

MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

JANUARY 7, 2012

The Ames City Council met in special session at 8:30 a.m. on the 7th day of January, 2012, in the Parks and Recreation Activity Room, 1500 Gateway Hills Park Drive, pursuant to law with Mayor Campbell, Council Members Davis, Goodman, Larson, Orazem, Szopinski, and Wacha and *ex officio* Member Finseth were present. City Manager Steve Schainker, Assistant City Manager Bob Kindred, City Attorney Doug Marek, Project Manager Brian Phillips, and City Clerk Diane Voss were also in attendance. Assistant City Manager Sheila Lundt arrived at 10:40 a.m.

UPDATE ON EXISTING CITY COUNCIL GOALS/OBJECTIVES: The meeting began with each veteran Council member and the Mayor sharing, for the benefit of newly elected Ward 4 representative Victoria Szopinski, lessons that they had learned since being elected. Council Member Szopinski then expressed what she felt she still had to learn.

The Mayor led a discussion on her role as Mayor, Council members' role with the "Council team," Council members' role with the public, and Council members' role with City staff. Firstly, she asked for input on the efficiency of Council meetings. Council Member Wacha asked to know the number of meetings held and the number of hours met. The City Clerk will provide a report to Council. Council Member Goodman pointed out that it is important for the Council members to clarify the assignments made to staff. Council Member Orazem noted that Agendas are long and it is important to have public deliberation; therefore, the Council needs to deal with the issues, no matter how long it takes. Council Member Larson stated his preference that, when there are staff reports listing next steps, that item be placed on the next Agenda for action. He suggested that a topic be listed on the Agenda specifically for staff reports, especially if there is no Council action being required. Another possible solution was offered by Council Member Wacha was for the staff person making a presentation to ask if the Council wants a summary or the full presentation. Council Member Goodman expressed that he wanted the Council to focus on not being redundant, i.e., not making comments on issues after they had been dealt with, and "losing quickly" (meaning when the vote does not go the way the particular Council member had desired, they should state his or her opinion and move on).

City Manager Schainker explained that if the Council members want an explanation of any City operations, he or she should make that request to the City Manager. He will research it and provide the answer to the Mayor and all Council members, not just the person making the inquiry. Discussion ensued on referrals and the process followed after an item was referred to staff. It was recommended by the City

Manager that a memo from staff was being requested. Council Member Larson suggested that the memo/short report be placed on the next agenda.

City Manager Schainker noted that the Council had established a goal of having a “can-do” attitude. Staff’s job is to enforce the Code, so it is necessary to involve the Council on specific requests that would create exceptions to the Code. Council Member Larson said he felt that Council should look at what things could be built in to the Municipal Code that will give staff the latitude to make exceptions.

City Attorney Doug Marek explained the role of Council from a legal standpoint. He emphasized that, when acting in a quasi-judicial role, all information that is exchanged and all deliberation on the topic must take place in a public meeting. Mr. Marek clarified that the City Council member may have general discussion with a potential applicant before the specific request is made or application submitted.

The meeting recessed at 10:05 a.m. and reconvened at 10: 14 p.m.

Assistant City Manager Bob Kindred led the group in a team exercise.

City Manager Schainker began the review of the Council’s current goals. He noted the importance of being able to bring different values together to become an effective governing body to achieve the common goal of making Ames a better place. Mr. Schainker told the Council that its first step was to arrived at a shared vision for the community.

Assistant City Manager Lundt arrived at 10:40 a.m.

City Manager Schainker summarized the tasks and accomplishments for the 2011 Goals.

Regarding sustainability, Council Member Orazem expressed his strong desire to not lose focus on the conservation of electricity. He does not want to broaden the focus so much that the tasks are not attainable.

Council Member Larson pointed out that some tasks are noted as being completed; however, he would prefer that they be labeled as “ongoing.” He does not want those tasks to go away. Mr. Schainker noted that some tasks might drop off because they have become embedded in the normal operations of the City.

Council Member Orazem requested that the City Council be notified of the schedule for the “Meet-and-Greet” trailer reservations. Assistant City Manager Lundt advised that she would take care of that.

It was noted that Council Members Larson and Orazem were the representatives appointed to participate with the Mayor in the Joint Funders’ meeting. Mr. Larson

indicated that all Council members can and should attend the ASSET Joint Funders' meeting as there are issues with at least two agencies that will have to be decided..

Council Member Larson cited his preference for the same format to be used consistently in goal-setting, referring to listing the goal, the objective of the goal, and the specific tasks.

City Manager Schainker informed the Council that any new goals would be covered first and then the existing goals would be revisited.

The meeting recessed at 11:45 a.m. and reconvened at 12:10 p.m.

Mr. Schainker asked the Council if anyone had any new goals that they wanted to discuss.

Council Member Wachua raised the issue of the mental health crisis. He was not sure if it should be its own goal or fall under one of the existing ones. Discussion ensued and culminated with the decision to place it under the goal of Strengthen and Protect our Neighborhoods for a United Ames. Mayor Campbell advised that the mental health crisis is currently being address by the ASSET. Council Member Orazem expressed his concern that the City of Ames was becoming the "default funder." Assistant City Manager Lundt stated that the mental health crisis was also becoming an extra burden on the Ames Police Department. Ms. Lundt enlightened the Council that the Ames Police Department handled approximately 580 mental health incidents. Council Member Wachua said that he would like the mental health issue more directly spelled out as an objective.

Council Member Goodman advised that he had two issues that were brought to his attention and developed from the National League of Cities Conference: (1) assisting youth in the community, i.e., out-of-school time and transportation. He felt that mobility pertains directly to young people's success. Mr. Goodman said that his second item pertained to economic development, and he would wait to discuss it until that goal was reviewed.

Council Member Larson suggested that the goal be listed as "Strengthen Community Through Human Service Initiatives."

Council Member Wachua raised the goal of Rejuvenate Campustown. He noted all the work that went into bringing that goal to fruition; however, it ultimately was not feasible because landowners were not willing participants. Therefore, it was his opinion that this goal no longer should be listed in the Council's top six goals. Council Member Orazem disagreed, noting the importance of economic vitality in Campustown. *Ex-officio* Member Finseth offered that the City had done all it could to achieve its goal. In his opinion, it should perhaps be a goal of Iowa State University, but not one of the City's. Council Member Goodman strongly disagreed. He felt that

the City had to and should be involved. Mr. Wacha agreed with Mr. Finseth, stating that if the local land owners were not willing to sell, he did not see anything that the City could do to accomplish the Council's goal. Noting the new President coming on board at Iowa State University, Council Member Larson recommended that an objective be to Develop a Relationship with Iowa State University, with Rejuvenate Campustown being listed as a task. Council Member Goodman suggested that a goal or objective be: Collaborate with Iowa State University and the Campustown Action Association (CAA) to Ensure an Attractive Campustown. He adamantly promoted the City continuing to work on it; he did not want the City to "back-off." Council Member Larson recommended that another objective be to Continue to Develop Relationships with Iowa State University to Enhance Campustown.

Council Member Wacha asked to remove Further Streamline and Improve Government Processes and move the unaccomplished objectives to other goals; i.e., move "Promote Ames as a welcoming place...by embracing a can-do attitude" and "Revising City Code...and procedures to streamline processes" to the goal of Promote Economic Development.

Council Member Goodman noted that many of the objectives will be ongoing whether the Council lists them as objectives or not.

Council Member Szopinski asked where the City's relationship with the Ames Community School District fits in the City's goals. It was noted that meeting with the Ames Community School District was listed under the Go Green...goal; however, it pertained mainly to the future of mass transit needs. Ms. Szopinski said she asked because there were a number of issues that surfaced during her campaign pertaining to land owned by the School District being redeveloped for low-income housing. Mr. Schainker noted that it could be listed as an objective under another goal.

Each goal was reviewed individually, as follows:

1. Go Green to Promote Environmental Sustainability. Council Member Orazem suggested that an objective be listed: Improve Electric Energy-Efficiency Within the Total Government (not necessarily City government). Council Member Larson asked to first discuss the recommendation of the Sustainability Task Force to broaden its initiatives. He noted his preference not to broaden the Task Force's initiatives. Council Member Goodman pointed out that the City Council was hesitant to go to the next step. He suggested that an objective could be to Explore Models Relative to Economic Sustainability and the task would be to direct the Task Force to do that. Council Member Orazem preferred not to do that, having studied other cities that had done that; he is unsure of the definition of "economic sustainability." Council Member Wacha noted the amount of work that was necessary for just the electric energy sustainability piece. He preferred to leave it at Environmental Sustainability.. Council Member Goodman disagreed, stating

that moving to the next step would not require staff time; it is totally being worked on by volunteers.

Mr. Schainker asked how many Council members supported Environmental Sustainability. Council members unanimously agreed to retain the goal as originally stated. Mr. Goodman argued, stating that, sooner or later, cities will have to discuss economic sustainability; it must be present to have vitality. He noted that the Task Force will disband if the three steps they recommended to move to are not supported by the Council. Council Member Larson said that he did not want to go on record supporting expanding the goal as it will ultimately increase the load on staff. It was decided to drop the “Go Green to” and list the goal only as “Promote Environmental Sustainability.”

Council Member Wacha asked if there was any support to list that the Task Force focus first on electric energy efficiency and then that they work on ideas for natural gas and water. Mr. Schainker acknowledged that the current Task Force will sunset as the initiatives directed to them had been accomplished. Another task force would have to be created to work on the natural gas and water efficiency component. Council Member Larson suggested that the electric energy efficiency be the first objective, with the second one being Start the Process to Improve Natural Gas and Water Efficiency. The only task could be to gather information on water consumption.

Council Member Orazem wanted another task under ...Increase Availability of Alternative Forms of Transportation to Expand the Trail System from North Dakota to Emma McCarthy Lee and from South Dakota to Campus. Assistant Manager Kindred advised that expanding the trail in that manner was not feasible.

Council Member Goodman asked to include the evaluation of life-cycle operating costs of bids when making capital investments under Environmental Sustainability. He felt that it increased the sustainability of the City’s capital investments. Council Member Orazem pointed out that the City should always be doing that. Assistant Manager Lundt noted that the City is already doing that on all equipment bids.

2. Promote Economic Development. It was unanimously concurred that Objectives A, B and C would remain.

The Council revisited Council Member Wacha’s previous suggestion to remove “Further Streamline and Improve Government Processes” and move the unaccomplished objectives to other goals; i.e., move “Promote Ames as a welcoming place...by embracing a can-do attitude” and “Revising City Code...and procedures to streamline processes” to the goal of Promote Economic Development. After discussion, the Council agreed to move, to Promote Economic Development, the objectives “To Revisit City Codes, Policies, and Procedures to

Streamline Processes” and “To Promote Ames as a Welcoming Place to do Business by Embracing a “Can Do” Attitude.”

Council Member Goodman asked to add another objective under ...Economic Development, which was to participate in a EDSAT (Economic Development Self-Assessment Tool). Council Member Larson recommended that a task be to work with AEDC to determine its support for an EDSAT. Mr. Goodman said that normally cities take the lead.

3. Create and Promote a Community Vision. Mayor Campbell suggested that Objective A be moved as a task; that had been done. City Manager suggested that the goal be listed as Promote a Community Brand (dropping the words “Create and”). Council unanimously concurred.

Council Member Larson suggested that a task be added to Work with ACVB and AEDC to Implement the New Brand.

4. Rejuvenate Campustown. It was unanimously decided that a new objective to Collaborate with Iowa State University and the Campustown Action Association (CAA) to Ensure an Attractive Campustown. Council Member Larson stated that it was important to work with and include CyRide.

It was decided to include another task: to work with Iowa State to explore funding for flat space.

Council Member Goodman informed the Mayor and City Council what actions had been taken by the Campustown Action Association (CAA) to date. He advised that the Council will be asked to assist with any large redevelopment projects in Campustown. One of the objectives should be to Continue to Support the CAA. It was unanimously decided that Objective C will remain.

Council Member Orazem recommended another objective be to Foster Negotiations Between ISU and CAA. He brought out the need to “smooth the relationship” between neighborhoods and ISU pertaining to ISU lands. Mr. Orazem clarified that this would pertain to lands that ISU retains ownership of and those that they sell. Mr. Schainker noted that once the land is sold, the City’s zoning regulations would pertain.

Council Member Wacha took issue with the word “Redevelop” Campustown. He noted that the City had given it its best effort, but due to property owners not willing to sell, it was now a moot point. Council Member Goodman said that an objective could be to “Work with CAA to Redevelop Incentives for Redeveloping Campustown.” It was unanimously agreed to remove the word “Redevelop.”

Although not directly pertaining to goals, Mayor Campbell raised the issue of collaborating with State Legislators. She pointed that it is more important than ever that City Council members inform other community groups about what is going on at the state level to educate residents and advocate for or against certain measures. Council Member Davis suggested that an email every two weeks be sent to the Council by the Mayor and/or Bob Kindred. Council Member Goodman said he preferred updates be given during “Council Comments” during Council meetings. Once the information is given, Council members would share it with their constituents and the public. Mr. Schainker indicated that an e-mail would be sent to the Mayor and Council members with major issues being brought up during the City Council meeting under “Council Comments.”

The meeting recessed at 2:52 p.m. and reconvened at 3:05 p.m.

Additional discussion ensued as follows:

5. Strengthen and Protect Our Neighborhoods for a United Ames. Council Member Larson again suggested that Objective A be “Enhance Interaction Between Non-Residents and Residents.” Objectives B and C would remain. Discussion ensued on Objective D: “To Make a Stronger Commitment to Work with ASSET Joint Funders.” Council Member Larson wanted to see more defined listed. A task would be to work with “Joint Funders to Identify and Address the Elderly and Mental Health Issues.”

Council Member Goodman asked to a task be added under Objective D to “Explore the Interest in Developing a Youth Master Plan in the Community.” Discussion ensued on whether that would be to work through ASSET on this task. Council Member Larson disagreed with using the words “Youth Master Plan.” He preferred to say “issues with youth in the Ames community.” City Manager Schainker said that this would be at the Objective level with specific tasks listed under it. Council Member Goodman said that another task would be the dealing with the transportation issue, i.e., fare-free CyRide for youth.

Mayor Campbell raised the issue of a referral of a request from Carolyn Jons for funding and support for the Third-Grade Level Reading Task Force. Council Member Larson said that he had been going to the meetings; however, it was not determined whether funding was needed to further the endeavors.

Assistant City Manager Sheila Lundt left the meeting at 2:10 p.m.

A review of the goals decided upon with clarification of expectations ensued.

1. Promote Environmental Sustainability

- a. Improve electric energy efficiency within the community
I Staff report on timing of Sustainability Task Force implementation plan
- b. Promote and educate Ames residents about environmental sustainability

- i. Funding for AMOS public education program (electric, water, natural gas conservation)
 - c. Increase availability of alternative forms of transportation
 - I. Prepare updated map of uncompleted multi-use trails (by budget time) (including N. Dakota to McCarthy Lee Park/ISU)
 - d. Consider life-cycle operating costs when making vertical infrastructure decisions, e.g., water plant, library, electric utility, etc. – at design level
- 2. **Promote Economic Development**
 - a. Promote Ames as a Regional Center
 - i. Work with owners of E. 13th Street regional commercial land to develop concept plan
 - ii. Facilitate HM zone discussion between providers and neighbors to identify an acceptable long-term solution
 - iii. Determine information needed to make a decision regarding infrastructure extension to 590th Street (by budget time) – Council members to each send their information needs to Steve by January 31, 2012
 - b. Support private-sector growth to improve quality of life, increase number of jobs, and develop stronger tax base
 - i. Work with AEDC to determine whether to use EDSAT (Economic Development Self-Assessment Tool)
 - ii. Determine cost of hiring consultant to advise Council on development of *minimum ROI requirements* (in the form of jobs and taxable improvements) for public incentives or infrastructure extension to commercial/industrial areas
 - iii. Beautify entrances to Ames and major arterials
 - iv. Entryway/directional signage (Chamber committee)
 - v. Identify aesthetic detractors and non-conforming structures along major arterials and entryways; then develop strategies for relocating or upgrading
 - c. Revisit City Codes, policies, and procedures to streamline processes and to help facilitate renovation of existing buildings
 - i. Staff report to identify how City can facilitate redevelopment of older existing buildings (within Codes) [including grease traps and restrooms]
 - d. Promote Ames as a welcoming place to do business by embracing a “Can Do” attitude
 - i. Create mechanisms to make sure each business interacting with the City (Inspections/Planning) is aware of Business Development Coordinator
 - ii. Create a public information campaign to help newly developing businesses be aware of Business Development Coordinator
- 3. **Strengthen our Community**
 - a. Promote our Community Brand
 - i. City Public Information Officer’s professional group
 - ii. Implement
 - b. Enhance interactions between ISU students and permanent residents
 - i. Student Affairs Commission

- ii. Web site
 - iii. Give Council list of meet-and-greets and block parties
- c. Work with ASSET funders to identify and address service deficiencies in human service delivery
 - i. Mental health and elderly services
- d. Explore issues related to youth in the community
 - i. With school districts, ASSET, and other providers of youth services
 - ii. Determine interest in development of a youth master plan
 - iii. Representation by Council member to “Third-Grade Reading Council”
- e. Support a community “Blue Zone” designation

4. **Mitigate Flooding in our Community**

- a. Reduce possibility of damage in Ames community caused by river/ watershed flooding
 - i. Carry out a comprehensive engineering analysis of possible flood mitigation actions, including options related to intense rainfall scenarios, benefit/cost analyses, and policy options
 - ii. Educate public regarding steps they can take to mitigate or ensure against flooding damage
 - iii. Adopt regulatory steps and/or public improvements plan to mitigate future damage
 - iv. Collaborate with other jurisdictions and agencies to identify and implement long-term flood mitigation actions
- b. Reduce possibility of damage in our community caused by localized flooding
 - i. Schedule appropriate neighborhood storm water improvements in CIP and budget
 - ii. Determine whether new storm water management standards are needed for public improvements and/or for private development
 - iii. Educate public regarding likelihood and impacts of future intense rainfall events, plus steps they themselves can take to prevent or insure against damage

5. **Enhance Relationship with ISU Through Additional Partnerships**

- a. Revitalize Campustown
 - i. City Manager, ISU and Campustown Action Association (CAA) will develop proposed strategies for revitalizing area
 - ii. Staff report on possibility of extending façade program to Campustown
- b. Continue to support CAA
 - i. Consider providing funding for CAA operations (to be discussed at budget time)
- c. Foster negotiations between ISU and CAA to help Campustown businesses be viable
 - i. Mayor to arrange initial meeting among new ISU president, CAA, the Government of the Student Body, and City
- d. Explore flat space funding feasibility

- i. Mayor to meet with new ISU president to ensure commitment to financially participating in this priority
- ii. Work with ACVB to see that food and beverage tax bill is presented to state legislature

Additional items that were not resolved and placed into the “Parking Lot” pertained to the City Council’s role in reference to state legislation, specifically, whether the Mayor or City staff would send weekly emails to update the Council and/or whether the updates would be made during Council meetings under “Council Comments.”

City Manager Schainker advised that the Council still needed to identify its top priorities. It was decided that Mr. Schainker would attempt to rank the tasks and bring it back to the Council for discussion and approval at a future session.

ADJOURNMENT: The meeting adjourned at 4:53 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

JANUARY 10, 2012

The Regular Meeting of the Ames City Council was called to order by Mayor Campbell at 7:00 p.m. on January 10, 2012, in the City Council Chambers in City Hall, 515 Clark Avenue. Present from the Ames City Council were Davis, Goodman, Larson, Orazem, Szopinski, and Wacha. *Ex officio* Member Finseth was also present.

CONSENT AGENDA: Mayor Campbell advised that this afternoon, the City Clerk's Office had been notified by the owner of Coe's Floral and Gifts that he had decided not to renew the Class B Native Wine Permit for his business located at 2619 Northridge Parkway. Therefore, Item 5d was pulled from the Agenda.

The Mayor announced that Council Member Larson will serve as Mayor Pro-Tem for 2012.

Moved by Davis, seconded by Wacha, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
 2. Motion approving Minutes of Regular Meeting of December 20, 2011
 3. Motion approving Contract Change Orders for December 16-31, 2011
 4. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
 - a. Special Class C Liquor – Vesuvius Wood-Fired Pizza, 1620 South Kellogg Avenue
 - b. Class C Liquor – Café Beau, 2504 Lincoln Way
 - c. Class A Liquor – American Legion Ames Post #37, 225 Main Street
 - d. Special Class C Liquor – Shogun Japanese Steakhouse, 3704 Lincoln Way
 - e. Class C Beer – Casey's General Store #2560, 3020 South Duff Avenue
 5. RESOLUTION NO. 12-001 approving application for procurement card for Council Member Victoria Szopinski and setting transaction limits
 6. RESOLUTION NO. 12-002 approving appointment of Council Member Victoria Szopinski to Ames Convention and Visitors Bureau Board of Directors
 7. RESOLUTION NO. 12-003 approving preliminary plans and specifications for 2011/12 Resource Recovery System Improvements (New Scale Platform); setting February 1, 2012, for bid due date and February 14, 2012, as date of public hearing
 8. RESOLUTION NO. 12-004 approving Change Order Nos. 1 - 4 for 2009/10 Arterial Street Pavement Improvements (13th Street)
 9. RESOLUTION NO. 12-005 accepting final completion of 2009/10 and 2010/11 Asphalt Pavement Improvements Program (Northwood)
 10. RESOLUTION NO. 12-006 accepting final completion of 2011/12 Water System Improvements (Graeber/Hughes)
 11. RESOLUTION NO. 12-007 accepting final completion of WPC Facility Methane Engine Generator Rehabilitation
 12. RESOLUTION NO. 12-008 approving Plat of Survey for property on 190th Street - Section 22-84-24 (Quarry Estates)
- Roll Call Vote: 6-0. Resolutions declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

PUBLIC FORUM: No one spoke during this time.

HEARING ON ADAPTIVE REUSE FOR 2501 AND 2801 GRAND AVENUE AND 2801 FERNDAL AVENUE/MAJOR SITE DEVELOPMENT PLAN FOR NORTH GRAND MALL: City Manager Schainker noted that, on September 13, 2011, when discussing the

proposed Adaptive Reuse Agreement, the City Council directed that he negotiate a date that was acceptable to the owner that would trigger the calling of the Performance Bond and revert back to the original requirement of the reconfiguration of Lot 2 if it were not met. Mr. Schainker reported that he had met with Greg Kveton, who represented G. K. Development, on several occasions. According to City Manager Schainker, after their most-recent meeting, Mr. Kveton indicated that he was willing to agree to allow the City to examine and evaluate, by September 1, 2012, copies of (1) signed leases with two new tenants in "Retail A" and "Retail D," and (2) a financial investment in the form of a loan commitment in the amount not less than \$8,000,000. As requested by the Council, the Supplemental Agreement included a performance deadline for specific desired actions on the part of the owner and a reversion provision that allows the City to revoke the amended Adaptive Reuse Site Plan and other permits or approvals related to the site plan. Because of those provisions, the existing Performance Bond would be maintained until the required actions were accomplished. If they were not, the Performance Bond would be called by the City and the proceeds used to reconfigure the parking on Lot 2 in accordance with the existing Adaptive Reuse Plan. Mr. Schainker reported the Remote Parking Agreement had been signed by G. K. Development.

City Manager Schainker advised the options available to the City Council: the City Council could approve the Supplemental Agreement or decide not to approve the Supplemental Agreement and send the matter back to City staff with further direction concerning what modifications to the proposed agreement were needed before it could be supported. According to Mr. Schainker, the City Council must decide if the provisions of the proposed Agreement related to [1] the actions that need to be performed (signed leases/construction loan commitment) and [2] the deadline to perform those actions (September 1, 2012) went far enough to provide the desired level of protection.

Mayor Campbell opened the public hearing.

Greg Kveton, G. K. Development, Barrington, Illinois, said that the two anchor tenants are not allowing Mr. Kveton to announce their names at this point. He advised, however, that the anchor that will be housed in the former Sears building ("Retail D") had signed the lease and is ready to begin re-construction of the space. According to Mr. Kveton, "Retail A" is moving forward with the deal and is in negotiations with G. K. Development. It is anticipated that the lease will be signed within the next 30 days or sooner. According to Mr. Kveton, "Retail A" will be a ground lease, which means that the retailer leases the building pad and constructs its own building. Before it will commit to the lease, all zoning regulations must be in place. He also stated that "Retail D" is contingent on "Retail A" opening on the site. Mr. Kveton said that the developer has to demolish buildings, which will cost approximately \$500,000, and get plans approved before it closes on the construction loan. The lender will not close on the loan unless there are signed leases with the two anchor tenants, the rezoning has been approved, the site plan has been approved, all equity for the project is in place, and all the title clearances have been satisfied.

Noting that the community wants something to happen at North Grand Mall, Council Member Larson asked why September 1, 2012, was selected as the date to provide the leases to the City Council. Mr. Kveton said that date was chosen to give them "room should something delay the leases." He noted that he is very hopeful and fairly confident that the leases will be signed possibly before the end of the month. Mr. Kveton reported that the construction financing has to occur no later than March 2012; construction is scheduled to begin on the site by April 2012.

At this time, “Retail D” plans to open in the fall of 2012. That tenant has the option, but not the obligation, to open in Fall 2012. Mr. Larson said he had concerns about waiting until September; he preferred to see the leases by May 2012. Mr. Kveton reported that the pad must be turned over to “Retail A” by August 2012; however, the lease has not yet been finalized.

Council Member Goodman asked if there could be two dates; the lease for “Retail D” could be provided prior to September 2012 and the lease for “Retail A” could be provided by September 2012. Mr. Kveton informed the Council that the retailers have the right to decide when they will open; although G. K. Development would like to collect rent on the space as soon as possible, that date is not up to G. K. Development. Delays occur sometimes, and the developer wants to allow for that.

Council Member Davis asked how long after the leases are executed would the developer notify the City. Mr. Kveton said it would be a few days to a week. He reported that it is crucial to the lenders that the zoning contingency be eliminated; the key element is that the rezoning be in place so the loan can close.

Council Member Orazem said that he was not in favor of challenging the dates. He believes that the developer has incentives to act as quickly as possible; therefore, he is fine with the proposed September 2012 date.

Adaptive Reuse Plan/Major Site Development Plan. Planner Charlie Kuester noted that, in 2007, the City Council approved an Adaptive Reuse Plan for North Grand Mall; that approval was for the entire mall site from 24th Street to 30th Street, including a small parcel on the west side of Ferndale Avenue west of the mall. Since that site plan had been approved, only the Walgreens store had been built, the KFC restaurant had been demolished, and the Wells Fargo and Furman buildings are now vacant. Mr. Kuester advised that the owners (Grand Center Partners and North Grand Mall Partners) are now requesting changes to the Adaptive Reuse Plan in response to the changing economic environment since 2007 and to meet the space needs of their new potential tenants. The Sears building and buildings south of that will be demolished as will the Wells Fargo and Furman buildings. The owner proposes to renovate the former Sears store, build new retail space, improve landscaping, and change traffic flow into and within the site. Mr. Kuester described the proposed site development in more detail. He noted that the proposed revisions to the Adaptive Reuse Plan include a new entrance along the west edge of the mall property. It consists of two exit lanes that allow for left and right turns onto 24th Street and a single entry lane; that is intended to be the main entrance off of 24th Street for the new retail spaces.

Mr. Kuester advised that two restaurant sites were proposed for which no specific building footprint had been submitted. The “Restaurant F” site sits within the mall parking area in Lot 2 and is set back 50 feet from property lines. The “Restaurant G” site sits on a grassy area where the former KFC building was located on Lot 1. The mall owner intends to market these sites for tenants and then build to suit.

Pertaining to landscaping, Mr. Kuester advised that, as part of the Adaptive Reuse Plan that was approved in 2007, landscaping along the perimeter of the site was to increase and include some site landscaping in the adjacent rights-of-way. He reported that the Adaptive Reuse provisions of the *Code* allow discretion by the City Council in meeting the development standards of the Zoning Ordinance. In 2007, the City Council waived some of the interior landscaping in return for increased perimeter landscaping in the rights-of-way and more color and texture in the

pavement design. On September 13, 2011, the Council allowed lesser landscaping; however, it was not explicit in its discussion on what level of landscaping would be appropriate for Lot 2. The landscaping plan that was recently submitted includes both Lots 1 and 2. The landscaping shown on Lot 1 is consistent with the plan presented to the City Council on September 13, 2011. On Lot 2, the plan is similar to Lot 1 on the east side along Grand Avenue; however, on the west side, there are no additional landscaping features. According to Mr. Kuester, it remains consistent with the original landscape plan of 1970, which is a reduction from what was approved in the 2007 plan.

Also according to Mr. Kuester, the City Council has the authority to decide that the landscaping shown on the submitted site plan was adequate under the provisions of the Adaptive Reuse standards or to require a greater or lesser degree of landscaping. The specific waivers being requested by the owners were explained by Mr. Kuester, as follows:

1. Waiver of minimum building setback requirement. The proposed “Retail E” does not meet the required 50-foot setback from the public right-of-way.
2. Waiver of landscaping in setbacks abutting a residentially zoned lot requirement. The area abutting the apartment building on 24th Street is screened with shrubs and trees, but is only 12 feet in width, not the required 20 feet. The applicant proposes to install a six-foot wooden fence at the property line in addition to the six-foot shrubs.
3. Waiver of minimum landscape area requirement. The zoning standards require a 15% minimum landscape area on the development. Currently, the entire site comprises 4.42% of landscaping. The proposed site plan increases the landscaping area to 6.99%, which is a 58% increase in what is there now.

Planner Kuester noted that, since the site is a redeveloped site, non-conformities are not required to be brought up to current standards unless they are removed entirely. In this case, much of the parking lot will remain.

4. Waiver of setback and perimeter landscaping requirements. Standards require shrubs to be spaced four feet apart between the trees. The spacing shown on the proposed site plan indicates that shrubs will be spaced eight to ten feet apart. Also, shrubs are shown only along the south, east, and a portion of the north property lines.

According to Mr. Kuester, what is shown is consistent with what the City Council saw in September 2011, to which it gave tacit approval.

5. Waiver of surface parking area interior landscaping requirements. Parking lots of the size of this redevelopment require a 9'x16' landscape island for every 20 interior parking spaces and a 15-foot-wide landscaped median for every three contiguous double-loaded drive aisles. The owner proposes landscaped islands at each end of the parking rows.

It was pointed out by Mr. Kuester that, if the owner were to install all the required islands and medians, it would reduce the available parking to below the tenants' needs or City requirements.

6. Waiver of surface parking lot landscape plan requirements. Parking areas of more than 16 spaces must have landscaped areas equal to ten percent of the parking lot surface area within and surrounding the parking lot. The total area of the parking area is 868,482 square feet, requiring 86,948 square feet of landscaping within or adjacent to the parking area. The total landscaping on Lots 1 and 2 is 78,890 square feet.
7. Waiver of driveway widths. One driveway on Ferndale Avenue exceeds the maximum followed by the Statewide Urban Design and Specifications (SUDAS) Manual. In this instance, the applicant has provided turning movement information that supports the need for the 52-foot driveway to accommodate the expected 67-foot wheelbase semi-trailer trucks that will serve the retail space.

According to Mr. Kuester, the City Traffic Engineer supports the proposed waiver.

Planner Kuester advised that the Adaptive Reuse/Major Site Development Plan reflects the existing lots that were created in 2007 as the Streets of North Grand Subdivision; however, the owner has indicated that, at some future time, “Retail A” will want to be on its own separately platted lot. Platting will be needed by the tenant of “Retail A” for leasing and tax purposes, which will require the submittal of a subdivision plat for review and action by the City Council.

Upon being questioned by Council Member Larson, Mr. Kuester stated that screening of mechanical units will be necessary.

Mr. Kuester advised that staff had received all required submittals needed to approve development for “Retail A, B, C, and D.”

Council Member Larson asked staff to look at the “fence” in front of Walgreen’s on the west side of Grand where there is a drop-off down to the parking lot. He had gotten a call from a constituent alleging that the fence was not safe and is disrepair. Mr. Larson had gone to the site and verified that the fence appeared to be unsafe. Mr. Kuester said that he believed that fence belonged to Walgreens, but had been built on City right-of-way. He will follow up on the concern.

There being no one else wishing to speak, the Mayor closed the hearing.

Moved by Goodman, seconded by Orazem, to adopt RESOLUTION NO. 12-009 approving the Supplemental Development Agreement for Streets of North Grand Subdivision.

Although he said he would not be voting against approving the Agreement, Council Member Larson stated that he disagreed with Council Member Orazem suggesting that there would be no ramifications to leaving the date as September 2012 for identifying the lessees. The developer has incentives to get the project accomplished as soon as possible; however, the proposed tenants can opt to delay.

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

Moved by Goodman, seconded by Larson, to adopt RESOLUTION NO. 12-010 approving the Adaptive Reuse/Major Site Development Plan for North Grand Mall, with the specific waivers requested, with the following conditions:

1. That a Remote Parking Agreement be submitted and approved by the City Council allowing the excess parking spaces on Lot 1 to make up the deficit on Lot 2;
2. That approval of the Adaptive Reuse/Major Site Development Plan be subject to approval of a Supplemental Development Agreement pertaining to the Streets of North Grand Subdivision by the City and the owner;
3. That the Agreement for the 45-foot access easement be submitted for review by the City prior to seeking authorization for “Alternative A” for “Retail E.” (If not submitted for review, the “Retail E” layout as shown on Sheet C3.0 is approved);
4. That the entire area of all landscaped traffic islands be excavated to a depth one foot below the bottom of the root ball of the proposed trees and that clean soil be installed; which also includes the explicit authorization of the City Council to allow the Planning and Housing Director to approve the development of “Retail E” and “Restaurant F” upon review and submittal of a Minor Site Development Plan that meets the following conditions:
 - a. The Minor Site Development Plan for “Retail E” must be consistent with the approved Adaptive Reuse Plan for North Grand Mall and comply with the specific waivers granted.
 - b. The Minor Site Development Plan for “Retail E” must include elevation drawings that indicate that the finish materials and architectural features are consistent on all four sides of the structure. Window and door patterns (or equivalent design features) will also need to be carried around the building in a manner that ensures the design of the rear of the structure is appropriate for such a prominent public exposure.
 - c. The Minor Site Development Plan for “Restaurant F” must be consistent with the approved Adaptive Reuse Plan for North Grand Mall and comply with the specific waivers granted.
 - d. The Minor Site Development Plan for “Restaurants F” and “G” must not allow for a deficit of parking to occur on Lots 1 and 2 combined.
 - e. The Minor Site Development Plan for “Restaurant F” must contain a minimum of 960 square feet of landscape. This is equivalent to a three-foot border of landscaping around the proposed building although this landscaping can be placed anywhere within the 0.45 -acre “Restaurant F” site.

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

Moved by Davis, seconded by Larson, to adopt RESOLUTION NO. 12-011 approving the Remote Parking Agreement.

Council Member Goodman stated that he was particularly pleased that the City was creating some flexibility to re-use existing space.

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

HEARING ON ULTRAVIOLET DISINFECTION EQUIPMENT FOR WATER POLLUTION CONTROL FACILITY: The public hearing was opened by the Mayor. She closed same after no one came forward to speak.

Moved by Davis, seconded by Goodman, to adopt RESOLUTION NO. 12-012 approving final plans and specifications and awarding contract to Trojan Technologies of London, Ontario, Canada, in the amount of \$371,800.00.

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

HEARING ON NATIONAL CENTERS FOR ANIMAL HEALTH (NCAH) PUMP STATION AND WASTEWATER METERING FACILITIES IMPROVEMENTS: The Mayor opened the public hearing. No one asked to speak, and the hearing was closed.

Moved by Wacha, seconded by Goodman, to accept the bid.

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

REQUEST FOR LAND USE POLICY PLAN (LUPP) MAP CHANGE FOR 516 SOUTH 17TH STREET: City Manager Schainker noted that staff had been directed by the City Council to provide a report with background information and history on the area and the reason for the request; that report had been prepared and provided to the Council. Mr. Schainker explained that if the City Council wished additional action on this request, it needed to provide that direction to staff. He further informed the Council that it needed to decide whether or not to authorize a formal application of a Land Use Policy Plan Map Amendment. He cautioned that Council should not deliberate on the merits of a Map Amendment at this time; that action would occur at a later date should the matter be referred.

Council Member Orazem asked if there had been any increase in traffic in this area. Mr. Schainker advised that, due to the density of apartments in the area, CyRide had increased the number of buses routed to the area. Council Member Wacha, who serves as the City Council representative to Transit Board, noted that the route frequency was the same; however, more buses had been added.

Council Member Goodman said that he understood the frustration of the owner in that the land does not provide access to any arterial. Mr. Larson noted that he preferred not to remove the Highway-Oriented Commercial uses from the area in question due to the density of residential development; he foresees a need to provide goods and services to the residents.

At the inquiry of Council Member Szopinski, Council Member Davis noted that an email had been received from Warren Madden, Vice-President for Business and Finance at Iowa State University, advising that the current Board of Regents Institutional Road Program had not allocated any funds or included any plan to widen South 16th Street, which would be impacted

by higher-density housing in the area in question. It was noted that the institutional road being referenced in the email is to the west of 517 South 17th Street.

Mayor Campbell noted that if the Council took no action on the request, it, in effect, was denying the request for a Land Use Policy Plan Map change for this area.

FEMA HAZARD MITIGATION GRANT PROGRAM: Municipal Engineer Tracy Warner recalled that, as a follow-up to the 2010 flooding, Public Works staff submitted 11 projects for consideration under FEMA's Hazard Mitigation Grant Program (HMGP). The Iowa Homeland Security and Emergency Management Division (HSEMD) completed its preliminary review of two of the projects, and Clapsaddle-Garber Associates had completed the project application for (1) Waterbury Court and (2) Castlewood Place.

At the inquiry of Council Member Goodman, Ms. Warner acknowledged that waiting for FEMA to make a decision and the process required for that funding has taken a long time. She believed that, if City funds had been allocated, the projects would have been designed and accomplished by this time.

According to Ms. Warner, engineering analyses of the other four flood mitigation projects is continuing with the hope they will be before the Council for approval to submit grant applications within the next two months. City Manager Schainker advised that five of the flood mitigation projects had been withdrawn from further HMGP funding consideration, and during the upcoming budget hearings, the City Council will need to determine if the City should proceed with those projects absent any federal funding.

Moved by Davis, seconded by Goodman, to adopt RESOLUTION NO. 12-013 approving a modified resolution as part of HMGP application through Iowa HSEMD to FEMA for local match funding being a minimum of 15 percent for the Waterbury Court project with a total project estimated cost of \$88,700; approve a resolution as part of HMGP application through Iowa HSEMD to FEMA for local match funding being a minimum of 15 percent for the Castlewood Place project with an estimated cost of \$77,000; and to designate Tracy Warner, Municipal Engineer, as the applicant's Authorized Representative for both HMGP projects. Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

PROCESS FOR ADOPTING BUILDING CODES: Fire Chief Clint Petersen told the Council that staff had recently started the process to adopt the newest version of the *National Electric Code* (NEC), and it was important that Council feel comfortable with how national minimum safety standards are recommended for adoption and the process used in Ames to adopt new versions. He reported that the Council could choose to direct staff to modify past adoption processes or add to the current plan before staff presented the NEC for adoption. He also informed the Council that next year a larger slate of currently adopted national code standards will be revised and brought to Council for approval.

Chief Petersen explained that international organizations of professionals in specific branches of building and building systems design, construction, products manufacturing, and governmental regulatory specialties develop detailed minimum standards, by consensus, for all building disciplines. Those standards are published, distributed, and widely used by governmental jurisdictions, public and private institutions, corporations, and other entities

throughout the world. Jurisdictions adopt codes “by reference” instead of copying several thousand pages of detailed technical standards into their respective state or municipal codes. According to Chief Petersen, the City has historically followed the State of Iowa by adopting model code updates within six months of the State’s action. He said that, within the next few weeks, staff will bring an item forward recommending adoption of the 2011 NEC into Chapter 5 of the *Ames Municipal Code* to bring the City’s local standards into alignment with the State’s adopted standards. Chief Petersen also advised that, in Fall 2012, staff will begin working on the process to bring adoption of the 2012 International Codes forward for Council action in the late spring of 2013.

It was explained by Chief Petersen that International Codes are promulgated by the International Code Council and are the most widely adopted building construction standards now commonly in use internationally. He named the model codes adopted by reference by the State of Iowa, the City of Ames, and other Iowa communities. The model codes are revised at regular three-year cycles to eliminate outdated text, to add new text, and to change current text for improved clarity. At each cycle, summaries of code changes are published by the organizations and reviewed by the adopting jurisdictions. All International Codes and Uniform Codes are revised on the same cycle: 2006, 2009, 2012, etc. The *National Electrical Code* (NEC) is revised on a different cycle: 2005, 2008, 2011.

Chief Petersen explained that the Building Board of Appeals was comprised of general contractors, architects, engineers, plumbers and electricians. Its purpose is to lead the public process to analyze Code revisions and make recommendations to the Council for Code adoption or Code adoption with local amendments. He also explained that the process for reviewing the proposed changes to the *National Electric Code* was representative of how the City typically obtain public input regarding code modifications. The public input process was described in more detail.

ZONING ORDINANCE CORRECTIONS/CLARIFICATIONS: Moved by Goodman, seconded by Wacha, to pass on third reading and adopt ORDINANCE NOS. 4095 THROUGH 4104 making text amendments that will correct and/or clarify various sections of Zoning Ordinance, including definitions, general zoning regulations, development standards, residential high density permitted uses, neighborhood commercial signage standards, village residential design guidelines, and site development plan review.

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

ORDINANCE TO PERMIT BANQUET HALLS, EXHIBITION AREAS, AND MEETING AREAS IN GENERAL INDUSTRIAL ZONING DISTRICTS: Moved by Goodman, seconded by Wacha, to pass on third reading and adopt ORDINANCE NO. 4105 to permit banquet halls, exhibition areas, and meeting areas in General Industrial Zoning Districts.

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

ORDINANCE ADDING ROSE PRAIRIE TO WARD AND PRECINCT: Moved by Goodman, seconded by Wacha, to pass on third reading and adopt ORDINANCE NO. 4106 adding Rose Prairie Subdivision to Ward 2, Precinct 5.

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

COUNCIL COMMENTS: Moved by Wacha, seconded by Goodman, to refer to staff the letter from Kellogg Housing Co-Op dated November 17, 2011.

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

CLOSED SESSION: Moved by Davis, seconded by Larson, to hold a Closed Session as provided by Section 20.17(3), *Code of Iowa*, to discuss collective bargaining strategy.

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

The Council reconvened in Open Session at 8:56 p.m.

ADJOURNMENT: Moved by Davis to adjourn the meeting at 8:57 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

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

AMES, IOWA

JANUARY 17, 2012

The Ames City Council met in special session at 5:15 p.m. on the 17th day of January, 2012, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Ann Campbell presiding and the following Council members present: Goodman, Orazem, Szopinski, and Wacha. Council Member Davis arrived at 5:23 p.m., and Council Member Larson was absent. *Ex officio* Member Finseth was also present.

Mayor Campbell announced that the primary purpose of this meeting was to concentrate on the five-year Capital Improvements Plan. However, the Council firstly needed to take action on two items of business.

Moved by Orazem, seconded by Goodman, to approve the following two items:

1. RESOLUTION NO. 12-014 confirming appointment of Government of the Student Body Senator Rachel Gerdes to the Ames Transit Agency Board of Trustees
2. RESOLUTION NO. 12-015 approving Human Services contract with Orchard Place for childcare provider support services from January 25, 2012, through June 30, 2012.

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

WORKSHOP ON THE 2012-2017 CAPITAL IMPROVEMENTS PLAN (CIP): City Manager Steve Schainker emphasized that the Plan outlines the City's funding strategy for major public improvement projects to be completed over the next five fiscal years (2012/13-2016/17). Projected expenditures in the Plan total \$249,124,023. Mr. Schainker advised that public input will be taken at the Council meeting scheduled for January 24, 2012, and again at the final budget public hearing to be held on February 14, 2012.

Council Member Davis arrived.

Public Safety - Fire. City Manager Schainker described Fire Station Improvements that are planned for the three Fire Stations in FY 2013/14 and the driveway replacement for Station #1 in FY 2015/16. New Self-Contained Breathing Apparatuses will be purchased over two fiscal years (2014/15 and 2015/16).

Public Safety - Traffic. John Joiner, Public Works Director, explained West Lincoln Way Intersection Improvements with Dotson Drive/Lincoln Way (construction) occurring in FY 2012/13; and the Traffic Signal Program, with signal replacement at Lincoln Way/Hayward Avenue scheduled for FY 2012/13. Mr. Joiner explained the use of sharrows (bicycles and automobiles sharing the roadway), which will be a new project: Multi-Modal Roadway Improvements. Duff Avenue (6th Street to 13th Street) will be done in 2012/13. As part of the Traffic Engineering Studies program, the Transportation Funding Study, scheduled for 2012/13, will analyze potential funding sources for roadway improvements, including the Grand Avenue Extension project. It was pointed out that no project is planned under the Shared Use Path System Expansion program for 2012/13. City Manager Schainker noted that this program supports one of the City Council's priorities for the year, which is connecting the community. The Skunk River Trail Extension (East Lincoln Way to South River Valley Park) will be accomplished in 2013/14.

There will be no projects 2012/13 or 2014/15. Construction on the Skunk River Trail Extension will begin again in 2015/16 and carry into 2016/17 for SE 16th Street to East Lincoln Way, which will include bridge reconstruction and paving, respectively. Lastly, under Public Safety - Traffic, Mr. Joiner explained that the U. S. 69 Intersection Improvements, 13th Street/Grand Avenue, that is scheduled to occur in 2013/14 .

Resource Recovery Plant (RRP). Public Works Director Joiner informed the Council that there are cost changes to purchase new and replacement components and equipment at the RRP due to additional projects that were identified in the annual evaluation of the five-year maintenance needs of the Plant. Materials for two annual preventive maintenance projects had been included in the costs. Mr. Joiner said that RRP personnel perform the work to complete the preventive maintenance projects. A new project is proposed to replace the 36-year-old high-speed Primary Shredder. The new unit will process material that has previously been diverted to the landfill. The project will be done in two phases in 2013/14 and 2014/15. The estimated payback for the new equipment is 6.5 years.

Water and Pollution Control. Water and Pollution Control Director John Dunn gave an update on the New Water Treatment Plant project, which was initiated in FY 2008/09. Mr. Dunn advised that he learned this afternoon that the City was named a recipient of a \$5.88 million grant from the DNR to assist in the construction of the new water plant to LEED Certification standards. Ames will be the first LEED-certified Plant in Iowa and the second in the nation. The construction of the new Water Treatment Plant has been delayed due to the lengthy land acquisition process. Mr. Dunn noted that the proposed funding source for the majority of the approximately \$60 million project will be loans from the Iowa Drinking Water State Revolving Fund (SRF) and repaid over 20 years out of water revenues. Mr. Dunn also provided information on the City's wells. Development of the next well field is proposed to begin in 2016. Some land acquisition will be necessary; that process will begin in Fiscal Year 2012/13. Automatic Meter Reading Conversion was defined as a multi-year project to convert the water meter reading system from the existing generator/remote technology to the current industry standard of automatic meter reading. The implementation will be spread out over ten years, with new equipment being installed in discrete areas each year in coordination with the Utility Customer Service Division. Mr. Dunn reported that the WPC Plant Disinfection project will see a cost decrease of approximately \$377,000 from what was shown last year. The schedule reflects a shift of funds from the current year into the first year of the CIP (2012/13). Funding for the project will come from a SRF loan. Also in 2012/13, there will be an evaluation of the current Water Pollution Control facility to ascertain the condition of structural and mechanical elements and prioritize the major replacement needs. The Plant Facility Improvements from FY 2012/13 through 2016/17 were explained. There would be no change in the Digester Improvements program. The WPC Electrical System Maintenance will see a cost change. This activity is recommended every five years, with the next round planned for FY 2016/17. The WPC Plant Residuals Handling Improvements program is being delayed. There will be no change in the Flow Equalization Expansion project.

Utilities - Water Distribution. Director Joiner noted that there would be no changes to the Water System Improvements program, which provides for replacing water mains in areas that are experiencing rusty water problems. A new project, the Woodview Drive Water and Sewer Project, for design and construction of water and sanitary sewer mains along Woodview Drive, will be accomplished in accordance with the property assessment agreements.

Utilities - Storm Sewer. Mr. Joiner noted a site change for the Low-Point Drainage Improvements. In 2012/13, the location will be Oliver Circle. A new project, Flood Response and Mitigation program, was explained in detail by Mr. Joiner. Two projects will be contained in the Operating Budget: Fourth Street Water Main and the bank erosion project in Stewart Smith Park. Mr. Joiner broke the projects into two categories: FEMA-funded and local-funded. City Manager Schainker emphasized that this program contains City funding in the form of \$2.6 million in G. O. Bonds (debt service). He reminded the Council that under the new rate philosophy, some customers' bills will be impacted. Mr. Schainker also noted that policy questions will need to be addressed for this now-consolidated program to deal with flooding issues. He reported that what has been included in the draft CIP is the best information available to the City at this time. An ongoing program, Storm Water Facility Rehabilitation Program, was explained by Director Joiner. Storm Sewer Outlet Erosion Control was also described. No projects are being recommended for 2012/13 for Storm Sewer Improvement Program, with those funds being applied to the Flood Response and Mitigation Project.

Utilities - Sanitary Sewer. Mr. Joiner noted that no changes were being recommended to the Sanitary Sewer System Evaluation program, which includes manhole inspection, smoke testing, manhole rehabilitation, flow monitoring, and sewer video inspection of areas with the greatest measured infiltration. No changes are contemplated for the annual Sanitary Sewer Rehabilitation program or the Clear Water Diversion program.

Council Member Goodman asked to revisit the Shared Use Path System Expansion. He is concerned what will happen if FEMA funding is not received. Mr. Goodman noted that he had received many inquiries about when the bridge over Squaw Creek would be reconstructed. Council Member Davis cited his preference that the monies be directed to the Flood Response

Moved by Goodman, seconded by Wacha, to direct staff to bring back to Council possible ways to fund the reconstruction of the bridge without taking from the Flood Response and Mitigation program.

City Manager Schainker reported that the bridge would have to be removed when the Grand Avenue Extension project is finished. The City had contemplated repairing the bridge even knowing that it would eventually be removed. Council Member Orazem recommended that staff look at the former bridge that was over the Skunk River at SE 16th Street to see if it could be used.

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

Electric. Donald Kom, Electric Services Director, stated that the capital projects for Electric over the next five years total slightly over \$51 million. The majority of those funds come from rate dollars. Iowa State University does provide approximately \$1.6 million towards transmission projects based on their load. Mr. Kom broke the projects into three categories: Electric Services, Transmission/Distribution, and the Power Plant. He advised that, for FY 2012/13, \$1 million (ten percent of the five-year budget) has been allocated to Energy-Reduction Programs. The FY 2012/13 budget for Substations and Power Lines equates to \$4,840,000 or 25% of the five-year budget. This amount includes transmission, feeder expansion, and reliability improvements. Electric Production comprises 65% of the five-year budget at \$10,140,000. This includes Unit #8, Unit #7, Plant systems (fire protection, fuel storage tanks, oil guns and ignitors, and roof replacement), Gas Turbines, Environmental Protection Agency issues, and RDF Bin Work. In

answer to Council Member Goodman's inquiry about staying the course with recommended improvements, Assistant Electric Services Director Brian Trower advised that the Burns & McDonald Study did not anticipate the environmental rules that were going to be imposed. Mr. Trower provided a status report to the Council on compliance with three environmental rules and their potential for impacting City Electric operations. Council Member Orazem voiced his concerns that the EPA may mandate certain improvements without much notice to the City. He wondered if the City should put some of the \$3.8 million into the current year in anticipation of having to make environmental improvements. Mr. Kom advised that if staff learns anything new, they will bring it to the Council's attention.

Transportation - Streets Engineering. According to Public Works Director Joiner, there will be cost and site changes in the annual Collector Street Pavement Improvements, Asphalt Street Reconstruction Program, CyRide Route Pavement Improvements, Arterial Street Pavement Improvements, and Concrete Pavement Improvements. Over \$2 million in Metropolitan Planning Organization funding will be used for Arterial Street Pavement Improvements. Downtown Street Pavement Improvements will also see a cost change and site change. City Manager Schainker advised that Road Use Tax funds will be used for the annual Asphalt/Seal Coat Street Rehabilitation program. Director Joiner noted that the Grand Avenue Extension, from Lincoln Way to South 16th Street, has been delayed in an attempt to receive federal funding. Council Member Goodman noted that the University had advised that it had not anticipated providing any funding for expansion of South 16th Street and had not anticipated additional traffic on that road, of which part is an institutional road. He asked if the project should be removed from this CIP. Director Joiner advised that the Grand Avenue Extension project is a critical link in the City's transportation network, and staff prefers to leave it in and continues to hope that federal funding will open up for this project.

Transportation - Street Maintenance. Mr. Joiner explained the Bridge Rehabilitation Program, which was based on Iowa Department of Transportation recommended maintenance/improvements to bridges in Ames. A new program, Lincoln Way Median Improvements, was highlighted. It will provide funding for the enhancement of the medians on Lincoln Way from Beach Avenue to Sheldon Avenue. Mr. Joiner also named the annual programs included in the Plan: Neighborhood Curb Replacement, Shared-Use Path Pavement Improvements, Sidewalk Safety Program, and Retaining Wall Reconstruction. He also noted that the Salt Storage Facility will be delayed until a location has been determined and grant opportunities identified.

Transportation - Airport. No Airport Improvements are planned for FY 2012/13 or 2014/15. The terminal building will be replaced in 2013/14. It has been delayed in order to hold public/user meetings to further define the scope of the building project.

Community Enrichment - Public Works. Drive lanes will be restored and improved at the Municipal Cemetery throughout the five years of the CIP.

Transportation - Transit. Transit Director Sheri Kyras advised that CyRide's capital budget for the next five years totals nearly \$11.3 million. She highlighted the cost changes and delays for the Vehicle Replacement Program. Under the CyRide Shop and Office Equipment program, four to seven replacement computers will be funded each year, and approximately \$50,000/year will fund other shop and office items. Bus Stop Improvements have been delayed, pending a new bus shelter design that improves the image of the structures; that design will be completed in

Spring 2012 with implementation beginning at that time. The Alternative Route Analysis has also been delayed. CyRide completed a Transit Feasibility Study in 2007, which identified a need to implement major service-level changes on its highest ridership route from Iowa State Center to Campus. That Study recommended a Bus Rapid Transit service on CyRide's Orange Route that would increase capacity and comfort on the route and reduce travel time for customers. A complete detailed analysis of the BRT-type service concept is necessary, and that study is anticipated to bid when the Intermodal Facility project is completed. The Building Expansion and Modernization project is also being delayed. Ms. Kyras described four projects that will consist of additional bus storage, flood protection, increased ceiling height, and structural repairs to CyRide facilities.

The meeting recessed at 7:10 p.m. and reconvened at 7:18 p.m.

Parks & Recreation. Nancy Carroll, Director of Parks and Recreation, described the planned maintenance projects at the Municipal Pool. Ms. Carroll noted that the Municipal Pool is soon-to-be 50 years old. The School District and City are in agreement that the wading pool will be demolished in Fall 2012, as renovations to it would equate to over \$100,000. Ms. Carroll detailed the Parks and Recreation Facility Improvements that will occur through 2016/17. In 2012/13, Carr Pool basin and mechanical system will be demolished to coincide with the reconstruction of Meadowlane Drive. South River Valley Softball Fields will see fencing replaced on two diamonds. Adjustable basketball standards will be replaced at the Community Center. According to Ms. Carroll, a park will be constructed in Northridge Heights beginning in Spring 2012. The anticipated opening will occur in Spring 2013.

Brookside Park Improvements, including the limestone steps and walls leading from Brookridge Avenue west into Brookside Park will be rebuilt in 2012/13. The existing gravel driveway/parking lot will be removed in 2014/15 and a hard-surfaced parking lot will be installed adjacent to 6th Street. Tennis Court Improvements at Brookside Park will be reconstructed in 2012/13, the courts at Inis Grove Park will be resurfaced in 2014/15, and the courts at Emma McCarthy Lee Park will be resurfaced in 2015/16. Ms. Carroll detailed the resident and park user input received in October 2011, which indicated the need to replace the existing four courts and lights at Brookside Park. Improvements to Ada Hayden Heritage Park would continue with erosion damage repairs in 2012/13, invasive plant species being removed in 2013/14, and two major projects: resurfacing the north loop trail adjacent to the lake at a cost of \$284,000 and resurfacing the south loop trail adjacent to the lake at a cost of \$200,000 are planned for 2014/15 and 2015/16, respectively. There are no changes planned for the Playground/Park Equipment Improvements.

Ms. Carroll reminded the Mayor and Council that each year, the City and Iowa State University each contribute \$20,000 to the Ames/ISU Ice Arena Fund to ensure that the facility is well-maintained. Projects are planned for 2012/13 to replace rubber flooring in the lobby, air condition four locker rooms, and study energy efficiency and equipment life expectancy and to replace the water heaters in 2013/14.

A new project, to construct four sand volleyball courts with lights east of Emma McCarthy Lee Park tennis courts in 2013/14, was explained by Ms. Carroll. Another new project, the Inis Grove Park Restroom Replacement, is planned for 2015/16. Lastly, Ms. Carroll indicated that there was no change anticipated for the Community Gathering Venue. She recalled that in 2009 and 2010, conversations were held between City staff and members of the Ames Foundation and Main Street

Cultural District. She indicated that should the City Council desire to move forward with this project, the Ames Foundation is supportive of raising significant funds to help construct a community gathering place in the parking lot east of City Hall. Discussion ensued as to whether the project should remain in the CIP. It was decided to leave it in.

Library. Art Weeks, Library Director, explained that there are no changes contemplated for the Radio Frequency Identification System project or the Bookmobile Replacement. He explained a new project, an Automated Materials Handling System, by which library materials returned to the book drop are automatically checked in from patron circulation and then automatically sorted into bins in preparation for shelving by staff.

Information was provided by Mr. Weeks regarding the Library Renovation. He referenced the ballot measure authorizing \$18,000,000 in bonds to expand and renovate the Public Library. He advised that the Friends Foundation is still very aggressively fund-raising; it is approximately 80% to its goal. It is anticipated that construction/renovation will begin in 2013/14 and be completed in 2014/15. According to Mr. Weeks, the CIP pertaining to the library's budget will change slightly as the cash flows only became available this week. He also noted that the existing Bookmobile will be sold after the new one has been purchased. The Bookmobile will be funded through the Fleet Replacement Program; depreciation monies exist to replace it.

Community Enrichment. City Manager Steve Schainker said there were no changes proposed for the Neighborhood Improvement Program or the Downtown Facade Program.

Facilities/Fleet Services. Fifty thousand dollars (\$50,000) is being allocated each year of the CIP for City Hall Mechanical/Structural Improvements. City Maintenance Facility Improvements are planned for 2014/15, 2015/16, and 2016/17.

Conclusion. City Manager Schainker presented a summary of the Capital Improvements Plan expenditure by program. He then summarized revenues by type. Mr. Schainker emphasized that he makes every attempt to avoid issuing revenue bonds to supplant Utility funds. He brought the Council's attention to the New Water Plant project, estimated at approximately \$60 million. to Mr. Schainker noted the importance of the City's receipt of a low-interest loan to help fund that project.

Mr. Schainker reported that the City has received the highest bond rating (Aaa). Finance Director Duane Pitcher brought the Council's attention to the Projection of Debt Capacity. He reminded the Council that the state places a debt limitation on all debt that is subject to property taxes; that limitation is 5% of total actual valuation. The City policy, historically, has been to reserve 25% of available debt capacity. In 2012/13, it is projected that the City will have approximately 62% unreserved debt capacity available. According to Mr. Pitcher, the City will have more debt going off than coming on by the end of the CIP. He advised that additional information on debt capacity will be presented at the Budget Overview on February 3, 2012. City Manager Schainker announced that public input on the Capital Improvements Plan will occur on January 24, 2011.

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

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor