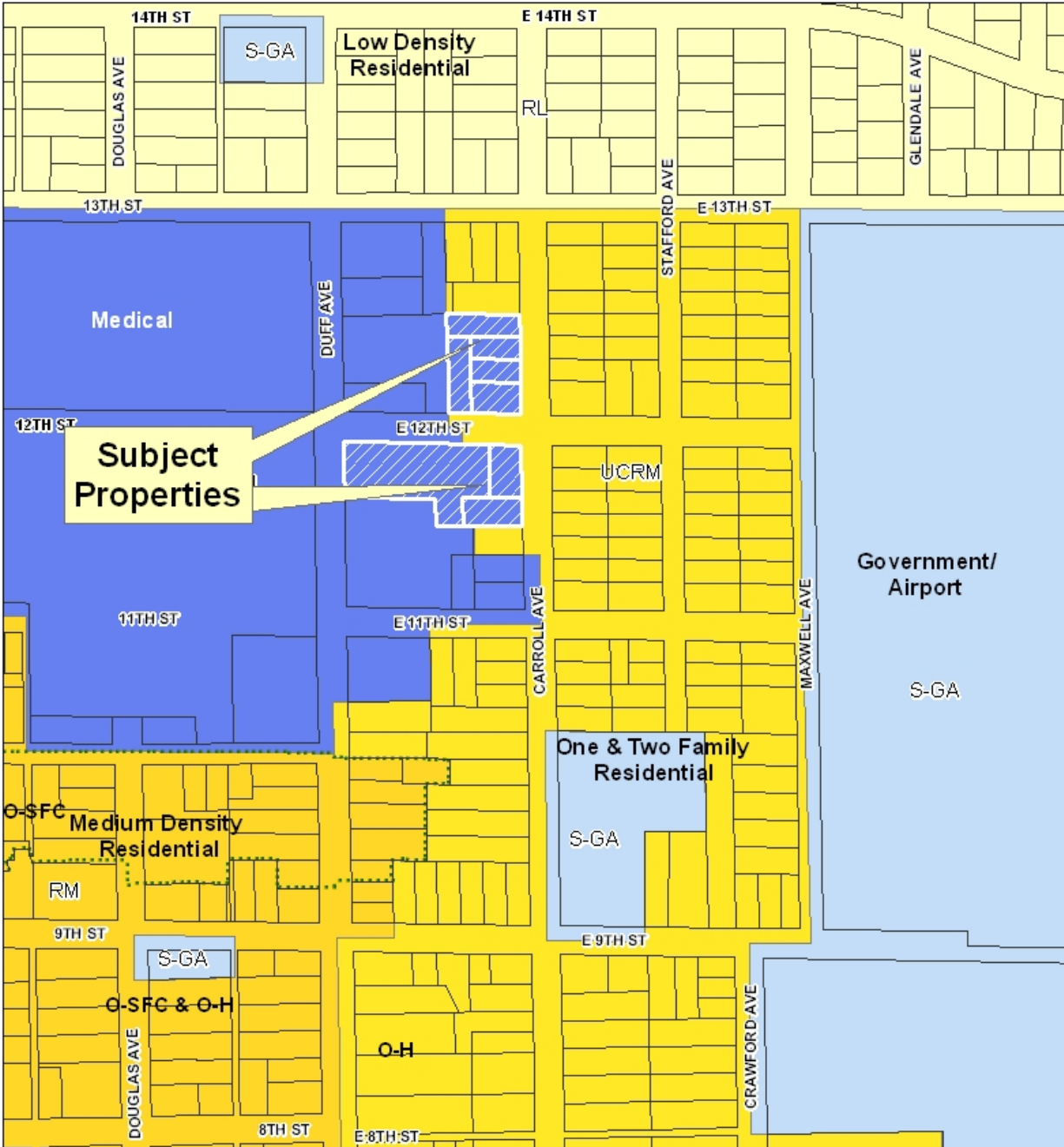
It is recommended that the City Council action on this proposed rezoning be consistent with the Council’s action on the proposed LUPP Future Land Use Map amendment to change the land use designation of the subject properties west of Carroll Avenue from One-and Two-Family Medium-Density Residential to Medical.

If the City Council approved the amendment to the LUPP Future Land Use Map, with no direction to work on additional measures to mitigate impacts of this land use change on nearby uses, it should act in accordance with Alternative #1, which is to approve the proposed zoning map amendment of the subject properties west of Carroll Avenue from Urban Core Residential Medium Density to Hospital-Medical.

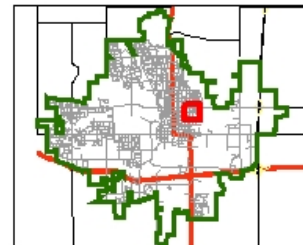
If the City Council approved the amendment to the LUPP Future Land Use Map and also directed staff to make recommendations on strengthening measures to mitigate the impacts of this land use change on other nearby uses, it should act in accordance with Alternative #2, which is to defer the proposed zoning map amendment of the subject properties west of Carroll Avenue from Urban Core Residential Medium Density to Hospital-Medical until staff has made recommendations to strengthen measures to mitigate the impacts of this land use change on other nearby uses and City Council has taken action to enhance mitigation standards.

If the City Council denied the amendment to the LUPP Future Land Use Map, it should act in accordance with Alternative #3, which is to deny the proposed zoning map amendment of various properties west of Carroll Avenue from Urban Core Residential Medium Density to Hospital-Medical.

Attachment A Proposed Zoning



Proposed Zoning West Side Carroll 1100 & 1200 Blocks



Attachment B

Applicable Laws and Policies:

The laws applicable to this case file are as follows:

- Ames *Municipal Code* Chapter 29, Section 1507, Zoning Text and Map Amendments includes requirements for owners of land to submit a petition for amendment, a provision to allow the City Council to impose conditions on map amendments, provisions for notice to the public, and time limits for the processing of rezoning proposals.
- Ames *Municipal Code* Chapter 29, Section 29.1001, “S-HM” Hospital/Medical includes a list of uses that are permitted in the “S-HM” zoning district.

Attachment B

Applicable Laws and Policies:

**Table 29.1001(3)
Hospital/Medical Design District ("S-HM") Development Standards**

DEVELOPMENT STANDARDS	REQUIREMENT
Minimum Lot Area	6,000 sq. ft
Minimum Principal Building Setbacks: Front Lot Line Side Lot Line Rear Lot Line Corner Lots	25 ft. 8 ft for 2 stories; 10 ft for 3 stories; 12 ft for 4 stories; 2 additional feet for each additional story 20 ft Provide 2 front yards and 2 side yards
Minimum Frontage:	35 ft @ street line; 50 ft @ building line
Maximum Building Coverage	65%
Maximum Site Coverage (includes all buildings, paving and sidewalks on lot)	75%
Minimum Landscaped Area	25%
Maximum Height Principal Building	80 ft. or 6 stories, whichever is lower
Minimum Height Principal Building	20 ft or 2 stories, whichever is greater (if any nonconforming structure is enlarged to the extent of 50% or more in floor area, whether through a single or cumulative expansions, such addition shall conform to this requirement)
Parking Between Buildings and Streets	Yes
Drive-Through Facilities	No
Outdoor Display	Yes
Outdoor Storage	No
Trucks and Equipment	Yes

(Ord. No. 3595, 10-24-00; Ord. No. 3911, 04-24-07)

(4) **Off-Street Parking Requirements.** The off street parking requirements for uses in the S-HM Design District are set forth in Table 29.406(2) of this Ordinance.

(5) **Landscaping, Screening and Buffering Requirements.** The landscaping, screening and buffering requirements applicable in the S-HM District for the purpose of providing a transition between S-HM District uses and adjacent residential areas, are set forth in Section 29.403 except as modified below.

(a) Where the boundary of the S-HM District is marked by a street, a buffer area not less than fifteen feet in width shall be maintained abutting the S-HM side of the street right-of-way. No structures shall be permitted in said buffer area except for a high screen or high wall that conforms to the requirements of Section 29.403(1)(c) or 29.403(1)(d), respectively. The buffer area shall be landscaped in accordance with the L1 standards set forth in Section 29.403(1)(a).

(b) Where the boundary of the S-HM District is marked by a lot line, a buffer area not less than eight feet in width shall be maintained abutting the S-HM side of the lot line. There shall be constructed and maintained in said buffer area, for its entire length, a high screen or high wall that conforms to the requirements of Section 29.403(1)(c) or 29.403(1)(d), respectively. The buffer area shall be landscaped in accordance with the L1 standards set forth in Section 29.403(1)(a).

COUNCIL ACTION FORM

SUBJECT: CDBG 2011-12 AMENDED ANNUAL ACTION PLAN

BACKGROUND:

At the September 13, 2011 meeting, the City Council directed staff to amend the 2011/12 Community Development Block Grant (CDBG) Annual Action Plan with the proposed projects shown on *Attachments 1 & 2*. As a part of that action, Council redirected \$25,000 of funding for creation of a pilot program to assist a property owner with funds to rehabilitate a single-family rental property for conversion back into an owner-occupied unit.

The next steps involved preparing the action plan for public comment (which ended on October 23), and setting October 25 as the date of public hearing. The amended plan will then be submitted to the Department of Housing and Urban Development (HUD) for approval.

Also attached is the Executive Summary of the 2011-12 CDBG Amended Action Plan.

ALTERNATIVES:

1. The City Council can authorize submittal of the CDBG 2011-12 Amended Action Plan activities as attached.
2. The City Council can authorize the submittal of the attached CDBG Amended Action Plan activities with modifications.
2. The City Council can choose to not authorize submittal of the attached CDBG 2011-12 Amended Action Plan to HUD.

MANAGER'S RECOMMENDED ACTION:

The City Council has followed all required steps, and the attached Action Plan reflects the project activities supported by the Council's previous direction on September 13, 2011.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby directing staff to submit the CDBG 2011-12 Amended Action Plan to HUD.

ATTACHMENT 1

PROPOSED 2011-12 AMENDED ANNUAL ACTION PLAN PROGRAM ACTIVITIES

Project Activities	Program Description	Priority Goal	CDBG National Objective
<p>The Neighborhood Sustainability Program is comprised of the following subcomponent programs:</p> <ol style="list-style-type: none"> 1. Housing Improvement Rehabilitation Program: <ol style="list-style-type: none"> a. Exterior Maintenance b. Emergency Repair Assistance c. “Pilot” Single-family Conversion Project 2. Homebuyer Assistance 3. Slum and Blight Program 	<p>The overall goal of the Neighborhood Sustainability program is to increase the availability of housing to low- and moderate-income families and to maintain and sustain decent, safe, and sanitary housing stock in existing neighborhoods by providing <u>home repair grants</u> for owner-occupied housing units, and repair assistance to property owners of single-family rentals for conversion back to single-family homeownership and <u>down payment and closing cost assistance</u> to first-time homebuyers, and demolish deteriorated properties.</p>	1,2	Low- & Moderate-Income Benefit
<p>The Public Improvement Program is comprised of the following subcomponent programs:</p> <ul style="list-style-type: none"> • Neighborhood Infrastructure Improvements (curb, street resurfacing, sidewalks, etc.) in targeted low- and moderate-income census tracts 	<p>The overall goal of the Public Improvement Program is to preserve and enhance the viability and aesthetics of our core existing neighborhoods by maintaining the public infrastructure.</p>	3	Low- & Moderate-Income Benefit

ATTACHMENT 2

PROPOSED AMENDED 2011-12 Action Plan Expenditure Budget:	
<u>Programs</u>	<u>Budget</u>
Neighborhood Sustainability Program (Slum and Blight) Dangerous Buildings Program	135,000*
Neighborhood Housing Improvement Program (including City-owned properties)	426,762*
Pilot-Single-family Conversion Project	25,000*
Homebuyer Assistance Program	100,000
Neighborhood Infrastructure Improvements Program	406,297
2011-12 Program Administration (20% of 11-12 Allocation + 20% Anticipated Program Income)	<u>110,648</u>
Total	\$1,203,707
AMENDED 2011-12 Action Plan Revenue Budget:	
2011-12 CDBG Allocation	445,371
2010-11 Anticipated Program Rollover	650,466
2011-12 Anticipated Program Income	<u>107,870</u>
Total 2011-12	\$1,203,707

*Includes \$100,466 of Service Delivery expenses for Program Administration (inspectors, legal fees and documents, contracted staff assistance)



CITY OF AMES

Community Development Block Grant Program (CDBG)

AMENDED 2011-2012 ANNUAL ACTION PLAN



AMENDED Third Program Year Action Plan

The CPMP **AMENDED Third** Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

The City of Ames Planning & Housing Department has prepared a Consolidated Housing and Community Development Plan for the years 2009 through 2014 that provides a strategic vision for the community. The Plan has been approved by HUD. The Executive Summary and other materials can be found on the U.S. Department of Housing and Urban Development web site at <http://www.hud.gov/>, and on the City of Ames web site at: <http://www.city.ames.org/housing>. Please contact the City of Ames, Planning & Housing Department at (515) 239-5400 for additional information.

Program Year 3 Action Plan Executive Summary:

Due to an unforeseen flooding event that occurred in the City of Ames in August 2010 which destroyed and/or damaged both residential and commercial properties, \$500,000 of the 2010-11 budget allocated was set aside in order to be used as possible matching funds for applying for a Flood Buy-Out Program through the Iowa Homeland Security Emergency Management Division. Unfortunately, the City was notified by the State that the properties identified **did not** meet the funding threshold for acquisition for Hazard Mitigation Grant Program funding (HMGP). Therefore, the City withdrew its application for a Flood Buy-out Program, which consequently means that the \$500,000 which was set aside in the 2010-11 CDBG program year has to be reallocated into other programs/projects in the 2011-12 program year.

As outlined in the original 2011-12 action plan submitted back in May 2011, the City of Ames' strategies toward serving the needs of extremely low-income, low-income, and moderate-income families are to **continue** to seek public input; to continue to invest resources, both physical and financial; and to continue to implement programs that will address the community's priority needs. The main areas of focus anticipated over the upcoming five (5) year Consolidated Plan period will be **to continue** to utilize CDBG and other local and/or state funds to address the priority need categories listed below:

1. CDBG funds should be used to strengthen neighborhoods by implementing affordable housing programs and services through acquiring, demolishing, and rehabilitating housing units that support homeowners, homebuyers, and renters to obtain and remain in affordable housing;
2. CDBG funds should be used to promote one community by implementing programs that support a continuum of new or expanded housing and services targeted for homeless, transitional housing clients, and persons with special needs; and
3. CDBG funds should be used to strengthen neighborhoods by implementing programs that will increase or improve public facilities, infrastructure, and services.

The above priority needs continue to provide the most positive impacts on addressing the needs of very low-, low-, and moderate-income households in the community. The City, as a new entitlement community, was very successful in implementing the program activities that led to having exceeded the 70% low- and moderate-income benefit expenditure requirement by approximately 25%. Therefore the City, over the next five year period, will continue to administer and focus its programming in the above three priority need areas.

One of the City Council's goals **continues** to be to Strengthen Neighborhoods. Therefore, Action Plan projects will focus on various activities that will strengthen neighborhoods by implementing housing-related activities for both rental and owner-occupied (e.g., homeownership assistance, rehabilitation, slum and blight removal, etc.) and by implementing public facilities infrastructure activities (e.g., sidewalks, street and curb repair, water, sewer improvements, etc.). Additionally, the City plans to continue to focus on the ASSET process as a vehicle for providing financial assistance for the needs of and service delivery to persons with incomes at 50% or less of the Story County median income limit, and to the homeless.

The following is an overview of the **Amended** 2011-12 program year activities and rollover activities that will be proposed to be implemented in fiscal year July 1, 2011, to June 30, 2012, that will focus on two (2) of the above five-year priority goals that can directly address strengthening neighborhoods:

1. HOUSING ACTIVITIES OBJECTIVE: CDBG funds should be used to strengthen neighborhoods by implementing affordable housing programs and services through acquiring, demolishing, and rehabilitating housing units that support homeowners, homebuyers, and renters to obtain and remain in affordable housing. Under this objective for 2011-12 the City **will continue** to implement the following subcomponent programs under the **Neighborhood Sustainability Programs:**

a. **Acquisition/Reuse, and/or Slum and Blight Component.** The objectives of these programs are to continue to seek, acquire, and rehabilitate single-family properties, or to demolish/remove properties for lots to be reused for affordable housing to assist low- and moderate-income (80% or less of AMI) families. This program, where possible, will have a more comprehensive approach at targeting single-family properties as follows: 1) Converting single-family rentals or non-rental properties in existing neighborhoods that are “for sale” back into single-family homeownership; 2) Matching, where possible, with eligible low-income (80% or less of AMI) first-time homebuyers through the Homebuyer Assistance Program and/or sale to Non-Profit Organizations; 3) Assisting in code enforcement by acquiring and demolishing abandoned, deteriorated properties and then re-selling the lots to non-profit organizations, and/or for-profit developers, for affordable housing, or the removal and demolition of deteriorated properties in floodplains or other environmentally unsafe areas through the Slum and Blight Program; 4) Acquiring foreclosure properties and vacant lots and re-selling them to non-profit organizations, and/or for-profit developers, for affordable housing; and 5) Concentrating, if possible, in targeted low-income census tracts. The overall goal of the Neighborhood Sustainability Program is to increase the availability of housing to low-income families and to maintain decent, safe, and sanitary housing stock in existing neighborhoods.

Under the Slum and Blight Component, a “**Dangerous Building Program,**” will be implemented. The program is designed to demolish deteriorated properties that have been identified by city code regulations as being unsafe and in need of immediately repaired or need to be demolished. The budget for this program has been **amended** to approximately \$135,000 (including administrative cost), of which \$100,000 will come from the 2011-12 allocation and \$35,000 will come from the 2010-11 rollover balance.

b. **Homebuyer Assistance Program Component.** The objective under this program is to provide financial assistance to qualified low- and moderate-income first-time homebuyers, with incomes at or below 80% of the area median income limits, to purchase existing and/or newly constructed single-family housing in residentially-zoned areas. The overall goal of the Homebuyer Assistance Program is to allow low- and moderate-income households to gain access to housing and/or improve their housing status. The program budget for 2011-12 **remains** at approximately \$100,000, which will come from the 2011-12 allocation.

c. **Neighborhood Housing Improvement Program Component.** The Neighborhood Housing Improvement Program objective will be to provide financial assistance to qualified low- and moderate-income single-family homeowners at or below 80% of the area median income limits to improve the physical condition of their single-family homes in residentially-zoned areas. The overall goal of the Neighborhood Housing Improvement Program is to allow single-family homeowners to reside in decent, safe, and sanitary housing that will enhance neighborhood sustainability. The **amended** program budget for 2011-12 is approximately \$340,466 (\$45,466 for service delivery costs) and will come from the 2010-11 rollover balance. Additionally, approximately \$86,296 (\$40,000 for service delivery costs) has been budgeted from the 2010-11 rollover balance to cover repair improvements needed on properties purchased under the Acquisition/Reuse Program. And approximately \$25,000 has been an **added** allocation from the 2010-11 rollover balance to implement a "Single-family Conversion" pilot project to offer repair funds to a property owner of a single-family rental unit to improve and make it available for purchase to low- and moderate-income homebuyers.

d. **Neighborhood Infrastructure Improvements Program.** The Neighborhood Infrastructure Program objective will be to make various infrastructure improvements (curb, sidewalks, street, etc.) in targeted low- and moderate-income census tracts. The overall goal of the Program is to preserve and enhance the viability and aesthetics of the infrastructure in our core existing neighborhoods. The **amended** program budget for 2011-12 is approximately \$406,297, of which \$256,297 will come from the 2011-12 program allocation and approximately \$150,000 from the 2010-11 rollover balance.

**See Attachment 1 for Amended Project Worksheets and
Five-Year Objectives and Outcomes Table**

Amended 2011-12 Action Plan Expenditure Budget:

<u>Programs</u>	<u>Budget</u>
Dangerous Building Program (Slum & Blight)	135,000
Neighborhood Housing Improvement Program	426,762
Single-Family Conversion Project	25,000
Homebuyer Assistance Program	100,000
Neighborhood Infrastructure Improvements Program	406,297
2011-12 Program Administration	<u>110,648</u>
Total	\$1,203,707

Proposed 2011-12 Action Plan Revenue Budget:

2011-12 CDBG Allocation	\$ 445,371
2010-11 Anticipated Program Rollover	650,466
2011-12 Anticipated Program Income	<u>107,870</u>
Total 2011-12	\$1,203,707

The overall goals of the above program activities are to increase the supply of affordable housing, to allow low- and moderate-income persons to gain access to

housing and/or improve their housing status, and to preserve and enhance the viability and aesthetics of the infrastructure in our core existing neighborhoods.

The following CDBG National Objectives will be addressed:

- Low- and moderate-income Area Benefit
- Low- and moderate-income Housing Benefit
- Slum and Blight

Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.

Will be completed after public hearing.

3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 3 Action Plan Citizen Participation response:

1-3. The City of Ames' Citizen Participation Plan, found in the Attachment Section of the Consolidated Plan, lays out the general guidelines around which the Consolidated Plan was developed and outlines methods for citizens to guide and assist the City in formulating the Plan. The objective of the Citizen Participation Plan is to ensure that Ames citizens are given the opportunity to and are encouraged to participate in planning for and preparing the Five-Year Consolidated Plan; the Annual Action Plans, including amendments to the Plan; and the Annual Performance Reports. All interested parties are urged to participate, but a special emphasis is placed on participation by the following groups:

- low- and moderate-income persons;
- public and private agencies that provide assisted housing, health services, and social services; and
- public and assisted housing agencies.

The City held public forum sessions (prior to the comment period) to get feedback from various community providers and citizens about the Amended 2011-12 Action Plan. Various human services agencies, non-profit organizations, and neighborhood associations were sent letters of notification. A press release was sent out to all forms of the media indicating that the public forum would be held. Two sessions were held on Wednesday, September 7, 2011, at 9:00 a.m., and at 6:00 p.m. A total of five citizens, representing three human service/non-profit organizations, one business, and one (1) citizen, attended the sessions. One e-mail was received from a neighborhood association representative.

In an effort to inform and encourage input, the information regarding the public hearing, in the form of a special advertisement, will be placed in the FREE local newspaper (to ensure that lower income, elderly, disabled, and other minorities will have greater access to the information), and the hearing notice and plan documents will be placed on the City's website and a copy will be placed at the Ames Public Library.

The public hearing will be held on October 25, 2011, to receive comments prior to the submittal of the Action Plan. **Any comments received at the hearing will be included prior to the plan being submitted to HUD.**

See the original 2011-12 Action Plan for narratives, documents, maps, etc. for programs and information that remained the same.

COUNCIL ACTION FORM

SUBJECT: POWER PLANT UNIT 7 CIRCULATING WATER PIPE REHABILITATION

BACKGROUND:

On September 13, 2011, the City Council approved preliminary plans and specifications for the Unit 7 Circulating Water Pipe Rehabilitation.

Bid documents were issued to fourteen potential bidders. The bid was advertised on the Current Bid Opportunities section of the Purchasing webpage and a Legal Notice was published in the Ames Tribune.

On October 12, 2011, two bids were received as shown below:

L & P Painting, Cedar Rapids, IA	\$155,072
TMI Coatings, Inc., St. Paul, MN	\$190,000

Staff concluded that the apparent low bid submitted by L & P Painting, Cedar Rapids, IA, in the amount of \$155,072 is acceptable.

The approved 2011/12 budget and Capital Improvements Plan contain \$500,000 for this project.

ALTERNATIVES:

1. Award a contract to L & P Painting, Cedar Rapids, IA, for the Unit 7 Circulating Water Pipe Rehabilitation in the amount of \$155,072.
2. Reject all bids and delay the repair of the Unit 7 circulating water pipe.

MANAGER'S RECOMMENDED ACTION:

Failure to impede the deterioration of the piping will put the reliability of Unit #7 at risk, and it is essential to return this pipe to a status of providing safe, reliable, and leak free operation. Otherwise, Unit 7 will experience future forced shutdowns for repair and lost generation opportunities. Leaks could also occur under concrete foundations which could cause extensive damage and additional costly repairs.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby awarding a contract to L & P Painting, Cedar Rapids, IA, for the Unit 7 Circulating Water Pipe Rehabilitation in the amount of \$155,072.

COUNCIL ACTION FORM

SUBJECT: POWER PLANT UNIT 8 AIR HEATER BASKET REPLACEMENTS

BACKGROUND:

On September 13, 2011, City Council approved preliminary plans and specifications for Power Plant Unit 8 Air Heater Basket Replacement. This project involves the purchase and installation of basket and associated materials that need to be replaced in the regenerative air heaters on Unit 8.

Bid documents were issued to eight potential bidders. The bid was advertised on the Current Bid Opportunities section of the Purchasing webpage and a Legal Notice was published in the Ames Tribune.

On October 12, 2011, two bids were received as shown below:

Alstom Power, Inc., Wellsville, NY	\$95,962
Tesla Energy Solutions, LLC, Wildomar, CA	Non-Responsive

After their evaluation, staff determined that the bid submitted by Tesla Energy Solutions is non-responsive. The non-responsiveness of the proposal was based on (1) the firm provided pricing on components of the air heater only and not on the air heater itself, and (2) the firm not providing bid security with its bid.

As a result, only one bid remains – that being from Alstom Power, Inc., Wellsville, NY, in the amount of \$95,962 (inclusive of sales-tax). Alstom Power, Inc., submitted additional terms and conditions as part of the bid. **Due to the additional terms, staff needs additional time to review those terms before a recommendation can be made to Council. The review will ensure that the added conditions do not pose any unnecessary risk to the City.**

ALTERNATIVES:

1. Accept the report of bids and delay award for the Unit 8 Air Heater Baskets.
2. Award a contract to the apparent low bid.
3. Reject both bids and direct staff to rebid.

MANAGER'S RECOMMENDED ACTION:

Air heater baskets are subject to long term corrosion due to exhaust gas and operating conditions. Periodic replacement is required in order to maintain operability and high

efficiency. As is noted above, poorly maintained air heater baskets increase costs for the utility, and there is a significant risk of damage to the downstream fans, ductwork and stacks.

By choosing alternative No. 1, staff will have enough time to evaluate the submitted terms and conditions to ensure there is minimal risk posed to the City. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the report of bids and delaying award for the Unit 8 Air Heater Baskets.

COUNCIL ACTION FORM

SUBJECT: SALE AND ISSUANCE OF ESSENTIAL CORPORATE PURPOSE GENERAL OBLIGATION BONDS PER THE CITY'S CAPITAL IMPROVEMENT PROGRAM, SERIES 2011B ISSUE IN AN AMOUNT NOT TO EXCEED \$6,675,000

BACKGROUND:

The 2011/12 budget included General Obligation Bond funded capital improvement projects in the amount of \$6,675,000. All projects were reviewed and issuance amounts adjusted based on timing of projects and current price estimates.

Projects to be funded by this issue include the following:

2011/2012 CIP G.O. Bond Issue:

West Lincoln Way Intersection Improvements	\$ 150,000
S. Duff/ 16 th Street Frontage and Hickory Drive Reconstruction	300,000
Arterial Street Pavement Improvements	60,000
Collector Street Pavement Improvements	1,898,500
Asphalt Pavement Improvement Program	2,576,000
Downtown Pavement Improvements	750,000
Asphalt Resurfacing	765,500
City Hall Improvements General Corporate Purpose	70,000
Subtotal	<u>\$ 6,570,000</u>

Issuance Cost / Allowance for Sale at Premium	105,000
Total Debt Issue	<u>\$ 6,675,000</u>

On the morning of October 25, 2011, the City will accept bids for the bonds per the terms of our offering statement. The bids will be evaluated by our financial advisor, Public Financial Management, by bond counsel, and by City staff to recommend award to the bidder with the lowest cost. A report of bids will be provided to Council at its October 25 meeting. Council may then adopt a resolution accepting bids and authorizing that the sale of bonds be awarded to the chosen bidder.

ALTERNATIVES:

1. City Council can adopt a resolution accepting bids and authorizing the sale and issuance of Essential Corporate Purpose General Obligation Bonds in an amount not to exceed \$6,675,000.
2. The Council can reject the bond sale resolution and delay the capital projects.

MANAGER'S RECOMMENDED ACTION:

Issuance of these bonds is necessary in order to accomplish the City's approved capital improvements during this fiscal year.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative No. 1, thereby adopting a resolution accepting bids and authorizing the sale and issuance of Essential Corporate Purpose General Obligation Bonds in an amount not to exceed \$6,675,000.

It is important to note that these General Obligation Bonds have received a Aaa rating. As you know, this rating is the highest level that is offered by the independent rating agencies. It places the City of Ames in an elite group of cities who have been adjudged to have an excellent financial condition.

COUNCIL ACTION FORM

SUBJECT: WATER SERVICE AND ANNEXATION AGREEMENT FOR 2126 STATE AVENUE

BACKGROUND:

The owners of 2126 State Avenue, the executors of the estate of Mildred Caldwell, are seeking water service from the City of Ames. Xenia, the rural water provider, declined to serve the property because service could not reasonably be extended to the property in an efficient and cost effective manner. **Since the property is not contiguous to the City limits, annexation is not presently an option, and the City is under no obligation to provide water service without annexation.** However, on February 22, 2011 the City Council approved a previous request from the owners of this property (copy attached), stipulating the conditions under which the property could receive water from the City. It should be noted that there is a water main in State Avenue directly in front of the requesting property. This line was installed to serve residences on Dartmoor Road and Oakwood Road. There is no sanitary sewer serving this area—the nearest line is about 1,000 feet to the south along Worle Creek.

The previous Council resolution states the City's willingness to provide water service to this property. In return, the owners would need to agree to seek annexation into the City once annexation is possible and upon request from the City. The owners were also to agree not to seek a subdivision or to construct additional dwelling units that might also use the water provided by the City. An agreement that meets the stipulations of the resolution has been signed by the owners.

In 2009, the Ames *Municipal Code* was amended to establish detailed procedures to provide water service to rural customers prior to the property being incorporated into the City. These procedures require inspection of the premises' plumbing system and the installation of a backflow prevention device to protect the City's water utility from inadvertent contamination. The backflow prevention device must be inspected at least annually, which is then reported to the City. The owner is also required to install the wire for the water meter remote reader consistent with the City's requirements and pay an \$18 per frontage foot water connection fee. There is also a water meter setting fee that is dependent on the type and size of the meter installed, but is \$190 for a typical residential meter. The rates for water service outside the City limits are established by City ordinance and are somewhat higher than for City residents.

Other Requests Pending:

The City Council recently referred two other requests from property owners for water service on State Avenue. On July 26, 2011, the Council directed staff to prepare an annexation agreement with Wiley Press, the owners of 2121 State Avenue. The

direction of the Council at that time was that the agreement would require annexation of the Wiley property prior to water service being provided. It would also contain provisions to reduce the incompatibility of this use with the expected residential development of the area. These provisions would include limitations on expansion of the present use, and would increase landscaping to ameliorate impacts to the surrounding residential properties. Staff has discussed this with Wiley Press, who has passed the information on to their corporate owners. Wiley Press has not yet responded to the proposed conceptual terms of this agreement.

Another request was referred to staff on September 13, 2011 from Ron Mowers and Margaret Epplin of 2114 State Avenue. This property lies adjacent to the City limits and the owners are also seeking water service. This property currently shares a well with 2126 State Avenue.

Due to the configuration of the corporate limits in this area, it is not possible to annex both Wiley Press and the Mowers/Epplin property, since this would create an island of unincorporated land (2219 State Avenue) surrounded by the City. This tract is owned by the Committee for Agricultural Development (CAD) and is the site of a seed conditioning plant. CAD is not interested in annexing at this time.

Both the Wiley Press and the CAD properties are industrial in nature and, while they are consistent with County zoning, are not consistent with the City's Urban Fringe Plan, which calls for this area to be Urban Residential. Both the Caldwell and the Mowers/Epplin properties are single-family residential and are consistent with the expectations of the Plan regarding use. However, they likely do not meet the City's residential density standards.

"Land Banking":

The Ames Urban Fringe Plan states that it is the intent of the City to annex this area south of the City along State Avenue. The Land Use Policy Plan places it in the Southwest I Incentivized Growth Area. As noted above, the City is unable to annex both the Wiley Press and Mowers/Epplin properties, since to do so would create an unincorporated island.

One way to address the requests of all three parties, as well as to address the long-term interests of the City, is to "land bank" the Caldwell, Wiley Press, and Mowers/Epplin properties. This could be done by having them sign agreements that would allow them to obtain City water now, but would require annexation later at a time of the City's choosing. The model of this agreement would be the Caldwell agreement, which the City Council is being asked to act upon at this October 25th meeting. Specific language can be developed for these other two properties to address their unique needs, such as landscape screening/buffering and usage limitations for the Wiley Press property.

This banking of the three properties could be held until such time as the CAD property seeks annexation into the City, at which time the City could also require these three

properties to petition for annexation. Alternately, if additional property owners in this area seek voluntary annexation in the future, the CAD property could possibly be annexed under the state's "80/20" option (by which up to 20 percent of the land area of "non-consenting" owners can be annexed along with at least 80 percent of the land area of "consenting" owners, as provided by Code of Iowa, Chapter 368.7).

ALTERNATIVES:

Each of the four alternatives below begins with the premise that the City Council will approve the agreement with the Caldwell property (2126 State Avenue) since the agreement is consistent with the direction previously given to staff. Each of the alternatives differ regarding how the City Council chooses to address the other two properties at 2114 and 2121 State Avenue.

1. The City Council can approve the attached agreement to allow the owners of 2126 State Avenue (Caldwell property) to receive water service from the City subject to the terms of the agreement and the City *Municipal Code*.

The City can also direct staff to prepare similar agreements for Wiley Press and Mowers/Epplin that would allow them to obtain water from the City with an agreement to seek annexation into the City at a later date and at the Council's request (the "land banking" option). In the case of Wiley Press, the agreement would also contain the design/buffering provisions and limitations on land use that would reduce the impact on the adjacent properties. The annexation of these properties could be triggered at such time that the CAD property seeks annexation or if the Council wishes to annex the CAD property under the 80/20 provisions of the Code of Iowa.

2. The City Council can approve the attached agreement to allow the owners of 2126 State Avenue (Caldwell property) to receive water service from the City subject to the terms of the agreement and the City *Municipal Code*.

The City Council can then direct staff to seek an application for annexation from either Wiley Press or Mowers/Epplin (*but not both*) prior to receiving water service. The City would provide water service to the other but only after the property owner signs an agreement to annex at some future time. In determining which to allow to annex, the City Council can chose the property that requested water first (Wiley Press) or the property that is consistent with the Urban Fringe Plan (Mowers/Epplin).

3. The City Council can approve the attached agreement to allow the owners of 2126 State Avenue (Caldwell property) to receive water service from the City subject to the terms of the agreement and the City *Municipal Code*.

The City Council can direct staff to seek an application for annexation from either Wiley Press or Mowers/Epplin (*but not both*) prior to receiving water

service. The other property would not receive City water. Again, the City Council would need to discuss what criteria to use to determine which property should be annexed and receive water and which should not.

4. The City Council can approve the attached agreement to allow the owners of 2126 State Avenue (Caldwell property) to receive water service from the City subject to the terms of the agreement and the *City Municipal Code*.

The City Council can then decline to provide water or allow the annexation at this time to both the Wiley Press and Mowers/Epplin properties.

MANAGER'S RECOMMENDED ACTION:

The City has had a long-standing policy of not approving water sales to properties outside the city limits. The City made water available only to those properties that were annexed into the City. However, in 2009 the City Council adopted provisions in the *Ames Municipal Code* to address unique, limited requests of property owners seeking water from the City without annexation.

The City's intention, as demonstrated by both the Land Use Policy Plan and the Urban Fringe Plan, is to annex these State Avenue properties into the City. However, it is not possible to annex all three of these properties consistent with *Code of Iowa*, since to do so would create an island of unincorporated land.

An approach that would serve the interests of the various property owners as well as the City is to allow connection to the City's water system under terms similar to that contained in the Caldwell agreement, **albeit with any other specific stipulations unique to each property**. The interests of the owners are to receive access to the City water main. The interests of the City are that the eventual annexation of at least two of the properties be assured and that the annexation of all three properties would likely occur at some future point when the CAD property is annexed.

In this unique situation it seems preferable for the City to pursue an alternative to immediate annexation. This alternative will allow these properties to connect to the City water system with the stipulation that the owners will voluntarily seek annexation into the City at the request of the City Council at some later date. Agreements can be prepared between the City and the property owners with these and other stipulations to address issues such as landscape screening/buffering and usage limitations for the Wiley Press property.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1. This will allow the owners of 2126 State Avenue (Caldwell) to connect to the City water service subject to the standards of the *Ames Municipal Code* requiring an inspection of the sanitary sewer system, installation of a backflow prevention device and remote reader wire, and payment of the \$18 per frontage foot connection fee.

This alternative will also direct staff to offer agreements to the other two property owners, which would allow the owners of 2121 State Avenue (Wiley Press) and 2114 State Avenue (Mowers/Epplin) to connect to the City water system under terms similar to that of the Caldwell agreement but with stipulations unique to each of their situations. These separate agreements would return to the City Council for execution once negotiations are complete between the City and the owners.

In this limited instance, the “land banking” option offers the best method to move forward with the future annexation of these “Urban Residential”-designated properties. These properties are currently contiguous to the City, but the configuration of the boundary is irregular and, therefore, problematic. As is noted above, there is an existing water main in State Avenue, so there are no required extensions of City utilities. Although both properties are seeking annexation, such action must be mutually exclusive for Wiley and Mowers/Epplin until such time as the CAD property is also annexed.

ATTACHMENT 1
RESOLUTION NO. 11-063

**RESOLUTION APPROVING REQUEST TO PROVIDE
WATER SERVICE TO 2126 STATE AVENUE
FOR THE CITY OF AMES, IOWA**

WHEREAS, the City Council recently referred a letter to staff from Xenia Rural Water District regarding water service to 2126 State Avenue; and,

WHEREAS, this property is in unincorporated Story County on the east side of State Avenue directly across from Wiley/Blackwell Press, and is part of a peninsula of unincorporated land reaching into the City; and,

WHEREAS, a 12-inch City water main currently runs through the lot in the east ditch of State Avenue, and the letter states that a request was made for Xenia Rural Water to provide water service to the property, which was denied by its board of directors because service could not reasonably be extended to the property in an efficient and cost effective manner; and,

WHEREAS, due to the existence of a City water main on the property, Xenia released the property to the City of Ames for the purpose of providing water service; and,

WHEREAS, it has been long standing City policy to only provide municipal services to properties that have been incorporated into the City limits; and,

WHEREAS, this particular request is different, in that the rural water utility denied the service request due to Xenia's desire to not extend rural water to this unincorporated area; and,

WHEREAS, this request for water service could easily be granted if the property at 2126 State Avenue annexed into the City, and staff would support such an annexation; and,

WHEREAS, the property owner desires water service and is willing to be annexed whenever this property becomes contiguous to the City; and,

WHEREAS, given the fact that the City's long-term interests would be served by this annexation, this creates a unique situation that may merit an exception to the City's policy of not providing utilities outside the City; and,

WHEREAS, it is possible to facilitate approval of the present request now and still delay a decision on the annexation of either property until the sewer situation is better understood; and,

WHEREAS, this could be accomplished by authorizing the 2126 State Avenue property to connect onto City water in accordance with the requirements set up by Council in 2009, and by also requiring that the owner agree to voluntary annexation of the property either when it becomes contiguous, or at a later date, at the discretion of the Council; and,

WHEREAS, it would also be appropriate to seek a guarantee that the property will not be further subdivided in order to make it clear that this exception is for only one home on the property.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ames, Iowa, that the request to provide rural water service to 2126 State Avenue is hereby approved, provided: the owner agrees to voluntarily annex into the City either when the property becomes contiguous, or at a later date, at the discretion of the City Council; and, that no further division of the lot or construction of additional homes be allowed on the property.

ADOPTED THIS 22nd day of February, 2011.

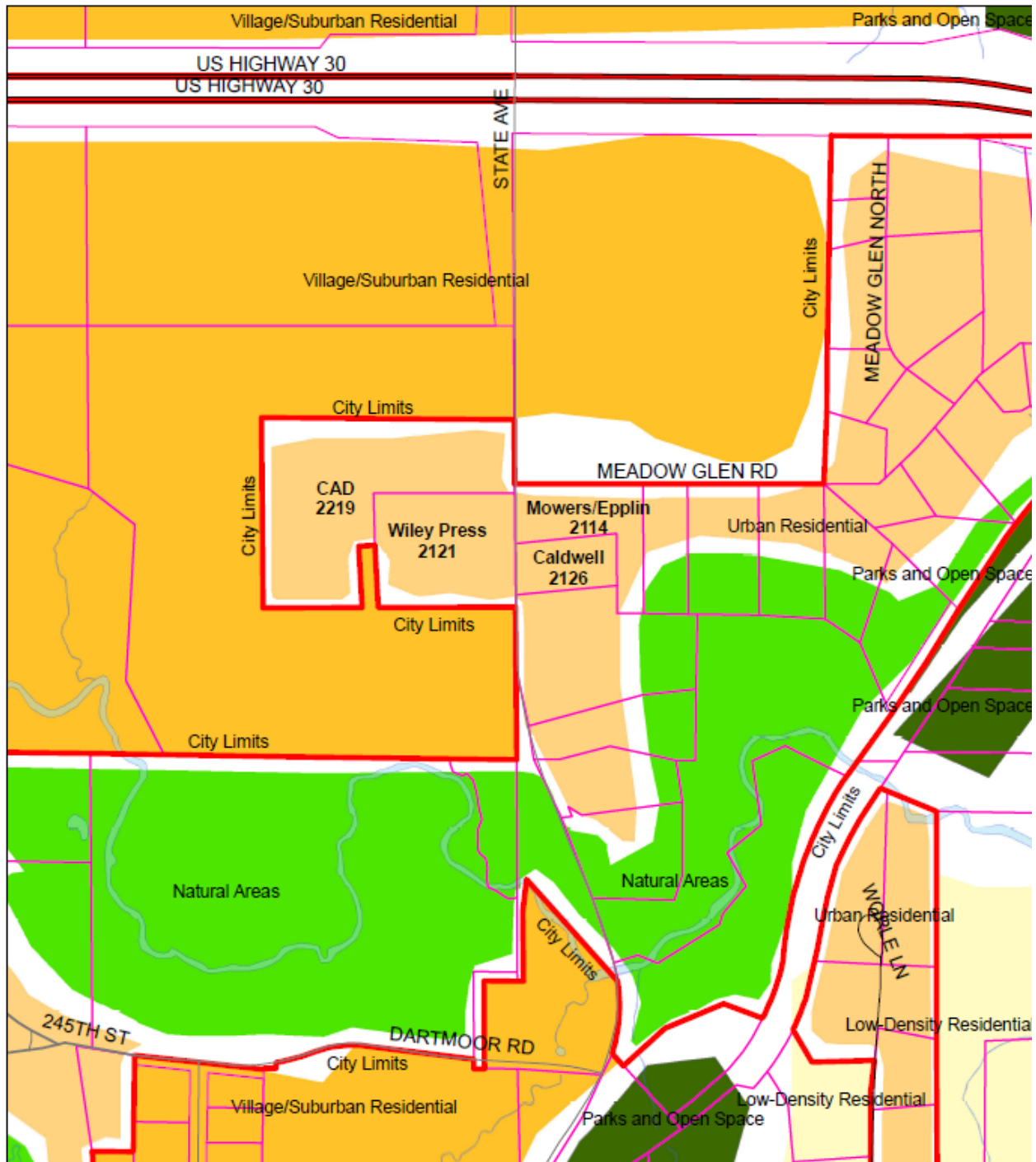

Diane R. Voss, City Clerk



Ann H. Campbell, Mayor

Introduced by:	Wacha		
Seconded by:	Mahayni		
Voting aye:	Larson, Mahayni, Orazem, Wacha		
Voting nay:	Davis, Goodman	Absent:	None

Resolution declared adopted and signed by the Mayor this 22nd day of February, 2011.

ATTACHMENT 2

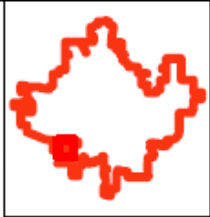


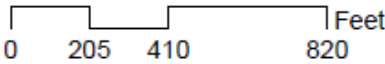


Legend


Ames City Limits

General Location Map





0 205 410 820 Feet



Covenant and Agreement for Annexation

THIS COVENANT AND AGREEMENT is made effective the ____ day of _____, 2011, by and between Owner, their successors and assigns, and City upon the following terms and conditions:

- 1 As used herein, the terms following shall have the meanings set out:
 - 1.1 *Owner* means Larry Laverne Caldwell and Karen Kay Reilly as executors of the estate of Mildred Caldwell, deceased, now pending in the Iowa District Court for Story County, Probate case No. ESPR027940.
 - 1.2 *City* means the City of Ames, Iowa.
 - 1.3 *Real Estate* means Lot Seven (7) in Christensen's Subdivision, Story County, Iowa.
- 2 Owner is the legal owner of record of Real Estate. As of the date of this Agreement, said Real Estate is not contiguous to the corporate city limits of City. This agreement is made for the purpose of facilitating extension and provision of water service by City to Real Estate, which is not within the corporate limits of City.
- 3 Real Estate constitutes territory which may be annexed to the City of Ames as provided in Chapter 368 of the Code of Iowa.
- 4 Owner agrees to have the Real Estate annexed to the City of Ames, Iowa, upon certain terms and conditions as hereinafter set forth in the event the said Real Estate receives water service from City.
- 5 At any time after the Real Estate receives water service from City, the City Council may, after due and careful consideration, conclude that the annexation of said Real Estate to City on the terms and conditioned hereinafter set forth would further the growth of the City, would provide 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.
- 6 At any time after the Real Estate receives water service from City, the City Council may notify Owner of City's desire to annex Real Estate. Upon such notification, Owner agrees to petition in writing to the City Council requesting annexation on an application form to be provided by City.
- 7 Pursuant to provisions of Section 368.7(e) of the Code of Iowa, Owner waives the right to withdraw Owner's application for annexation or consent to annexation after the time that the Real Estate becomes contiguous to the City.

- 8 Upon receipt of Owner's petition for annexation, pursuant to the provisions of chapter 368 of the Code of Iowa, City shall provide notice of the proposed annexation to all property owners, utilities, and governmental entities legally required to be notified.
- 9 The Owner agrees that upon annexation all municipal regulations and requirements, including but not limited to zoning, subdivision and other ordinances, shall apply to the Real Estate, and the City shall have full jurisdiction over the Real Estate for the purpose of enforcing its codes presently in existence and as may be amended in the future.
- 10 From and after the commencement of water service from City, Owner shall not subdivide the Real Estate or construct additional dwellings upon the Real Estate without the consent of City. Nothing herein shall be construed to prevent Owner to construct, reconstruct, or improve existing dwellings or structures or to construct, reconstruct, or improve new or existing secondary use structures consistent with applicable building and zoning ordinances.
- 11 This covenant and agreement shall be filed for record in the office of the Story County Recorder and all covenants, agreements, promises and representations herein stated shall be deemed to be covenants running with the Real Estate and shall endure and be binding on the parties hereto, their mortgagees, lienholders, successors and assigns, for a period of twenty-one (21) years from the date of the recording of these covenants, unless claims to continue any interest in the covenants are filed as provided by law. City shall have the right to file a claim to continue its interest in these covenants.
- 12 This agreement shall be enforceable in any court of competent jurisdiction by any of the parties hereto by any appropriate action at law or in equity to secure the performance of the covenants herein contained. Invalidation of any of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

Executed by the respective signatories effective the date first above written.

OWNER:

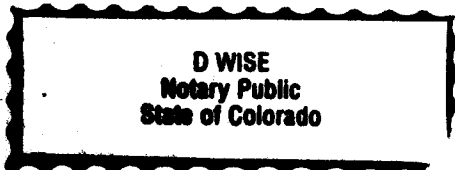
ghe
Dated the 10 day of Oct., 2011.

Larry Laverne Caldwell
Larry Laverne Caldwell, Executor

(D)

STATE OF Colorado, COUNTY OF Douglas, ss.:

This instrument was acknowledged before me on the 14 day of October, 2011 by Larry Laverne Caldwell as executor of the estate of Mildred Caldwell, deceased.



[Signature]
NOTARY PUBLIC

D. Wise

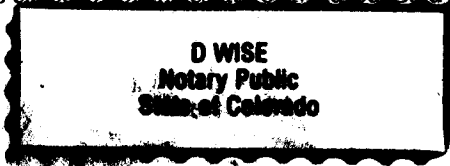
My Commission Expires 3-21-2015

KR Dated the 14 day of OCT. 14, 2011.

Karen Kay Reilly
Karen Kay Reilly, Executor

STATE OF Colorado, COUNTY OF Douglas, SS.:

This instrument was acknowledged before me on the 14 day of October, 2011 by Karen Kay Reilly as executor of the estate of Mildred Caldwell, deceased.



NOTARY PUBLIC

D. wise

CITY:
CITY OF AMES, IOWA

My commission expires 3-21-2015

By: _____
Ann H. Campbell, Mayor

By: _____
Diane R. Voss, City Clerk

STATE OF IOWA, COUNTY OF STORY, SS.:

This instrument was acknowledged before me on the ____ day of _____, 2011 by Ann H. Campbell and Diane R. Voss as mayor and clerk of the City of Ames, Iowa.

NOTARY PUBLIC

APPROVED AS TO FORM
BY D. Marek
DOUGLAS R. MAREK
CITY ATTORNEY

DATE: 10-25-11**COUNCIL ACTION FORM****SUBJECT: RESOURCE RECOVERY'S FREE DAY EVALUATION****BACKGROUND:**

In August 2011, Staff provided information outlining the impact Free Day events have on the Resource Recovery Plant (RRP). To recap the history and summarize that report, Free Days began on April 5, 1977 when the City Council took the following action:

"Moved by Stevens, seconded by Koerber, to designate April 23, 1977, as Clean-Up Day an National Keep America Beautiful Day, and that all car line and pick-up truck line charges at the solid waste plant be waived on that date."

Over the years since that initial day, Free Days have grown to include two regularly scheduled events each year (the fourth Saturday in April and the second Saturday in September). These two free days come at a time when Iowa State University students are moving in and out, resulting in tripling the volume of regular trash received at the RRP. In the 34 years of hosting Free Days, they have grown from just citizens with cars and pickups as originally approved by Council, to now include collection events held at contract communities, small businesses, apartment owners hauling their tenants' trash, and individuals that accumulate trash until the Free Day and then haul multiple loads to the RRP (as many as six trips in one day). It could now be argued that these uses are not promoting community-wide sustainability, and are possibly encouraging wastefulness rather than responsible stewardship.

Staffing for Free Days has doubled in order to reduce waiting times and provide the best possible customer service. In order to host a Free Day, staff must close the plant to commercial haulers two or three days prior to the event to ensure adequate space for the Free Day material. This results in excess of 300 tons of trash being diverted to the Boone County Landfill. Sending commercial haulers to the Boone County Landfill is a direct loss of revenue for the RRP, ranging from \$10,000 to \$12,000 per day in scale revenue. This does not include revenue from Refuse Derived Fuel (RDF) and ferrous or non-ferrous metal sales. These events also result in lost landfill space, which is an ongoing concern for Boone County. The financial impact on our RRP system of two Free Days a year has grown to over \$68,000, while these days are utilized by less than 1% of Story County's population.

In addition, when the RRP is closed our local trash haulers and their customers are also negatively impacted. Sending the haulers to the Boone County Landfill increases their cost by approximately \$100 per trip. This bypassing increases their liability and expenses due to additional miles driven, regular collection times are delayed for paying customers, and employee overtime expenses are increased. Closing the plant results in very poor customer service to our regular haulers, which translates into poor service to their customers and the citizens of Story County. **Staff has observed that many items citizens bring to Free Days for disposal are things that can be picked up by their regular hauling company for a reasonable fee or no additional fee at all.** Private hauling businesses have also been

observed making multiple trips through the drop-off line on Free Days. In summary, these actions actually result in the City being in direct competition with for-profit businesses, since the City does not charge for Free Day drop-off.

Environmentally, Free Days are directly contributing to greenhouse gases when the commercial haulers are diverted to Boone, increasing trucking/fuel mileage, as well as when these additional materials are landfilled and ultimately produce more methane. The community's carbon footprint is further amplified by having 600-800 vehicles idling in line with materials that could have been picked up at their homes by their regular haulers.

As directed by Council on August 23, 2011, staff gathered stakeholder input by hosting two open house-style public meetings on September 14 and 15, 2011. To enhance attendance and input at those meetings, invitations were sent to our contract communities and to involved community groups, in addition to focused media exposure. An article in *The Tribune* by Laura Millsaps explained in detail concerns of current Free Day operations prior to these public meetings and the most recent Free Day (this article is included in the attachments). Because initial response to these input opportunities was very low, staff extended the comment period for online users. With all these attempts, only eight comments were received (attached). Those include a lengthy comment from a local garbage service company explaining their losses relating to Free Day activities and other general comments from the public.

The public comments included suggestions that the Free Days could be spread out over a longer period of time, or that there be some form of ticket or voucher system might be used. Upon analysis, staff determined that those type of programs would not be feasible at current staffing levels, and could also foster a potential for fraud. Other comments suggested there should be more information about alternative ways to dispose or reuse discarded materials, such as through the Freecycle and Craigslist internet venues and through Goodwill, Salvation Army, and other charitable organizations.

Staff believes that additional public education and outreach programs to inform citizens of disposal or reuse options would be a valuable alternative to the current Free Days. To facilitate community-wide beautification efforts, the RRP will also continue to support such civic efforts as Stash the Trash and the Skunk River Navy.

ALTERNATIVES:

1. Authorize elimination of the semi-annual Free Days, and expand public education and outreach through advertising and community presentations. This would include actively pursuing presentation opportunities through Channel 12, at local community's city council meetings, plant tours for local schools and universities, Science Nights, area service groups and organizations, and promotion of alternative disposal options through Freecycle, Craigslist, Goodwill, Salvation Army, etc.
2. Direct staff to implement or explore other alternatives to existing Free Days, such as:

- a. Moving Free Days from current fourth Saturday in April and second Saturday in September to lower-tonnage periods during the year.
 - b. Scaling back to only one Free Day each year.
 - c. Update Free Days as originally approved to allow only *residential* car and pickup fees to be waived.
 - d. Update Free Days to allow only one trip per vehicle.
 - e. Eliminate off-site collection points.
 - f. Institute a lottery or rationing system to spread out those eligible for the service throughout the year.
3. Continue with the existing Free Day process.

MANAGER'S RECOMMENDED ACTION:

Free Days are utilized by less than one percent of our service population, yet create a cumulative negative financial impact on the system of nearly \$70,000 per year. The impacts are also felt by the private haulers through lost revenues and the extra time and expense involved in diverting loads to the Boone County landfill. There are also several aspects of these days that do not support the Council's goal of promoting environmental sustainability. These include the fuel burned by idling vehicles waiting in line to utilize the service, the extra fuel used by local garbage trucks travelling to the Boone County landfill for several days, space being consumed at an accelerated rate at the landfill, and tacitly encouraging wastefulness rather than resource reuse. Further, other community-based efforts have developed since 1977 to address the need for a spring clean-up.

Staff actively sought input from RRP users, participating communities, and the private haulers, with only eight responses being received acknowledging the excessive costs and financial impact to private haulers.

It appears that the original purpose of Free Days was to assist in beautification efforts focused on a limited time period and geared to smaller loads from cars or pickups. Over time, these days have morphed into a quite different role. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative 1, thereby approving the elimination of Free Days. The elimination of this service is more palatable now that other services are available from the private sector to accommodate our customers. Under this recommendation, staff will commit to expand public education to our customers regarding these alternative services through advertising and community presentations.

Free Day Comments
Open House – Public Meetings
Wednesday, September 14, and Thursday, September 15, 2011

- Wally Loney, Mayor, McCallsburg: If Free Day was eliminated, it would be acceptable with him as mayor.
- Catherine Scott: Not just one day in the fall and spring; ticket or voucher system to spread out disposal. Work on educating on other ways to dispose of useful items. Half-price days – more of them – instead of just two free days.
- Free Day is an entitlement for a small part of our county's population. It should end and let everyone be responsible for the waste they generate.
- Have a voucher system with 2 free tickets per year. Tie it to the residence so it can't be passed around.
- Educate people on alternative ways to get rid of things such as Craigslist, Freecycle, etc.
- A lot of gas is wasted by people waiting in line.
- Overall concern that City is kept clean and as many things stay out of the waste stream as long as possible.
- Have discounted fees over a short period of time rather than one Free Day.
- Terry Lewis: I have been a user of free day at the waste plant in the past. I have not used it currently as wait times were too long or it didn't match with my schedule (this fall I was on vacation for the day). As I have a pickup, getting rid of waste myself is not a big issue. Most of the time, I have enough stuff to justify the \$22 fee to come to the plant. If not, I would use my carrier, Chitty Garbage. For demolition trash, I would haul to the site that closed in Ames or now would haul to Boone. In reading the August 2011 staff report, it appears that costs are going up and usage is going down as a percentage of county population. With less than 1% of the county population using the free days, it hardly seems worth the expense. I know the original free days were set to coincide with the "Keep America Beautiful Day", but it seems that users are not as concerned with that day anymore/. It would appear to me that most of the people in the county, and more specifically Ames, are using their packers or doing it themselves. Using the Spring numbers, if 620 people participated and the cost to the plant was \$52,412, that equals a cost per participant of \$84.54.

That cost hardly seems justified. If the usage rate in the county was more like 10 to 20% of the population, it would seem to be more justified from a resident standpoint but it still does not justify the \$52K expense. I would recommend the city cease the free days at the plant, continue the yard waste free days, and do a publicity campaign with the packers to inform the citizens of the county what the options are and the costs. If you have one couch and one TV, Chitty's costs are extremely reasonable. As we have such a transient population with ISU students turning over every year, it may also be advisable to have the landlords do more to tell their tenants what is acceptable to throw and what the charges will be. I really don't think that by eliminating the free garbage days, we will see an increase in trash on properties in the county.

- Beth and Larry Johnson: I read the article in the paper about the cost of the free drop off days costing so much. I never thought about the cost of lost revenue. I agree with you that it might be best to discontinue the free days. Something you might look at is encouraging people to use free listings like craigslist <http://ames.craigslist.org/> to give away unwanted items. I have used it to get rid of used pallets (they either fix them and sell them or use them for firewood, old computer monitors (someone was using them to make replicas of old video arcade games), and other items. As they say, one man's junk and another man's treasure. You might look at putting the suggestion in one of the city mailings.
- Mike Chitty's comments are attached.

The problems "FREE DAY" causes CHITTY GARBAGE SERVICE

- [A] Increased cost in transportation and collection :
 - [1] Average cost to the Boone landfill is \$ 100.00 per load
 - [2] Increased LIABILITY because of the extra miles and hours Spent on the city streets and county roads and highways.
 - [3] Increased traffic congestion - 20-40 loads per day to Boone
 - [4] Later collection times
 - [5] More trash trucks on the city streets later in the day
 - [6] Employee overtime
- [B] We are the transparent casualty's of the "FREE DAY" experience
 - [1] No one knows that we must drive to Boone , 20-40 times Per day, for three or four days prior to the "FREE DAY" and usually one or two days after. This is a very "REAL" expense and burden to our company and customers.
 - [2] The citizens in line at the "FREE DAY" don't like us, They believe that it's "FREE" for everyone
 - [3] The public doesn't know that the "FREE DAY" at the RRP is NOT free to Chitty Garbage, we pay the normal \$52.75 per ton. The average load for us on a "FREE DAY" Will cost us between \$200.00 and \$400.00 per load.
 - [4] All of the items that are brought to the RRP on "FREE DAY" are items that we would normally pick-up Some items in small quantities at no charge or a minimal Charge.

[1] EXAMPLE :

A	27" TV	\$ 5.00
B	Large Sofa	\$ 10.00
C	Box Spring	\$ 2.50
D	Mattress	\$ 2.50
E	Stuffed chair	\$ 5.00
D	Ect.	

Why should these items be stored for months, and be disposed of for "FREE" by the city of Ames, when the citizens that bought them have a personal responsibility to such items. They were able to spend hundreds of dollars for these items but when it's time to discard them properly they believe it's their "RIGHT" to dispose of it for "FREE". Why should they wait in line, and increase their carbon foot print on the world when all of the items in question can be disposed of or recycled inexpensively and efficiently by our company. If their current hauler can't or won't help them, they are "FREE" to call one that will. CHITTY GARBAGE is proud to help the community.

There is nothing that is "FREE" in life, it's just a hidden cost to someone else, the other group of citizens who have taken responsibility for there purchase's and actions. If "FREE DAY" was for a natural disaster that could benefit more than 1 percent of the population in a time of need, that might make sense for all, but not all the time.

Our company has proven over the years that we can handle this task. For a minimal charge we will and can remove all of the "Free day" ITEMS during the normal day's collection without overwhelming the RRP, Boone county landfill, city streets, or county roads or hi-ways. When "FREE" enterprise works, it stimulates the local economy, improves goods and services, and rewards company's that can get the job done efficiently and affordably.

If "FREE DAY" was reduced, limited or cancelled it could possibly strengthen our relationship [the city of Ames] with the Boone county landfill.

We have dumpsters, large and small for any task, from one time pick-up's to everything in between. The entire county has been and will be served to meet the needs of our citizens

By reducing or eliminating "FREE DAY" we can make better use of the diverted trash from the RRP during the days before and days after . The RRP keeps revenue coming in. The Boone landfill saves it's "air space." There would be less traffic on the highways and city streets, the carbon foot print will be reduced, the local business around the RRP will have a lot less stress, and all of the material that would have been brought to the RRP in two days a year, will be delivered over the course of the year.

THE TRIBUNE

AMES TRIBUNE > NEWS

Free garbage disposal days not all that free for city

[Print Page](#)

By **Laura Millsaps**
Staff Writer

Published: Friday, September 9, 2011 9:15 AM CDT

The city of Ames' two annual free garbage disposal days in April and September are anticipated by many as a way to clean out that junky garage or get rid of that nasty old sofa.

But the events have grown, both in the number of people participating and the amount of trash dumped, to the point the events are anything but free, and officials at the Ames Resource Recovery Plant are asking the Ames City Council to reconsider the wisdom of hosting them.

Over the past 11 years, the number of participants has doubled, to more than 620 in one day. The largest percentage of what they bring, carpet, mattresses, furniture and other bulky items, make emptying the tipping room floor in advance a must. Extra staff is brought in to handle the traffic, which can frequently stretch down the street as people wait in line.

In April, the price tag for one day of free disposal was \$52,412, which included labor, additional landfill expenses, and lost revenue from commercial tipping fees, refuse-derived fuel and metal sales.

The Resource Recovery Plant operations are also subsidized by a per capita charge of \$10.50 to participating communities, and about 80 cents of that is used to cover the costs of these events. Less than 1 percent of the population served by plant operations participates in the free garbage disposal days.

In order to prepare for the event, it is often necessary close the plant for two to three days to clear the floor just to have room for the waste accumulated during the event. This means turning away commercial haulers, who pay tipping fees to the plant, a major source of revenue in the Resource Recovery Plant's \$3.6 million annual budget.

"We can lose between \$10,000 and \$15,000 a day in revenue from tipping fees," Resource Recovery Assistant Superintendent Gary Freel said, "and we have to ask commercial haulers, the people who are our regular daily customers, to divert their loads to the Boone County Landfill. It adds a couple of hours or more to their work days. It adds to their labor and transportation costs. These events end up creating a huge inconvenience to them."

Mike Chitty, president of Chitty Garbage Service, said, "Yes, it's true, these are not our favorite times of the year."

Chitty said the diversions cost his company about \$100 per garbage hauler trip and affect the productivity of their vehicles and employees because of the lengthier transportation time.

"We basically get punished for an event that takes items we accept on any normal day of the year," Chitty said.

John Pohlman, resource superintendent for the plant, presented the Ames City Council with details of the increased costs and logistical problems in a staff report Aug. 9, and will be holding two public



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By Amy Vinchattle/Ames Tribune
Robert Weidner, lead operator at the Resource Recovery Center, sorts material Thursday.

meetings next week.

"We've done as much as we can to streamline this process," Pohlman said, "but with the costs, the staffing and the traffic concerns, we think it's time for the council to take another look at these events, whether we should be doing them differently or not at all."

Free Trash Disposal Day at the Ames Resource Recovery plant has been around for a long time, going back to a council decision in 1977 to coordinate a community cleanup event in honor of the national Keep America Beautiful campaign.

In the 1980s, it grew to being a once-a-month event from May to September, but Pohlman said it encouraged some people to skip contracting with a garbage handler for regular trash service altogether.

"They would bring their regular household garbage to us once a month during the warm weather months," he said, "and essentially stockpile or hoard their garbage all winter long. And I can tell you we didn't much appreciate that."

The event went to twice a year in 1992.

Freel said that free disposal days might not be the best way to get rid of items, especially if it is just one or two things.

"It's not uncommon to see a person drive their car to a free day and idle in traffic just to throw away a single computer monitor, something they might very well have been able to put in their regular household trash," he said.

That's not necessarily very convenient, said Freel, and from an environmental standpoint it's not the best decision.

"While we've done our best to organize this process so people aren't waiting unreasonable amounts of time," Freel said, "all the vehicles idling does have an environmental impact as well, and if they can get rid of the item through their regular trash handler, they might not need to waste their time or gas."

People end up paying for disposal for certain items anyway, Pohlman said. The Resource Recovery plant doesn't make exceptions to its usual fees on those days. It still doesn't take construction debris or yard waste, and disposal charges for things like tires (up to \$38 depending on tire size) or appliances (\$20 per item) still apply.

Laura Millsaps can be reached at (515) 663-6922 or lmillsaps@amestrib.com

Public meetings for free disposal days

The City of Ames Resource Recovery Plant is holding two public input meetings to consider changes to the two annual "Free Days" offered at the facility. Waste haulers, contract communities, residential customers and other interested parties are encouraged to share their thoughts either from 5 to 7:30 p.m. Wednesday, Sept. 14, in City Hall, Room 235, or from 7 to 9:30 a.m. Thursday, Sept. 15, at the Resource Recovery Plant, 110 Center Ave.

Garbage Free Day Saturday

The City of Ames' annual fall Garbage Free Day will be held from 8 a.m. to 3:30 p.m. Saturday, Sept. 10, at the Resource Recovery Plant, 110 Center Ave. The event is for Ames and other Story County residents.

Garbage Free Day is for disposal of regular household waste, furniture, carpet, and lawn mowers along with a limit of two personal TVs or computers. Participants should enter the facility from Duff Avenue to Second Street, not Lincoln Way. Regular charges will still be in effect for several items. A list is available on the City of Ames Web site at www.cityofames.org/index.aspx?page=169.

COUNCIL ACTION FORM

SUBJECT: AMES SOUTHEAST ENTRYWAY PROJECT

BACKGROUND:

This project is a continued partnership between the City of Ames and the South Ames Business Neighborhood (SABN) to complete improvement features to the Southeast Entryway including installation of light columns and planting of trees, native plants and flowers. A portion of the Southeast Entryway has already been improved with grading and plantings at the intersection of Dayton Avenue and S.E. 16th Street, extending up to the Dayton Avenue overpass over U.S. Highway 30.

On December 16, 2008, Council approved an Iowa Department of Transportation (Iowa DOT) funding agreement for the project. On December 16, 2010, a public meeting was held to provide project specific information and to receive feedback regarding the proposed project concepts, and from that feedback, a plan was developed. On July 12, 2011, City Council authorized staff to negotiate a sole source contract with RDG Dahlquist Art Studio for fabrication and installation of lighted sculptures for the Ames Southeast Entryway Project. The Iowa DOT also approved this firm as the sole source provider for fabrication and installation of the lighted sculptural columns. RDG Dahlquist Art Studio has been involved with initial concepts, public input, and cost estimating for the project as a sub-consultant on the Engineering Services Contract for the design of the project.

RDG Dahlquist Art Studio has submitted a proposal for the fabrication and installation of 12 sculptural light columns and two pedestrian scale sculptural light columns in the amount of \$555,495, as shown on Exhibit I. The firm verified that this price was achieved by soliciting proposals from several fabricators and lighting contractors. Their proposals were based on the detail package of drawings, details, and lighting schedules they had previously prepared. Upon receiving these proposals, RDG Dahlquist Art Studio reviewed them to determine who could best provide each component, individually, as well as who might be able to provide an entire package. The most effective proposal was from a company that specializes in custom lighting fabrications and was able to provide a complete package, including installation, by teaming with a local electrician. Providing a solution from a single resource seems to make the most sense in terms of coordination and follow-up. It is a company/team with the most comprehensive experience in these types of special structures and is represented by a local (Des Moines/Ames) presence.

Previously, the City Council inquired about utilizing solar energy as an alternate energy source to light the sculptures. An analysis of this option revealed that for this application

a) it would not be cost effective, b) it would not provide enough usable surface area on the columns, and c) it would detract from the artist's work.

This contract also includes an alternate that would add two more sculptural light columns for an additional \$69,500. This alternate was added if favorable bids are received on the total project and money would be available. If it is decided to move forward with the alternate, it will need to be approved by City Council at a later date.

This project is estimated to be bid in January 2012 through the Iowa DOT with construction to be completed in summer 2012. Currently, Snyder and Associates is working on the plans for the project that include the plantings, footings, and other associated work including the acquisition of easements needed for the project.

In the Capital Improvements Plan, Council approved the use of City funds in the amount of \$247,000 (\$148,000 from property owner assessments and \$99,000 from Local Option Sales Tax funds), private funding in the amount of \$46,000 (from the previous project). These sources more than cover the 20 percent local match needed for the \$683,000 state-wide Transportation Enhancement grant previously awarded to the City. It is anticipated that the City will also receive a \$30,000 planting grant, although this grant is not necessary for the local match as that is already exceeded. **The total available revenue for the project is \$1,006,000 which covers the estimated expenses for this project as shown on the last attachment.**

ALTERNATIVES:

1. Approve the sole source contract with RDG Dahlquist Art Studio for fabrication and installation of lighted sculptures for the Ames Southeast Entryway Project in the amount of \$555,495.
2. Direct staff to pursue other options.

MANAGER'S RECOMMENDED ACTION:

Lighted sculptural columns are a key component of the Southeast Entryway Project that will create a stronger sense of arrival in Ames. By authorizing this agreement, the entryway project can move forward to meet the January 2012 Iowa DOT letting date with completion of the project during the 2012 construction season.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the sole source contract with RDG Dahlquist Art Studio for fabrication and installation of lighted sculptures for the Ames Southeast Entryway Project in the amount of \$555,495.

ATTACHMENT I



AMES SOUTHEAST ENTRYWAY CONCEPT PLAN

ATTACHMENT II





**SOUTHEAST ENTRYWAY PROJECT
AMES, IOWA**

July 12, 2011

Engineer's Order of Magnitude for Probable Construction Cost

ITEM	QUANTITY	UNIT	UNIT \$	TOTAL
DEMOLITION				
Tree Transplant	1	LS	\$3,000	\$3,000
Fence	1	LS	\$5,000	\$5,000
			TOTAL	\$8,000
UTILITIES				
Electrical service and line to footings	1	LS	\$36,000	\$36,000
			TOTAL	\$36,000
LANDSCAPING				
Overstory Tree	66	EA	\$300	\$19,800
Prairie	5	AC	\$3,500	\$17,500
Chain Link Fence (6' ht.)	1800	LF	\$16	\$28,800
			TOTAL	\$66,100
FOOTING				
PCC footing for sculptural tower	14	EA	\$6,000	\$84,000
Footing for intersection light candles	2	EA	\$3,000	\$6,000
			TOTAL	\$90,000
RDG Dahlquist Art Studio - SCULPTURAL ART FEATURES				
Sculptural Towers	12	EA	\$41,000	\$492,000
- Fully illuminated				
- Installed on foundation/base provided above				
- All power brought to each light tower location				
Lighting Controller	1	LS	\$10,200	\$10,200
Data Cabling	12	EA	\$2,135	\$25,620
Light Candles at Intersection	2	EA	\$13,500	\$27,000
			TOTAL	\$554,820
CONSTRUCTION				
Construction Staking	1	LS	\$5,000	\$5,000
Mobilization	1	LS	\$20,000	\$20,000
			TOTAL	\$25,000
			SUB TOTAL	\$779,920
			PROJECT CONTINGENCIES	\$54,080
			DESIGN SERVICES	\$132,000
			CONSTRUCTION OBSERVATION	\$40,000
			PROJECT TOTAL	\$1,006,000

NOTE: EXCLUDED FROM THIS ESTIMATE ARE THE FOLLOWING

1. Regulatory agency permits / fees
2. Easement acquisition
3. Electric meter

COUNCIL ACTION FORM

SUBJECT: RURAL WATER CONNECTION FOR 2809 SOUTH RIVERSIDE DRIVE

BACKGROUND:

State law requires Iowa's cities to provide City water service within two miles of the City limits under certain limited situations. This may occur when a rural water agency previously has given a City notice of intent to provide service in that area, but the City has responded by reserving the right to provide water to that area. In such a case, the city must provide water service to that area (even if it is outside of the city limits) within four years of the receipt of the water district's notice. In accordance with this state law, in July 2009 the City Council adopted an ordinance allowing properties located outside of the corporate limits to connect to City water under certain conditions.

Several years ago the City received notice that residents in an area along South Riverside Drive desired to be served by Xenia Rural Water District. Because of the area's proximity to the City's airport and ISU Research Park, the City wanted to protect this area for eventual growth within the City limits. Consequently, the City denied this request, thus assuming the obligation to eventually provide water service to the area regardless of whether or not the area was annexed at that time.

After four years had passed, the owner of 2725 South Riverside Drive requested and received water service to his property in 2009. A neighboring property owner at 2809 South Riverside Drive made the same request to the City several years ago, and is now seeking connection to the City's 12-inch water main adjacent to his property. As with his neighbor in 2009, the City is obligated to provide this service as long as the requirements specified in the City ordinance are fulfilled. These include paying a one-time connection fee, installation of an approved back-flow prevention device, and paying water usage rates as specified within the ordinance.

ALTERNATIVES:

1. Approve a rural water type water service for connection to the existing, adjacent public water main for the property at 2809 South Riverside Drive.
2. Reject the request for a connection at 2809 South Riverside Drive.

MANAGER'S RECOMMENDED ACTION:

This request qualifies under requirements specified in the Code of Iowa, and the City is legally obligated to provide water service under the terms specified in City ordinance. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving a rural water type water service for connection to the adjacent existing public water main for the property at 2809 South Riverside Drive.



**CITY OF AMES
AFFIRMATIVE ACTION
EXECUTIVE SUMMARY
July 1, 2010 – June 30, 2011**

The City of Ames is strongly committed to maintaining a work environment that is free from illegal discrimination. In addition, the City is also committed to working toward a work force that mirrors the gender and racial/ethnic characteristics of the qualified available population, and the diversity of the Ames community.

Each year, in accordance with the City of Ames Affirmative Action Policy and Plan, the Affirmative Action Officer prepares a report describing the City's progress toward attaining this goal. The information contained within this report summarizes the City of Ames workforce, as it existed during the fiscal year between July 1, 2010 and June 30, 2011. This information is used to determine the changes that have occurred in the gender and racial/ethnic characteristics of the workforce.

The City of Ames benchmarks population data obtained from the U.S. Census Bureau. The data provided reflects Story County and Iowa residents in the 2010 calendar year. The city of Ames and Story County population data includes the Iowa State University student population.

GENDER REPRESENTATION

Females represented approximately 48%¹ of the Story County population, 47%¹ of the Ames population, and 50%¹ of the statewide population.

The following data is based on the City of Ames female workforce.

- The number of full-time female employees slightly increased from 25.72% in FY 09/10 to 26.53% in FY 10/11.
- The number of full-time female new hires increased significantly from 18.18% in FY 09/10 to 26.9% in FY 10/11.
- The total City female workforce has increased slightly from 40.15% in FY 09/10 to 40.25% in FY 10/11. (The total City workforce includes full-time and other than full-time employees.)

The number of female applications received by the City of Ames Human Resources Department has increased significantly from the previous fiscal year.

- FY 10/11 – received 637 female applications (19.63% of total)
- FY 09/10 - received 421 female applications (17.82% of total)

MINORITY REPRESENTATION

Minorities represent approximately 13%¹ of the Story County population, 18%¹ of the Ames population, and 11.9%¹ of the statewide population.

The following data is based on the City of Ames minority workforce.

- The number of full-time minority employees remained unchanged at 2.06% in FY 10/11.
- The number of full-time minority new hires remained unchanged from 0% in FY 09/10 to FY 10/11.
- The total City minority workforce slightly increased from 2.46% in FY 09/10 to 2.74% in FY 10/11. (The total City workforce includes full-time and other than full-time employees.)

The number of minority applications received by the City of Ames Human Resources department has increased significantly from the previous fiscal year.

- FY 10/11 – received 436 minority applications (26.88% of total)
- FY 09/10 – received 327 minority applications (13.84% of total)

Minority individuals applied for a variety of full and part-time vacancies in FY 10/11 including but not limited to: transit driver, lane worker, community safety officer, human resources analyst, police officer, housing inspector, neighborhoods inspector, water plant supervisor, meter reader, construction supervisor, civil engineer, principal clerk, risk manager, and assistant city manager.

Each recruitment selection process was unique and included different consideration factors such as a qualifications review, written, oral, and performance testing. Based on the applicant tracking data, 76.5% of the minority applicants ended the selection process in one of the following categories: failed oral board or structured interview, failed performance exam, failed written exam, did not show for the performance or written exam, did not qualify, or withdrew from the selection process. Great care is taken to ensure that selection procedures are job-related.

¹ = 2010 Census

CONCLUSION

The City of Ames affirms its commitment to providing Equal Employment Opportunity for applicants by utilizing a variety of resources for diversity recruitment. Job postings are distributed to diverse sources such as Iowa Workforce Development, NAACP, Mid Iowa Community Action, local community colleges and churches, ISU minority student affairs office, and the Department of Human Services to ensure public knowledge of vacancies. Openings posted through the web based recruitment service, CareerBuilder, are linked to over 60 web sites targeting diverse populations such as minorities, women, veterans, and individuals with disabilities.

The City of Ames began accepting on-line applications through NEOGOV, a technology leader in on-demand workforce management for the public sector, in November 2009. This new technology has made it easier for applicants to apply for positions on-line. We've seen an increase in both the total number of applications as well as minority applications for each position posted.

The City of Ames continues to explore new initiatives to strengthen the minority recruiting efforts for FY 10/11. The Fire Department continues to utilize a recruiting video that resides on their website which features firefighters representing various ethnic and racial backgrounds as well as women. The Police Department provided several Iowa colleges with informational emails that included the "Faces of APD," which featured minority employees who work as Police Officers. To potentially increase the number of female applicants, the Police Department provided recruitment materials to both the Women's Center and the University Committee on Women at Iowa State University. Other recruitment sources targeting minorities and/or women with specific skills and experiences are used when appropriate and available.

New initiatives for FY 11/12 include:

- A booth at the FACES of Ames event held on September 24, 2011 celebrating the diversity of our community, where members of the Human Resources, Police and Fire staff talked to attendees about career opportunities at the City of Ames. A brochure was developed with the assistance of the Public Relations intern discussing the application process at the City. In addition, magnets were handed out that advertised "Smart Jobs" and the City of Ames website for accessing job postings.
- The Ames Fire Department has changed the order of their new hire process and will no longer base their eligibility list on the written examinations. This change allows everyone that passes written test the opportunity to sign up for the physical agility portion of the recruiting process no longer restricting the process to the top 40 candidates.
- The HR Department has contacted the Des Moines Area Community College, North Iowa Area Community College and Hawkeye Community College and will be participating in the upcoming career fairs on these respective campuses.

The City of Ames Affirmative Action Policy and Plan will continue to provide guidance to City departments and employees with the duty to promote the City's values by defining and supporting diversity in the working and learning environments; by creating an environment that provides fair and equal opportunities for all employees and by maintaining compliance with federal/state laws and regulations. The City will continue to follow the guidelines presented in the policy with a goal of maintaining a work place that is free of any illegal discrimination and mirrors the qualified available population.

The City of Ames Affirmative Action Policy and Plan will provide complaint and investigation procedures that provide both applicants and current employees recourse for objective investigation for complaints of illegal discrimination.

FEDERAL EEO-4 JOB CATEGORIES

1. **Officials and Administrators:** Occupations in which employees set broad policies, exercise overall responsibility for execution of these policies, or direct individual departments or special phases of the agency's operations, or provide specialized consultation on a regional, district or area basis. Includes: department heads, fire and police chiefs, and superintendents.
2. **Professionals:** Occupations which require specialized and theoretical knowledge which is usually acquired through college training or through work experience and other training which provides comparable knowledge. Includes: human resource officers, systems analysts, and accountants.
3. **Technicians:** Occupations which require a combination of basic scientific or technical knowledge and manual skill, which can be obtained through specialized post-secondary school education or through equivalent on-the-job training. Includes: engineering technicians, inspectors, and police and fire sergeants.
4. **Protective Service Workers:** Occupations in which workers are entrusted with public safety, security and protection from destructive forces. Includes: police officers and firefighters.
5. **Paraprofessionals:** Occupations in which workers perform some of the duties of a professional or technician in a supportive role, which usually requires less formal training and/or experience normally required for professional or technical status. Includes: library assistants, recreation coordinators, and administrative assistants.
6. **Administrative Support:** Occupations in which workers are responsible for internal and external communication, recording and retrieval of data and/or information and other paperwork required in an office. Includes: principal clerks and senior clerks.
7. **Skilled Craft Workers:** Occupations in which workers perform jobs which require special manual skill and a thorough and comprehensive knowledge of the processes involved in the work which is acquired through on-the-job training and experience or through apprenticeship or other formal training programs. Includes: mechanics, plant operators, and equipment operators.
8. **Service-Maintenance:** Occupations in which workers perform duties which result in or contribute to the comfort, convenience, hygiene or safety of the general public or which contribute to the upkeep and care of buildings, facilities or grounds of public property. Workers in this group may operate machinery. Includes: transit drivers, RRP process maintenance workers and maintenance workers.

WORK FORCE ANALYSIS

Full Time Workforce Race/Ethnicity Summary by EEO Categories

July 1, 2010 - June 30, 2011



Job Categories	FY	Racial/Ethnic Minorities <i>Men and Women</i>										<i>Women Only</i>		
		Total Employees		White		Asian / Pacific		American Indian/ Alaskan Native		Black or African American				Hispanic or Latino
		#	#	%	#	%	#	%	#	%	#	%	#	%
Administrators	10/11	46	45	97.83%							1	2.17%	11	23.91%
	09/10	43	42	97.67%							1	2.33%	12	27.91%
Professionals	10/11	69	68	98.55%					1	1.45%			23	33.33%
	09/10	69	68	98.55%					1	1.45%			22	31.88%
Technicians	10/11	43	42	97.67%	1	2.33%							9	20.93%
	09/10	45	44	97.78%	1	2.22%							8	17.78%
Protective Service	10/11	78	74	94.87%					2	2.56%	2	2.56%	7	8.97%
	09/10	76	72	94.47%					2	2.63%	2	2.63%	6	7.89%
Paraprofessionals	10/11	24	24	100.00%									13	54.17%
	09/10	25	25	100.00%									13	52.00%
Administrative Support	10/11	65	64	98.46%	1	1.54%							58	89.23%
	09/10	64	63	98.44%	1	1.56%							56	87.50%
Skilled Craft Workers	10/11	84	82	97.62%					1	1.19%	1	1.19%	0	0.00%
	09/10	82	80	97.56%					1	1.22%	1	1.22%	0	0.00%
Service Maintenance	10/11	81	81	100.00%									9	11.11%
	09/10	82	82	100.00%									8	9.76%
2010/2011 Total		490	481	98.16%	2	0.41%			4	0.82%	4	0.82%	130	26.53%
2009/2010 Total		486	476	97.94%	2	0.41%			4	0.82%	4	0.82%	125	25.72%

WORK FORCE ANALYSIS

Other Than Full Time Workforce Race/Ethnicity Summary by EEO Categories

July 1, 2010 - June 30, 2011



Job Categories	FY	Racial/Ethnic Minorities Men and Women											Women Only				
		Total Employees			White		Asian / Pacific		American Indian/ Alaskan Native		Black or African American				Hispanic or Latino		
		#	#	%	#	%	#	%	#	%	#	%	#	%			
Administrators	10/11																
	09/10																
Professionals	10/11	4	4	100.00%										3	75.00%		
	09/10	4	4	100.00%										3	75.00%		
Technicians	10/11	14	13	92.86%	1	7.14%								4	28.57%		
	09/10	21	19	90.48%	1	4.76%			1	4.76%				7	33.33%		
Protective Service	10/11																
	09/10	1	1	100.00%										1	100.00%		
Paraprofessionals	10/11	29	26	89.66%					2	6.90%	1	3.45%		18	62.07%		
	09/10	27	25	92.59%					1	3.70%	1	3.70%		17	62.96%		
Administrative Support	10/11	67	67	100.00%	0						0			46	68.66%		
	09/10	58	56	96.55%	1	1.72%					1	1.72%		42	72.41%		
Skilled Craft Workers	10/11	1	1	100.00%										1	100.00%		
	09/10	8	8	100.00%										6	75.00%		
Service Maintenance	10/11	671	650	96.87%	7	1.04%			9	1.34%	5	0.75%		312	46.50%		
	09/10	614	600	97.72%	5	0.81%			6	0.98%	3	0.49%		289	47.07%		
2010/20110 Total		786	761	96.82%	8	1.02%			11	1.40%	6	0.76%		384	48.85%		
2009/2010 Total		732	712	97.27%	7	0.96%			8	1.09%	5	0.68%		364	49.73%		

Table Comparison of City of Ames Employees to 2010 City of Ames Census and 2010 Story County Census

	2010 Census ¹ City of Ames	2000 Census ¹ City of Ames	2010 Census ¹ Story County	2009 Estimate ² Story County	2009/2010 ³ All Employees	2010/2011 ³ All Employees
Total Ames Population						
White	48,456	46,517	77,596	77,415	1,188	1,242
Asian/Pacific Islander	5,192	4,103	5,372	4,813	9	10
American Indian/Alaskan Native	103	107	179	157	0	0
Black/African American	1,993	1,385	2,238	1,989	12	15
Hispanic/Latino	2,027	1,065	2,686	1,954	9	10
Two or more races	1,194	Not reported	1,522	886	Not reported	Not reported
Total Racial/Ethnic	10,509	6,660	11,997	9,799	30	35
Total Women	27,718	25,469	43,184	42,647	489	514
Total Population	58,965	53,177	89,593	87,214	1,218	1,277

	2010 Census ¹ City of Ames	2000 Census ¹ City of Ames	2010 Census ² Story County	2009 Estimate ² Story County	2009/2010 ³ All Employees	2010/2011 ³ All Employees
Percent of Ames Population						
White	82.18%	87.48%	88.60%	88.76%	97.54%	97.26%
Asian/Pacific Islander	8.81%	7.72%	6.00%	5.52%	0.74%	0.78%
American Indian/Alaskan Native	0.17%	0.20%	0.20%	0.18%	0.00%	0.00%
Black/African American	3.38%	2.60%	2.50%	2.28%	0.99%	1.17%
Hispanic/Latino	3.44%	2.00%	3.00%	2.24%	0.74%	0.78%
Two or more races	2.02%	Not reported	1.70%	1.02%	Not reported	Not reported
Total Racial/Ethnic	17.82%	12.52%	13.39%	11.24%	2.46%	2.74%
Total Women	47.01%	47.89%	48.20%	48.90%	40.15%	40.25%

¹ <http://quickfacts.census.gov>

² <http://factfinder.census.gov>

³ Includes seasonal parks and recreation employees and temporary library employees.



City of Ames Salary Analysis
 Full Time Employees
 July 1, 2010 - June 30, 2011



<i>Racial/Ethnic Minorities</i>									
<i>July 1, 2010 - June 30, 2011</i> <i>Salary Level</i>		<i>American</i>				<i>Women Only</i> <i>#</i>			
		<i>White</i> <i>#</i>	<i>Asian / Pacific</i> <i>#</i>	<i>Indian/ Alaskan Native</i> <i>#</i>	<i>Black or African American</i> <i>#</i>		<i>Hispanic or Latino</i> <i>#</i>		
25,000 - 32,999	10/11	2				1			
	09/10	3				2			
33,000 - 42,999	10/11	32				15			
	09/10	97	0		0	21			
43,000 - 54,999	10/11	177	1		1	61			
	09/10	120	1		1	56			
55,000 - 69,999	10/11	183	1		2	31			
	09/10	171	1		2	25			
70,000 Plus	10/11	96			1	22			
	09/10	85			1	21			
Total Full Time Employees 10/11		490	2		4	130			
	09/10	486	476	2	0	4	4	4	125

City of Ames Turnover Analysis
 Full Time Employees
 July 1, 2010 - June 30, 2011

<i>New Hires</i>	<i>07/08</i>	<i>08/09</i>	<i>09/10</i>	<i>10/11</i>
White	31	28	22	26
Asian/Pacific Islander	0	0	0	0
American Indian/Alaskan Native	0	0	0	0
Black/African American	1	2	0	0
Hispanic/Latino	0	0	0	0
Female	10	6	4	7
<i>Separations</i>	<i>07/08</i>	<i>08/09</i>	<i>09/10</i>	<i>10/11</i>
White	22	35	22	24
Asian/Pacific Islander	0	0	0	0
American Indian/Alaskan Native	0	0	0	0
Black/African American	0	1	0	0
Hispanic/Latino	0	0	0	0
Female	10	6	5	3

COUNCIL ACTION FORM

SUBJECT: 161-KV INTERCONNECTION PROJECT ENGINEERING SERVICES AGREEMENT CHANGE ORDERS—AMENDMENT 7

BACKGROUND:

The FY 2011/12 budget includes a project to install a 161-kV interconnection with MidAmerican Energy Company (MEC).

On August 24, 2004, the City Council approved an engineering services agreement with DeWild Grant Reckert and Associates Company (DGR) for engineering and construction management services for this interconnection project in the amount of \$1,375,500. Change Order Nos. 1 through 3 and 4 were approved by City Council on August 8, 2006 and May 22, 2007, respectively, for a total contract cost increase of \$98,103. Change Order 5 was approved by the City Manager to provide for additional Engineering Services for the completion of the in-town 161kV line. The cost of Change Order 5 was \$46,781, and provided for additional engineering services for design modifications and rebidding of the construction of the in-town 161kV line, and also to provide additional administrative services associated with adjusting and canceling material deliveries for the 161kV line to be constructed to NE Ankeny.

Change Order 6 was approved by Council on November 24, 2009, to provide for additional design and right of way services to complete the 161kV interconnection. The total cost of Change Order No. 6 was \$351,200. The line to Ankeny was delayed due to a franchise denial by the Iowa Utilities Board (IUB) in 2008. A franchise must be granted by the IUB in order for Ames to construct the majority portion of its planned 161kV transmission line which lies outside Ames' city limits. Subsequent to the denial of the first franchise petition, a revised routing study has been completed to satisfy IUB requirements. Voluntary easements have been obtained for all but two parcels in Story County; these two parcels are under the same 4-party ownership. Three of the four owners have given the City their approval for an easement. It appears that condemnation proceedings will be required to obtain the remaining 25% interest in these two parcels. A revised petition has been submitted to the Iowa Utilities Board and a hearing has been scheduled for December 8, 2011.

A number of design changes have been required as a result of the new route study and resulting route changes. The Iowa Department of Transportation has also made plans for a new rest stop and plans to eliminate a weigh station along this route. Both of these changes require re-routing of the proposed line to coordinate with these IDOT property changes. Additional design work is also required to change several structures to meet IDOT's new permitting requirement that the line not overhang the I-35 right of way. While this overhang was approved under previously filed permits with IDOT, this

is a new FHWA prohibition that requires minor adjustments to several structures to avoid overhanging the I-35 right of way. Proposed change order No. 7 provides for the engineering of these structure changes.

Change Order 7 also provides for additional right of way services to negotiate easements for overhang along Lincoln Way (for improved roadway setback); to conclude a few protracted easement negotiations; and to document and provide testimony before the Iowa Utilities Board (IUB) for the right of way aspects of the design services. This Change Order will also provide for services to negotiate and administer crop damages through the construction phase of this project. Due to project delays associated with the earlier franchise permit denial, inflationary escalations are included in this change order to reflect current rates for engineering and construction management services.

The total cost of proposed Change Order No. 7 is \$111,300. The cumulative cost of this and all prior change orders to this Engineering Services Contract is \$607,384, and the total revised contract amount is \$1,982,884. **The additional cost of change order 7 is contained within the amount budgeted for the Capital Improvement Project titled "Mid-American-Energy Company Interconnection." The adopted budget shown for 2011/12 is \$7,750,000, of which over \$7 million remains unspent.**

ALTERNATIVES:

1. Approve Change Order No. 7 to increase the total amount of the Engineering Services Contract with DGR by \$111,300 to a revised contract amount of \$1,982,884 for additional engineering design, administration, franchise petition filing, hearing support, and right of way services for the 161-kV (Mid-American Energy Company) Interconnection project.
2. Delay the 161-kV interconnection project.

MANAGER'S RECOMMENDED ACTION:

Additional services are required from DGR for the 161-kV interconnection project to complete design work, right of way acquisition, construction management and complete a franchise petition filing. Due to project delays associated with the earlier franchise permit denial, inflationary escalations are also included in this change order to reflect current rates for engineering and contract management services already included in the contract.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving Change Order No. 7 as described above.



Memo

City Manager's Office

TO: Mayor and Ames City Council

FROM: Steven L. Schainker, City Manager

DATE: October 21, 2011

SUBJECT: Development Process Survey Results

One of the top goals of the City Council is to FURTHER STREAMLINE AND IMPROVE GOVERNMENT PROCESSES. The objective of this goal is to promote Ames as a welcoming place to do business by embracing a “Can Do” attitude. Towards this end, I was assigned by the City Council at your goal-setting session to recommend techniques for improving feedback regarding City development-related approval processes.

Seeking customer input has long been a priority for City staff. Historically we have utilized a number of different feedback tools to gain customer input into how we can improve our development services. For years a survey was mailed to development customers after their projects were completed. Over the past two years a series of morning meetings were held with developers and consultants. In both of these cases, we have discovered that the input has decreased over time; although we still used all feedback to evaluate our services. More recently, postcard surveys have been handed to customers as they leave our Development Review Committee (DRC) meetings. Finally, with our new Business Development Coordinator on board, Seana Perkins is now following up personally with every customer to seek timely, development-specific feedback. We anticipate that these personal contacts will be the most effective means of gaining constructive customer feedback and to help us continue to improve our services.

In addition to the personal follow-up by Seana, we have developed a new on-line Development Process Survey. To increase the likelihood of return, our customers will be asked to respond only once per year even if they have interacted with staff on numerous occasions over the last twelve months. The responses will remain anonymous. The results of this initial survey, which are attached for your review, were analyzed by Seana. She will make the presentation regarding these results at the Council meeting.

I believe the utilization of this survey, while not a perfect tool to judge progress to accomplishing your goal, is helpful since many times the only feedback we personally receive are the negative comments. Overall, it appears that we received more positive comments than negative ones about our “Can Do” attitude. However, whether the responses from our customers were positive or not, there are a number of themes that are revealed in the survey that will help us realize your goal.

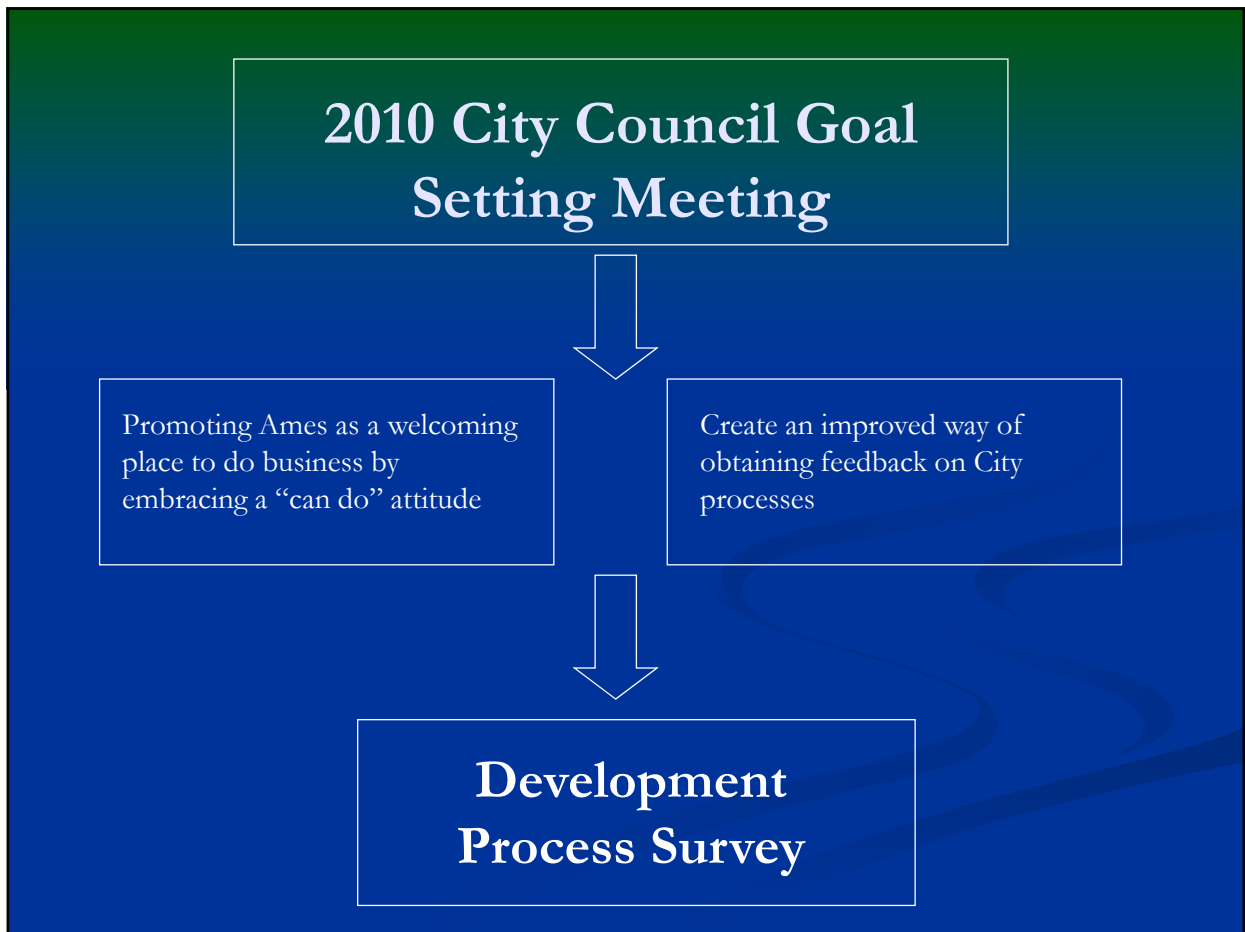
The following themes offer an opportunity to focus our attention on continued improvement:

- Maintain consistency among City staff members in regards to answering questions and Code interpretations
- Improve timeliness of inspections, responses to inquiries, and approval decisions
- Base decisions on the current code and not on personal preference or bias of a staff member
- Clearly communicate expectations to customers at the beginning of the approval process so they can be relied on without bringing up new requirements later in the process
- Display a “Can Do” attitude by helping to identify solutions that facilitate the project’s approval
- Develop clarity and flexibility in City policies, rules, and local ordinances and change those that work against our goals

Development Process Survey

Results Interpretation





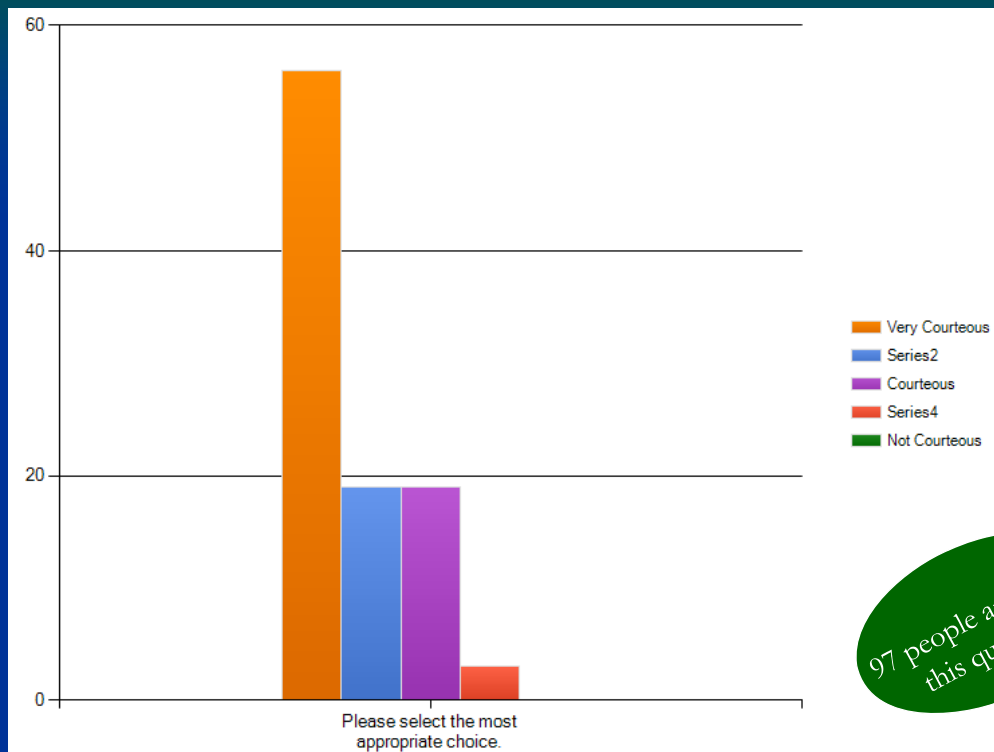
Response Summary

- 84 Planning Survey's E-mailed
- 437 Building Inspections Survey's E-mailed

You were selected to receive this survey due to your recent interaction with the City of Ames. Which of the following departments were you primarily working with on your project (s)? (Building Inspections or Planning)

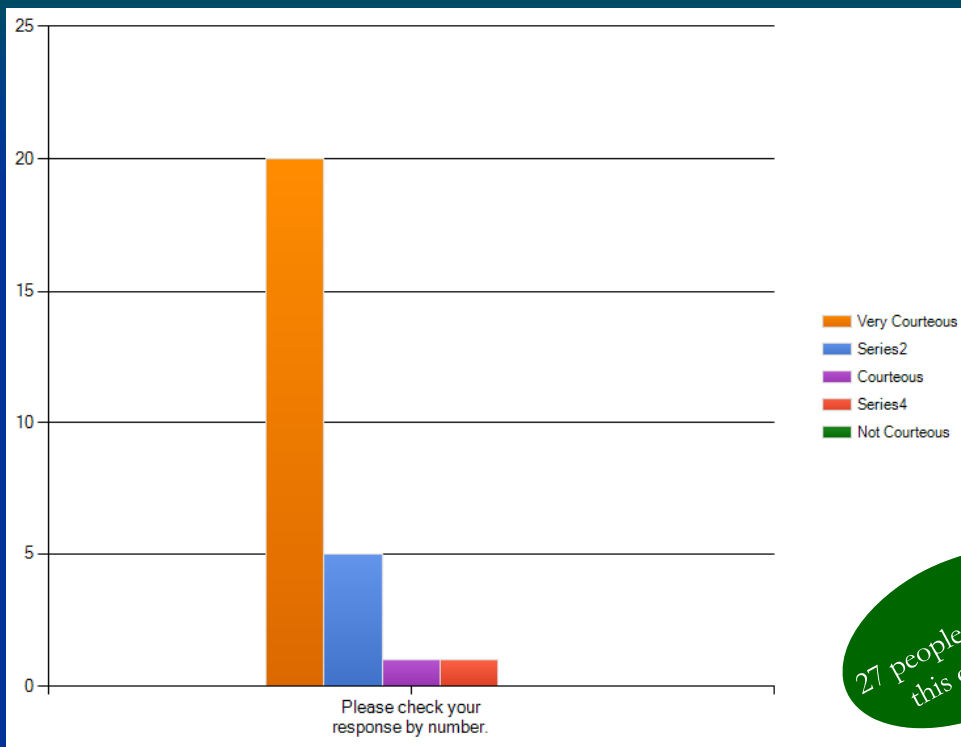
Answer Options	Percent of Total	Response Count
Building Inspections	24.0%	105
Planning	39.3%	33

How would you describe the Inspection staff's courteousness while assisting you with your proposal(s)/project(s)?



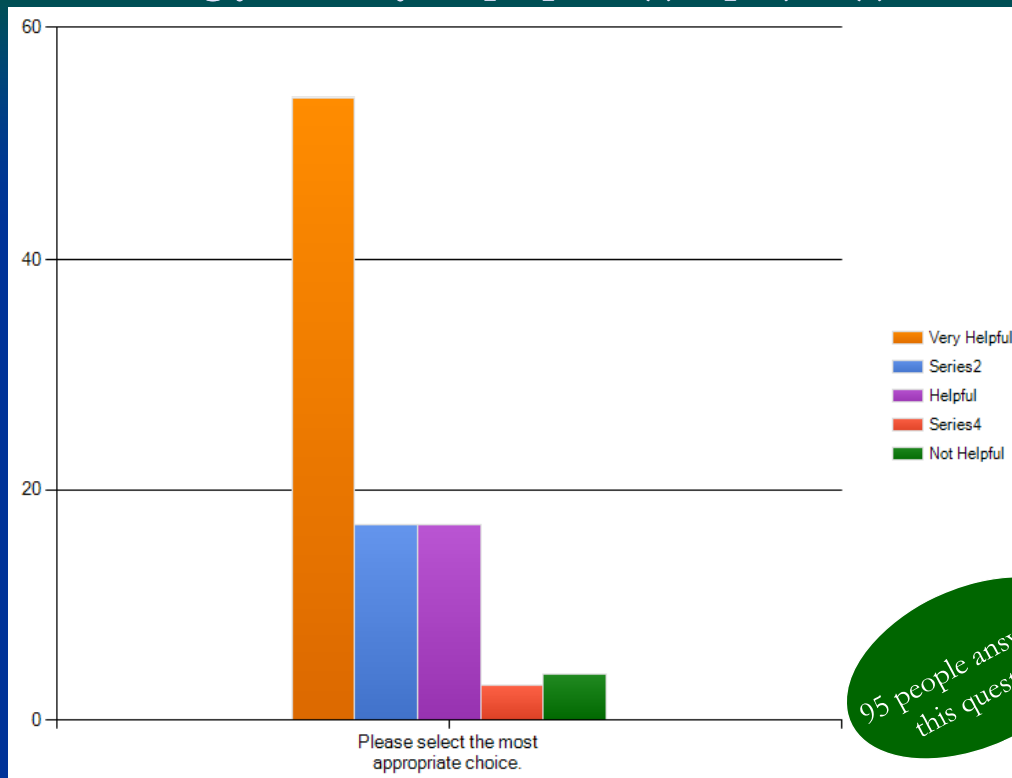
97 people answered this question

How would you describe the Planning staff's courteousness while assisting you with your proposal(s)/project(s)?

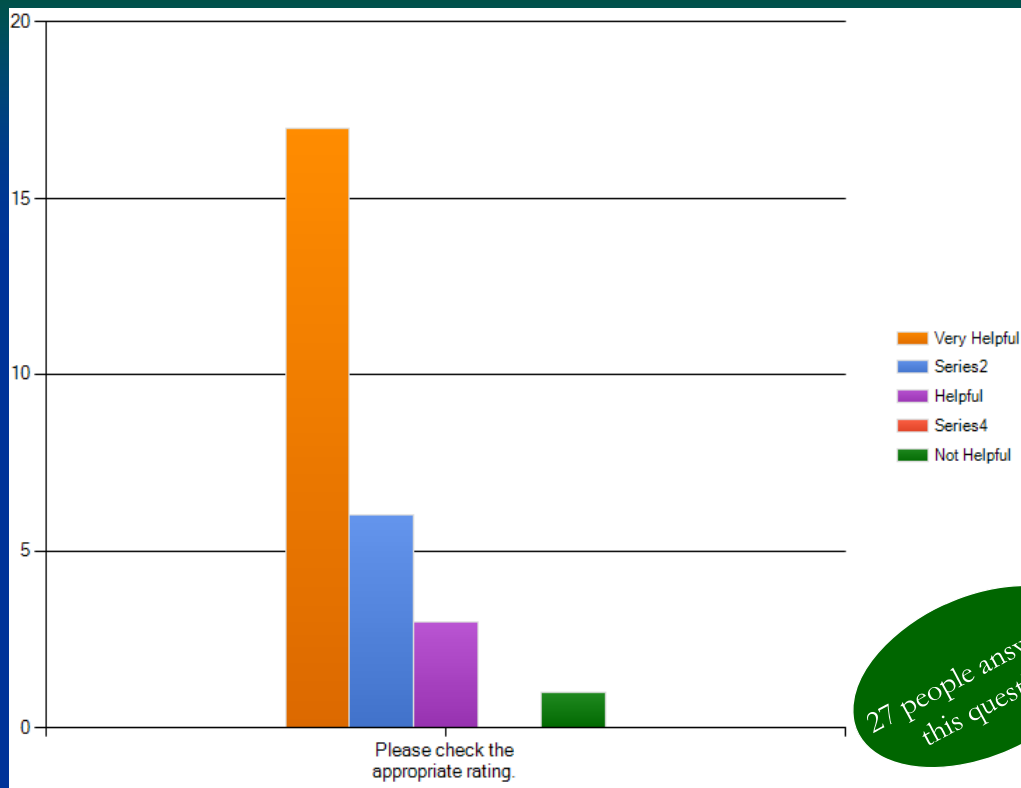


27 people answered this question

How would you describe the Inspection staff's helpfulness while assisting you with your proposal(s) / project(s)?

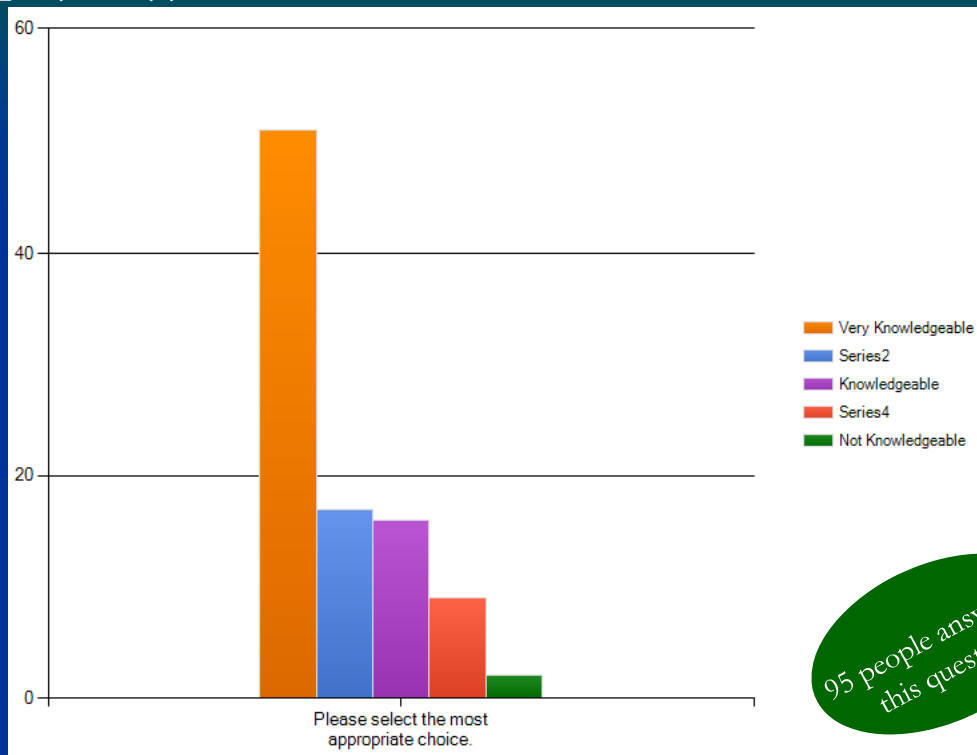


How would you describe the Planning staff's helpfulness while assisting you with your proposal(s)/project(s)?



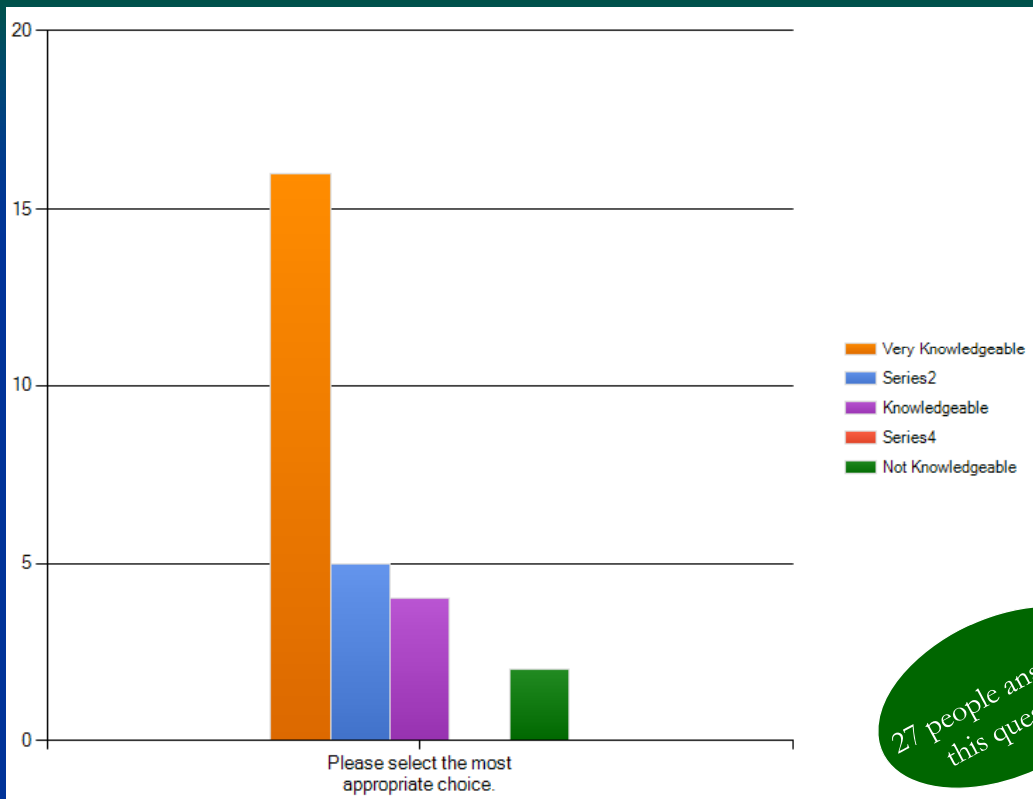
27 people answered this question

How would you describe the Inspection staff's professional knowledge while assisting you with your proposal(s) / projects(s)?



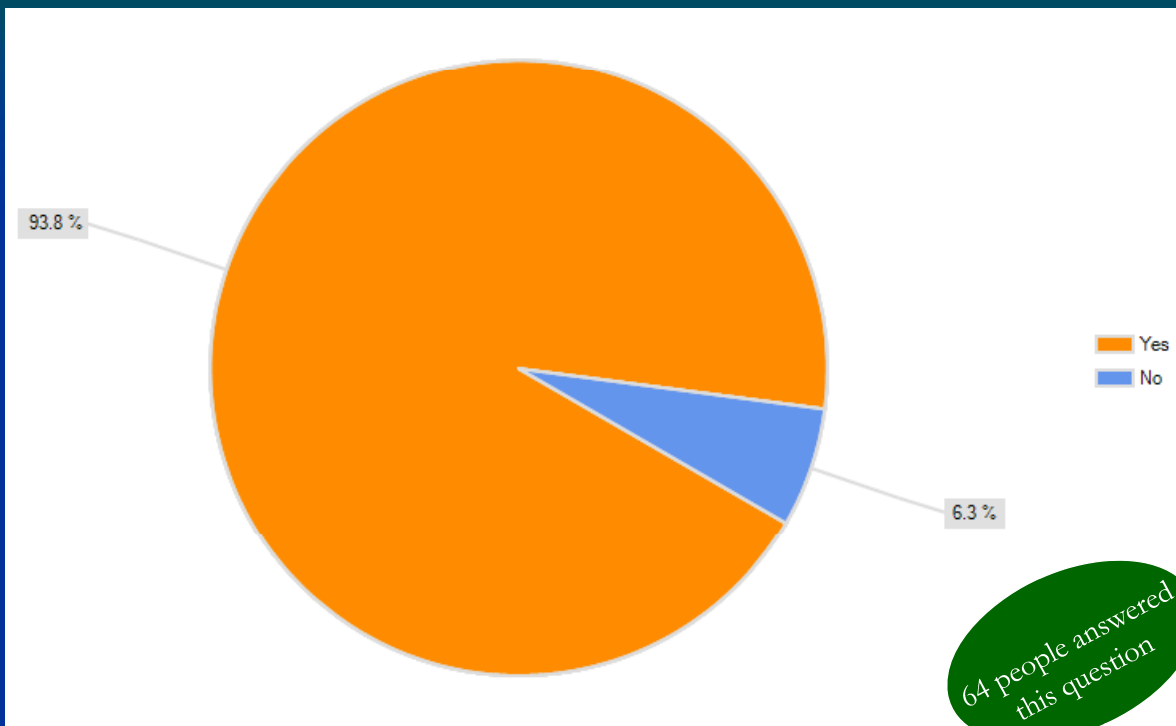
95 people answered this question

How would you describe the Planning staff's professional knowledge while assisting you with your proposal(s) / project(s)?

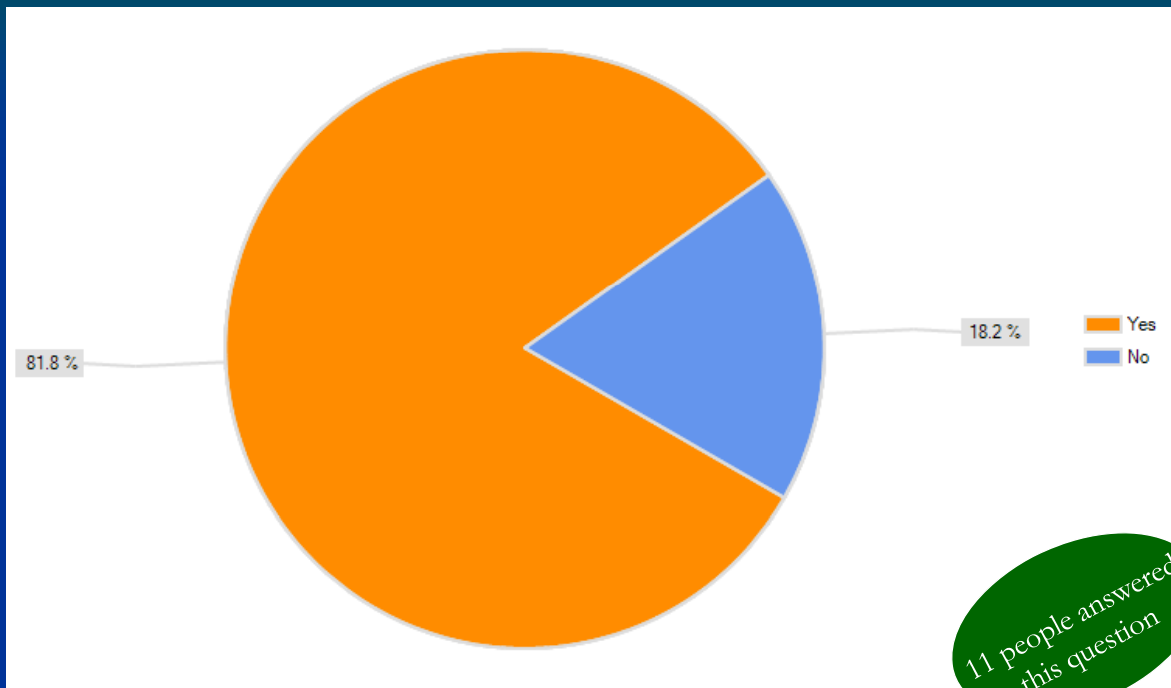


27 people answered this question

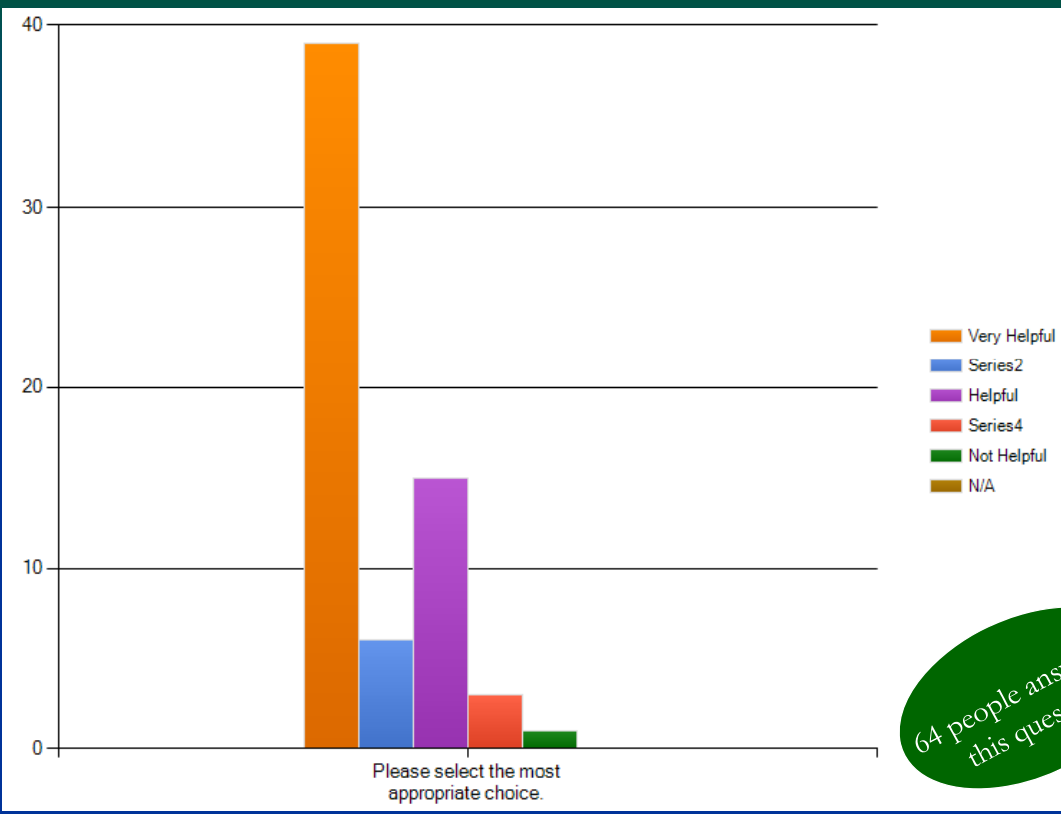
Were you met with a "welcoming" attitude by our front counter staff? (Building Inspections)



Were you met with a "welcoming" attitude by our front counter staff? (Planning)

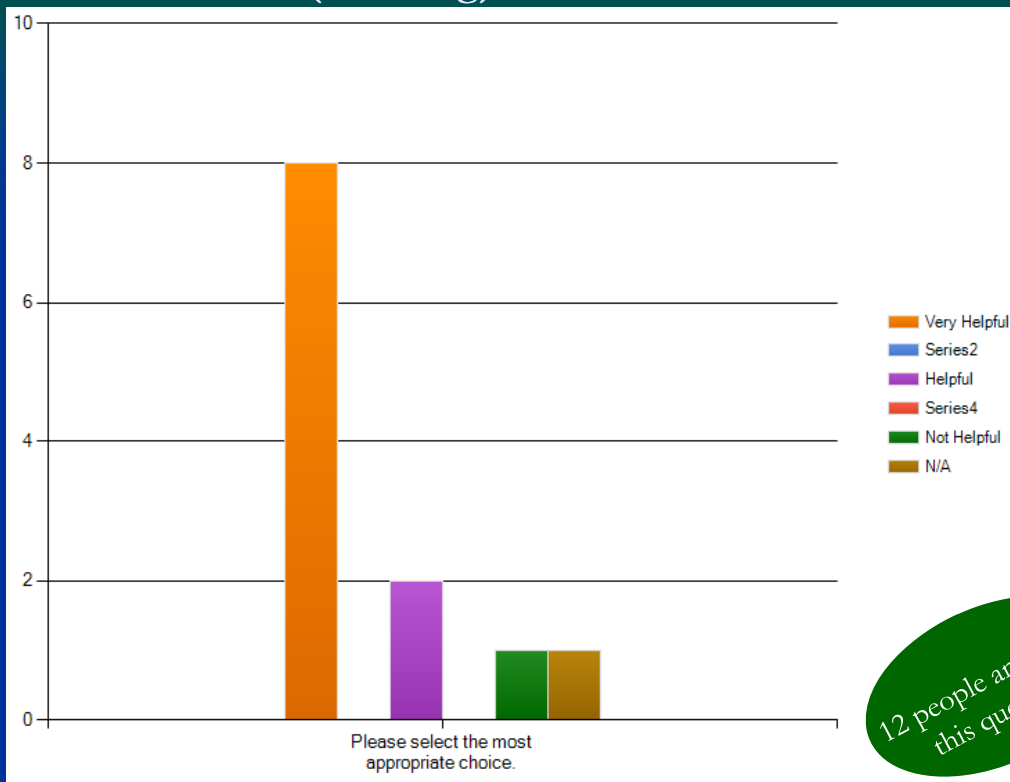


How would you describe the helpfulness of our front counter staff? (Building Inspections)



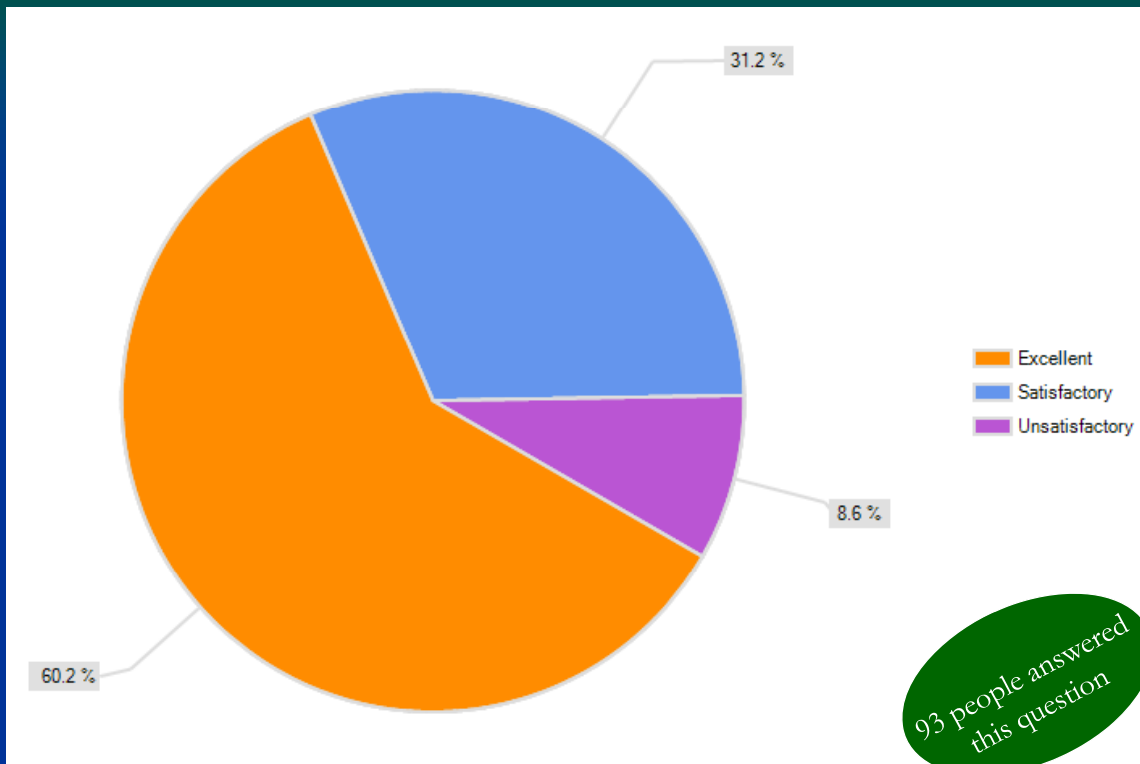
64 people answered this question

How would you describe the helpfulness of the City staff's front counter staff? (Planning)

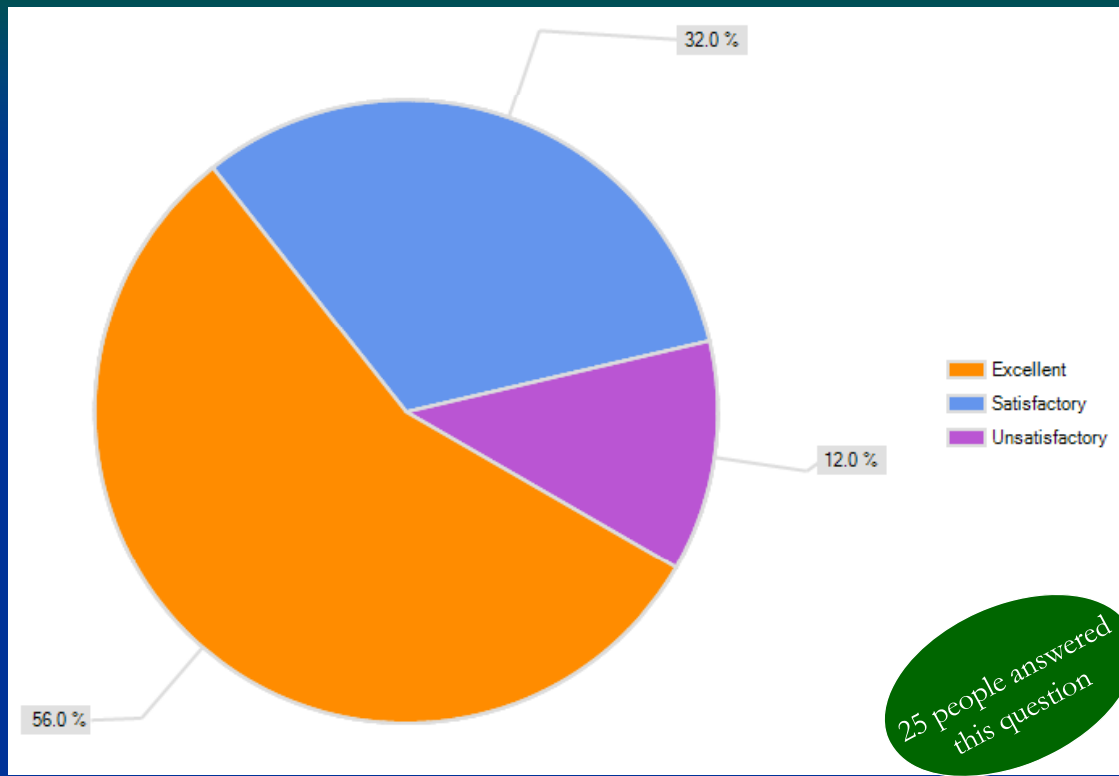


12 people answered this question

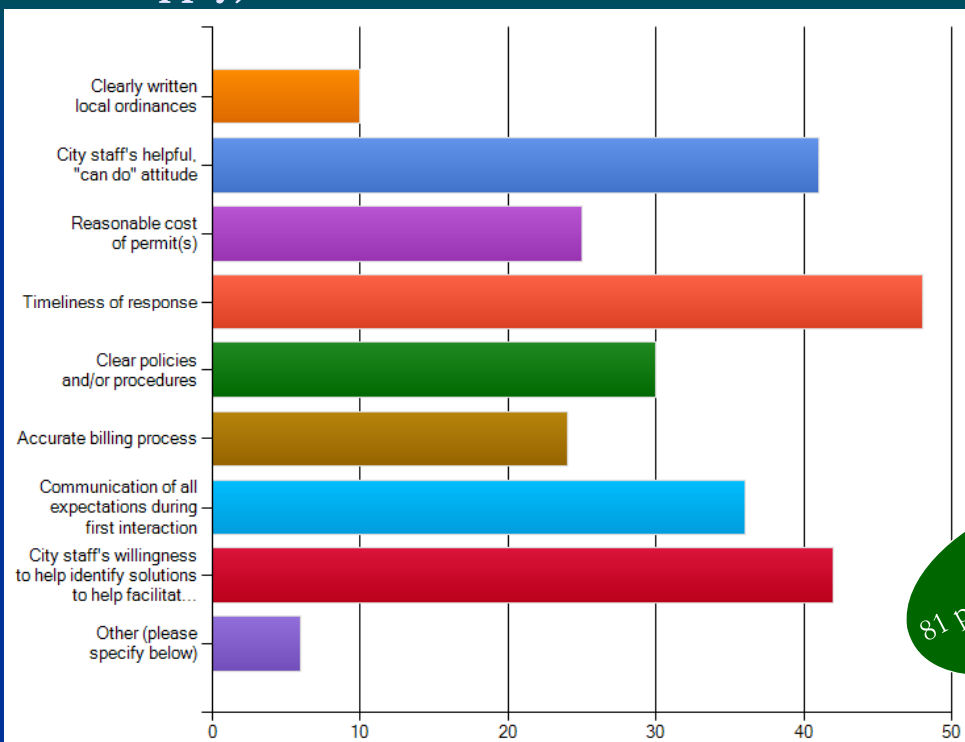
Overall, how would you describe your experience with the Inspection Division?



Overall, were you satisfied with your experience with the Planning Division?

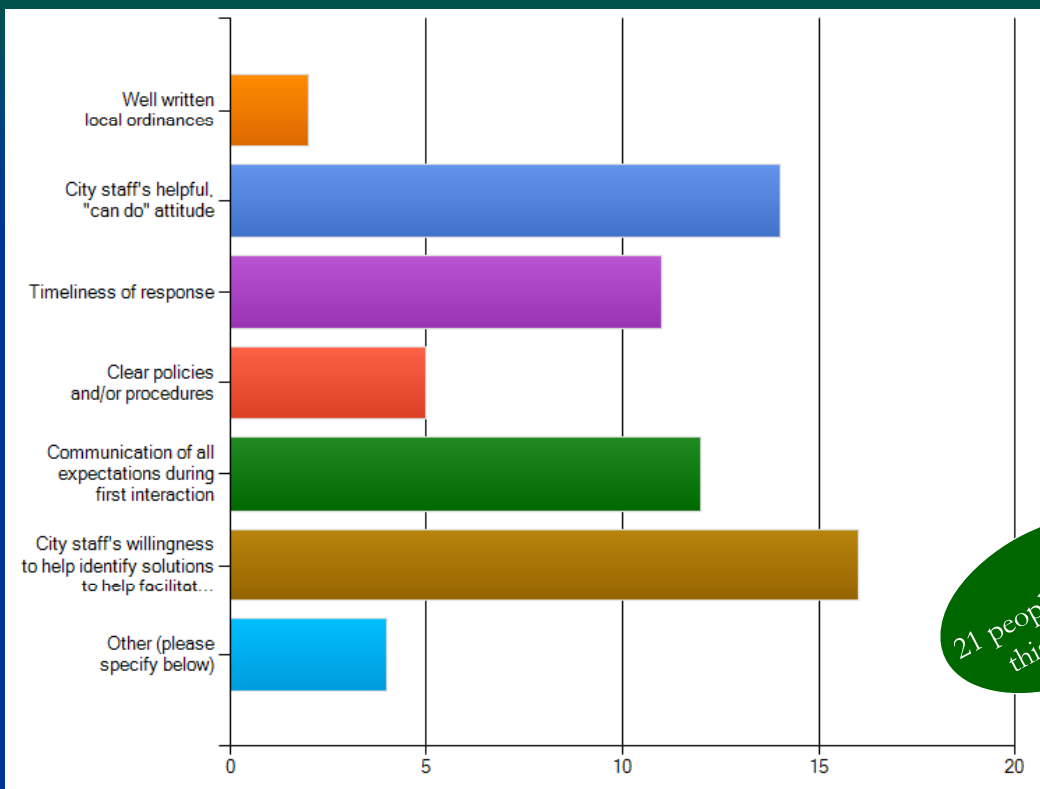


Which of the following contributed to your satisfaction level with the City of Ames' Inspection Division? (please select all that apply)



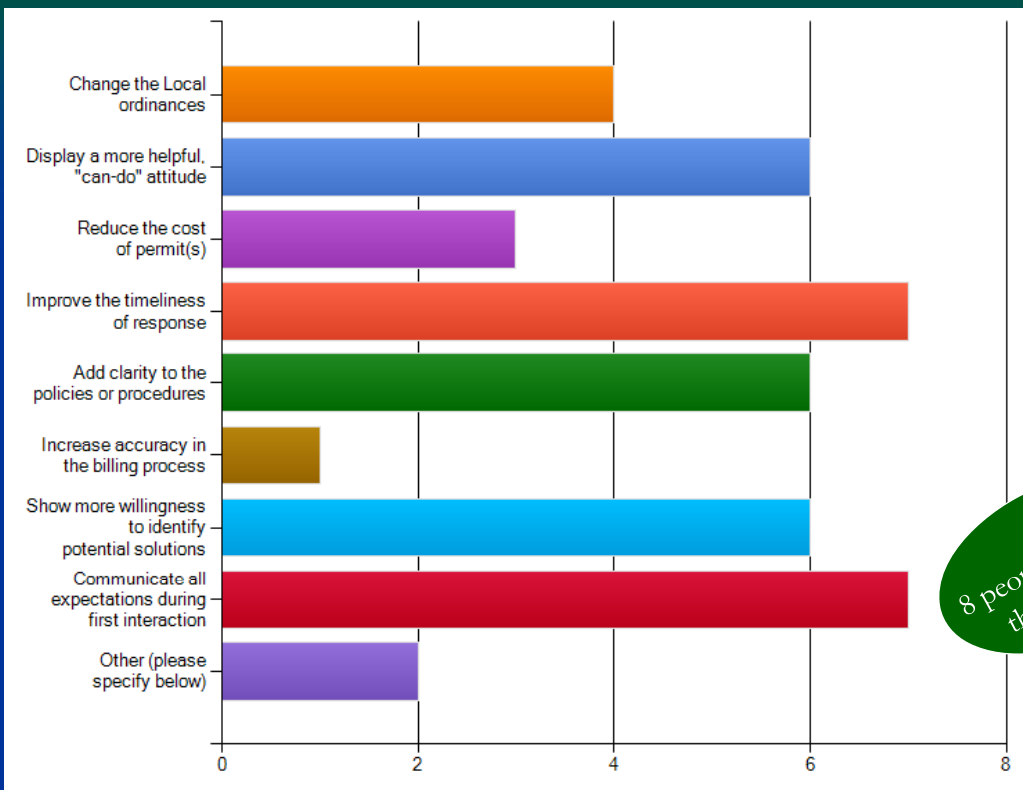
81 people answered this question

Which of the following contributed to your satisfaction level with our Planning Division? (please select all that apply)



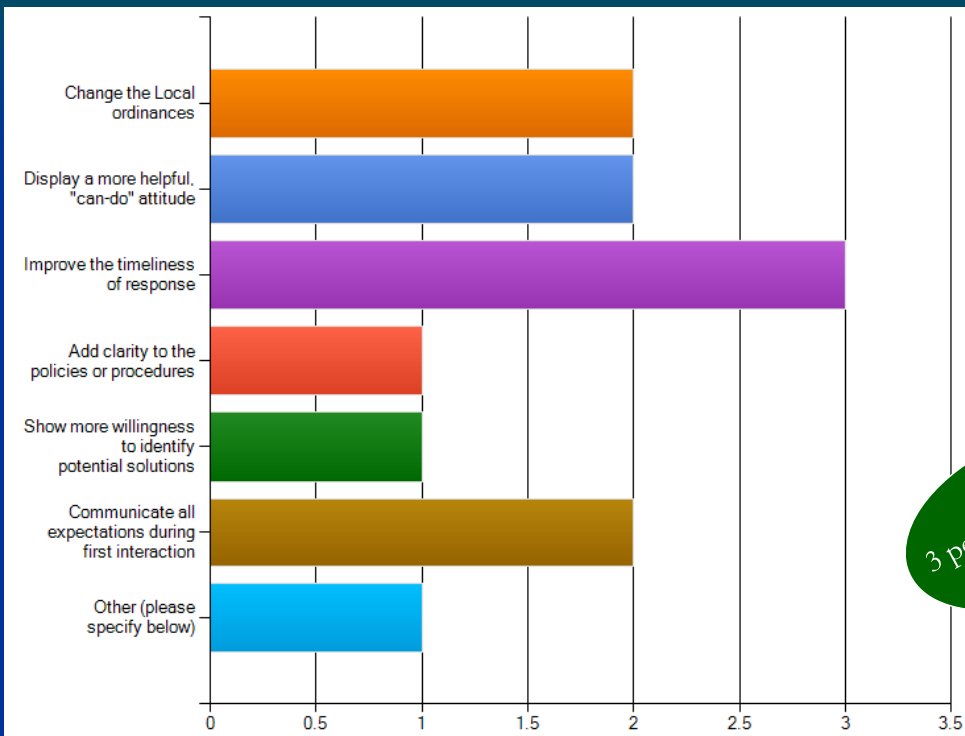
21 people answered this question

Which of the following could help improve your satisfaction level with our Inspection Division? (please select all that apply)



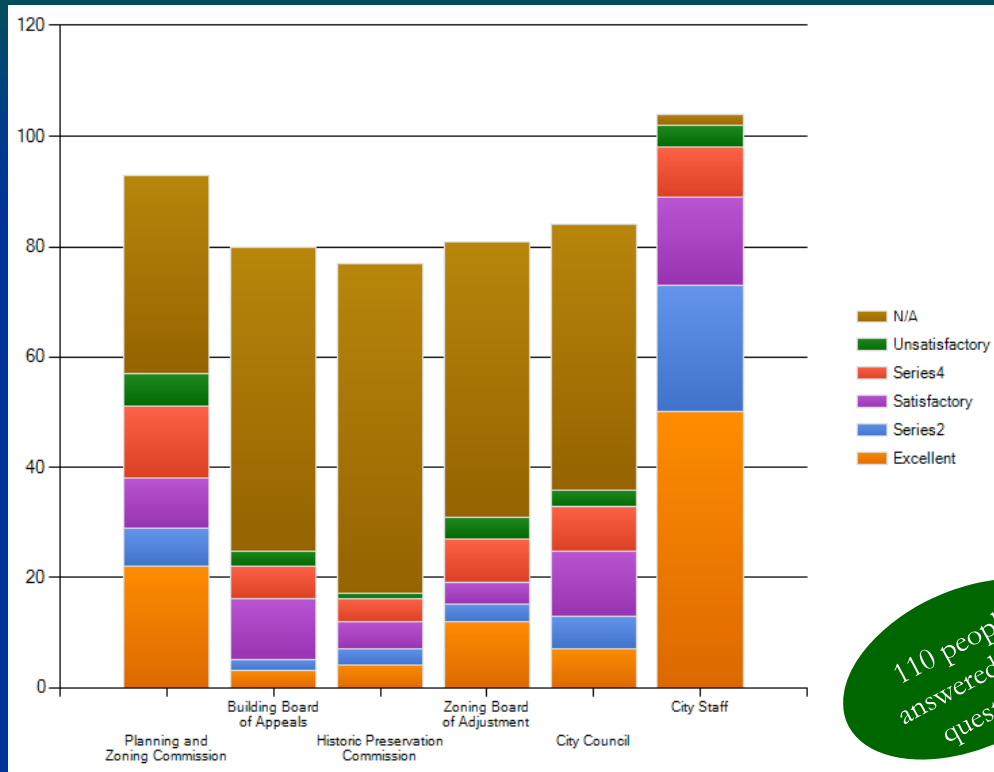
8 people answered this question

Which of the following could help improve your satisfaction level with the City's Planning Division? (please select all that apply)



3 people answered this question

A Council goal is for the City of display a “can-do” attitude to customers, promoting Ames as a welcoming place to do business. In your opinion, how well did we accomplish this?



110 people answered this question

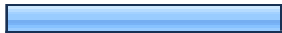

Continuous Improvement Themes

- Maintain consistency among City staff members in regards to answering questions and Code interpretations
- Improve timeliness of inspections, responses to inquiries, and approval decisions
- Base decisions on the current code and not on personal preference or bias of a staff member
- Clearly communicate expectations to customers at the beginning of the approval process so they can be relied on without bringing up new requirements later in the process.
- Display a “Can Do” attitude by helping to identify solutions that facilitate the project’s approval
- Develop clarity and flexibility in City policies, rules, and local ordinances and change those that work against our goals.











Questions?

1. You were selected to receive this survey due to your recent interaction with the City of Ames. Which of the following departments were you primarily working with on your project (s)?

		Response Percent	Response Count
Planning (e.g., site plan review, subdivisions, variances, special use permits, historic preservation, etc.)		23.9%	33
Building Inspections (includes: building, electrical, plumbing, mechanical and construction plans review)		76.1%	105
		answered question	138

2. Which Inspection staff member(s) assisted you with your most recent proposal(s)/project(s)? (please select all that apply)

		Response Percent	Response Count
David Brown (Building Official)		20.6%	20
Bruce Kincaid (Inspections Supervisor)		17.5%	17
Craig Hageman (Building)		44.3%	43
Mike Makelbust (Plumbing)		34.0%	33
Nick Patterson (Electrical)		26.8%	26
Scott Ripperger (Plans)		21.6%	21
Unknown		15.5%	15
Other (please type name below)		8.2%	8
		answered question	97
		skipped question	8

3. How would you describe the Inspection staff's courteousness while assisting you with your proposal(s)/project(s)?

	Very Courteous		Courteous		Not Courteous	Rating Average	Response Count
Please select the most appropriate choice.	57.7% (56)	19.6% (19)	19.6% (19)	3.1% (3)	0.0% (0)	4.32	97
						Use this space to explain your choice	18
						answered question	97
						skipped question	8



4. How would you describe the Inspection staff's helpfulness while assisting you with your proposal(s)/project(s)?

	Very Helpful		Helpful		Not Helpful	Rating Average	Response Count
Please select the most appropriate choice.	56.8% (54)	17.9% (17)	17.9% (17)	3.2% (3)	4.2% (4)	4.20	95
						Use this space to explain your choice	16
						answered question	95
						skipped question	10

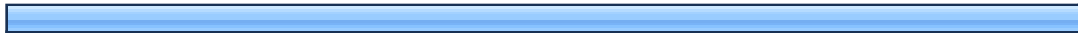

5. How would you describe the Inspection staff's professional knowledge while assisting you with your proposal(s)/project (s)?

	Very Knowledgeable	Knowledgeable	Not Knowledgeable	Rating Average	Response Count		
Please select the most appropriate choice.	53.7% (51)	17.9% (17)	16.8% (16)	9.5% (9)	2.1% (2)	4.12	95
	Use this space to explain your choice						13
	answered question						95
	skipped question						10

6. Did your project(s) require you to have interaction with counter help at City Hall?

		Response Percent	Response Count
Yes		67.0%	65
No		33.0%	32
	answered question		97
	skipped question		8

7. Were you met with a "welcoming" attitude by our front counter staff?

		Response Percent	Response Count
Yes		93.8%	60
No		6.3%	4

Use this space to explain your choice

8

answered question

64

skipped question

1

8. How would you describe the helpfulness of our front counter staff?

	Very Helpful	Helpful	Not Helpful	N/A	Rating Average	Response Count		
Please select the most appropriate choice.	60.9% (39)	9.4% (6)	23.4% (15)	4.7% (3)	1.6% (1)	0.0% (0)	4.23	64

Use this space to explain your choice

4

answered question

64

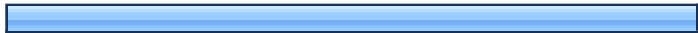


skipped question

1





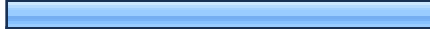




9. Which of the following best describes the final outcome of your proposal(s)/project(s)? (please select all that apply)

		Response Percent	Response Count
Approved by City staff		89.0%	81
Approved by Building Board of Appeals		4.4%	4
Approved by City Council		2.2%	2
Denied by City staff		2.2%	2
Denied by Building Board of Appeals		0.0%	0
Denied by City Council		0.0%	0
Other (please specify below)		6.6%	6
		answered question	91
		skipped question	14

10. Overall, how would you describe your experience with the Inspection Division?

		Response Percent	Response Count
Excellent		60.2%	56
Satisfactory		31.2%	29
Unsatisfactory		8.6%	8
		answered question	93
		skipped question	12

11. Which of the following contributed to your satisfaction level with the City of Ames' Inspection Division? (please select all that apply)

		Response Percent	Response Count
Clearly written local ordinances		12.3%	10
City staff's helpful, "can do" attitude		50.6%	41
Reasonable cost of permit(s)		30.9%	25
Timeliness of response		59.3%	48
Clear policies and/or procedures		37.0%	30
Accurate billing process		29.6%	24
Communication of all expectations during first interaction		44.4%	36
City staff's willingness to help identify solutions to help facilitate your project		51.9%	42
Other (please specify below)		7.4%	6
		answered question	81
		skipped question	4

12. What comments or suggestions could you share to help us improve your next overall experience?

	Response Count
	16
answered question	16
skipped question	69








13. Which of the following could help improve your satisfaction level with our Inspection Division? (please select all that apply)

		Response Percent	Response Count
Change the Local ordinances		50.0%	4
Display a more helpful, "can-do" attitude		75.0%	6
Reduce the cost of permit(s)		37.5%	3
Improve the timeliness of response		87.5%	7
Add clarity to the policies or procedures		75.0%	6
Increase accuracy in the billing process		12.5%	1
Show more willingness to identify potential solutions		75.0%	6
Communicate all expectations during first interaction		87.5%	7
Other (please specify below)		25.0%	2
		answered question	8
		skipped question	0

14. How can we improve your next overall experience?

	Response Count
	6
answered question	6
skipped question	2

15. Which Planning staff member(s) assisted you with your most recent proposal(s)/project(s)? (please select all that apply)

		Response Percent	Response Count
Ray Anderson		28.6%	8
Jeff Benson		32.1%	9
Charlie Kuester		46.4%	13
Sam Perry		28.6%	8
Steve Osguthorpe		17.9%	5
Cindy Hollar		14.3%	4
Unknown		3.6%	1
Other (please type name below)		0.0%	0
		answered question	28
		skipped question	5

16. How would you describe the Planning staff's courteousness while assisting you with your proposal(s)/project(s)?

	Very Courteous		Courteous		Not Courteous	Rating Average	Response Count
Please check your response by number.	74.1% (20)	18.5% (5)	3.7% (1)	3.7% (1)	0.0% (0)	4.63	27
	Use this space to explain your choice						8
	answered question						27
	skipped question						6



17. How would you describe the Planning staff's helpfulness while assisting you with your proposal(s)/project(s)?

	Very Helpful		Helpful		Not Helpful	Rating Average	Response Count
Please check the appropriate rating.	63.0% (17)	22.2% (6)	11.1% (3)	0.0% (0)	3.7% (1)	4.41	27
	Use this space to explain your choice						9
	answered question						27
	skipped question						6

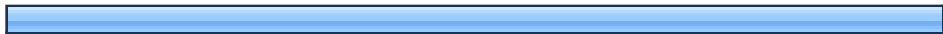

18. How would you describe the Planning staff's professional knowledge while assisting you with your proposal(s)/project (s)?

	Very Knowledgeable	Knowledgeable	Not Knowledgeable	Rating Average	Response Count		
Please select the most appropriate choice.	59.3% (16)	18.5% (5)	14.8% (4)	0.0% (0)	7.4% (2)	4.22	27
	Use this space to explain your choice						2
	answered question						27
	skipped question						6

19. Did your issue require you to have interaction with counter help at City Hall?

		Response Percent	Response Count
Yes		42.9%	12
No		57.1%	16
	answered question		28
	skipped question		5










20. Were you met with a "welcoming" attitude by our front counter staff?

		Response Percent	Response Count
Yes		81.8%	9
No		18.2%	2
Use this space to explain your choice			3
answered question			11
skipped question			1

21. How would you describe the helpfulness of the City staff's front counter staff?

	Very Helpful	Helpful	Not Helpful	N/A	Rating Average	Response Count		
Please select the most appropriate choice.	66.7% (8)	0.0% (0)	16.7% (2)	0.0% (0)	8.3% (1)	8.3% (1)	4.27	12
Use this space to explain your choice							2	
answered question							12	
skipped question							0	

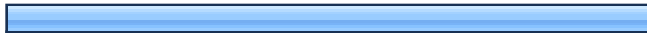


22. What type of application did you submit? (please select all that apply)

		Response Percent	Response Count
Certificate of Appropriateness (historic preservation)		8.7%	2
Major Site Plan or Planned Residential Development (PRD) Plan		17.4%	4
Special Use Permit		21.7%	5
Minor Site Plan		34.8%	8
Preliminary or Final Plat		21.7%	5
Flood Plain Development Permit		17.4%	4
Rezoning		13.0%	3
Land Use Policy Plan change		8.7%	2
Other (please specify below)		21.7%	5
		answered question	23
		skipped question	10

23. Which of the following best describes the final outcome of your proposal(s)/project(s)?

		Response Percent	Response Count
Approved by City staff		40.9%	9
Approved by the Zoning Board of Adjustment		22.7%	5
Approved by the Historic Preservation Commission		4.5%	1
Approved by City Council		31.8%	7
Denied by City staff		0.0%	0
Denied by the Zoning Board of Adjustment		0.0%	0
Denied by the Historic Preservation Commission		0.0%	0
Denied by City Council		0.0%	0
		answered question	22
		skipped question	11

24. Overall, were you satisfied with your experience with the Planning Division?

		Response Percent	Response Count
Excellent		56.0%	14
Satisfactory		32.0%	8
Unsatisfactory		12.0%	3
		answered question	25
		skipped question	8








25. Which of the following contributed to your satisfaction level with our Planning Division? (please select all that apply)

		Response Percent	Response Count
Well written local ordinances		9.5%	2
City staff's helpful, "can do" attitude		66.7%	14
Timeliness of response		52.4%	11
Clear policies and/or procedures		23.8%	5
Communication of all expectations during first interaction		57.1%	12
City staff's willingness to help identify solutions to help facilitate your project		76.2%	16
Other (please specify below)		19.0%	4
		answered question	21
		skipped question	1

26. How can we improve your next overall experience?

	Response Count
	5
answered question	5
skipped question	17




27. Which of the following could help improve your satisfaction level with the City's Planning Division? (please select all that apply)

		Response Percent	Response Count
Change the Local ordinances		66.7%	2
Display a more helpful, "can-do" attitude		66.7%	2
Improve the timeliness of response		100.0%	3
Add clarity to the policies or procedures		33.3%	1
Show more willingness to identify potential solutions		33.3%	1
Communicate all expectations during first interaction		66.7%	2
Other (please specify below)		33.3%	1
		answered question	3
		skipped question	0

28. What comments or suggestions could you share to help us improve your next overall experience?

	Response Count
	2
answered question	2
skipped question	1

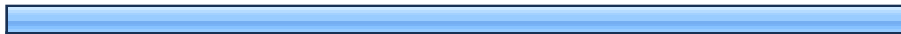

29. Did you find the Application/Developer Packet useful, clear, and understandable?

		Response Percent	Response Count
Yes		70.8%	17
No		4.2%	1
N/A		25.0%	6

Use this space to explain your choice 1

answered question	24
skipped question	9

30. Did your project follow the processing schedule that was included in the Planning Application packet for the project?

		Response Percent	Response Count
Yes		78.3%	18
No		21.7%	5
Use this space to explain your choice			7
answered question			23
skipped question			10

31. A Council goal is for the City to display a "can-do" attitude to customers, promoting Ames as a welcoming place to do business. In your opinion, how well did we accomplish this?

	Excellent		Satisfactory		Unsatisfactory	N/A	Rating Average	Response Count
Planning and Zoning Commission	23.7% (22)	7.5% (7)	9.7% (9)	14.0% (13)	6.5% (6)	38.7% (36)	3.46	93
Building Board of Appeals	3.8% (3)	2.5% (2)	13.8% (11)	7.5% (6)	3.8% (3)	68.8% (55)	2.84	80
Historic Preservation Commission	5.2% (4)	3.9% (3)	6.5% (5)	5.2% (4)	1.3% (1)	77.9% (60)	3.29	77
Zoning Board of Adjustment	14.8% (12)	3.7% (3)	4.9% (4)	9.9% (8)	4.9% (4)	61.7% (50)	3.35	81
City Council	8.3% (7)	7.1% (6)	14.3% (12)	9.5% (8)	3.6% (3)	57.1% (48)	3.17	84
City Staff	48.1% (50)	22.1% (23)	15.4% (16)	8.7% (9)	3.8% (4)	1.9% (2)	4.04	104
answered question								110
skipped question								28

32. Please provide us with any suggestions for how we can best display a "can-do" attitude.

	Response Count
	27
answered question	27
skipped question	111

Page 2, Q2. Which Inspection staff member(s) assisted you with your most recent proposal(s)/project(s)? (please select all that apply)

1	Tom Henderson (fire)	Sep 26, 2011 11:45 AM
2	Office staff, inspections dept.	Sep 13, 2011 6:53 PM
3	Heather Cromie-Roche	Sep 9, 2011 4:24 PM
4	Tom Henriksen	Sep 9, 2011 1:15 PM
5	Mechanical Inspections	Sep 9, 2011 11:14 AM
6	Natalie Harrington	Sep 9, 2011 10:10 AM
7	since sump pump line - likely plumbing but not certain	Sep 8, 2011 10:25 PM
8	Tom Henrickson	Sep 8, 2011 4:18 PM

Page 3, Q3. How would you describe the Inspection staff's courtesousness while assisting you with your proposal(s)/project(s)?

1	Very nice person to work with	Sep 27, 2011 5:44 PM
2	They are very well informed on codes. The get back to you very quickly. They are top notch inspectors	Sep 27, 2011 12:36 PM
3	Always proffesional and fair	Sep 26, 2011 10:54 AM
4	Everybody was extremely helpful.	Sep 26, 2011 10:44 AM
5	Best staff ever!	Sep 13, 2011 6:53 PM
6	A staff member always calls me back when I leave a voice mail and is very courteous and polite.	Sep 11, 2011 9:27 PM
7	He carries himself with an arrogance that is hard to work with.	Sep 11, 2011 9:11 PM
8	I was treated with the same respect that I treated Staff with.	Sep 10, 2011 7:35 PM
9	They are interest in doing things right and willing to listen to our ideas	Sep 9, 2011 4:15 PM
10	Very professional	Sep 9, 2011 11:14 AM
11	It has gotten better--phone calls and messages in the past have not been promptly returned. It is difficult to get a hold of a contact after 4 pm.	Sep 9, 2011 10:10 AM
12	This staff member has always been very courteous and professional in my dealings with him.	Sep 9, 2011 9:18 AM
13	Always professional	Sep 8, 2011 9:45 PM
14	a quick reveiw was done with the permit being issued.	Sep 8, 2011 8:39 PM
15	It's like calling Mediacom, we will get to you between 12 and 5, please be home.	Sep 8, 2011 6:22 PM
16	They were prof	Sep 8, 2011 5:57 PM
17	This staff member is courteous to your face, but vindictive and rude when he thinks you are not looking. He further is very unorganized and fails to get back to people as promised.	Sep 8, 2011 4:17 PM
18	I cannot compliment the City of Ames enough. Everyone on staff was wonderful to work with and very appreciative of our investment in the community and told me so on many occasions.	Sep 8, 2011 4:10 PM

Page 3, Q4. How would you describe the Inspection staff's helpfulness while assisting you with your proposal(s)/project(s)?

1	always there to help you right away	Sep 27, 2011 5:44 PM
2	Always returns calls to answer questions	Sep 26, 2011 10:54 AM
3	They took the extra time to make everything as easy as possible.	Sep 26, 2011 10:44 AM
4	do not respond to calls during buisness hrs.	Sep 25, 2011 11:58 AM
5	Special scheduling requests were handled easy-peasy!	Sep 13, 2011 6:53 PM
6	This staff member always does his best to describe an answer to question and to help me through to a solution.	Sep 11, 2011 9:27 PM
7	He will not respond to e-mail queries with legitimate questions.	Sep 11, 2011 9:11 PM
8	The project was a bit of a rush and staff helped it along!	Sep 10, 2011 7:35 PM
9	Normally perform work in Des Moines. They were very helpful in planning the project.	Sep 9, 2011 11:14 AM
10	Code is often read...but not interpreted by the city official.	Sep 9, 2011 10:10 AM
11	On occasion, I have called a staff member to look at a project before I started with it to get his input. He has been very helpful in discussing a number of different ways to achieve a safe and effective outcome.	Sep 9, 2011 9:18 AM
12	This staff member helped us get a permit quickly because the investor was requiring it. He went above and beyond to help us and I felt like he was actually part of the project team because he was trying so hard to make this project (Eastwood Apartments) come to fruition.	Sep 9, 2011 7:55 AM
13	Staff always willing to help me plan project to meet code.	Sep 8, 2011 9:45 PM
14	This staff's willingness to listen and consider alternative points of view is exceptional.	Sep 8, 2011 9:12 PM
15	gave a very good explanation with what was required.	Sep 8, 2011 8:39 PM
16	Has is own agenda and does not seem to care a hoot about anyone else.	Sep 8, 2011 4:17 PM

Page 4, Q5. How would you describe the Inspection staff's professional knowledge while assisting you with your proposal(s)/project(s)?

1	never had a problem	Sep 27, 2011 5:44 PM
2	Knows the code and city regulations very well and is not afraid to ask for an opinion	Sep 26, 2011 10:54 AM
3	No complaints	Sep 26, 2011 10:44 AM
4	This staff member and I discussed several solutions to a difficult code compliance problem and worked out a solution together. Unbelievable!	Sep 13, 2011 6:53 PM
5	We do not receive consistent answers. The code is so cumbersome that it would be difficult for anyone to apply consistently.	Sep 13, 2011 1:38 PM
6	He is pretty green to be in this position. He gets bogged down in details and misses big items.	Sep 11, 2011 9:11 PM
7	They had great knowledge and interpretation of the code.	Sep 9, 2011 11:14 AM
8	There has been turnover so long term or continual projects require educating city staff on reasoning and interpretation that happened prior to the new staff	Sep 9, 2011 10:10 AM
9	I am finding an increasing amount of erroneous requirements which are attributed to the Code but which are not in the Code.	Sep 9, 2011 9:47 AM
10	It is obvious that this staff member has "done his homework". He is very knowledgeable with every issue of City and National Electrical Codes.	Sep 9, 2011 9:18 AM
11	This staff's knowledge exceeds typical municipal inspection departments. They are extremely code compliant.	Sep 8, 2011 9:12 PM
12	what codes were required	Sep 8, 2011 8:39 PM
13	The rental inspection staff is relatively kind, but not at all competent for the professional areas in which they work. They have a very low understanding of the actual mechanics of buildings, take many photos to "research later" and make ridiculous demands.	Sep 8, 2011 4:17 PM

Page 5, Q7. Were you met with a "welcoming" attitude by our front counter staff?

1	Front counter staff is always helpful.	Sep 26, 2011 11:43 AM
2	unable to answer simple questions .Are my mesagges really getting passed on??	Sep 25, 2011 12:01 PM
3	It was like everyone had their coffee BEFORE work-- they were ready to go!	Sep 13, 2011 6:54 PM
4	Very helpful. I never feel like I am taking up their time or I am an imposition. Very professional.	Sep 11, 2011 9:28 PM
5	The counter staff is always pleasant and helpful	Sep 11, 2011 9:11 PM
6	Your staff is always pleasant. Very cheerful and welcoming.	Sep 9, 2011 9:23 AM
7	It was during the flood and doing clean up.we decided to close off a garage door to save energy. they were very helpful with the permit as a last minuet decision.	Sep 8, 2011 8:57 PM
8	delayed in responding - acknowledgement	Sep 8, 2011 8:09 PM

Page 5, Q8. How would you describe the helpfulness of our front counter staff?

1	Very helpful, willing to get the information I needed by seeking others if they didn't know.	Sep 27, 2011 12:39 PM
2	They are quick to leave a message for the staff person but don't want to try to answer waht possibly could be an easy question.	Sep 9, 2011 10:12 AM
3	Any time I've had a question, your staff has been able to give me a complete and precise answer.	Sep 9, 2011 9:23 AM
4	see above commit	Sep 8, 2011 8:57 PM

Page 6, Q9. Which of the following best describes the final outcome of your proposal(s)/project(s)? (please select all that apply)

1	no jobs inspected in the last year that I recall	Sep 26, 2011 3:13 PM
2	Unknown at this time	Sep 9, 2011 4:25 PM
3	Approved by Fire Department	Sep 9, 2011 1:16 PM
4	Not sure. I just fill out the permits.	Sep 9, 2011 9:35 AM
5	N/A	Sep 8, 2011 4:26 PM
6	Still waiting for responses on almost all items	Sep 8, 2011 4:17 PM

Page 8, Q11. Which of the following contributed to your satisfaction level with the City of Ames' Inspection Division? (please select all that apply)

1	none of the above	Sep 28, 2011 3:47 PM
2	Everyone is willing to discuss my needs and work with me towards a solution.	Sep 13, 2011 7:00 PM
3	None have been consistently applied.	Sep 13, 2011 1:46 PM
4	The cost of the permits seem somewhat high to me.	Sep 11, 2011 9:30 PM
5	Usually the permit is approved, which is why I answered satisfactory. Based on the list above I probably would have answered unsatisfactory	Sep 9, 2011 10:20 AM
6	please remember that the work was done following the flood and the the staff was very busy yet took the time to be helpful	Sep 8, 2011 8:58 PM

Page 9, Q12. What comments or suggestions could you share to help us improve your next overall experience?

1	Are all forms/apps on line?	Sep 26, 2011 7:41 PM
2	Fees are getting expensive	Sep 26, 2011 3:16 PM
3	I don't like the fact that the inspectors on that south 16th project were waiting on them hand & foot just because they were out of town contractors. They don't hold our hands, but expect us to know the codes. If they can't hire local contracrors that are familiar with the wants & ways of the city of ames, then they shouldn't be working here	Sep 26, 2011 11:50 AM
4	More specific line item charges on permit forms.	Sep 26, 2011 11:03 AM
5	Everything was fine	Sep 26, 2011 10:56 AM
6	This staff member is a little tough on some of the plumbing issues, to a point that sometimes is excessive. The building inspectors I work with are all very very helpful and easy to work with. This staff other member is great	Sep 14, 2011 8:10 AM
7	Maybe you guys could install the water heater too? Seriously, don't change anything. Keep up the good work!	Sep 13, 2011 7:00 PM
8	Keep up the good work.	Sep 11, 2011 9:30 PM
9	I can see that your staff is working hard to organize the information within the planning division. I feel that I have been getting emails in a timely fashion for items such as office closings, ordinance changes, etc. However, most of the information I have received does not pertain to our line of construction. I would like more information and a contact person for plan review, installation and scheduling inspections for fire sprinkler systems within the city.	Sep 9, 2011 4:34 PM
10	By improving on the list above--I don't know that I ever experience a "can-do" attitude or a willingness to help. Notifying contractors when permits will increase instead of surprising them on a bill. Staff should not complain about how over worked they are.	Sep 9, 2011 10:20 AM
11	I believe if the inspectors would stick to the actual Code more and not add things like inspecting pipe runs(HVAC) which are not talked about in the Code and are used to only generate more money for the City.	Sep 9, 2011 9:50 AM
12	Continue to have a "Pro-Development" attitude and help the design and build team work through issues that could delay or eliminate the project. Continue to ensure that the system is not designed to put out-of-town contractors at a disadvantage.	Sep 9, 2011 7:59 AM
13	Previous inspection dept administrations allowed the customer to set a specific time for an inspection. Typically 8:30AM and 1:30PM were set aside for dedicated time slots. Two slots a day, first come, if taken, select another day. Seem to work well for busy people.	Sep 9, 2011 5:45 AM

Page 9, Q12. What comments or suggestions could you share to help us improve your next overall experience?

14	Consistency of code compliance	Sep 8, 2011 9:18 PM
15	check on the project with folow up everyt 3 months if there has not been any contact.	Sep 8, 2011 8:58 PM
16	Although my experience was not negative in anyway, one suggestion would be a pre-planning meeting or whatever you would want to call it to get all of the people in one room from the City to explain all expectations and provide a face with the voice on the phone or behind the email. would not have to be lengthy, just maybe an hour to introduce and go through each of the Citys departments expectations and requirements of the proposed or approved project.	Sep 8, 2011 4:13 PM

Page 10, Q13. Which of the following could help improve your satisfaction level with our Inspection Division? (please select all that apply)

1	to give an example: i called for a water inspection,had to wait two hours for inspection, staff shows up ,approves water heater,then starts looking in house for pre-existing violations that no longer met TODAYs code but did when originally installed. Things such as this really gives the city a black eye by the owner and myself.The current staff is being too aggressive, almost to the point of bullying the contractors and building owner. There is a huge contrast in ames inspection division and other communties inspection departments. with the current staff, in my oppinion, this division has turned into a negative aspect of the city rather than a helpful and caring unit.	Sep 26, 2011 1:02 PM
2	New computer software for more accurate reports.	Sep 8, 2011 4:19 PM

Page 11, Q14. How can we improve your next overall experience?

1	i would say at this point, so much negative has been created by myself and others,dismiss the current staff member and get a new staff member who is in-touch with the community and makes oneself available to the community for progressing the tarnished image to a positive image.	Sep 26, 2011 1:02 PM
2	will staff work with you on issues not my way or the highway attitude	Sep 25, 2011 12:06 PM
3	The inspectors should keep personal biases completely out of the view of customers. I have had two clients that have made comments that they have felt that 'the inspector didn't seem to like you guys'. This does not apply to our field staff but certainly to certain people in our office. This is completely unacceptable and will not be tolerated.	Sep 11, 2011 9:16 PM
4	Stop spouting code and find a way to help within the guidelines of the policy. Have someone who can fill in for staff during an absence. Telling a contractor they have to wait because so-and -so is on vacation for 2 weeks is unacceptable...or would be in private industry. It would be nice if someone could answer questions up to 5 p.m.	Sep 9, 2011 10:24 AM
5	there need to be more flexiblty in code matters and inspection times	Sep 9, 2011 6:59 AM
6	Consider going to a different system. Consider asking Des Moines, Ankeny, and all other surrounding communities how they handle inspections. In comparison, the Ames situation is embarrassing.	Sep 8, 2011 4:19 PM

Page 13, Q16. How would you describe the Planning staff's courteousness while assisting you with your proposal(s)/project(s)?

1	Our interactions are fairly informal and excessive courtesy would be uncalled for and unwelcome.	Sep 26, 2011 11:38 AM
2	This staff member was very knowledgeable and friendly. He definitely gives off a vibe of wanting to help you get things done.	Sep 26, 2011 11:09 AM
3	This staff member was our primary contact and was excellent to interact with. I develop 8 apartment projects a year and I can easily say he was the most competent and cordial planner I have dealt with in a long time.	Sep 15, 2011 5:14 PM
4	This staff member was very helpful and courteous. I never felt the issues were one sided.	Sep 13, 2011 8:46 PM
5	Very professional	Sep 9, 2011 8:23 AM
6	Very kind, knowledgeable, and helpful.	Sep 8, 2011 8:26 PM
7	This staff member was very easy to work with and quick to give me information I didn't even know I needed.	Sep 8, 2011 7:56 PM
8	Staff is always courteous, but I do think that they fairly frequently take too much time responding.	Sep 8, 2011 4:15 PM

Page 13, Q17. How would you describe the Planning staff's helpfulness while assisting you with your proposal(s)/project(s)?

1	They were very helpful in explaining policy and possibilities but the often severe limitations of policy do not help the project happen.	Sep 26, 2011 11:38 AM
2	This staff member was helpful, the process however was far from helpful or nessecarry	Sep 26, 2011 10:45 AM
3	See other note.	Sep 15, 2011 5:14 PM
4	This staff member made sure I understood all aspects of the process and what was required, and when.	Sep 13, 2011 8:46 PM
5	. I was passed from one to another. I received a different answer each time. This cost me several weeks of delay.	Sep 12, 2011 11:15 AM
6	This staff member was my primary contact. He was absolutely perfect in terms of keeping up to date on the progress of my application, providing insight on the process and helping me understand the next steps. I cannot express how valuable his skill was.	Sep 9, 2011 9:12 AM
7	See above	Sep 8, 2011 7:56 PM
8	I have worked with many cities and planning staffs and have found this staff member to be the most available, engaging, knowledgable and helpful staff person than all I have worked with....a breath of fresh air.	Sep 8, 2011 4:16 PM
9	Helpful, but all too willing to adopt the most extreme (and oftentimes ridiculous) view on Code interpretation. There seems to be an interest in finding the "roadblock" in the City Code. Additionally, there is too much tendency to create new law to deal with the latest problem or perceived abuse. Little flexibility is shown.	Sep 8, 2011 4:15 PM

Page 14, Q18. How would you describe the Planning staff's professional knowledge while assisting you with your proposal(s)/project(s)?

1	See other note.	Sep 15, 2011 5:14 PM
2	I had an unusual circumstance and when the persons helping me didn't know, they made sure to find out and then get back to me with the information.	Sep 8, 2011 4:08 PM

Page 15, Q20. Were you met with a "welcoming" attitude by our front counter staff?

1	One was very helpful the other not so much (don't know her name)	Sep 26, 2011 10:49 AM
2	Very friendly.	Sep 15, 2011 5:15 PM
3	Front counter staff is uniformly excellent.	Sep 8, 2011 4:15 PM

Page 15, Q21. How would you describe the helpfulness of the City staff's front counter staff?

1	I only had one time that the help was helpful and courteous the other times the lady was not.	Sep 26, 2011 10:49 AM
2	Knowledgeable and courteous.	Sep 15, 2011 5:15 PM

Page 16, Q22. What type of application did you submit? (please select all that apply)

1	Plat of Survey	Sep 27, 2011 6:56 AM
2	investigation into possible development as well.	Sep 26, 2011 11:40 AM
3	Solar PV application	Sep 26, 2011 10:46 AM
4	Variance Request	Sep 8, 2011 4:18 PM
5	signage ordinance	Sep 8, 2011 4:12 PM

Page 19, Q25. Which of the following contributed to your satisfaction level with our Planning Division? (please select all that apply)

1	I was satisfied with the staff not the city which gets in its own way of success with its "better is the enemy of good" policies while cultivating the "do the least you have to because we've eaten up so much time and money" attitude, making you meet often arbitrary and irrelevant requirements. Many of the development policies go against the stated goals of the city. I wish they had a bigger, long term vision that policy fit within. How does a walkable/bike-able city work with oceans of unused parking for example? Or sustainability and impervious surfaces. Or high density urban with suburban landscaping requirements? Or diversity and innovation with compatibility. I wish Ames would look at some successful urban landscapes/environments/planning and copy them. Then maybe we could better afford the infrastructure and attract city oriented people here. Give the staff something to work with that can be modified and evolved to accommodate vibrant economically stimulating development.	Sep 26, 2011 12:01 PM
2	The staff was very helpful, however as the site plan review process moved from comments to getting the actual approval, things slowed down significantly. To use a football analogy, It felt like we were stuck at the one yard line for a very long time.	Sep 26, 2011 11:13 AM
3	Landscape ordinance for parking lots should be rewritten to reflect realities of requirements (not revoked or loosened, but made more practical)	Sep 9, 2011 9:14 AM
4	Responsive and balanced approach on the part of City staff to find the best possible solution to meet the needs of our client while protecting the interest of the City and general public.	Sep 8, 2011 4:19 PM

Page 20, Q26. How can we improve your next overall experience?

1	Loosen up the process to accommodate quality development. Give the planners more room for professional discretion so we can get a diverse and livable city. Stop worry so much about the i's being dotted and the t's being crossed when its the wrong word used in a bad sentence! The new apartments on 16th are a slum waiting to happen, but it meets code. South Duff is ugly, but it meets code and that is the gateway to our city. It looks like one huge used car lot. The planners can only use the tools and power you give them.	Sep 26, 2011 12:01 PM
2	Allow for the final permit issuance to happen more quickly.	Sep 26, 2011 11:13 AM
3	Our experience was excellent.	Sep 15, 2011 5:17 PM
4	My experiences with Planning have continued to improve, as (I feel) they have started to move more away from "what they would like to see" when reviewing applications, to more "what is required by code". In the past, their reviews sometimes included staffs' interpretation of what a project should be. I would much rather know exactly what the code requirements are and work with staff to find practical, workable solutions to our differences than argue about how a project should "look and feel".	Sep 9, 2011 10:49 AM
5	Staff is fine. Ames continues to need improvement in creating a "team" atmosphere, finding solutions instead of building walls, with economic development interests.	Sep 9, 2011 8:29 AM

Page 21, Q27. Which of the following could help improve your satisfaction level with the City's Planning Division? (please select all that apply)

1	Complete redesign of your solar language that does not required 9 months of permitting and thousands of dollars in UNNESSARRY engineering and permits.	Sep 26, 2011 10:48 AM
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Page 22, Q28. What comments or suggestions could you share to help us improve your next overall experience?

1	If you ever hope to help new businesses and job growth in your area. You will take a long hard look at your zoning policies and your obvious bias in energy production due to your so called public utility	Sep 26, 2011 10:48 AM
2	All other departments were very helpful and timely.	Sep 12, 2011 11:16 AM

Page 22, Q29. Did you find the Application/Developer Packet useful, clear, and understandable?

1	It explains very clearly why we can't create really quality development.	Sep 26, 2011 12:04 PM
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Page 23, Q30. Did your project follow the processing schedule that was included in the Planning Application packet for the project?

1	None of them get that far - the clients leave when they find out what a pain it is going to be and go somewhere else.	Sep 26, 2011 12:04 PM
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2	More or less, however the final review and approval took longer than the schedule shows.	Sep 26, 2011 11:14 AM
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3	It took 9 months to permit this project, 3,500 in engineering costs for a project that was less than 15,000. Explain that to me City of Ames?	Sep 26, 2011 10:49 AM
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4	I also came down and went through the application with the staff. They said it was complete and then the next week it was denied. I resubmitted and then lost several more days because they did not notify me it was approved.	Sep 12, 2011 11:19 AM
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5	I still prefer the "old" calendar Planning worked from, that didn't have so many if/then conditions. Under the old calendar it was much easier to identify submittal dates and subsequent review/approval dates.	Sep 9, 2011 10:49 AM
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6	Well, we had to go back a second time to get the okey-dokey, but they were great to work with.	Sep 8, 2011 8:00 PM
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7	But -- in every situation the maximum amount of permitted time under the schedule was taken. Things could get to council much more quickly.	Sep 8, 2011 4:18 PM
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Page 24, Q32. Please provide us with any suggestions for how we can best display a "can-do" attitude.

1	Hire the Ankeny or Johnston city manager	Sep 28, 2011 3:48 PM
2	hire staff who are knowledgeable but are willing to step into the grey zone,NOT what is purely black and white	Sep 26, 2011 1:05 PM
3	Some of the things I have had to do that were completely unnecessary in the process of realizing or attempting to realize a project makes me understand why developers build out in the country even though I don't agree with that in principle. Can you make it city policy that staff is not setting precedent when it makes a decision for a particular set of circumstances for a particular project? That decisions are project specific with in the general context of the code and just because it happens one place does not mean it can happen any where. Legally challenging I understand but will result in a much better city. As would review of past policy. Look at the K Mart and its ocean of parking and the weird football field of grass next to it. the epitome of sprawl and infrastructure burden - contact the owners tell them they can sell off parcels and develop it and around the parking lot. More revenue, less sprawl more attractive to bike and walk. Look for opportunities to grow a better city and tell people about them - proactive. Why aren't here more opportunities for small start up businesses? The size of Highland shoe repair or Troy's barber shop? Small business is the backbone of America's economy but the only people that can afford to build in Ames are developers and franchises because it costs so much up front (and then to maintain). Something is wrong with the Ames paradigm.	Sep 26, 2011 12:21 PM
4	Keep doing this type of thing! It's great to have the opportunity to voice my concerns.	Sep 26, 2011 11:45 AM
5	A positive attitude helps, however the high property taxes scare many business operators. We develop small retail projects across the country for national tenants and we haven't encountered taxes as high as we're seeing in Ames any place else.	Sep 26, 2011 11:16 AM
6	I have not yet had the opportunity to work with anybody but the inspections department. They do a good job making sure things are done properly	Sep 26, 2011 10:58 AM
7	I could give a flying [REDACTED] about your attitude, its your policies that fail. This is nothing new from our government and is the reason why we are in the current situation the United States finds itself in today. Obvious government monopolies and collusion of industry with government to stifle any competition. You should be ashamed.	Sep 26, 2011 10:50 AM
8	up front communications with issues	Sep 25, 2011 12:07 PM
9	Have staff in inspections host your next in-house customer relations training and you'll do well!	Sep 13, 2011 7:02 PM
10	Fire this staff member and hire someone who wants to help bring in business and help with the process.	Sep 12, 2011 8:02 AM
11	I have heard a number of threats from inspections in the last year. Rather than try to resolve the (perceived) problem, they have come out swinging with consequences that completely do not fit the situation. In actuality, there were no	Sep 11, 2011 9:18 PM

Page 24, Q32. Please provide us with any suggestions for how we can best display a "can-do" attitude.

	problems but the attitude remains.	
12	excellent except for planning and zoning staff who have a "can't do" attitude.	Sep 9, 2011 4:20 PM
13	at all times, staff was helpful and courteous. for a home-based buisness, there are always concerns/anxiety when you move to a new location, reapply and go thru the process again. that "unknown" factor was helped by the staff and process involved. i think the process is fine and necessary to separate business, from hobbies.	Sep 9, 2011 3:06 PM
14	Ames continues to have the reputation as being one of the most difficult Cities in Iowa to develop a project in. If the City's goal is to encourage development and growth, they need to demonstrate it by working with developers and design professionals to move projects forward. We shouldn't need to revise policy or code to approve projects that make sense, and that a majority of people want to see happen.	Sep 9, 2011 10:50 AM
15	It is regularly perceived that the City is fighting against small businesses and only wants Whit Collar jobs brought into the City. In living here and working for almost forty years, I find this perception to be justified.	Sep 9, 2011 9:52 AM
16	All city staff needs to have growth and a progressive approach to building and developement as it's main focus. They need to learn to have good judgement about watching for serious violations of codes and developement design criteria, and let common sense dictate how to apply the code in gray areas instead of using the worst case scenario as the driving factor in their rulings.	Sep 9, 2011 8:52 AM
17	Cost of permits is very high I believe, this promotes bi-pass of the inspection process, some tradesmen work exclusively outside the inspection process, also having to wait for inspectors or to return to the job to meet the inspector after work is complete and you are on your next job, this increases the cost of some jobs, which bewilders some customers, and they feel as if they are paying for dead time.	Sep 9, 2011 7:42 AM
18	work more with us instead of against us	Sep 9, 2011 7:03 AM
19	ZBA and Planning dept seem too rigid in their interpretations. I thought I had a very common sense request for a variance, which was denied. My experience felt like going before the Supreme Court, rather than staff helping me find a solution.	Sep 9, 2011 5:55 AM
20	City council should have allowed more time for working with incoming stores with malls & incentives - large dept stores will not make decisions in the short window the council provided for extra incentives - many more factors involved.	Sep 8, 2011 10:27 PM
21	Maintain a courteous and positive staff attitude. Promote SMILING! Ensure 100% code compliance for new construction and allow for leniency to original code compliance for existing structures, except where extreme health or safety violations exist. " Extreme" to be defined as ' life threatening'.	Sep 8, 2011 9:37 PM

Page 24, Q32. Please provide us with any suggestions for how we can best display a "can-do" attitude.

22	please Note: at the completion of the project I had a heart attake while still in ames. I am doing fine at this time. HOWEVER I,m doing fine because of your local police, and fire dept who responed to my 911 call and transported me to the ames hospitol. My thanks to them just as much as I thaank the city staff.	Sep 8, 2011 8:58 PM
23	I specifically wrote the mayor - Ann Campbell (twice, letter and email) about the STUPID process around allowing a business to operate out of a home (aka use a computer). I had to pay \$100, have a sign sit in my yard only to provoke the interest and displeasure of the neighborhood, and attend a hearing of sorts to: USE MY COMPUTER FOR BUSINESS PURPOSES IN MY HOME - EMAILS, RECORD KEEPING, ETC. This is ridiculous and puts me at a disadvantage for being one of probably less than 5% of Ames business owners who follow this rule. After writing the mayor, asking what I could to make Ames more welcoming to business, I heard nothing, then nothing, then nothing. No response. Thanks.	Sep 8, 2011 8:05 PM
24	Council - pro small business and big business attitude mindset - eliminate road blocks and unnecessary steps have growth. (We've stunted growth for too long, when we need to be growing our tax base) City Staff - Most are great but frustrating when the Can-do attitude is not present. A few bad apples can ruin an experience. Represent the City in positive light always and work towards positive solutions and fairness to all.	Sep 8, 2011 4:29 PM
25	Have a realistic view and approach. Much of this could be accomplished by hiring people who are competent, kind, and realistic.	Sep 8, 2011 4:24 PM
26	I appreciate the opportunity to communicate my experience. I commend the City of Ames as one of the most professional and efficient organization I have worked with.	Sep 8, 2011 4:22 PM
27	Keep the City Manager's office involved in Planning Staff meetings with customers. It improves the process dramatically.	Sep 8, 2011 4:19 PM

COUNCIL ACTION FORM

SUBJECT: BLUE ZONES PROJECT STATEMENT OF INTEREST

BACKGROUND:

On Friday, October 7, hundreds of Ames residents participated in the Start Somewhere Walk as part of the Iowa Healthiest State Initiative. The walk was a symbolic gesture for communities interested in improving the health of their residents.

The Start Somewhere Walk was the kick-off to a bigger goal of becoming a healthier community, and ultimately a healthier state. Iowa insurance company Wellmark has partnered with healthcare consultant, Healthways, to help communities take big steps to becoming better places to live. These companies are working together to offer 10 Iowa cities the opportunity to become "Blue Zones Demonstration Sites." ("Blue Zones" is a phrase coined to represent communities around the world where residents lived to the age of 100 at 10 times the average rate. Analysis suggested the long lifespans were the result of implementing nine similar lifestyle practices.) In 2009, Albert Lea, Minn., was selected as a test case and has experienced tremendous success in improving the quality of life and health of residents.

The Blue Zones Demonstration Site initiative is an exciting opportunity, and the City has facilitated several meetings to gauge community interest. Ames' ability to become a Blue Zones Demonstration Site relies on the strength of our community's collaboration, partnership, and long-term commitment to one another. At preliminary meetings, support has been demonstrated from organizations which the Blue Zones application lists as critical, as well as others in the community including the Ames Chamber of Commerce, United Way, Ames Community School District, Mary Greeley Medical Center, McFarland Clinic, Iowa State University, Youth and Shelter Services, and Story County Public Health.

There are multiple steps to proceeding with an application for Blue Zones Demonstration Site status, and each step is crucial to moving forward. Submitting a "Statement of Interest" allows a community to be invited to apply for the program. The brief application (attachment A) is due on October 28. On November 23, select applicants will be invited to submit a Blue Zones Project application. The application is due on January 4, 2012. Finalist are selected and notified on February 10, 2012.

Being selected as a Blue Zones Demonstration Site does not include any type of direct funding. The communities selected are provided with an array of consultants who do a comprehensive assessment of the city's state of well being, and offer recommendations on permanent environmental and policy changes to make the healthy choice the easy choice. For example, experts could work with restaurants to find

better and affordable choices, such as making fresh fruit the default option rather than french fries. Also, rather than asking residents to bike or walk more, walking and biking would be made easier and more desirable than driving. The Blue Zones concept is that by helping communities initiate Blue Zones lifestyle practices, people will live longer, happier lives free of chronic diseases because the healthy choice become the easy choice.

ALTERNATIVES:

1. Authorize staff to submit a Statement of Interest to become a Blue Zones Demonstration Site
2. Do not authorize staff to submit a Statement of Interest to become a Blue Zones Demonstration Site.

MANAGER'S RECOMMENDED ACTION:

In order to take the next step in the process, it is required that a Statement of Interest be submitted. Although City staff has facilitated the process thus far, a collaborative team representing a wide range of community organizations, as well as grassroots support from the community will be required to move the project forward. Based on initial responses, there appears to be interest in forming a team to assume volunteer roles, raise awareness of the project, and complete the necessary requirement to move forward.

Therefore, the City Manager's recommended action is to take the first step and authorize the Mayor to submit a "Statement of Interest to become a Blue Zones Demonstration Site" on behalf of the Ames community.

Sponsored by



We are ready to apply. What are the steps to submit this Statement of Interest?

If your community has the motivation to become a Blue Zones Community, follow these steps to submit a **Statement of Interest**:

1. Save this Statement of Interest form to your computer.
2. Complete the Statement of Interest form.
3. Submit your Statement of Interest via email to BlueZonesSOI@healthways.com. Your Statement of Interest form should be saved in PDF format and attached in the email.
4. Submissions must be received by 5pm CDT on October 28, 2011.

Statement Of Interest

Section 1: Describe Your Community

In the space below, tell us more about your community.

Community Name or Geographic Area	
Population Size	
Number of School Districts	
Name of your Mayor and term expiration	
Name of City Manager (if applicable)	

Names of your City Council Members	Term Expiration

List the largest five employers using number of local employees as criteria	
Employer Name/ CEO or Owner	# of Local Employees

Percent of adult residents that live and work in this community	
Percent of adult residents that live in the community but work outside the community	

Please identify the communications outlets serving your community	
Newspaper(s)	
Television Station(s)	
Radio Station(s)	
Online Media	
Other	

Section 2: Community Commitment

List all community leaders that to-date have committed to participate in the application process.

Name	Title, Organization

Section 3: Contact Information

Your Name	
Title	
Organization	
Mailing Address	
Email Address	
Phone Number	

I understand the application requirements and commit to work with my community to meet these requirements should my Statement of Interest be approved.

Section 4: Complete The Submission Process

To complete the submission process, follow the steps below:

1. Submit your Statement of Interest by 5pm CDT on October 28, 2011.
2. Submissions should be sent via email to BlueZonesSOI@healthways.com. Your Statement of Interest form should be saved in PDF format and attached in the email.

Your Statement of Interest will be reviewed for completeness and capability to be a potential Blue Zones Community. Once your Statement of Interest is approved, you will need to complete a full application.

And remember that citizens can help bring Blue Zones to their community by signing up at www.bluezonesproject.com or by texting "BZP" to 772937 to show their support. Improve your town's chance of being selected to be one of the first Blue Zones Communities in Iowa by rallying your citizens to sign up.



City Attorney's Office

515 Clark Avenue, P. O. Box 811
Ames, IA 50010

Phone: 515-239-5146 • Fax: 515-239-5142

October 20, 2011

The Honorable Ann Campbell, Mayor,
and Members of the City Council
of the City of Ames, Iowa

Re: Proposed Ordinance to repeal incorrect legal description in rezoning ordinance

Dear Mayor and Council:

The attached proposed ordinance arises from the recent Rezoning from Urban Core Medium Density Residential (UCRM) to Hospital-Medical (H-M) of several parcels of land generally near Carroll and 12th. During that that rezoning process, the maps and other procedural steps correctly depicted which properties were involved. The final step in that process was the adoption of the rezoning ordinance, which was the document that contained the written legal description of the area which the maps had shown.

Unfortunately, it was brought to our attention after the ordinance was finally adopted that the legal description for the rezoned area contained several errors. Among those was a scrivener's error that made reference to "the north 50' of the east 161.5' of Emery's Subdivision". This legal description is actually a small slice of the municipal cemetery property, an area that no one had any intention to include. Although this description was in the earlier rezoning ordinance, that alone does not actually rezone the cemetery parcel because none of the other steps legally necessary for a rezoning had occurred for that piece of land. Therefore, no corrective rezoning of the cemetery is necessary.

However, it is important and useful to remove this erroneous language from the adopted ordinance as its affirmative removal will clarify the City's zoning map as well as other land records for the future.

The attached ordinance is before you to accomplish that objective. Your favorable consideration of this proposed ordinance is requested.

Sincerely,

A handwritten signature in black ink that reads 'Judy K. Parks'. The signature is written in a cursive style.

Judy K. Parks
Assistant City Attorney

DO NOT WRITE IN THE SPACE ABOVE THIS LINE, RESERVED FOR RECORDER

Prepared by: Judy K. Parks, City of Ames Legal Department, 515 Clark Avenue, Ames, Iowa 50010 (Phone: 515-239-5146)

Address Tax Statement To: City of Ames, Iowa, 515 Clark Avenue, Ames, Iowa 50010

Return to Ames City Clerk, Box 811, Ames, IA 50010

ORDINANCE NO. _____

AN ORDINANCE TO REPEAL A PORTION OF ORDINANCE 4073 OF THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY DELETING FROM THE REAL ESTATE DESCRIBED THEREIN THE REFERENCE TO THE NORTH 50' OF THE EAST 161.5' OF EMERY'S SUBDIVISION, FOR THE PURPOSES OF CLARIFICATION AND CORRECTION OF AN INACCURATE LEGAL DESCRIPTION; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE.

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

Section One. Whereas the rezoning of certain property described in Ordinance 4073 erroneously included the north 50' of the east 161.5' of Emery's Subdivision, which land had not been intended for inclusion and which was therefore omitted from all notices and maps as would have been required for the rezoning of that particular to take effect; now therefore,

Section Two. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing from Ordinance 4073 the portion of Section 1 of that ordinance the words as follows:

“ the north 50' of the east 161.5' of Emery's Subdivision”.

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

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

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor