AGENDA

SPECIAL MEETING OF THE AMES CONFERENCE BOARD AND REGULAR MEETING OF THE AMES CITY COUNCIL COUNCIL CHAMBERS - CITY HALL JULY 10, 2012

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.

AMES CONFERENCE BOARD MEETING

CALL TO ORDER: 6:30 p.m.

- 1. Roll Call
- 2. Motion approving Minutes of the Regular Meeting of February 28, 2012, and of Special Meeting of June 26, 2012
- 3. Hearing on Amendment to 2012/13 City Assessor's Budget:
 - a. Resolution approving amendment to transfer money from Special Appraiser's Fund to Assessment Fund

COMMENTS:

ADJOURNMENT:

REGULAR CITY COUNCIL MEETING*

*The Regular City Council Meeting will immediately follow the meeting of the Ames Conference Board

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.

- 1. Motion approving payment of claims
- 2. Motion approving Minutes of Special Meeting of June 19, 2012, and Regular Meeting of June 26, 2012
- 3. Motion approving Report of Contract Change Orders for June 15-30, 2012
- 4. Motion approving certification of civil service applicants
- 5. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
 - a. Class C Liquor Welch Ave. Station, 207 Welch Avenue
 - b. Special Class C Liquor, B Native Wine, & Outdoor Service Wheatsfield Grocery, 413 Northwestern Avenue, Suite 105
 - c. Class B Beer Panchero's Mexican Grill, 1310 South Duff Avenue
 - d. Class C Liquor Applebee's, 105 Chestnut
 - e. Class C Liquor Sportsman's Lounge, 123 Main Street
- 6. Resolution approving preliminary plans and specifications for WPC UV Disinfection Project; setting August 8, 2012, as bid due date and August 14, 2012, as date of public hearing

- 7. Resolution approving preliminary plans and specifications for WPC Diesel Tank Replacement Project; setting August 1, 2012, as bid due date and August 14, 2012, as date of public hearing
- 8. Resolution waiving City's purchasing policy requirement for formal bidding procedures and awarding contract to Open Systems International, Inc., of Medina, Minnesota, in the amount of \$93,419.23, plus applicable sales taxes, for Power Plant SCADA/PDS Upgrade Project
- 9. Resolution approving award of Year 5 of the Five-Year Lime Sludge Disposal Contract
- 10. Resolution awarding contract for Watthour Meters for Electric Meter Division to Fletcher Reinhardt Company of Cedar Rapids, Iowa, in accordance with unit prices bid
- 11. Resolution approving purchase of two minibuses for CyRide from Hoglund Bus and Truck Company of Marshalltown, Iowa, for a not-to-exceed price of \$186,000
- 12. Resolution accepting final completion and releasing security for public improvements for Northridge Heights Subdivision, 10th Addition
- 13. Resolution accepting final completion and releasing security for public improvements for Northridge Heights Subdivision, 14th Addition
- 14. Resolution accepting completion of Unit No. 8 Waterwall Installation Project

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

PERMITS, PETITIONS, AND COMMUNICATIONS:

- 15. Motion approving permit to shoot fireworks for 2012 Iowa Games from east of ISU Lot S7 on July 13, 2012, at approximately 8:30 p.m., pending approval from Fire Inspector and ISU Risk Management
- 16. Motion approving encroachment permit for awnings at 226 Main Street
- 17. Motion approving two 5-Day Class C Liquor Licenses for Olde Main Brewing at CPMI Event Center, 2321 North Loop Drive:
 - a. July 14-18
 - b. July 21-25
- 18. Resolution approving waiver of parking meter fees along parade route and staging areas for Shrine Bowl Parade on July 21, 2012
- 19. Resolution approving/motion denying request of the Rassmussen Group for waiver of subdivision regulations for property located in Gene Harris Subdivision, 2nd Addition
- 20. Staff report on request for Land Use Policy Plan amendment for Northcrest Community for property located at 2008-24th Street
- 21. Follow-up staff report concerning number of gravel streets in City and strategy for funding the paving of those streets

ADMINISTRATION:

- 22. Resolution approving/motion denying request of Arc of Story County for modification to 2012/13 Human Services Contract
- 23. Resolution approving/motion denying Contract for Human Services with Heartland Senior Services for retroactive payment of Congregate Meals expense
- 24. Resolution approving Professional Services Agreement for development of Flood Mitigation Strategy to HDR Engineers of Omaha, Nebraska, in the amount of \$283,371, and allocating an additional \$38,371 from Council's unspent 2011/12 Contingency Fund

PLANNING & HOUSING:

- 25. Northridge Heights Subdivision, 15th Addition:
 - a. Resolution accepting partial completion of public improvements
 - b. Resolution waiving Subdivision requirement for financial security for sidewalks
 - c. Resolution waiving financial security for shared use path and street trees adjacent to Lot 19
 - d. Resolution approving Final Plat, subject to "no parking" signs being installed prior to issuance of any building permits in 15th Addition

PUBLIC WORKS:

26. Resolution approving 28E Agreement with Story County for Reconstruction of State Avenue

HEARINGS:

- 27. Hearing on revised Master Plan for South Fork Subdivision:
 - a. Resolution approving amendment to Developer's Agreement
 - b. Resolution approving Suburban Residential Master Plan
 - c. Resolution approving revisions to Preliminary Plat
- 28. Hearing on 2012 City Hall Renovation Project:
 - a. Motion accepting report of bids
 - b. Motion rejecting all bids and directing staff to rebid project with base bid focused on Police Department renovation with bid alternate packages for basement renovation, Police Administration, and scaled-back mechanical component
 - c. Motion setting special City Council meeting date of July 13, 2012, to set bid due date and date of public hearing
- 29. Hearing on Zoning Ordinance text amendment pertaining to requirements for Master Plans (continued from June 26, 2012)
 - a. Motion to continue hearing to July 24, 2012
- 30. Hearing on Vet Med Substation Capacitor Bank Foundation Installation:
 - a. Resolution approving final plans and specifications and awarding contract to Biermann's University Electric Company, Inc., of Des Moines, Iowa, in the amount of \$28,530.00

ORDINANCES:

- 31. Second passage of ordinance to repeal current parking requirements for general retail sales and services, retail and shopping centers of any size, major retail and shopping centers, and grocery stores of any size and adopt new parking requirement of one space per 300 square feet of building floor area for all retail sales
- 32. Third passage and adoption of ORDINANCE 4119 to adopt alternative landscaping standards for auto and marine craft trade uses

COUNCIL COMMENTS:

ADJOURNMENT:

*Please note that this agenda may be changed up to 24 hours before the meeting time as provided by Section 21.4(2), *Code of Iowa*.

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

AMES, IOWA

FEBRUARY 28, 2012

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 28, 2012. Present from the Ames City Council were Davis, Larson, Orazem, Szopinski, and Wacha. Story County Board of Supervisors present were Clinton and Toot. Representing the Ames School Board were Espeset and Talbot. Gilbert School District and United School District were not represented.

Chairperson Campbell announced that the Conference Board would be working off of an Amended Agenda: the second appointment to the Board of Review (Judy Albright) had been added.

MINUTES OF THE JANUARY 24, 2012, CONFERENCE BOARD REGULAR MEETING:

Moved by Davis, seconded by Clinton, to approve the minutes of the Regular Meeting of the Conference Board of January 24, 2012.

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

APPOINTMENTS TO BOARD OF REVIEW: Moved by Davis, seconded by Espeset, to adopt RESOLUTION NO. 12-062 approving appointments of Roy Zingg and Judy Albright to the Board of Review.

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

PUBLIC HEARING ON PROPOSED FY 2012/13 BUDGET FOR AMES CITY ASSESSOR'S

OFFICE: Chairperson Campbell opened the public hearing. No one came forward to comment, and the hearing was closed.

Moved by Davis, seconded by Clinton, to adopt the proposed FY 2012/13 Budget for the Ames City Assessor's Office.

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

ADJOURNMENT: Moved by Davis, seconded by Clinton, to adjourn the Ames Conference Board 6:34 p.m.

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

| Diane R. Voss, City Clerk | Ann H. Campbell, Chair |
|---------------------------|------------------------|
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| | |
| Greg Lynch, City Assessor | |

MINUTES OF THE SPECIAL MEETING OF THE AMES CONFERENCE BOARD, REGULAR MEETING OF THE AMES AREA METROPOLITAN PLANNING ORGANIZATION POLICY COMMITTEE, AND REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA JUNE 26, 2012

SPECIAL MEETING OF THE AMES CONFERENCE BOARD

The Special Meeting of the Ames Conference Board was called to order by Mayor ProTem Jami Larson at 6:30 p.m. on June 26, 2012. In addition to Mr. Larson, present from the Ames City Council were Jeremy Davis, Matthew Goodman, Peter Orazem, Victoria Szopinski, and Tom Wacha. Story County Supervisors present were Wayne Clinton and Rick Sanders. Representing the Ames School Board were David Putz and Bill Talbot. Gilbert School District and United School District were not represented.

AMENDMENT TO 2012/13 CITY ASSESSOR'S BUDGET: City Assessor Greg Lynch explained that the Iowa Legislature had passed a law in regards to the Special Appraiser's Fund (House File 524). The Special Appraiser's Fund will be eliminated, and in order to be in compliance with House File 524, the 2012/2013 Assessor's budget will need to be amended to transfer \$387,352 from the Special Appraiser's Fund to the Assessment General Fund. A public hearing is required on the amendment, and a notice will need to be published.

Moved by Davis, seconded by Sanders, to set the date of public hearing for July 10, 2012, for amendment to the 2012/13 City Assessor's Budget to transfer money from the Special Appraiser's Fund to the Assessment General Fund.

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

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

Greg Lynch, City Assessor

ADJOURNMENT: Moved by Clinton, seconded by Davis, to adjourn the Ames Conference Board at 6:36 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Chair

AMES, IOWA JUNE 19, 2012

The Ames City Council met in special session at 7:00 p.m. on the 19th day of June, 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: Davis, Goodman, Larson, Orazem, Szopinski, and Wacha. *Ex officio* member Baker was also present.

RESOLUTION WAIVING PARKING ENFORCEMENT OF LOT M ON SATURDAY, JUNE 23, 2012: Mayor Campbell explained that the family of Howard Snider found another location for his funeral services, so the resolution is not necessary.

BRIEFING ON PROPERTY INSURANCE COVERAGE: Mayor Campbell asked Electric Services Director Donald Kom to update the Council on the power outage. Mr. Kom joined the meeting telephonically and explained that the major portion of a tree touched the 161kV transmission line and power was lost throughout the entire city shortly after 3:00 p.m. He updated the Council on how power was restored to the city. Mr. Kom said City staff has been working diligently the Iowa Utilities Board to install another 161kV line to the south. He said if that transmission line was in place an outage like this would not have occurred.

City Manager Steve Schainker said it is important to discuss property insurance coverage. He told the Council that FM Global has been the City's provider for many years, and because of rising premiums Risk Manager Dave Eaton has been pursuing other options. Mr. Schainker told the Council that a decision must be made at the meeting on June 26, 2012. He said historically, cities have tried to insure the full value of all their buildings, assuming one catastrophic event could destroy all buildings at the same time. He said that staff is now looking at not insuring up to 100% of every building and assuming more risk, which could save the City up to \$250,000 per year.

Risk Manager Dave Eaton reviewed the report, discussing the risk management process and how an organization can handle risk. He also reviewed letters and premium history from FM Global. Council Member Larson asked if the City has submitted any claims. Mr. Eaton said there was a CyRide claim of about \$800,000 for flood damage. Discussion ensued on the FM Global premiums.

Council Member Wacha asked why total insured values have increased. Mr. Eaton said appraisals were done on the Power Plant, CyRide, City Hall, and the gas turbines to make sure insured values are current. He said the appraisals resulted in about a \$12 million increase to insured values. Mr. Eaton said a category termed "multiple unnamed locations" was also analyzed which unveiled about \$7 million worth of properties and improvements that need added to the insurance policy. Mr. Eaton said the Intermodal Facility adds \$7.7 million and the ice arena will be insured in the main property program at \$4.1 million.

Mr. Eaton said the number of insurance companies with limit capacities to match the City's needs is very low, and also limiting the City is the number of companies that insure power generation. He said that the insurance broker contacted 16 insurance companies, of which seven provided terms, conditions, and rates, and the final four options are being presented.

Council Member Szopinski asked if it is in the best interest of the City to work with one insurance company. Mr. Eaton said it's not unusual to put together insurance programs

involving more than one insurance company. Mr. Eaton said that flood exposure is an additional challenge. Council Member Goodman asked if there are opportunities to be added to an insurance pool as a member of Midwest Independent System Operator (MISO). Mr. Eaton said the broker was not aware of any active pools.

Mr. Eaton showed Federal Emergency Management Agency (FEMA) flood maps of City locations located in flood zones. He said for facilities in a flood zone, insurance companies are restrictive in what they can offer for coverage. Mr. Schainker said CyRide will stay at its current location, but is planning to flood-proof the building during the next expansion. Finance Director Duane Pitcher said the culvert at the Water Pollution Control facility was widened and did not flood during the last flood event. There was also discussion on the location of the Intermodal Facility and the airport.

Mr. Eaton reviewed with the Council the self-insured risks that the City assumes. He also discussed a maximum foreseeable catastrophic loss scenario affecting all City facilities down the Lincoln Way corridor with devastation similar to the tornado that devastated Joplin, Missouri in May, 2011. Mr. Eaton discussed full replacement costs and cash values of City facilities. He said the question being considered is whether or not the City should continue buying about \$500 million worth of coverage.

Mr. Kom said the likelihood of replacing the Power Plant with another coal plant is unlikely because of new environmental regulations, and that most likely the City would build a gas turbine. He said the current insurance provider was asked if the City can insure partial value of the plant. The City was told that it must insure the full value, but if it must be replaced the City would not receive what it would cost to rebuild a coal plant, but rather what it would cost to build a gas turbine. Mr. Schainker told the Council the City is not sure it could ever replace the plant given the tight restrictions, so the City could be over-insuring itself. Mr. Pitcher said the City is buying coverage for something it likely could not do anyway.

Council Member Larson asked if, under any scenario, the City would receive a settlement if it didn't rebuild a facility. Mr. Eaton said if the City did not rebuild, then actual cash value of the damage would be received, which is the replacement cost less depreciation. He said if the entire Power Plant was lost, according to the recent appraisal, the actual cash value of the Power Plant would be \$112,663,000.

He discussed the current program with FM Global that will be expiring and the renewal quote from FM Global, which comprises Option A. Benefits and drawbacks of working with FM Global were discussed. Mr. Schainker said the premium proposal is \$823,915 which is a substantial increase. Discussion ensued on FM Global's loss control priorities. Mr. Schainker said there have been some disagreements with their recommendations. Mr. Kom said one of their recommendations was to directly sprinkle the turbines with water, which would destroy the turbines according to the manufacturer. Mr. Schainker said working with another company with a new perspective may be helpful.

Option B, a split program, was discussed. Mr. Eaton said for this option, property would be split between power-related and municipal-related with a premium of \$691,011. Mr. Schainker said with Option B there is \$300 million in coverage for power-related and \$141 million in municipal-related coverage. Council Member Goodman asked if FM Global has a lower value

option. Mr. Eaton said FM Global refused to offer a lower value option as they are not permitted to insure the power plant for less than its full replacement cost.

Mr. Eaton said that the City of Cedar Falls went through the same process of having an independent team evaluate brokers, and also ended up choosing Willis to do the marketing and ultimately chose AEGIS for its coverage. He said Cedar Falls went from insuring at 100% replacement values at \$170 million down to \$120 million in coverage. Discussion ensued on the expense of rebuilding a Power Plant.

Mr. Eaton reviewed Option C, which would be a split program with \$200 million in coverage for power-related, and \$141 million in municipal-related. Mr. Eaton said this option more closely lines up with the maximum foreseeable loss worksheet, and the premium would be \$601,089. He said this option does not include more coverage than the functional cost to replace megawatt capacity. Mr. Schainker asked for clarification on the replacement cost of the Power Plant. Mr. Eaton said the replacement cost, of which it is very unlikely the City could rebuild, is \$296 million, and the actual cash value of the Power Plant is \$112,663,000. Mr. Schainker reviewed the differences in power-related coverage for Options B and C.

Mr. Eaton reviewed Option D, a split program, with \$150 million in power-related coverage and \$141 million in municipal-related coverage at a premium of \$575,839. Mr. Eaton said this amount of coverage would still match up with the functional replacement cost of megawatts. He said it would be the lowest coverage the City could go with and still maximize the premium savings. Discussion ensued on possible scenarios given the United States Environmental Protection Agency (EPA) regulations and damage to the Power Plant.

Mayor Campbell asked if Mr. Eaton came up with the limit options. Mr. Eaton said \$300 million in power-related coverage is the most coverage available on a cost effective basis from the leading insurance companies as an alternate to FM Global, and covers the entire replacement cost of the coal plant. He explained that the option of \$150 million in power-related coverage would cover the replacement of the plant with alternate power and that the \$200 million in power-related coverage option came about because of the catastrophic property loss scenario that was looked at, of which power-related damages totaled \$196 million. He also said that the municipal-related coverage stays the same at \$141 million for Options B, C, and D and covers replacement values of all facilities in the municipal category.

Mr. Schainker asked what the power-related and municipal-related coverage breakdown would be for Option A. Council Member Goodman agreed that the information would be helpful for comparison. Mr. Eaton said he would provide that to Council.

Council Member Larson asked about the broker fee. Mr. Eaton said the fee is \$45,000 per year for routine services which includes policy administration and engineering. He said for the first year, a marketing fee of \$25,000 is also charged. Discussion ensued regarding the broker fee and proposed rates. Council Member Davis said FM Global is the only company that will work with the City directly, so the City needs a broker to access other companies.

Council Member Orazem said the City would not get \$515 million as in Option A if there was a catastrophe, but would only get what the City could rebuild. Mr. Eaton concurred. Member Orazem said it seems FM Global is deliberately overpricing.

Council Member Goodman said it would be helpful to see the account rates for Options B, C, and D. Mr. Eaton said he would provide those figures to the Council.

Mr. Eaton reviewed the flood limits and deductibles. Discussion ensued regarding the options.

Mr. Schainker said Council needs to determine the level of desired risk. He said protecting the City's money is very important and that he doesn't want saving money to be the only driving factor. Council Member Wacha said the only difference between Options B and C lies in the Power Plant, so Council needs to determine what the reasonable options would be if the Power Plant was destroyed. Member Orazem said if it would not cost more than \$200 million to build a new plant, the City wouldn't be buying extra coverage under Option C.

Council Member Goodman asked when the energy resource options study will be presented. Mr. Schainker said it should be completed by the end of this calendar year. Member Goodman said he feels that it is important to know what new generation will cost for insurance purposes. Member Larson asked if Council is just deciding on insurance coverage for one year. Mr. Eaton said the City will only be committing to one year.

Council Member Goodman asked how the deductibles would play out for Options B, C, and D given a catastrophic loss. Mr. Eaton said he would put together some scenarios. It was decided that the scenarios would assume a catastrophic loss down the Lincoln Way corridor as shown in the report, assuming a catastrophe like the tornado that devastated Joplin, Missouri in May, 2011

Council Member Szopinski asked for clarification on the CyRide flood deductible. Mr. Eaton said that the \$500,000 flood deductible for CyRide is insured. He said that the City could also insure other deductibles. Discussion continued regarding the options.

Mr. Schainker introduced Assistant City Manager Melissa Mundt.

COMMENTS: Moved by Davis and seconded by Larson to refer to staff the request from Northcrest Community for an amendment to the Land Use Policy Plan.

Vote on Motion: 5-0-1. Voting aye: Davis, Goodman, Larson, Orazem, Szopinski. Voting naye: None. Abstaining: Wacha.

Moved by Davis and seconded by Szopinksi to refer to staff the memo from Mr. Schainker regarding a vendor cart.

Vote on Motion: 5-0-1. Voting aye: Davis, Larson, Orazem, Szopinski, Wacha. Voting naye: None. Abstaining: Goodman.

Council Membor Goodman said his thoughts are with the family of Sergeant Howard Snider.

Mayor Campbell reminded the Council that Thursday is Council Night at the Bandshell.

Council Member Larson commended staff for the response and efforts during the power outage.

ADJOURNMENT: The meeting adjourned at 9:12 p.m.

| Diane R. Voss, City Clerk | Ann H. Campbell, Mayor | | |
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| Erin Thompson, Recording Secretary | | | |

MINUTES OF THE SPECIAL MEETING OF THE AMES CONFERENCE BOARD, REGULAR MEETING OF THE AMES AREA METROPOLITAN PLANNING ORGANIZATION POLICY COMMITTEE, AND REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA JUNE 26, 2012

SPECIAL MEETING OF THE AMES CONFERENCE BOARD

The Special Meeting of the Ames Conference Board was called to order by Mayor ProTem Jami Larson at 6:30 p.m. on June 26, 2012. In addition to Mr. Larson, present from the Ames City Council were Jeremy Davis, Matthew Goodman, Peter Orazem, Victoria Szopinski, and Tom Wacha. Story County Supervisors present were Wayne Clinton and Rick Sanders. Representing the Ames School Board were David Putz and Bill Talbot. Gilbert School District and United School District were not represented.

AMENDMENT TO 2012/13 CITY ASSESSOR'S BUDGET: City Assessor Greg Lynch explained that the Iowa Legislature had passed a law in regards to the Special Appraiser's Fund (House File 524). The Special Appraiser's Fund will be eliminated, and in order to be in compliance with House File 524, the 2012/2013 Assessor's budget will need to be amended to transfer \$387,352 from the Special Appraiser's Fund to the Assessment General Fund. A public hearing is required on the amendment, and a notice will need to be published.

Moved by Davis, seconded by Sanders, to set the date of public hearing for July 10, 2012, for amendment to the 2012/13 City Assessor's Budget to transfer money from the Special Appraiser's Fund to the Assessment General Fund.

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

ADJOURNMENT: Moved by Clinton, seconded by Davis, to adjourn the Ames Conference Board at 6:36 p.m.

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

REGULAR MEETING OF THE AMES AREA METROPOLITAN PLANNING ORGANIZATION TRANSPORTATION POLICY COMMITTEE

The Ames Area Metropolitan Planning Organization (AAMPO) Transportation Policy Committee met at 6:37 p.m. on the 26th day of June, 2012, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with the following voting members present: Clinton, Davis, Goodman, Larson, Orazem, Szopinski, and Wacha. Rudy Koester, City of Ames Transportation Planner, and Tracy Warner, Municipal Engineer were also present. Voting Members Campbell and O'Brien were absent, and the Transit representative has not yet been named.

HEARING ON FISCAL YEAR 2013-16 TRANSPORTATION IMPROVEMENT PROGRAM

(TIP): Mr. Koester explained that the TIP provides for projects for street improvements, CyRide improvements, and trail projects. It also reflects expenditures for an annual pavement management program and support of the Statewide Urban Design and Specifications program. It was reported that a public input session was held on May 1, 2012, with no revisions being requested. Comments were made by the Iowa Department of Transportation (IDOT), the Federal Highway Administration, and the Federal Transit Administration and were addressed in the documents. Mr. Koester advised that the street project for FY 2013 is State Avenue from Oakwood Road to U. S. Highway 30 Overpass. Also, enhancement funds for FY 2013 will be banked and used along with the FY 2014 enhancement funds for the Skunk River Trail Extension from East Lincoln Way to South River Valley Park.

Mayor Pro-Tem Larson opened the public hearing. No one wished to speak, and the hearing was closed.

Moved by Clinton, seconded by Davis, to approve the FY 2013-16 Transportation Improvement Program (TIP).

Vote on Motion: 7-0. Motion declared carried unanimously.

COMMENTS: Supervisor Clinton said that he had received documents from the City of Ames regarding the AAMPO programming for the reconstruction of State Avenue for 2013, which included a 28E Agreement for Story County's review and comment. He had asked Darren Moon, Story County Engineer, for feedback. Mr. Clinton reported that the 28E will be on the Story County Board of Supervisors' meeting agenda of July 3, 2012. He also advised that the County had not budgeted for the project in FY 2013. Municipal Engineer Tracy Warner said that one of the City's engineers could be at the Board of Supervisor's meeting on July 3. She advised that the cost for the project would come out of maximizing the use of the STP funds through the AAMPO with the local match being split between Story County and the City of Ames.

ADJOURNMENT: Moved by Clinton, seconded by Szopinski, to adjourn the meeting at 6:45 p.m.

REGULAR MEETING OF THE AMES CITY COUNCIL

The regular meeting of the Ames City Council was called to order by Mayor Campbell at 6:48 p.m. on June 26, 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 Baker was also present.

PROCLAMATION FOR "SUMMER OF SMART IRRIGATION:" Mayor Campbell read a Proclamation naming the season as the "Summer of Smart Irrigation," urging conservation of water and limited runoff by appropriate irrigation practices. Accepting the Proclamation were John Dunn, Director of Water and Pollution Control, and Steve DuVall, Assistant Director of Water and Pollution Control. Mr. DuVall spoke of the demands placed on the water supply caused by irrigation during the summer months. He noted that the water conservation campaign i.e., Smart Irrigation, is particularly important this summer due to the unusually hot and dry weather. The purpose of the campaign is not to discourage Ames residents from irrigating, but rather to encourage them to use smart irrigation techniques.

CONSENT AGENDA: Council Member Orazem requested to pull Consent Item No. 24 (Change Order #44 for the addition of the bike path to the Intermodal Facility) for separate discussion. The Mayor noted that staff had asked to pull Item No. 34 (Northridge Heights Subdivision, 15th Addition) for further explanation to the City Council.

Moved by Goodman, seconded by Larson, to approve the following items on the Consent Agenda:

- 1. Motion approving payment of claims
- 2. Motion approving Minutes of Regular Meeting of June 12, 2012
- 3. Motion approving Report of Contract Change Orders for June 1-15, 2012
- 4. RESOLUTION NO. 12-325 approving and adopting Supplement No. 2012-3 to Municipal Code
- 5. RESOLUTION NO. 12-326 approving appointment of Council Member Peter Orazem to Ames Economic Development Commission Board of Directors
- 6. RESOLUTION NO. 12-327 approving appointment of Julie Gould to fill vacancy on Planning and Zoning Commission
- 7. RESOLUTION NO. 12-328 approving 2012/13 Pay Plan

- 8. RESOLUTION NO. 12-329 approving 2012/13 Funding Agreement with Ames Economic Development Commission
- 9. RESOLUTION NO. 12-330 approving 2012/13 contract for Sustainability Coordinator
- 10. RESOLUTION NO. 12-331 approving contract with Iowa Economic Development Authority for State Energy Program funds totaling \$63,000 for three projects
- 11. RESOLUTION NO. 12-332 approving 2012/13 Human Services Contract with Big Brothers/Big Sisters
- 12. RESOLUTION NO. 12-333 approving 2012/13 Human Services Contract with Red Cross
- 13. RESOLUTION NO. 12-334 delegating staff the ability to administratively approve closure of 5th Street west of Clark Avenue to repair a water valve
- 14. RESOLUTION NO. 12-335 approving preliminary plans and specifications for 2011/12 Collector Street Paving Improvements (Ridgewood Avenue 13th Street to 16th Street); setting July 18, 2012, as bid due date and July 24, 2012, as date of public hearing
- 15. RESOLUTION NO. 12-336 approving preliminary plans and specifications for 2011/12 Storm Sewer System Improvements (Country Club Boulevard); setting July 18, 2012, as bid due date and July 24, 2012, as date of public hearing
- 16. RESOLUTION NO. 12-337 approving preliminary plans and specifications for 2012/13 Collector Street Paving Improvement (Meadowland Avenue 13th Street to Carr Drive/Carr Pool Demolition); setting July 18, 2012, as bid due date and July 24, 2012, as date of public hearing
- 17. RESOLUTION NO. 12-338 waiving City's purchasing policy requirement for formal bidding procedures and authorizing purchase of software maintenance from Sungard Public Sector
- 18. RESOLUTION NO. 12-339 awarding contract to Jordan Transformer LLC, of Jordan, Minnesota, in the amount of \$9,327.00, plus applicable sales taxes, for Top-O-Hollow Transformer LTC Installation
- 19. RESOLUTION NO. 12-340 approving contract and bond for Southeast Entryway Project
- 20. RESOLUTION NO. 12-341 approving contract and bond for Brookside Park East Side Improvements
- 21. RESOLUTION NO. 12-342 approving contract and bond for 2010/11 Asphalt Pavement Improvements (Abraham Drive and Todd Circle)
- 22. RESOLUTION NO. 12-343 approving contract and bond for Unit No. 8 Feedwater Heater Replacement
- 23. RESOLUTION NO. 12-345 approving renewal of contract with ChemTreat, Inc., of Glen Allen, Virginia, in an amount not to exceed \$224,000 for Power Plant Chemical Treatment Services and Supplies
- 24. RESOLUTION NO. 12-346 approving renewal of contract with Plibrico Company, LLC, of Omaha, Nebraska, in an amount not to exceed \$475,000 for Power Plant Boiler Maintenance and Repair Services
- 25. RESOLUTION NO. 12-347 approving renewal of contract with Allied Valve, Inc., of Bettendorf, Iowa, in an amount not to exceed \$55,000 for Valve Maintenance, Testing, Repair, Replacement, and Related Services and Supplies
- 26. RESOLUTION NO. 12-348 approving renewal of contract with Bodine Services of Clinton, LLC, of Clinton, Iowa, in an amount not to exceed \$49,500 for Specialized Wet/Dry Vacuum, Hydro Blast, and Related Cleaning Services for Power Plant
- 27. RESOLUTION NO. 12-349 approving renewal of contract with Asplundh Tree Expert Company of Fairfax, Iowa, in an amount not to exceed \$275,000 for 2012/13 Electric Distribution Line Clearance Program
- 28. RESOLUTION NO. 12-350 accepting completion of Precipitator Wire Replacement Project
- 29. RESOLUTION NO. 12-351 accepting completion of 2009/10 Arterial Street Pavement Improvements (13th Street/Stange UPRR Overpass)
- 30. RESOLUTION NO. 12-352 accepting completion of 2010/11 Asphalt Resurfacing & Seal

Coat/Asphalt Reconstruction Program (IJOBS - East O'Neil Drive and Hunziker Drive)

31. RESOLUTION NO. 12-353 approving Minor Final Plat for Green Hills Community Subdivision, 1st Addition

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

CHANGE ORDER #44 FOR ADDITION OF BIKE PATH TO INTERMODAL FACILITY:

Council Member Orazem asked how the City was able to include the bike path. Sheri Kyras, Transit Director, advised that the bike path extension (through Iowa State University's Arboretum to connect with the existing bike path on State Avenue) was originally included in the bid package as a \$285,000 bid alternate, but was not accepted as part of the contract due to budget concerns at that time. Staff has now determined that grant funding is available to complete the bike patch and has prepared a Change Order in the amount of \$304,906. The Federal Transit Administration has indicated that the bike path extension is an addition to the project that it would like to see included. The Transit Board of Trustees approved the Change Order at its June 25, 2012, meeting.

Moved by Orazem, seconded by Wacha, to adopt RESOLUTION NO. 12-344 approving Change Order #44 for the addition of the bike path to the Intermodal Facility.

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

NORTHRIDGE HEIGHTS SUBDIVISION, 15TH **ADDITION:** Planning and Housing Director Steve Osguthorpe stated that the fire truck turn-around for this Subdivision still needed to be completed. Approval of the Final Plat for Northridge Heights Subdivision, 15th Addition will need to be deferred to the July 10, 2012, City Council meeting.

PUBLIC FORUM: No one came forward to speak.

REPORT ON HOSPITAL/MEDICAL (H/M) DISCUSSION GROUP: City Manager Steve Schainker advised that at its January 2012 Goal-Setting Meeting, the City Council had directed him to facilitate H/M Zone discussions between the medical providers and surrounding neighborhood association representatives to identify a mutually acceptable long-term solution to meet future expansion needs. That assignment was the outgrowth of the approval of McFarland Clinic's request to expand its facilities east of Duff Avenue; said approval had generated significant concern from adjacent property owners.

Members of the Discussion Group were introduced as follows:

Linda Feldman, Sunrise Neighborhood Association

Sharon Wirth, Historic Old Town Neighborhood Association

Jim Popken, North Old Town Neighborhood Association

Ray Bratsch-Prince, Bandshell Neighborhood Association

Sheri Anderson, Neighborhood Association north of 13th Street adjacent to the H/M Zone

Brian Dieter, Mary Greeley Medical Center

Steve Koger and Roger Kluesner, McFarland Clinic

In response to the Council's directive, the City Manager had met with medical providers and neighborhood representatives on December 1, 2011 to plan for upcoming meetings. Five additional meetings were held on January 26, 2012; February 23, 2012; March 22, 2012; April 5, 2012; and

May 3, 2012. Mr. Schainker emphasized that he had required the Group to brainstorm, but no

attempt was made to reach consensus within the Group on the comments made.

Mr. Schainker provided a Summary Report on the Hospital/Medical Group discussions. He noted the goals that had been agreed to by the participants and provided the perspectives of both the neighborhood representatives and the medical providers. The Group agreed that there were three viable strategies to accommodate expansion of the medical industry: (1) Intensification of medical uses within the current H/M Zone boundaries, (2) Expansion of the existing H/M Zone boundaries in an acceptable way, and (3) Move the new medical uses outside of the existing H/M Zone boundaries.

It was reported by Mr. Schainker that the Group had agreed to the following next steps:

- 1. A report needed to be written and presented to the City Council summarizing the discussions of the Group members and their recommendations.
- 2. The Group will meet throughout each year at some yet to be agreed to interval to discuss future facility needs as well as other issues of concern.
- 3. The Group will be expanded to include two representatives from each of the five surrounding neighborhoods and two representatives from both the Medical Center and Clinic.
- 4. The Group will work to develop conceptual strategies to facilitate growth within the current LUPP bondaries, recognizing boundary adjustments may happen.
- 5. The Group will decide at one of its future meetings when the time is right to begin the process of developing the growth strategies.

Jim Popken thanked the City Council, Mary Greeley representatives, McFarland Clinic representatives, and neighborhood representatives. He said that after 13 meeting hours, which oftentimes were contentious, some positives had resulted, one of which is that the Group is beginning to see each other's perspectives. Mr. Popken reported that all members of the Group had agreed that there was no need to change the Land Use Policy Plan (LUPP) in relation to the Hospital/Medical Zone for three to five years. The Group also agreed that it needed to find a way to make intensification of the H/M Zone more attractive, specifically, economically.

Brian Dieter stated that it was difficult to truly understand what had occurred from a Summary Report. He agreed with Mr. Popken in that a real positive was to hear and try to understand each other's perspectives. Mr. Dieter emphasized that it was important for the discussions to continue as there are many things yet to be decided, e.g., when the time is right to develop growth strategies.

Sharon Wirth brought the Council's attention to the five points agreed to by the Group. She pointed out that the meetings had changed the long-standing pattern of how the neighborhood residents and the medical providers interact. Ms. Wirth noted that it will be important for the City Council to be involved and supportive.

Linda Feldman encouraged others in the community to be creative and share comments and innovative ideas for solutions with the Group.

Steve Koger offered his opinion that the meetings had been productive. He also stressed the

importance of continuing the discussions. It is important for the Group to find a pool of things that would work for both the neighborhood and medical providers.

Council Member Wacha agreed with Ms. Wirth that the City Council will need to take a very active leadership role in an eventual long-term solution.

Council Member Orazem noted that 5% of the people employed in Story County are employed by the two medical providers (Mary Greeley Medical Center and McFarland Clinic). It was his opinion that a main problem is that the Land Use Policy Plan did not seriously consider the medical providers' needs to expand.

Council Member Szopinski asked for someone to speak on the use of consultants to assist the City in dealing with the need for expansion of medical providers while considering the infringement on established neighborhoods. Mr. Dieter said that it was important to first determine the work product – what the Group would be looking to accomplish - if consultants were hired. Ms. Wirth said she believes that at some point a consultant will be beneficial to the group.

Ms. Feldman said that she felt it was important to have ideas put down on paper that would show a conceptual well-thought-out and planned medical campus. Council Member Orazem agreed that it was important for people to know what to expect.

Council Member Davis agreed that this topic affects the entire community and suggested that the Group expand to include two representatives from neighborhoods not adjacent to the H/M boundary.

Council Member Larson suggested that the Group start thinking about where horizontal expansion could happen and what amenities could be included to make it neighborhood-friendly, e.g., pocket parks. Mr. Larson said that he hoped that the brainstorming sessions would involve not only the City Council and the Hospital/Medical Group, but also the City's Planning Department.

Council Member Goodman said that he hoped the medical providers would commit to not moving forward with any land acquisition in the interim. He felt that that kind of commitment would create a lot of trust in the neighborhood and ensure that issues could be worked out prior to expansion occurring.

Anne Kinzel, 720 Duff, Ames, raised two points: (1) There is a lot of uncertainty concerning the subject of health care. She pointed out that national powers do and will continue to influence the medical providers in Ames. (2) There is a need to find a way to intensify within or in proximity to the existing medical boundaries and pointed out that there are very few rules about what it means to locate businesses in residential neighborhoods.

Christianna White, 1421 Carroll Avenue, Ames, echoed appreciation to the Group and City Manager for meeting on this topic and to the City Council for supporting the process. She described the RON (Ring of Neighborhoods), which represents a group residents who live near the actual H/M Zone. The RON met regularly with and provided input to the Neighborhood Association representatives of the Group. She explained topics that had been discussed by the two groups. Ms. White encouraged that the next meeting of the Group occur prior to October and that it meet more frequently.

David Hallock, 114-8th Street, Ames, said that he lives three blocks from Mary Greeley Medical

Center. It is his belief that discussions should be held prior to when an actual need for expansion arises. He stressed that it was important to develop conceptual strategies that are scalable. Mr. Hallock applauded the Council for its directive to the City Manager to facilitate the Group.

The meeting recessed at 8:00 and reconvened at 8:05 p.m.

RENTAL INSPECTION CYCLES: Ms. Campbell advised that no action would be required of the City Council on this item; it was for information only.

Chief Clint Petersen introduced Natalie Herrington, Rental Inspection Supervisor, and Macaley Johnson, Rental Housing Inspector. Ms. Herrington introduced Julie Erickson, Principal Clerk.

Chief Petersen brought the Council's attention to a staff report on Rental Housing Inspection Cycles, which was originally provided to the City Council on December 9, 2011. He noted that one of the motivating reasons for a major revision was that the existing Rental Code had been modified 27 times over a 17-year period, which had created inconsistencies and difficulties for enforcement and compliance. It was noted that a citizen committee of rental property owners, renters, and neighborhood representatives recommended wide-ranging changes to Chapter 13, the Rental Housing Code.

Attention was brought to the data on how Ames' rental inspection cycles compared to other Iowa communities.

Ms. Herrington reported on how the new Program was working.

Ms. Johnson described the types of inspections performed by City personnel. The total number of rental units is 12,181; that number will be increasing. The Council was shown examples of rental units that staff had found in disrepair. Ms. Johnson stated that a longer or extended cycle will not allow for issues to be taken care of in a timely manner; many items, e.g., mechanical, require immediate action. Ms. Herrington stressed the need for inspectors to routinely visit rental units. She described how the recent increase in staff had benefitted the City and rental unit owners and tenants by increasing the level of safety for occupants/citizens.

Ms. Herrington said that she and Ms. Johnson would welcome the Mayor and Council members to accompany them on property inspections.

Chief Petersen told the Council that after the first year, Ms. Herrington and Ms. Johnson had cleared approximately 200 pending inspections. He gave the results from using the variable inspection cycle, specifically showing what five-year and six-year rental inspection cycles would look like. Chief Petersen emphasized that one inspector could not handle the work load. The Rental Inspection budget was reviewed, which revealed that expanding the inspection cycle would not save the City money. It was noted that the 2011/12 rental registration fees increased by an average of 17%. The 2012/13 approved budget calls for a 1.4% increase, which will equate to approximately \$5,000. It is estimated that new rental units coming into the Program in FY 2012/13 will range from anywhere from 151 to 270.

According to Chief Petersen, direction will be required by the Council to staff if the variable inspection cycles should be modified. He noted that, given the relatively recent implementation of the existing variable cycle, as well as the many recent *Code* revisions and staffing changes, staff is recommending that more time be given to test the new system before further modifications are

made. Council Member Larson said that it was important for the Rental Housing Association and the public to have an opportunity to hear the report and provide input.

At the inquiry of Council Member Szopinski, Chief Petersen advised that the inspection staffing levels in the City are very low compared to other cities, e.g., Iowa City has five inspectors.

Council Member Davis clarified that Rental Inspector McCaley Johnson is full-time and the plan is to keep the position full-time. He said that the Mayor and City Council had been receiving emails encouraging them to make Ms. Johnson's position full-time; however, this discussion was not about whether Ms. Johnson should be part-time or full-time.

Ex officio Sawyer Baker commented that she had witnessed the City's awareness efforts in the Great Hall of the Memorial Union.

DEVELOPER'S AGREEMENT FOR 605 AND 619-719 EAST LINCOLN WAY: City Manager Schainker recalled that the City Council had referred to staff, on June 12, 2012, a request from Kurt Friedrich for additional time to meet his obligation to construct additional parking spaces at his building at 605 East Lincoln Way. It was noted that Mr. Friedrich had, four months ago, sought approval to rent a portion of the building for a health club. There are 28 parking spaces available on the site, but according to the *Municipal Code*, the proposed health club use would require all 28 spaces, which means that there are not enough parking spaces to satisfy the requirements for the remaining 4,500 square feet of vacant space. To remedy that, staff had offered an innovative approach through the use of a Development Agreement, which granted temporary occupancy to the health club and use of all 28 parking spaces on the site. In exchange, the owner agreed to install an asphalt drive along the north side of 615-719 East Lincoln Way, construct a new parking lot that abuts the east side of 605 East Lincoln Way with not less than 13 spaces by no later than July 1, 2012, and not rent or occupy the remaining space at 605 East Lincoln Way until the new remote parking lot is completed. Mr. Friedrich has asked to extend the time frame to meet that obligation due in part, to the City considering reducing the parking requirements for existing buildings when the use changes. Mr. Schainker advised that, due to current workloads, staff has not yet analyzed the impact of such a parking requirement reduction.

Council Member Goodman asked if there were other developers who were in this same type of situation. Mr. Schainker said he was not aware of any similar situations. Mr. Goodman said that the City would have to ensure that the Occupancy Permit is withheld for the remaining 4,500 square feet of vacant space. If that is the case, it seemed reasonable to him to allow the extension.

According to Mr. Schainker, he could support delaying the requirement for up to one year if the existing Developer's Agreement would be modified. He would also want to ensure that all requirements originally agreed to remain. Mr. Schainker said that if the Council were in agreement, he and City Attorney Marek would need to draft the amendment.

Moved by Davis, seconded by Wacha, to adopt RESOLUTION 12-356 approving the request and authorizing the Mayor to execute an amendment to the March 2012 Development Agreement with R. Friedrich and Sons, Inc., to allow for the completion of the required new remote parking lot no later than July 1, 2013.

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

REQUEST OF MID-IOWA COMMUNITY ACTION (MICA) FOR MODIFICATION TO

2011/12 HUMAN SERVICES CONTRACT: Project Manager Brian Phillips told the Council that MICA was requesting to modify its 2011/12 ASSET allocations by moving \$3,252 in unspent funds from the Family Development Program to the Food Pantry Program. MICA indicated that the change was necessary because of turnover in family development staff. A new staff member had been hired, but will not begin work until the conclusion of the City's 2011/12 contract. The Food Pantry Program's allocation was spent by January. Since then, MICA had incurred approximately \$21,000 in additional Food Pantry expanses. Mr. Phillips noted that those funds had been expended, so if Council were to authorize a contract amendment, it should be applied retroactively in order to make those costs eligible for reimbursement. According to Mr. Phillips, the Story County Board of Supervisors had a concern about undermining the ASSET process by amending the agreed-upon allocations and voted to transfer \$4,500 of the requested \$6,460 to the Food Pantry Program. Mr. Phillips advised that \$4,366.09 remains in MICA's Family Development and Education Program.

Moved by Goodman, seconded by Davis, to adopt RESOLUTION 12-357 authorizing an amendment to the City's 2011/12 contract with MICA to move \$3,252 in unspent Family Development and Education funds to the Food Pantry program.

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

REQUEST OF HEARTLAND SENIOR SERVICES FOR SUPPLEMENTAL FUNDING FOR

2011/12 HUMAN SERVICES CONTRACT: Brian Phillips advised that Heartland Senior Services (Heartland) had requested ASSET funders for additional funds to supplement its 2011/12 allocations in the Nutrition Program. It is projecting a deficit of \$36,052 in its Nutrition Program, split between Congregate Meals (\$10,328) and Home-Delivered Meals (\$25,723.80). Heartland is requesting an additional \$5,990.47 in City funds for 2011/12 based on the proportionate share of City clients participating in Congregate Meals. Story County and United Way are being asked for additional funding for both Congregate Meals and Home-Delivered Meals. The City does not fund Home-Delivered Meals. Over the past nine months, Heartland has been in the process of revising its budget to provide a true cost of service. It has experienced an increase in the price of food and fuel.

According to Mr. Phillips, the County Board of Supervisors, at its meeting held today, advised that it would like to see the volunteers for ASSET's Panel 1 first consider the request and make a recommendation on whether additional funds should be allocated for the Program. The County's draw-down date for FY 2011/12 had already past, so it is aware of what funds might not have been drawn down by other agencies for the year. Mr. Phillips advised that if the City allocates additional funding, it would come from the Local Option Sales Tax Fund Balance. He also stated that United Way had not made its decision on this request. City Manager Schainker stated that staff did not recall a time in the past when an agency has requested additional funds after the allocation process has concluded.

Elizabeth Beck, Heartland Senior Services, 205 South Walnut, Ames, advised that some of their funding comes from Aging Resources of Iowa (federal funding from the Older Americans Act), which does not allow them to charge a fee for meals. It does allow for contributions to be requested. With permission from Aging Resources, Heartland has set the contribution request at \$3.50; however, the average contribution received is between \$2.85 and \$2.91/meal. The actual meal costs an average of \$8.50 (between congregate and meal delivery). Aging Resources pays \$2.58 towards that \$8.50; from the USDA, \$.45, which equates to \$3.03. Even with a \$3.50 contribution and the reimbursement from Aging Resources of Iowa and USDA, Heartland is approximately \$2.00 short for every meal. According to Ms. Beck, a total of 42,000 meals are provided annually.

According to Ms. Beck, each congregate site must have a Registered Site Manager, who passes certification standards; that alone costs approximately \$10,000/year per meal site. Ms. Beck advised that Maxwell, McCallsburg, and Zearing congregate meal sites had already been closed. Without the additional funds, Ms. Beck advised that Heartland would have to look at eliminating the Congregate Meal Program.

City Manager Schainker emphasized that the situation would likely be recurring. If the Council were to choose to make up the difference this fiscal year, a precedent would be set. Ms. Beck pointed out that the City of Ames had allocated \$22,266 towards the ASSET's contribution for Heartland for FY 2012/13; in FY 2011/12, Heartland was allocated \$14,700. On behalf of Heartland, Ms. Beck stated that they are committed to stay on budget if it is possible; it is difficult to say how many meals will be served.

At the inquiry of Council Member Larson, Ms. Beck advised that Heartland does post the cost of the meal along with the requested contribution; however, Aging Resources only permits them to post the cost of \$7.44. Aging Resource will not increase its contribution; it is flat until FY 2015. They will allow the requested contribution to increase to \$3.60. According to Ms. Beck, they received a donated 12-year-old oven to replace the 37-year-old oven and are hoping to see some efficiency from that.

Moved by Goodman, seconded by Szopinski, to adopt RESOLUTION NO. 12-358 amending the Heartland Senior Services 2011/12 ASSET contract to reflect the higher cost-per-unit in order to provide an additional \$5,990.47 in the Congregate Meals program.

Council Member Larson advised that he does not want the Congregate Meal Program to cease; however, he would prefer to send the request back to ASSET for evaluation and recommendation since it is not just the City of Ames' funds that are involved.

Council Member Wacha said that he was not supportive of the motion as there is a process in place to allocate ASSET funding that works well. The City Council hears requests from agencies for funding short-falls during budget time. He noted that there is not an ASSET agency that could not use more money, and he is concerned about setting a precedent. Mr. Wacha would like the request sent to ASSET for recommendation.

Mr. Phillips advised that the ASSET Administrative Team will meet on July 11, 2012; however, Panel 1 would have to be brought together earlier than that to discuss the request. Finance Director Duane Pitcher stated that the absolute final deadline for disbursements from the City would be around July 20, 2012. Ms. Beck noted that Heartland does not close its books for its fiscal year until after it receives its Transit dollars, which will be in October.

Council Member Szopinski sees the request in question as a unique situation and believes that the issues that caused the situation are being addressed as well as possible.

Roll Call Vote: 3-3. Voting aye: Goodman, Szopinski, Orazem. Voting nay: Davis, Larson, Wacha. Resolution failed.

Noting that only \$5,990.47 was being requested from the City and the service provided was crucial to many in the community, Council Member Goodman expressed his disappointment in the lack of support for the motion.

Moved by Wacha, seconded by Larson, to refer the request back to the ASSET Panel for its recommendation as to how to proceed regarding the City's portion of the funding. Vote on Motion: 6-0. Motion declared carried unanimously.

LIBRARY CONSTRUCTION/RENOVATION: City Manager Schainker recalled that, during the informational campaign leading up to the Library bond referendum, the Library Board had emphasized that the renovation of the facility would involve a \$20,000,000 project funded by \$18,000,000 in General Obligation Bond revenues, \$1,000,000 from a previous Library bequest already in the City accounts, and \$1,000,000 from future donations. Mr. Schainker stated that he had recently been informed that the estimated project cost had grown to over \$20,000,000, and the amount of donations received to date totaled only \$313,000. The remaining donations were to come from yet-to-be-received pledges that are scheduled to be paid over a period of three years, and even the outstanding pledges \$470,966) will not generate sufficient revenue to cover the new estimated project cost.

Mr. Schainker reported that the City is about to incur substantial costs; therefore, an update as to how the project will be financed needed to be given to the Council. There is one contract on this Agenda and there will be another in the near future for leasing temporary space for the Library to move into during the construction/renovation.

According to Mr. Schainker, the City had never proceeded with a project based on projected pledges. He noted that he preferred that there be a plan in place to only enter into project contracts that total the actual cash on hand. In addition, it is not unusual for departments to cut back their project cost and eliminate some of the amenities they had hoped for to stay within the revenue available at the time of bid letting.

Although the City hopes to accomplish a project totaling over \$20,000,000, the Library Board is willing to accomplish the project in phases, starting out with \$19,458,000 (cash on hand), and as revenue comes in through fund-raising, the final important pieces of the project will be able to be finished. Mr. Schainker reviewed the budget: Bond Proceeds of \$18,000,000; Existing Bequests of \$1,085,000; Grant Secured: \$60,000; and Donations Received to Date: \$313,000. Expenditures were also listed. City Manager Schainker emphasized that it was important for the Council to understand the financing strategy for the Library project prior to approving any contracts.

Kevin Stowe, President of the Library Board of Trustees, advised that the Library Board was very supportive of the approach being recommended by Mr. Schainker to finance the renovation project. The Board had agreed to only obligate the City to contracts where there is cash on hand to support the financial obligation. While the total project cost is estimated to be \$20,085,000, the Library Board had agreed to proceed with a project totaling \$19,458,000 to match existing revenues. As additional revenues are received, additional improvements can be added to the project. Fund-raising activities are continuing. Mr. Stowe advised that the Library Board has received a Letter of Understanding with Hastings for a temporary location.

Council Member Wacha suggested that, if the Board is forced to make cuts, the \$62,000 for the LEED certification should be the first thing cut. He advised that he had formerly worked very closely with the LEED Program and the items that allow for energy savings can be done without the certification; all the LEED certification gets you is a "plaque on the wall and your name on a list." It was noted that the Board of Trustees and the architect through a series of presentations on the bond issue had told the community that LEED Certification would be sought. City Manager

Schainker also relayed that the Board was following the direction of the City Council that it wanted all new buildings to be LEED-certified under its Sustainable Community goal.

Council Member Larson noted that the final cost for the project won't be known until it is bid. He is interested in the type of bidding structure that will be used. Brad Heemstra advised that it is is a single prime general contract, project delivery method. The construction cost estimate is from the architect's consultant, CPMI, based on the design development documents.

Moved by Goodman, seconded by Szopinski, to adopt RESOLUTION NO 12-359 authorizing the City Manager to sign the Professional Services Agreement for LEED Certification.

Recalling that the LEED Certification component had been told to the voters, Council Member Wacha advised that he would support the motion. However, he suggested that the City Council might want to revisit its directive to always pursue LEED Certification and possibly change it to build to LEED standards, and if the funding is there, pursue certification.

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

ENCROACHMENT PERMIT FOR 410-412 DOUGLAS: Moved by Davis, seconded by Larson, to approve an Encroachment Permit for awnings at the Ames Pantorium building, 410-412 Douglas Avenue.

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

FIREWORKS PERMIT: Eric Divishek, Chairman of the Jaycees Fireworks Committee, explained the circumstances surrounding the fireworks shoot occurring on July 3, instead of July 4. He said that for the last couple years, fireworks have been shot from City property next to the Ames Christian School. Since the last fireworks display, apartment complexes have been built at that location. The Jaycees did not get permission from one of the complexes to hand-fire from that location; so, on May 10, 2012, the Jaycees made the decision to go with an electronic shoot from ISU property. J & M Displays, who sells the fireworks, attempted to find a technician for the electronic shoot for the 4th, but could not, so they had to commit to an alternate date (July 3). Mr. Divishek apologized to the City of Ames.

Moved by Davis, seconded by Wacha, to approve a permit to shoot fireworks from ISU Lot G7 on July 3, 2012, at approximately 9:45 p.m., with rain date of July 7, 2012, subject to approval from ISU Risk Management.

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

CLASS C LIQUOR LICENSE FOR TEXAS ROADHOUSE: Moved by Davis, seconded by Szopinski, to approve a Class C Liquor License for Texas Roadhouse, 519 South Duff Avenue. Vote on Motion: 6-0. Motion declared carried unanimously.

OUTDOOR SERVICE AREA PRIVILEGE FOR AMERICAN LEGION #37: Moved by Davis, seconded by Larson, to approve an Outdoor Service Area privilege on July 14, 2012, for American Legion #37, 225 Main Street.

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

5-DAY CLASS C LIQUOR LICENSE FOR OLDE MAIN BREWING COMPANY: Moved by Davis, seconded by Larson, to approve a 5-Day Class C Liquor License for Olde Main Brewing

Company at the ISU Alumni Center, 420 Beach Avenue.

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

SHRINE BOWL PARADE ON JULY 21, 2012: Moved by Goodman, seconded by Wacha, to approve RESOLUTION NO. 12-360 approving closure of portions of Main Street, Douglas Avenue, Fifth Street, Burnett Avenue, Kellogg Avenue, Pearle Avenue, and Clark Avenue from 8:00 a.m. to approximately 11:00 a.m. for parade scheduled at 9:30 a.m.

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 Wacha, to adopt RESOLUTION NO. 12-361 approving closure of Parking Lot MM and south portion of Lot M (west of City Hall) for parade staging between 6:00 a.m. and Noon.

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 Wacha, to adopt RESOLUTION NO. 12-362 approving waiver of the fee for electricity usage in Tom Evans Plaza .

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

STORM SEWER/FLOOD MITIGATION PROJECT PRIORITIZATION: Municipal Engineer Tracy Warner again reported to the City Council that nine (9) of the 11 flood mitigation projects submitted for consideration under the Federal Emergency Management Agency's (FEMA) Hazard Mitigation Grant Program were denied.

Ms. Warner gave a description of each of the projects: Castlewood Place, Waterbury Court, North Park Villa, Oakwood Road Area, Schubert Street and Todd Drive, Trail Ridge Landslide, Pi Kappa Alpha (PIKE) and Phi Kappa Theta (PTA), Utah Drive Landslide, and South Duff Siphon Access Structure. She asked the Council for a decision on which projects the City should move forward with and a prioritization of those projects. City Manager Schainker noted that \$820,000 in General Oglibation Bond funding and \$325,000 in Storm Sewer Utility Funds had been included in the 2012-17 Capital Improvements Plan (CIP) as local match (15%) for the 11 requested projects. The FEMA funds will not be received, so the City Council will need to decide whether to proceed to issue all of the \$820,000 in G. O. Bonds for neighborhood flood mitigation projects and to determine which, if any, of the remaining nine projects should be funded totally from local City monies.

Mr. Schainker recommended that, since the budget was approved including \$820,000 in G.O. Bond financing and the City has already levied taxes to pay that debt, the City should proceed to issue the bonds. They could be used for any or all of the flood mitigation projects or on road projects. The Finance Director needs to move ahead with the bond issuance in the near future, so a decision needs to be made.

Council Member Larson said that he would like the City Council to hold a discussion on the various flood mitigation projects some time in the future.

Moved by Goodman, seconded by Larson, to direct staff to begin engineering on the following projects: (1) Trail Ridge Landslide (2) Utah Drive Landslide.

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

Council Member Goodman noted that he was unsure whether he would be in favor of the remainder of the bond funding to be allocated towards roads. He would like the Council to consider allocating it towards the flood mitigation process.

Council Member Davis recommended that the City receive true engineering estimates on those two projects prior to making a decision on where the remainder of the G. O. Bond funding would be allocated.

Municipal Engineer Warner advised that letters would be sent to the property owners affected by the projects not being pursued.

EXCESS WORKERS' COMPENSATION COVERAGE: Moved by Davis, seconded by Goodman, to adopt RESOLUTION NO. 12-363 approving renewal of policy with Holmes Murphy and Safety National to provide Excess Workers' Compensation coverage.

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

LIABILITY INSURANCE COVERAGE: Moved by Davis, seconded by Szopinski, to adopt RESOLUTION NO. 12-364 approving renewal of policy with ICAP for Liability Insurance coverage. Roll Call Vote: 6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these minutes.

PROPERTY INSURANCE POLICY: Risk Manager David Eaton noted that, at the Council's workshop on this topic held June 19, staff had been asked for a table showing the account rates for each part of the options, which involved more than one insurance company. A summary of the four options showing costs and deductibles was provided to the Mayor and Council around the dais.

Moved by Larson, seconded by Orazem, to adopt RESOLUTION NO. 12-365 accepting Option C (Aegis Power, Chubb Muni) with a premium cost of \$601,089.

Discussion ensued on what was the best option weighing the amount of risk. Council Member Davis offered that insuring at a rate to allow for the total replacement cost of the Power Plant (a coal-fired plant) that would never be realized because of current EPA standards was not the best option. Electric Services Director Donald Kom said that if the Plant were destroyed, and the City would attempt to build a coal plant, the EPA would consider it under the standards for a new plant. He advised that he believed \$200 million would be sufficient to build a plant with the same power capacity as what currently exists. Council Member Szopinski noted that the policy is for one year; EPA standards could change, and the City could consider something different at the end of that policy.

Mr. Eaton advised that Option C contemplates not valuing the Power Plant at appraised replacement cost, but closer to its actual cash value.

Council Member Orazem suggested that the City could still charge City departments the planned expense and build the balance to be used in the case of a catastrophe.

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

CAMERAS IN CAMPUSTOWN: Police Chief Chuck Cychosz recalled that in July 2011, Council directed staff to report on the suggestion that security cameras be installed on the Campustown Clock Tower. Police Department staff met with the Student Affairs Commission and various stakeholder groups to gather input on the concept. The Chief gave crime statistics from last year for nine blocks of Campustown, stating that cameras have the potential to deter some criminal behavior.

City Manager Schainker asked the Council if it agreed philosophically to the idea of putting cameras in Campustown.

Chief Cychosz explained how the cameras could be used, their projected costs, and sources of funding. He noted that the Police Department had received two grants totaling \$29,000 that had been awarded specifically for surveillance equipment.

Mr. Cychosz also reported that the Council was being asked to consider a strategy to improve the quality of lighting in the Campustown area. He described challenges associated with installing cameras in Campustown due to the type of streetlights in the area. He advised that staff had tested metal halide lamps retrofitted in four existing fixtures at the corner of Welch Avenue and Chamberlain Street. Those lamps produce a whiter light, but require annual replacement. Another alternative to improve lighting in the area would be to replace the lamps with LED lights. Those are costlier up front at an estimated \$1,500/lamp for materials, but last 15-20 years and use about 50% as much energy as the existing lamps.

City Attorney Marek summarized the experience of the Public Library on the use of security cameras. If the Council opts to purchase cameras for an area of Campustown, it could set the policies associated with who has access to real-time viewing and the retention period of the recordings.

Mayor Campbell asked *ex officio* Member Baker to comment on discussions held at the Government of the Student Body (GSB) meetings. Ms. Baker said that the discussion on this topic had occurred last September. Some students felt that cameras might provide a false sense of security. Overall, however, there was overwhelming support of the proposed lighting improvements and general support for cameras.

After being informed that no discussion of the Campustown merchants on this topic had transpired, Council Member Larson stated that he felt it was important for Campustown business owners to be asked for input.

Jim Popken, 920 Clark Avenue, Ames, explained that as a software engineer, the surveillance possibilities are vast and exciting; however, as a citizen, he is concerned about the amount of data that would be gathered and what would be done with that data. There is a possibility of governmental misuse of the data.

Council Member Orazem noted that the cameras would have storage capacity, but could be viewed only under investigative conditions.

Council Member Wacha said that he was comfortable with the cameras because it would contribute to the public safety benefit. Council Member Davis noted his anxiety over cameras capturing people's every move. He stated that he was philosophically against the installation of cameras in Campustown and his position will not change on that.

Moved by Goodman, seconded by Larson, to ask for Campustown Action Association's opinion on the cameras.

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

Moved by Wacha, seconded by Orazem, to direct staff to develop a proposal for implement cameras and lighting in Campustown.

Council Member Goodman advised that he would not support that motion as he did not want staff to go to the work of developing a proposal until it has been determined that there are four votes in favor of the concept.

Vote on Motion: 2-4. Voting aye: Orazem, Wacha. Voting nay: Davis, Goodman, Larson, Szopinski. Motion failed.

Council Member Larson said that it was broader than the CAA; input should be garnered from the public in general, especially those in the adjacent neighborhoods.

Moved by Davis, seconded by Larson, to direct staff to develop a proposal for implementing LED fixtures.

Council Member Wacha asked if the lighting choice would be affected by whether cameras are used. Mark Imhoff, City Electrical Engineer, advised that the lighting component could stand alone.

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

HEARING ON ADOPTION OF NEW PARKING REQUIREMENT FOR ALL RETAIL SALES:

Director of Planning and Housing Steve Osguthorpe advised that Theisen's Home-Farm-Auto store had requested a zoning text amendment to either reduce the parking requirements for retail in general or add another category to the minimum off-street parking requirements for farm/home stores, at a parking space requirement of 2.5/1,000 square feet of building area.

Mr. Osguthorpe explained two options available to the City Council. He informed the City Council that, at its meeting of June 6, 2012, the Planning and Zoning Commission had unanimously recommended that the City Council approve the text amendment to repeal current parking requirements for general retail sales and services, retail and shopping center of any size, major retail and shopping center, and grocery stores of any size and adopting a new parking requirement of one space per 300 square feet of building floor area for all retail sales.

Mayor Campbell opened the public hearing.

Chris Theisen, 6201 Chavonelle Road, Dubuque, Iowa, was present and asked the City Council to consider suspending the rules and adopting the new ordinance at this meeting.

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

Moved by Davis, seconded by Wacha, to pass on first reading an ordinance repealing current parking requirements for general retail sales and services, retail and shopping centers of any size, major retail and shopping centers, and grocery stores of any size and adopting a new parking requirement of one space per 300 square feet of building floor area for all retail sales.

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

Moved by Larson, seconded by Davis, to suspend the rules necessary for the adoption of an Ordinance.

Roll Call Vote: 3-3. Voting aye: Davis, Larson, Orazem. Voting nay: Goodman, Szopinski, Wacha. Motion failed.

HEARING ON ORDINANCE PERTAINING TO REQUIREMENTS FOR MASTER PLANS:

The public hearing was opened by the Mayor. She noted that staff had requested that the hearing be continued until July 10, 2012, to afford them additional time for preparation of the Ordinance.

Moved by Davis, seconded by Goodman, to continue the hearing until July 10, 2012. Vote on Motion: 6-0. Motion declared carried unanimously.

ORDINANCE TO ADOPT ALTERNATIVE LANDSCAPING STANDARDS FOR AUTO AND

MARINE CRAFT TRADE USES: Planning and Housing Director Osguthorpe explained to the Council that staff had unintentionally left out the word "building" in Section 29.403(5)(b) in the ordinance it had approved on first reading at its June 12, 2012, meeting. The omission of that word changes the meaning from what was intended when staff drafted the language. Mr. Osguthorpe requested that the Council first amend the ordinance to read: "...Landscaping around perimeter of all principal *building* facades visible from a public street..."

Moved by Davis, seconded by Goodman, to amend the ordinance to add the word "building" in the sentence in Section 29.403(5)(b).

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

Moved by Davis, seconded by Goodman, to pass on second reading the ordinance, as amended, to adopt alternative landscaping standards for auto and marine craft trade uses.

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

| ADJOURNMENT: Moved by Davis to adjourn the meeting at 10:58 p.m. | | | | |
|---|------------------------|---|--|--|
| | | | | |
| | | | | |
| Diane R. Voss, City Clerk | Ann H. Campbell, Mayor | _ | | |



REPORT OF CONTRACT CHANGE ORDERS

| Pariod | 1 st – 15 th |
|------------------------|---------------------------------------|
| Periou. | ☐ 15 th – 15 th |
| Month and year: | June 2012 |
| For City Council date: | July 10, 2012 |

| 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 | 2010/11 Asphalt Resurfacing & Seal Coat Removal/Asphalt Reconstruction | 2 | \$306,883.00 | Manatt's, Inc. | \$9,000.00 | \$11,324.15 | J. Joiner | MA |
| Water & Pollution Control | Liquid Sodium Hypochlorite | 1 | \$67,500.00 | KA Steel Chemicals Inc. | \$0.00 | \$3,076.02 | L. Hammes | MA |
| Electric Services | Engineering Services for Vet Med Substation Expansion | 1 | \$390,880.00 | DGR & Associates Company | \$0.00 | \$4,000.00 | D. Kom | СВ |
| | | | \$ | | \$ | \$ | | |
| | | | \$ | | \$ | \$ | | |
| | | | \$ | | \$ | \$ | | |

MINUTES OF THE AMES CIVIL SERVICE COMMISSION

AMES, IOWA JUNE 28, 2012

The Ames Civil Service Commission met in regular session at 8:15 a.m. on June 28, 2012, in the Council Chambers of City Hall, 515 Clark Avenue, with Commission Members Adams, Crum, and Shaffer present.

APPROVAL OF MINUTES: Moved by Shaffer, seconded by Adams, to approve the minutes of the May 24, 2012, Civil Service Commission meeting as written.

Vote on Motion: 2-0-1. Voting Aye: Adams, Shaffer. Voting Nay: None. Abstaining: Crum. Motion declared carried.

CERTIFICATION OF ENTRY-LEVEL APPLICANTS: Moved by Crum, seconded by Shaffer, to certify the following individuals to the Ames City Council as entry-level applicants:

Firefighter:

| Joshua Bennett | 87 |
|-------------------|-----|
| Charles Petersen | 84 |
| Greg Wheelock | *84 |
| Andrew Roder | 83 |
| Sam Brown | 82 |
| Ashley Burton | 82 |
| David Burns | 81 |
| Jack Stickfort | 81 |
| John Rundall | 80 |
| Ryan Savage | *80 |
| Bo Gaudineer | 79 |
| Montgomery Pirtle | 79 |
| Todd Zell | 79 |
| Jason Roberts | 78 |
| Bryce McKenzie | 76 |
| Nick Adams | 75 |
| Andrew Sowle | 75 |
| Stephen Kiburz | 74 |
| Nathan McKern | 74 |
| Ryan Peterson | 74 |
| Devin Sinner | 74 |
| Lucas Hauser | 73 |
| Adam Hilgenberg | 73 |
| Cory McFarland | 73 |
| Justin Braland | 72 |
| Adam Grimm | 72 |
| Scott Hermann | 72 |
| Tom Montgomery | 72 |
| Jason Thompson | 72 |
| Blake Harris | 71 |
| Joshua Peterson | 71 |
| Alan Angstrom | 70 |
| | |

| Management Analyst: | Brian Phillips Dan Streed | 90 82 |
|--|-----------------------------------|-----------------------|
| Planner: | Jay Baker Chris Spencer | 85 82 |
| | Karen Marren | 78 |
| Resource Recovery | | |
| Assistant Superintendent: | Rob Weidner | 86 |
| 1 | Bill Schmitt | 85 |
| | Mark Peebler | 78 |
| | Mike Clark | 74 |
| *Includes 5 veterans preferenc | e points | |
| Vote on Motion: 3-0. Motion dec | lared carried unanimously. | |
| COMMENTS: The next regularly a July 26, 2012, at 8:15 a.m. | scheduled Civil Service Commissio | n meeting was set for |

ADJOURNMENT: The meeting adjourned at 8:16 a.m.

Terry Adams, Chair

Jill Ripperger, Recording Secretary





5 a-e

TO: Mayor Ann Campbell and Ames City Council Members

FROM: Commander Geoff Huff – Ames Police Department

DATE: June 28, 2012

SUBJECT: Beer Permits & Liquor License Renewal Reference City Council Agenda

July 10, 2012

The Council agenda for July 10, 2012, includes beer permits and liquor license renewals for:

- Class C Liquor Welch Ave. Station, 207 Welch Avenue
- Special Class C Liquor, B Native Wine, & Outdoor Service Wheatsfield Grocery, 413
 Northwestern Avenue Ste. 105
- Class B Beer Panchero's Mexican Grill, 1310 South Duff Avenue
- Class C Liquor Applebee's, 105 Chestnut
- Class C Liquor Sportsman's Lounge, 123 Main Street

A routine check of police records found no violations for Welch Avenue Station, Wheatsfield Grocery, Panchero's Mexican Grill, or Applebee's.

The same check found one medical call to Sportsman's Lounge where an intoxicated female was transported to the hospital on January 19. On October 7, 2011, two females were cited for on premise. On July 16, 2011, on male was arrested for public intoxication after an altercation in the bar.

The police department would recommend renewal of all five liquor licences.

ITEM # <u>6</u> DATE: <u>07-10-12</u>

COUNCIL ACTION FORM

<u>SUBJECT</u>: CONSTRUCTION OF ULTRAVIOLET DISINFECTION SYSTEM FOR WATER POLLUTION CONTROL FACILITY

BACKGROUND:

As part of the City's new National Pollution Discharge Elimination System (NPDES) permit for the Water Pollution Control (WPC) Facility, the effluent must now meet seasonal (March 15-November 15) in-stream water quality standards for *E. Coli*, a bacteria used as an indicator of human waste contamination. The new NPDES permit includes a compliance schedule to construct a disinfection system, with the system required to be operational by the spring of 2014.

On March 22, 2011, Council awarded an engineering services contract for the final design of an ultraviolet (UV) disinfection system for the WPC Facility. Staff has been working with the consulting team to develop the design of the system. It was determined that the best approach to finalize the design is to determine the specific type of equipment to be installed and then finish the construction documents. On January 10, 2012, Council approved the purchase of UV equipment. The consultants have now completed the design of the system, and the construction plans and specifications are complete.

The engineer's estimate of probable cost for the construction is \$2,010,000 which includes the UV disinfection equipment cost of \$371,800. The anticipated project expense and approved CIP budget are as follows:

| Engineering Cost | | | |
|----------------------------------|------|----------------|---------------|
| Conceptual Study Phase | \$ | 63,076 | |
| Preliminary Design Phase | | 43,481 | |
| Final Design Phase | | 233,900 | |
| Construction Phase | | 50,000 | |
| Engineering Total | | | \$ 390,457 |
| Estimated Construction Cost | | | |
| Building and Substructure | \$ | 428,000 | |
| Building Electrical | | 124,000 | |
| Building Mechanical Systems | | 100,000 | |
| Process Mechanical | | 583,000 | |
| Sitework, Utilities, Yard Piping | | <u>775,000</u> | |
| Estimated Construction Cost T | otal | | 2,010,000 |
| Construction Contingency (10%) | | | 210,000 |

Total Estimated Project Cost

\$2,601,457

The approved 2012-17 Capital Improvements Plan shows a project budget of \$2,635,557. Funding for the project will be through a low-interest loan from the Clean Water State Revolving Fund, with repayment of the loan coming from the Sanitary Sewer Fund.

ALTERNATIVES:

- Approve project plans and specifications, and issue a Notice to Bidders for construction of a UV disinfection system for the City's WPC Facility, setting August 8, 2012 as the bid due date and August 14, 2012 as the date of public hearing and award of contract.
- 2. Do not proceed with this project at this time.

MANAGER'S RECOMMENDED ACTION:

With the reclassification of the South Skunk River in 2007 to a Class A1 stream segment, disinfection became a mandatory requirement of the Water Pollution Control Facility under the NPDES permit issued in August 2010. The NPDES permit also includes a compliance schedule for completion of a disinfection system. The project is listed on the SRF intended use plan, which indicates the City's intention to use the loan program for construction costs.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving plans and specifications and issuing a Notice to Bidders for construction of an ultraviolet disinfection system for the WPC Facility, setting August 8, 2012 as the bid due date and August 14, 2012 as the date of public hearing and award of contract.

ITEM # <u>7</u> DATE: 07-10-12

COUNCIL ACTION FORM

SUBJECT: WATER POLLUTION CONTROL FACILITY DIESEL TANK REPLACEMENT

BACKGROUND:

The City's Water Pollution Control (WPC) Facility has a 4,000-gallon above-ground storage tank (AST) used for storage of diesel fuel. The AST supplies both a vehicle fueling station and a 1,750 KW Caterpillar diesel engine. The Caterpillar diesel engine is used to generate electricity for emergency power. The current tank was found to be leaking and can no longer be used for fuel storage.

Once the existing AST has been closed and removed, a replacement AST will be installed in the existing concrete vault. The replacement will also have a 4,000-gallon capacity, but will be dual-walled with interstitial monitoring for leak detection. Replacing it with a tank of equal fuel capacity will ensure that the WPC Facility continues to be prepared for periods of prolonged power generation when necessary. The dual-wall and interstitial monitoring capabilities will detect small leaks earlier, thereby prolonging the life of the tank, as well as preventing spills of diesel fuel into the vault.

Project costs are projected as follows:

| Design | \$17,200 |
|-----------------------|-----------|
| Inspections | 4,300 |
| Construction Estimate | 145,000 |
| Contingency, 10% | 16,650 |
| Total Estimated Cost | \$183,150 |

The FY 2012/13 budget includes \$140,000 for diesel tank replacement. While the current cost estimate exceeds the budgeted amount, staff will be in a better position to recommend necessary budget adjustments after the bids have been opened.

ALTERNATIVES:

- Approve the project plans and specifications, and issue a Notice to Bidders, setting August 1, 2012, as the bid due date and August 14, 2012, as the date for public hearing and award of contract. If no bids come in within the current budget, funding options will be provided to Council in the bid award Council Action Form.
- 2. Direct Water and Pollution Control Department staff to adjust plans and specifications to reduce the construction estimate before proceeding with this project.

3. Do not approve plans and specifications at this time.

MANAGER'S RECOMMENDED ACTION:

The current WPC Facility above-ground storage tank has failed and needs to be replaced. It is in the best interest of the City to replace the existing AST with a new 4,000-gallon dual-walled AST with interstitial monitoring for leak detection. This will ensure that the WPC Facility continues to meet its NPDES permit requirements during the need for emergency power. The new AST will also allow WPC Facility staff to more closely monitor the condition of the tank and perform maintenance if necessary. This will prolong the life of the tank and work to prevent spills in the future.

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

ITEM # <u>8</u> DATE: 07-10-12

COUNCIL ACTION FORM

SUBJECT: POWER PLANT SCADA SYSTEM UPGRADE

BACKGROUND:

The City of Ames Electric Services uses a Supervisory Control and Data Acquisition System (SCADA) to monitor status and control power flows, electric generation, interconnections to neighboring utilities, distribution, and transmission. Data from the SCADA is used as the basis for billing of energy transactions. The existing system was installed in 2001 and had routine software updates in 2002 & 2003. In 2008 and 2009 the hardware, operating system, and software were all upgraded. The SCADA system was supplied and is supported by Open Systems International Inc. (OSI) from Medina MN. The software was based on the Microsoft ".NET" technology. Advancements have continued to be made to the software and the current software version is 11 revisions newer than ours.

Microsoft Windows 7 is now the new standard operating system that is installed on new IT computers. The existing SCADA software is only partially compatible with our business system IT managed computers.

The benefits of the proposed upgrade include, but are not limited to, the following:

- Brings our system and operating license up to date with all the latest revisions.
- Gains full compatibility with Windows 7 for use on City business network computers.
- Provides enhanced database and display building tools.
- Provides the audit trail required by MISO (Midwest Independent System Operator) and NERC (North American Electric Reliability Corporation) for energy transaction and reliability issues.
- Takes advantage of recent software operational improvements and security enhancements that our installed software does not have.
- Positions Electric Services to better respond to anticipated NERC and MISO requirements in the near future.

Upgrading our existing SCADA system is more cost effective than replacing the entire system. Another municipal electric utility in Iowa recently replaced its older SCADA system with a new system from our current supplier, Open Systems International, Inc., at a cost in the \$800,000 - \$900,000 range. That utility chose OSI over several competing proposals.

Electric Utility Staff researched equipment from five suppliers, including OSI, for possible system replacement. The cost estimates for a SCADA master upgrade of

necessary system components from the suppliers other than OSI was estimated to be between \$205,000 and \$560,000.

Upgrading our existing SCADA with OSI is the most practical and cost-effective way to meet the new system requirements while gaining more functionality and security. This requires a single-source purchasing arrangement with our current SCADA software supplier.

For these reasons, staff is requesting that the City Council waive the City's purchasing policies requiring formal competitive bids and award a contract to Open Systems International, Inc., of Medina, MN in the amount of \$93,419.23 for the SCADA software upgrade. Since Open Systems International, Inc. is not licensed to collect sales taxes for the State of Iowa, the City would pay applicable Iowa Sales Taxes directly to the state.

The FY 2012/13 budget includes \$85,000 for this SCADA software upgrade. The remaining amount required for this upgrade will come from an existing operational account which includes funding for SCADA supplies.

ALTERNATIVES:

- The City Council can waive the purchasing policy requirement for formal bidding procedures, and award a contract to Open Systems International, Inc., Medina, MN, for the Power Plant SCADA Upgrade project in the amount of \$93,419.23, plus applicable sales taxes to be paid directly by the City of Ames to the State of lowa.
- 2. The City Council can decide to postpone the SCADA upgrade and secure competitive bids for a new system which most likely will cost more than the system upgrade with OSI.
- 3. The City Council can decide to postpone the SCADA upgrade until the current system is no longer supported, which adds to the risk of non-compliance with MISO operating requirements.

MANAGER'S RECOMMENDED ACTION:

The Electric Utility is required to maintain the SCADA system by regulatory authorities. In addition, it is in the City's best interest to improve the SCADA system in a timely and cost-effective manner. The most effective way to complete this SCADA system upgrade is to enter into an agreement with our existing SCADA software supplier to complete the current software upgrade.

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

ITEM # <u>9</u> DATE: 07-10-12

COUNCIL ACTION FORM

SUBJECT: WATER TREATMENT PLANT LIME SLUDGE DISPOSAL

BACKGROUND:

The City's Water Treatment Plant (WTP) is a conventional lime-softening facility. Each year the WTP generates approximately 22,000 wet tons of lime sludge, a by-product of the lime softening process. The lime sludge consists primarily of calcium carbonate and magnesium hydroxide and is dewatered and stored in lagoons prior to disposal on agricultural ground as a soil conditioner. To continue to have adequate storage for the lime sludge, the lime sludge must be cleaned out of the lagoons annually.

On June 10, 2008, City Council awarded a contract to Wulfekuhle Injection and Pumping, Inc. of New Vienna, Iowa for the removal and disposal of lime sludge. The contract agreement calls for the removal of 28,000 wet tons of lime at a unit cost of \$10.99 per wet ton, four dust control applications at \$500 per application, and mobilization charges totaling \$6,500 for a total contract price of \$316,220. The contract is renewable annually for a total of five years, dependent on successful performance by the contractor each year. The contract unit prices bid were fixed for the entire five-year agreement.

Work performed by the contractor is being completed to staff's satisfaction and in accordance with the contract requirements. Therefore, staff is recommending award of the contract, for the fifth and final year under the current agreement, to Wulfekuhle Injection and Pumping Inc. in the amount of \$316,220. The 2012/13 operating budget includes \$316,220 for this work.

ALTERNATIVES:

- 1. Award the fifth and final year of the lime sludge disposal contract to Wulfekuhle Injection and Pumping, Inc. of New Vienna, Iowa in the amount of \$316,220.
- 2. Do not award the contract for FY 12/13 to Wulfekuhle Injection and Pumping, Inc., and direct staff to solicit new bids for removal and disposal of lime sludge.

MANAGER'S RECOMMENDED ACTION:

Wulfekuhle Injection and Pumping, Inc. has been completing the lime sludge disposal work to staff's satisfaction.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving renewal of the fifth year of the five-year agreement with Wulfekuhle Injection and Pumping Inc. in the amount of \$316,220 for the removal and disposal of the Water Treatment Plant's lime sludge.

ITEM # <u>10</u> DATE: 07-10-12

COUNCIL ACTION FORM

SUBJECT: ACQUISITION OF ELECTRIC METERS FOR ELECTRIC SERVICES

BACKGROUND:

This bid is for an annual contract to purchase residential single phase, poly phase, programmable demand type, and power quality socket type electric meters to meet the needs of the Electric Services Department. The term of this contact will be from July 1, 2012 through July 31, 2013. There are also four annual renewal options.

These materials are standard Electric Services Department Technical Services Division items. The approved FY 2012/13 budget includes \$128,138 for the purchase of electric meters. Bids for these materials were received on June 14, 2012, as shown on the attached report. Bid prices are exclusive of sales taxes, which are applicable to the purchase of this equipment and are paid directly by the Utility. For evaluation purposes, the bids received were calculated using estimated needs for the coming fiscal year. However, the actual costs will be based on quantities received and unit prices bid. No contract amount is being authorized at this time, since payments will be made as meters are purchased.

The Technical Services Supervisor has reviewed the bids and determined that the low bid submitted by Fletcher Reinhardt Company meets the needs of the Electric Services Department.

ALTERNATIVES:

- Award an annual contract for the purchase of residential single phase, poly phase, programmable demand type, and power quality socket type electric meters to Fletcher Reinhardt Company, Cedar Rapids, Iowa, in accordance with unit prices bid.
- 2. Reject all bids and purchase meters on an as needed basis.

MANAGER'S RECOMMENDED ACTION:

This contract will provide for the annual needs of the Electric Services Department for residential electric meters.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the award of contract to Fletcher Reinhardt Company, Cedar Rapids, Iowa, in accordance with unit prices bid, plus applicable sales taxes.



| Single Phase | Est Qty. for FY 12/13 | Fletcher Reinhardt | RESCO Opt. 2 | RESCO Opt. 1 | Electro Industries | Vision Industries |
|---------------------------|-----------------------------------|-----------------------|----------------------|-----------------|-----------------------|----------------------|
| Form 1S | 8 | \$57.50 | \$157.61 | \$29.35 | | |
| Form 2S, 200 class | 864 | \$37.50 \$28.50 | \$157.61 \$157.61 | \$26.63 | | Mfg. Not |
| Form 2S, 320 class | 12 | \$20.50 \$57.50 | \$137.01 | \$38.04 | No Bid | - |
| Form 2K | 4 | \$136.00 | \$173.91 \$157.61 | φ30.04 | INO DIU | Preapproved |
| Form 25S | 192 | \$136.00 \$65.50 | \$157.01 | \$41.30 | | |
| Est. Total | 102 | \$38,894.00 | \$150,521.28 | Group | | |
| Edi. Total | | 400,00 1100 | ψ100,021.20 | Incomplete | | |
| Poly Phase & Demand | | | | | | |
| Form 3X | 4 | \$177.00 | \$190.22 | | | |
| Form 9S/8S | 12 | \$176.00 | \$190.22 | | | |
| Form 45S | 4 | \$175.00 | \$190.22 | | | |
| Form 2S | 4 | \$169.00 | \$190.22 | No Bid | No Bid | No Bid |
| Form 12S | 4 | \$175.00 | \$190.22 | | | |
| Form 16/15S | 16 | \$175.00 | \$190.22 | | | |
| Form 25S | 4 | \$175.00 | \$190.22 | | | |
| Est. Total | _ | \$8,396.00 | \$9,130.56 | | | |
| Power Quality Socket Type | | | | | | |
| Form 9S | 12 | \$3,224.00 | \$5,829.93 | | \$3,836.00 | |
| Est. Total | | \$38,688.00 | \$69,959.16 | | \$46,032.00 | |

ITEM # <u>11</u> DATE: 07-10-12

COUNCIL ACTION FORM

SUBJECT: CYRIDE SMALL BUS PURCHASE

BACKGROUND:

CyRide received funding through an Iowa DOT grant for the replacement of two small buses. This grant funds the purchase of biodiesel vehicles at a 90% federal, 10% local share as reflected in the table below.

| Bus Type | # of Buses | Cost/Bus | Total Cost | Federal Share | Local Share |
|------------|---------------|----------|------------|------------------|----------------|
| Light Duty | 2 | \$93,000 | \$186,000 | \$167,400 | \$18,600 |

The local match funding for replacement of these buses is contained in the 2012-17 Capital Improvements Plan, which was approved by the Transit Board of Trustees and City Council earlier this year.

The buses will be replaced with Glaval buses purchased from Hoglund Bus and Truck Company located in Marshalltown, Iowa. This bus is included in the Minnesota Department of Transportation procurement, which competitively bids several types of buses for Minnesota transit systems to purchase on an annual basis. Any transit system in the United States may procure vehicles under their state's bidding process. Therefore, under federal and local procurement policies, CyRide may purchase the Glaval vehicle as part of the Minnesota competitive procurement, as opposed to conducting its own procurement process.

The Transit Board of Trustees approved purchase of these vehicles from Hoglund Bus and Truck Company at their July 6, 2012 meeting.

ALTERNATIVES:

- 1. Approve the purchase of two Glaval, Titan 2 minibuses from Hoglund Bus and Truck Company located in Marshalltown, Iowa for a not-to-exceed price of \$186,000.
- 2. Do not approve the purchase of two small buses under the Minnesota Department of Transportation bid and direct staff to conduct a separate bus bid.
- 3. Do not approve the purchase of two small buses.

MANAGER'S RECOMMENDED ACTION:

The State of Minnesota competitively bids several types of buses each year and allows other transit systems to procure buses under their bidding process. This meets all federal competitive bidding requirements, while at the same allowing other transit systems to efficiently procure vehicles. With sufficient local and federal dollars secured and competitive bidding requirements met, the procurement of these buses will allow CyRide to update its fleet of small buses and operate more comfortable, fuel-efficient vehicles.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the purchase of two small buses from Hoglund Bus and Truck Company for a not-to-exceed amount of \$186,000.



Public Works Department

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

June 29, 2012

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

Ladies and Gentlemen:

I hereby certify that the asphalt surface paving required as a condition for approval of the final plat of **Northridge Heights, 10th Addition** has been completed in an acceptable manner by Manatts Inc. The above mentioned improvements have been inspected by the Engineering Division of the Public Works Department of the City of Ames, Iowa and found to meet City specifications and standards.

As a result of this certification, it is recommended that the financial security for public improvements on file with the City for this subdivision be released in full.

Sincerely,

John Joiner, P.E. Public Works Director

City of Ames

JJ/jc

cc: Finance, Contractor, Construction Supervisor, PW Senior Clerk, Planning &

Housing

| Description | Unit | Quantity |
|---|----------|----------|
| Inlet Protection | EA | 17 |
| Excavation and Embankment | CY | 9,800 |
| Silt Fence | LF | 900 |
| Stabilized Construction Entrance | EA | 2 |
| Straw Mulch | ACRE | 5 |
| Seeding, Type (5) Stabilizing Crop | ACRE | 5 |
| 48-inch Diameter Sanitary Manhole (A) | EA | 8 |
| Manhole Adjustments | EA | 11 |
| 4-inch Sanitary Service | EA | 37 |
| 8-inch Sanitary Sewer | LF | 1,889 |
| 8-inch Water Main | LF | 2,095 |
| 8-inch 11.25 Degree M.J. Bend | EA | 2,093 |
| 8-inch 22.5 Degree M.J. Bend | EA | 1 |
| 8-inch 45 Degree M.J. Bend | EA | 1 |
| 8-inch M.J. Gate Valve | EA | 5 |
| 8"x8"x8" M.J. Tee | EA | 1 |
| 12"x12"x8" M.J. Tee | EA | 1 |
| 12"x12"x8" x8" M.J. Cross | EA | 1 |
| 12-inch Water Main | LF | 710 |
| 12-inch 11.25 Degree M.J. Bend | EA | 1 |
| 12-inch M.J. Gate Valve | EA | 3 |
| Hydrant and Hydrant Run (includes 8"x8"x6" M.J. | EA | 3 |
| Tee, | | |
| 6" M.J. Gate Valve, 6" Pipe and Hydrant) | EA | 6 |
| Temporary Blowoff Hydrant (Remove and Reuse | | |
| 8"x6" M.J. Reducer, 6" Pipe and Hydrant) | EA | 2 |
| Temporary Blowoff Hydrant (Remove and Reuse | LA | Z |
| 12"x6" | | |
| M.J. Reducer, 6" Pipe and Hydrant) | EA | 2 |
| Watervalve Adjustments | EA | 4 |
| 1-inch Water Service | EA | 37 |
| 6-inch Collector Line | LF | 1,001 |
| 12-inch RCP, Class III | LF | 487 |
| 15-inch RCP, Class III | LF | 267 |
| 18-inch RCP, Class III | LF | 389 |
| 24-inch RCP, Class III | LF | 399 |
| 30-inch RCP, Class III | LF | 193 |
| 36-inch RCP, Class III | LF | 62 |
| Storm Sewer Manhole (SW-301) | EA | 1 |
| Storm Sewer Manhole (SW-401 60-inch) | EA | 1 |
| Storm Sewer Manhole (SW-501) | EA | 1 |
| Storm Sewer Manhole (SW-503) | EA | 1 |
| Storm Sewer Manhole (SW-505) | EA | 1 |
| Storm Sewer Manhole (SW-506) | EA | 1 |
| Storm Sewer Manhole (Sanitary Type A) | EA | 2 |
| Storm Sewer Manhole (60-inch) | EA | 1 |
| | | |
| Storm Sewer Intake (M-A) | EA | 5 |
| Storm Sewer Intake (M-A) Storm Sewer Intake (M-C) | EA EA | 5 5 |

| RCP Area 18" Diameter with Type 3A Beehive Grate | EA | 1 |
|--|----|--------|
| Collector Line Cleanout | EA | 4 |
| 1.5-inch Sump Service | EA | 37 |
| Subgrade Preparation | SY | 10,142 |
| 4-inch Perforated Subdrain (Pavement) | LF | 796 |
| 6-inch Tile Line | LF | 371 |
| 8-inch Riser | EA | 2 |
| Special Backfill | CY | 734 |
| Earth Filled Median | CY | 60 |
| 30-inch PCC Curb and Gutter | LF | 5,490 |
| 6-inch PCC Pedestrian Ramp | SY | 105 |
| Detectable Warning Material | SF | 160 |
| Pavement Removal | SY | 16 |
| 8-inch HMA Pavement | SY | 3,590 |
| 9.5-inch HMA Pavement | SY | 2,434 |
| 11-inch HMA Pavement | SY | 3,378 |



Public Works Department

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

June 29, 2012

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

Ladies and Gentlemen:

I hereby certify that the public sidewalk as a condition for approval of the sidewalk and street trees agreement as amended on February 14th, 2012 of **Northridge Heights, 14th Addition** has been completed in an acceptable manner. The above mentioned improvements have been inspected by the Engineering Division of the Public Works Department of the City of Ames, Iowa and found to meet City specifications and standards.

As a result of this certification, it is recommended that the financial security for public improvements on file with the City in the amount of \$18,723.00 for this subdivision be released in full.

Sincerely,

John Joiner, P.E. Public Works Director

City of Ames

JJ/jc

cc: Finance, Contractor, Construction Supervisor, PW Senior Clerk, Planning &

Housing

ITEM # <u>14</u> DATE: 07-10-12

COUNCIL ACTION FORM

<u>SUBJECT</u>: ACCEPTANCE OF COMPLETION FOR POWER PLANT UNIT NO. 8
WATERWALL INSTALLATION PROJECT

BACKGROUND

On February 9, 2010, the City Council approved preliminary plans and specifications for the Unit No. 8 Waterwall Installation Project. The project is addressing tube wastage in the power plant's Unit No. 8 boiler by replacing the waterwalls below the 165 feet and 150 feet elevations to the lower weld lines.

This portion of the project was for the installation of the tubing material. The tubing material was purchased separately by a different contractor at a total cost of \$1,768,967. A budget of \$4,876,106 was included in the 2011/12 Capital Improvements Plan (CIP) for material and installation, which left \$3,107,139 available for installation.

On March 10, 2010, bids were received and evaluated by Electric Services staff, who determined that the low bid submitted by AZCO Inc. was acceptable. The amount of the contract as awarded on April 27, 2010, was \$2,417,106.13.

There were a total of sixteen change orders for this contract, bringing it to a total cost of \$3,050,540.15. The change orders were as follows:

<u>Change Order No. 1</u> was for an extension of the contract expiration date from September 6, 2010, to October 6, 2010. That change order allowed staff additional time to receive a determination from the Department of Natural Resources and also for AZCO to propose its increase in cost to the City associated with a future extension of the contract expiration date by 180 days. There was no cost for Change Order No. 1.

<u>Change Order No. 2</u> was for an extension of the contract expiration date from October 6, 2010, to October 21, 2010. That change order allowed staff and AZCO additional time to negotiate an agreement on AZCO's proposed cost increase for the 180 day extension, and allowed for time to present it to the City Council. Again, there was no charge for Change Order No. 2.

<u>Change Order No. 3</u> for \$396,200 extended the contract expiration date by 180 days from the original contract expiration date of September 6, 2010 to March 5, 2011.

<u>Change Order No 4</u> was for an extension of the contract expiration date from March 5, 2011, to March 25, 2011. This change order prevented the contract from expiring while Change Order No. 5 was prepared for City Council for consideration. There was no charge for Change Order No. 4.

<u>Change Order No 5</u> for the amount of \$82,292 was for an extension of the contract expiration date by 281 days to December 31, 2011 from the Change Order No. 4 date of March 25, 2011. Overall, the contract expiration date has been extended by 481 days from the original contract expiration date of September 6, 2010.

<u>Change Order No. 6</u> for the not to exceed amount of \$45,000 was for AZCO to procure and install two additional bent tube panels.

<u>Change Order No. 7</u> for the amount of \$5,650 and <u>Change Order No. 8</u> for the amount of \$2,200 was for AZCO's additional labor costs arising from additional work on the buckstay clips.

<u>Change Order No. 11</u> for the amount of \$65,984.47 was for labor, material, and additional coating material to make the old boiler fit to the new panels.

<u>Change Order No. 12</u> for a credit of \$13,241 was for a reduction in scope of boiler tube studding. The existing studding was found to be in good condition and it was decided to not replace the existing studs per the original contract scope.

<u>Change Order No. 13</u> for the amount of \$600 was for AZCO to cut a welded plug out of the header.

<u>Change Order No. 15</u> for the time & materials of \$23,628 was for AZCO to replace 12 tubes and complete 1,310 square inches of pad welding.

<u>Change Order No. 16</u> for time and materials of \$30,393.55 was for AZCO to replace twenty tubes and complete 2,100 square inches of pad welding.

Council should note that <u>Change Order No.'s 9, 10, and 14</u> are not included in this listing, since they were approved administratively by staff and had no scope or cost impact to the City. The waterwall panel manufacturer (BTA) made some fabrication errors in the panels which increased the installer's (AZCO) scope of work. BTA paid AZCO directly to remedy the shop errors in the field during installation. In addition, AZCO credited the City \$5,273 for work done on the side walls and for scaffolding rental.

All of the work in the contract with AZCO, Inc, has now been completed, and the Power Plant Engineer has provided a certificate of completion. The total contract amount including the change orders is \$3,050,540.15.

ALTERNATIVES:

1) Accept completion of the contract for the Unit No. 8 Waterwall Installation with AZCO, Inc, at a total cost of \$3,050,540.15, and authorize final payment to the contractor.

2) Delay acceptance of this project.

MANAGER'S RECOMMENDED ACTION:

The contractor for the Unit No. 8 Waterwall Installation has completed all of the work specified under the contract. The Power Plant Engineer has issued a certificate of completion on the work, and the City is legally required to make final payment.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving completion of the contract for the Unit No. 8 Waterwall Installation with AZCO, Inc, at a total cost of \$3,050,540.15, and authorizing final payment to the contractor.

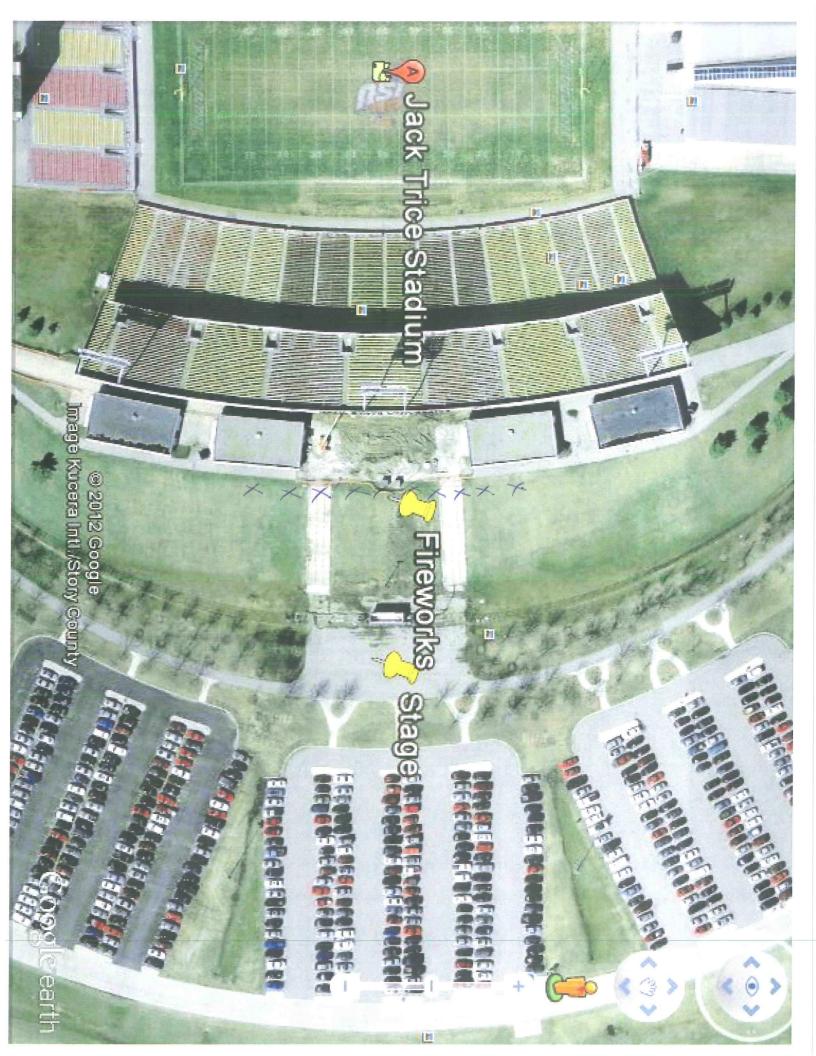


Fireworks, Pyrotechnics or Flame Effects Application lowa State University of Science and Technology

| Applicant Information | | | | | |
|--|---|--|--|--|--|
| Name of Event: lowa Games | | | | | |
| Name of Organization Sponsoring Event: Iowa Sports Foundation | | | | | |
| Address of Organization: 1421 S. Bell Ave #104, Ames, IA 50010 | | | | | |
| Name of Applicant: Mark R Johnson | | | | | |
| Phone: <u>319-394-3450</u> Fax: <u>319-394-3448</u> E-M | ail: markj@jandmdisplays.com | | | | |
| Event Information | | | | | |
| Event Location: East of Jack Trice Stadium | Estimated attendance: 500? | | | | |
| Event Date: 7/13/2012 Time: 8:30 a.m./p.m. Alt | ernate Date (rain date) for event: N/A | | | | |
| Organization's on-site manager or contact for day of Display: Kim Abels | | | | | |
| Phone: 515-460-8872 Fax: 515-292-3254 E-Mai | il: kim@iowasportsfoundation.org | | | | |
| Firework Display Information: Attach a copy of the Display Operator crinformation for transportation with this ap Display Operator (company name): Hi-Tech FX LLC | redentials and applicable U.S. DOT requirement oplication | | | | |
| Address: 18060 170th Ave | | | | | |
| City: Yarmouth State: IA | Zip Code: 52660 | | | | |
| Work-week Phone: 319-394-3450 Fax: 319-394-3448 | E-Mail: John@hi-techfx.com | | | | |
| Operator Name for day of Display: Kelm Brueschke | Cell Phone: 515-321-2761 | | | | |
| Other Contact for day of Display: | Cell Phone: | | | | |
| | | | | | |
| NOTE: Electronic firing ONLY Type of Fireworks: 1.4G Proximate, 1.3G No Fallout Comet/Mine Cakes | Attack Dianley Browner | | | | |
| | Attach Display Program | | | | |
| | - | | | | |
| Fireworks Supplier: Hi-Tech FX LLC | | | | | |
| Exact Location of Display: Side of Jack Trice Stadium, East of Lot S7 | Attach Diagram of Display/Shoot Location | | | | |
| Insurance Requirements: Insurance coverage and certificate requirements are or | the back of this form. | | | | |
| Student Organizations Only: Submit an <u>Event Authorization and Notification Fornapplication</u>) at least 6 weeks prior to the event. | n with other event documents (including this | | | | |
| The display operator, EH&S and ISU Police will monitor weather conditions prior to the Ames Fire Department have the authority to cancel or postpone any display if the approved application; or there is lightning, wind gusts or inclement weather that will | ney determine there is not strict adherence to the | | | | |
| May 31, 2012 Kun Abob | | | | | |
| | nization Representative Signature | | | | |
| and Flame Effects Procedure | nsibilities stated in the ISU Fireworks, Pyrotechnics es and also agree that I will meet all insurance olication and that this insurance will be primary. | | | | |
| Mas 31, 2012 Market | | | | | |
| Date Display Oper | ator Representative Signature | | | | |
| | ator representative digitatore | | | | |
| APPROVALISIGNATURES: | | | | | |
| Date Cenvironm | nental Health and Safety | | | | |
| 06/28/12 | Tomar realitrand Salety | | | | |
| Date | ISU Police | | | | |
| | | | | | |
| Date City of | f Ames Fire Inspector | | | | |
| | | | | | |

Office of Risk Management

Date



ITEM # 16 DATE: 7-10-12

COUNCIL ACTION FORM

SUBJECT: ENCROACHMENT PERMIT FOR AWNINGS AT 226 MAIN STREET

BACKGROUND:

The business at 226 Main Street, Moorman Clothiers, has requested an encroachment permit to allow two awnings to occupy City right-of-way.

The proposed awnings total 202.25 square feet, and should not impair the operation of the road way.

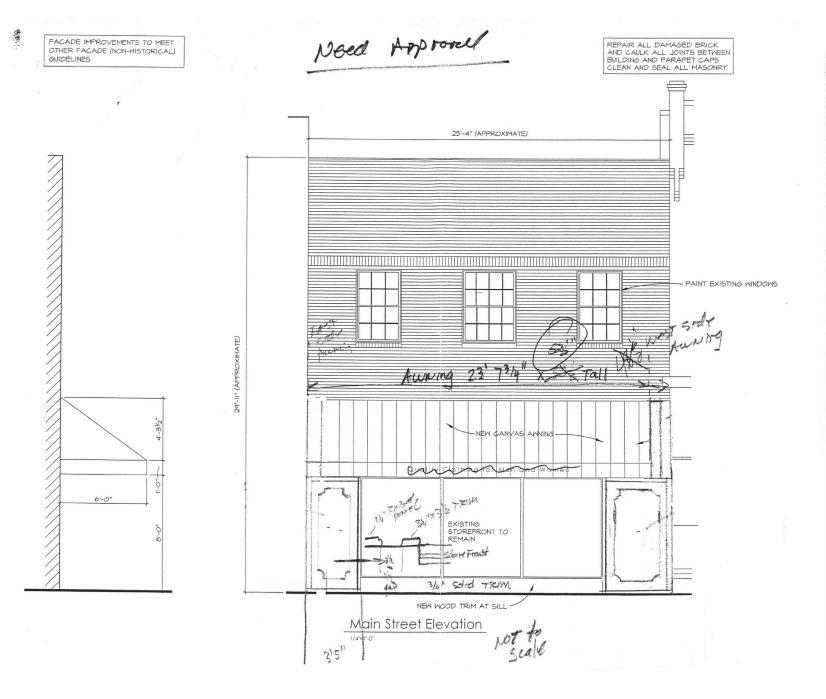
The requirements of Section 22.3 of the *Municipal Code* have been met with the submittal of a hold-harmless agreement signed by the property owner and the applicant, and a certificate of liability insurance coverage which protects the City in case of an accident. The fee for this permit was calculated at \$202.25, and the full amount has been received by the City Clerk's Office.

ALTERNATIVES:

- 1. Approve the request.
- 2. Deny the request.

MANAGER'S RECOMMENDED ACTION:

It is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby granting the encroachment permit for the awnings.



Roseland Mackey Harris ARCHITECTS PC

1615 Golden Aspen Drive Suite 110 Ames, Iowa 50010

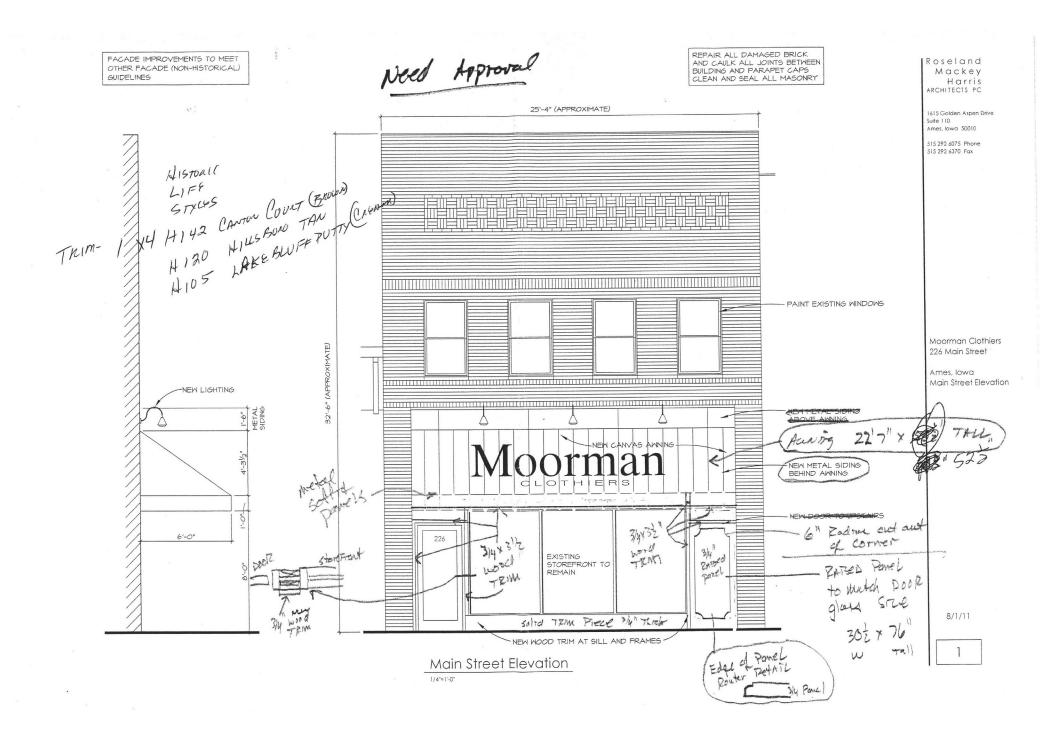
515 292 6075 Phone 515 292 6370 Fax

Moorman Clothiers 228 Main Street

Ames, Iowa Main Street Elevation

8/1/11

2



License Application (

Applicant 17a

)

Name of Applicant: LJPS, Inc

Name of Business (DBA): Olde Main Brewing Co

Address of Premises: CPMI Event Center, 2321 N Loop Dr

 City: Ames
 County: Story
 Zip: 50010

 Business Phone:
 (515) 232-0553

 Mailing Address:
 316 Main St

 City: Ames
 State: IA
 Zip: 50010

Contact Person

Name: Jamie Courtney

Phone: (515) 291-8346 Email Address: jcourtney@oldemainbrewing.com

Classification: Class C Liquor License (LC) (Commercial)

Term: 5 days

Expiration Date: <u>07/14/2012</u> **Expiration Date:** <u>07/18/2012</u>

Privileges:

Class C Liquor License (LC) (Commercial)

Status of Business

BusinessType: Privately Held Corporation

Corporate ID Number: 286196 Federal Employer ID # 770613629

Ownership

Len Griffen

First Name: Len Last Name: Griffen

City: Potomac State: Maryland Zip: 24854

Position Vice President

% of Ownership 25.00 % U.S. Citizen

Scott Griffen

First Name: Scott Last Name: Griffen

 City: Ames
 State: lowa
 Zip: 50010

Position President

% of Ownership 50.00 % U.S. Citizen

Sue Griffen

First Name: Sue Last Name: Griffen

City: Potomac State: Maryland Zip: 24854

Position Treasure

% of Ownership <u>25.00 %</u> U.S. Citizen

Insurance Company Information

Insurance Company: Founders Insurance Company

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:

License Application (

Applicant 17b

)

Name of Applicant: LJPS, Inc

Name of Business (DBA): Olde Main Brewing Co

Address of Premises: CPMI Event Center, 2321 N Loop Dr

 City: Ames
 County: Story
 Zip: 50010

 Business Phone:
 (515) 232-0553

 Mailing Address:
 316 Main St

 City: Ames
 State: IA
 Zip: 50010

Contact Person

Name: Jamie Courtney

Phone: (515) 291-8346 Email Address: jcourtney@oldemainbrewing.com

Classification: Class C Liquor License (LC) (Commercial)

Term: 5 days

Expiration Date: <u>07/21/2012</u> **Expiration Date:** <u>07/25/2012</u>

Privileges:

Class C Liquor License (LC) (Commercial)

Status of Business

BusinessType: Privately Held Corporation

Corporate ID Number: 286196 Federal Employer ID # 770613629

Ownership

Len Griffen

First Name: Len Last Name: Griffen

City: Potomac State: Maryland Zip: 24854

Position Vice President

% of Ownership 25.00 % U.S. Citizen

Scott Griffen

First Name: Scott Last Name: Griffen

 City: Ames
 State: lowa
 Zip: 50010

Position President

% of Ownership 50.00 % U.S. Citizen

Sue Griffen

First Name: Sue Last Name: Griffen

City: Potomac State: Maryland Zip: 24854

Position Treasure

% of Ownership <u>25.00 %</u> U.S. Citizen

Insurance Company Information

Insurance Company: Founders Insurance Company

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:

ITEM # 18 DATE: 07-10-12

COUNCIL ACTION FORM

SUBJECT: WAIVER OF PARKING METER FEES FOR THE IOWA SHRINE BOWL PARADE

BACKGROUND:

Requests for the Iowa Shrine Bowl parade were approved by City Council on June 26, 2012. The Ames Convention and Visitors Bureau (ACVB) is requesting a waiver of parking meter fees for this event, and this request was inadvertently omitted from the June 26 agenda. The loss of revenue to the Parking Fund is estimated at \$200.

ALTERNATIVES:

- 1. The City Council can approve the request to waiver parking meter fees for the Shrine Bowl parade route and staging areas on July 21, 2012.
- 2. The City Council can deny the request and ask the ACVB to reimburse the City for lost revenue.

MANAGER'S RECOMMENDED ACTION:

The City Council has approved this similar request in the past in order show support for this type of activity in the Downtown Business District. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving the request for waiver of parking meter fees for the Shrine Bowl Parade activities on July 21, 2012.

ITEM # <u>19</u> DATE: 07-10-12

COUNCIL ACTION FORM

<u>SUBJECT</u>: REQUEST FOR WAIVER OF SUBDIVISION REGULATIONS – RASSMUSSEN GROUP SUBDIVISION, BOONE COUNTY

BACKGROUND:

At the May 18, 2012 City Council meeting, Council referred to staff a letter from Tim Mallicoat of the Rasmussen Group, seeking a waiver of infrastructure requirements and subdivision regulations (see Attachment 1). The Rassmussen Group is proposing to subdivide an industrial property in Boone County at the intersection of Lincoln Way and X Avenue. A location map is included as Attachment 2. The proposal is to create three lots, two of which are buildable and one of which is likely to be incorporated into an existing lot. The proposed plat is included as Attachment 3.

In reviewing earlier subdivisions of portions of this property, in 2003 the City of Ames waived its standards for public improvements and, in 2008 the City waived its regulations to allow a plat of survey to divide a lot. In 2003, the City also required the owners to sign and provide covenants waiving the right of whoever owns the property to protest future assessments for public improvements, and binding property owners and future property owners to pay the full cost of abandoning rural water systems in the future. In its reports on these subdivisions, staff generally stated that the City is unlikely to annex the land along this corridor in the future, and cited on-going urban fringe planning in cooperation with the County.

The City of Ames has since completed an Urban Fringe Plan that includes this corridor, although it is not yet reached an agreement with Boone County on its implementation. That Plan identifies the future land use for this area as Highway Oriented Commercial, with Agricultural and Farm Service as the proposed land use for areas along the corridor in between the developed areas. Neither the Ames Urban Fringe Plan nor the Ames Land Use Policy Plan identifies this corridor as a community entry. In summary, the Plan anticipates that Highway Oriented Commercial land uses will develop outside of the City, preferably in clusters, and that public improvements may be required depending on the location, anticipated traffic, intensity, and type of use and other factors.

The development that has occurred in this area is mostly industrial, consistent with the Boone County zoning map. Boone County has already approved Limited Industrial Zoning for the subject property. The applicant is proceeding with the platting process in Boone County; and both the applicant and Boone County seek decisions on platting from the City of Ames before completing the process in Boone County. If the City takes no action or declines to waive its infrastructure requirement, the property owner

must provide streets, sanitary sewer, and water systems meeting City standards, some of which cannot be put into service at this time because the City has not extended its infrastructure to the site.

ALTERNATIVES:

- 1. The City Council can waive Division IV Design and Improvement Standards of the Ames Subdivision Regulations for the subdivision proposed by the Rassmussen Group. This alternative will allow the owner to prepare a minor subdivision plat for later approval by the Ames City Council prior to recording the plat and selling lots. This alternative would also be accompanied by a six-month time limit, by which time the application for the subdivision plat must be submitted to the City. This would satisfy a portion of the request by the Rassmussen Group. The covenants that the City requires prior to approving a waiver were received and recorded in 2003 for this property.
- 2. The City Council can waive its entire subdivision authority for the division of land as proposed by the Rassmussen Group. This alternative would allow the owner to seek approval only from Boone County for the division of land. This would satisfy the entirety of the Rassmussen Group request.
- 3. The City Council can deny the request for a waiver of its subdivision regulations or Division IV Design and Improvement Standards for the subdivision proposed by the Rassmussen Group. This alternative would require the owner to submit an application for a major subdivision plat and prepare a preliminary plat indicating how the proposal would meet the infrastructure standards of the City.
- 4. The City Council can refer this request back to staff and/or the applicant for additional information.

MANAGER'S RECOMMENDED ACTION:

Boone County has adopted a land use plan for the entire county. However, their expectations for this area differ from that of Ames. In the past, the City has reviewed subdivisions in Boone County on a case-by-case basis to deal with specific developments that may not be consistent with Ames Urban Fringe Plan.

In the meantime, Boone County property owners have been making plans for the use and development of their property based on the current zoning designation by Boone County and by past practices of the City for similarly situated land. Although Boone County is not a signatory to the 28E Implementation Agreement that Ames has with Gilbert and Story County, one aspect of that agreement is to give deference to the rural zoning already in place if it is not consistent with the Ames Urban Fringe Plan.

Therefore, it is the recommendation of the City Manager at this time that the City Council approve Alternative #1. This alternative will allow the owner to prepare a minor

subdivision plat for later approval by the Ames City Council prior to recording the plat and selling lots. This alternative would also be accompanied by a six-month time limit, by which time the application for the subdivision plat must be submitted to the City.

While the recommended action will allow the owner to proceed with a minor subdivision plat, he will still need plat approval from the Ames City Council in the future. The owner would rather have the City Council waive its entire subdivision authority and, therefore, only have to obtain approval from Boone County.

ATTACHMENT 1

May 18, 2012

Mayor and City Council 515 Clark Ames, IA 50010

Dear Mayor and City Council,

The Rassmussen Group Inc. respectfully requests a waiver from the subdivision regulations and public improvements for a Boone County subdivision. This property is within the 2 mile jurisdictional limit of the City of Ames. The subdivision will consist of 3 commercial lots. The lot under consideration is known as Gene Harris Subdivision Second Addition Outlot H (Except Lot 1) and has a Boone County parcel ID of 088325013350013.

Chuck Winkleblack with Hunziker & Associates will be representing our organization for this development project.

We are requesting a waiver of the following items:

- Sidewalks
- Dry sanitary sewer
- Curb and gutter
- Street lights and street trees
- Subdivision requirements

It is our belief that covenants are already in place that the city generally requires regarding annexation, water services and infrastructure on this parcel. We believe that they were agreed to back in 2008 when this land was previously subdivided. Those covenants generally run with the land and should not need to be done again. If however they need to be done again our organization is willing to execute those documents at the appropriate time.

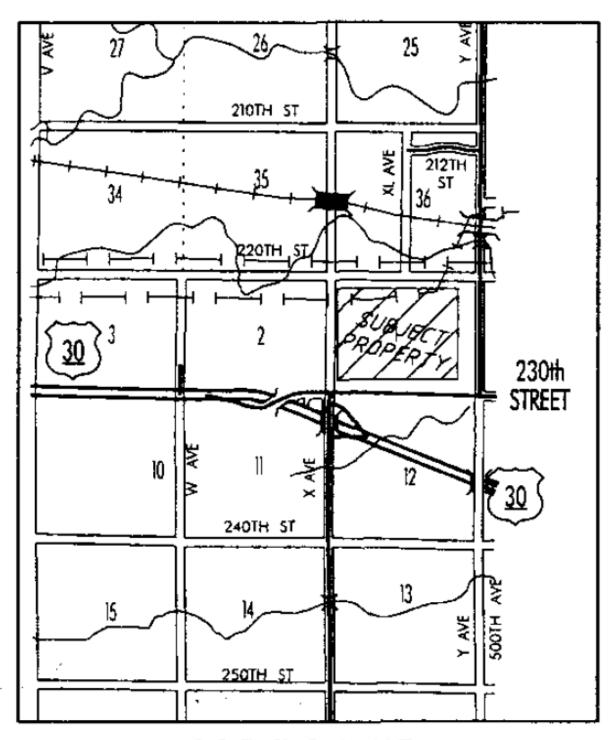
Respectfully submitted,

For Mules

Tim Mallicoat, vice president

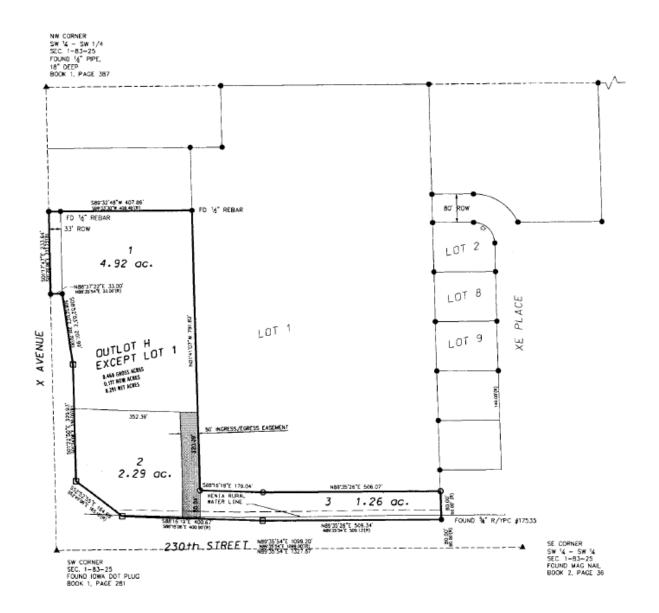
The Rassmussen Group

ATTACHMENT 2



LOCATION MAP (Boone County)

ATTACHMENT 3



Request for LUPP Amendment for Evangelical Free Church Property on 24th Street

July 10, 2012

The City Council recently received a letter from David Miler and Linda Doyle, representing Northcrest Community, concerning the Evangelical Free Church site at 2008 24th Street. Their request seeks to redesignate the site from Low Density Residential to High Density Residential, which is the current Northcrest site designation. This report provides background information to help the Council determine whether it desires to give formal consideration to this request. Should Council decide to proceed further, a determination would then be needed as to whether the proposal is a major or a minor amendment to the Land Use Policy Plan (LUPP).

BACKGROUND

The Evangelical Free Church site is designated as Low Density Residential on the LUPP map, and is currently zoned RL (Residential Low Density). The site abuts the Northcrest development to the east, which is currently designated High Density Residential, and abuts low density development to the west and south. The vacant property directly across 24th Street is designated Village/Suburban Residential and is owned by the Ames School District. Although the subject site is currently zoned low density residential, it is developed as a large church, which is allowed in the zone under the provisions of a special use permit.

The proposed change to the LUPP map designation is subject to the amendment process and considerations that were recently adopted by the City Council. This process describes two types of amendments (major and minor) and includes criteria for the City Council to use to determine which type is requested. The definitions are below. The full text of the process and the consideration for LUPP amendments can be found at http://www.cityofames.org/modules/showdocument.aspx?documentid=6625.

II. AMENDMENT TYPES

Amendments of the LUPP are defined as major or minor, more specifically defined as follows:

1. Major Amendments. These include any amendment that is either a *change* to current goals and policies, or that is *inconsistent* with current goals and polices.

- **2. Minor Amendments.** These include changes <u>determined by the Council</u> to be of <u>minor consequence</u>. Examples might include:
 - Shifting the boundary of a land use designation to account for existing site conditions and/or lot configurations.
 - b. Changing a land use designation to a related type of land use designation, as follows:
 - i. Residential to next level intensity residential.
 - ii. Non-neighborhood commercial to another type of commercial.
 - iii. Commercial node to another type of commercial node.
 - iv. Industrial to next level intensity industrial.
 - v. Any change which the Council determines necessary to address an immediate public need or to provide broad public benefit, and which is determined by the City Council to further the current vision, goals and objectives of the Land Use Policy Plan.

The determination of whether the amendment is major or minor is important in determining the process for seeking approval. A major amendment has a greater public input process than does a minor amendment. Following the determination of whether it is a major or minor amendment, the City Council may choose to either consider the amendment immediately, or else to defer any action on the proposed amendment until the next scheduled review of the entire LUPP. The LUPP states that the Plan should have a comprehensive review approximately every five years.

MAJOR OR MINOR AMENDMENT:

To determine whether the proposed change is a major or a minor amendment to the Land Use Policy Plan, the City Council should consider whether the proposal is a change to or is inconsistent with current goals and policies.

Goals pertaining to both low density residential and the proposed high density residential designations primarily focus on achieving targeted densities. The change to facilitate expansion of the Northcrest community will be more effective at achieving targeted residential densities than the existing zone (and certainly more than the existing church building).

Pertinent LUPP Goals stated under *Goals for a New Vision* beginning on pg. 18 of the Plan include:

Goal No. 2, which pertains to ensuring the availability of sufficient suitable land resources to accommodate the range of land uses that are planned to meet growth and to eliminate market constraints. This goal also speaks to achieving greater compatibility among new and existing development.

Goal No. 4, which speaks to achieving a more integrated and compact living/activity areas where daily living requirements are provided in readily identifiable and accessible areas.

Goal No. 5, which speaks to the continuance of development in emerging and infill areas where there is existing public infrastructure and where capacity permits.

Goal No. 6, which speaks to increasing housing opportunities through various means, Including: increasing overall supply of low and moderate-income housing; increased densities; higher densities in existing areas where residential intensification is designated with the further objective that there shall be use and appearance compatibility among existing and new development; and relieving the current constraints to land supply/availability by such means as releasing lands for development that are currently controlled by institutions.

Staff is not aware of any goals or policies of the plan that would not support the proposed change. The only consideration may be how development of the proposed high density residential development might interface with the existing single family neighborhood to the west and south. It should be noted, however, that the existing church may be seen as a higher intensity of development that already abuts these existing neighborhoods. The abutting residents may or may not consider higher density residential development to be similar in impacts to the existing church development.

NEXT STEPS

The goals and policies of the Land Use Policy Plan noted above provide background for Council's initial decision on whether or not to formally consider this request. If Council decides it merits further consideration through a formal application, it must next determine whether the application will be processed as a major or as a minor amendment.

In doing so, the City Council should first review the goals and policies of the Ames Land Use Policy Plan noted above, and also the additional criteria Council adopted in the amendment process. Council may find that the proposal is consistent with the adopted goals and policies of the Land Use Policy Plan. Council may also find in this situation that it meets the criteria for shifting the boundary of a land use designation to account for existing site conditions and/or lot configurations.

If the Council determines that the proposed amendment does not meet any of the criteria or is inconsistent with adopted goals, it should designate the proposal as a major amendment. It may, nonetheless, designate the proposal as a minor amendment if the City Council determines the change is necessary to address an immediate public need or to provide broad public benefit, which the Council determines will further the current vision, goal, and objectives of the LUPP. Alternately, the City Council could decide to defer action until the next scheduled review of the LUPP.

LETTER FROM DAVID MILLER & LINDA DOYLE



1801 - 20th Street

Ames, Iowa 50010-5179

Office: 515-232-6760

Fax: 515-233-2935

www.northcrestcommunity.org

June 14, 2012

Ames City Council P.O. Box 811 Ames, IA 50010

To: Members, Ames City Council

Re: Permission to submit application for amendment to the current LUPP

Northcrest, Inc. has entered into a real estate agreement to purchase the Evangelical Free Church property located at 2008-24th St. That purchase offer is contingent upon re-zoning of the property and E-Free has authorized Northcrest Inc. to be their agent in seeking that re-zoning.

We are excited about the possibility of acquiring the E-Free property and while we do not currently have development plans for the parcel, the use of the property would be an extension of the current Northcrest campus, with a similar function and character of the existing Northcrest site. The adjacency of the E-Free property to our current property would allow us expand our services to meet the needs of a rapidly expanding retirement age population. The transfer of the title to this property would not occur until late 2014.

To accomplish this plan we will need to seek re-zoning of the E-Free parcel to be revised from Low Density Residential to become High Density Residential which is the current Northcrest site zoning. We also intend to ask that the two parcels be co-joined to create a single property entity in the future.

Northcrest, Inc. wishes to inform the Ames City Council of our intent to submit an application for an amendment to the current LUPP. We ask that you determine the amendment by type (major or minor) and authorize the submittal of a formal application.

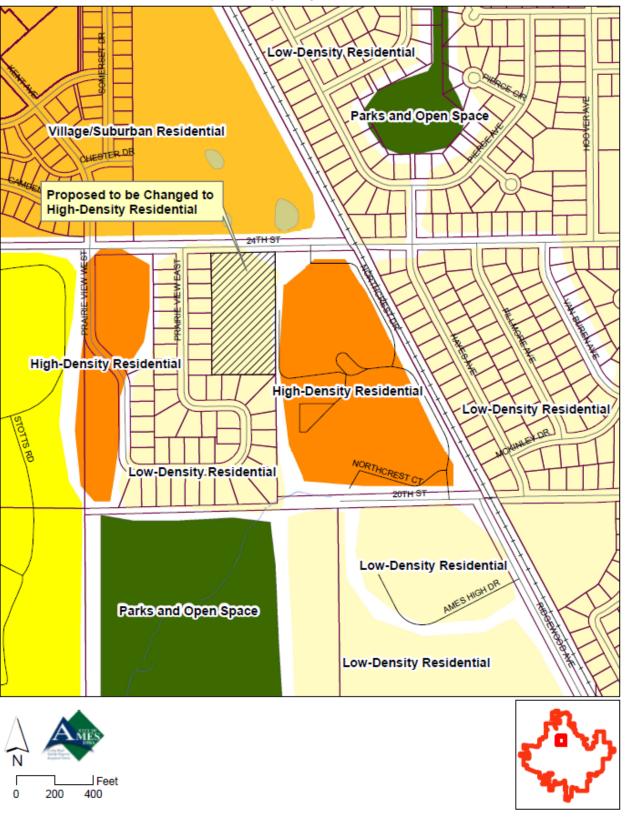
Thank you for your consideration.

Respectfully,

David J. Miller, President Northcrest Inc.

Linda K. Doyle, CEO/Administrator Northcrest Inc.

LOCATION MAP



Staff Report

EXISTING GRAVEL ROAD SUMMARY RE: ADAMS STREET PAVING

July 10, 2012

BACKGROUND

City Council referred to staff a petition from Staci Harper of 1419 Edgewater Court pertaining to paving the graveled portion of Adams Street. This petition requested that the City include the paving of a small gravel section between Calhoun Avenue and Dawes Drive in the next annual Capital Improvements Plan (CIP). The petition was signed by 74 persons/couples, three of whom own property along the unpaved section of roadway. Ms. Harper requested the City fund this project entirely, due to the increased traffic in this neighborhood traveling to and from Ada Hayden Heritage Park and the Gilbert schools.

The estimated cost for paving this segment of Adams Street, including engineering, construction, and construction administration, is **\$160,500**. Four parcels currently exist adjacent to the unpaved portion of Adams Street (see attached Map A).

On August 23, 2011, Council directed staff to meet with the adjacent property owners along Adams Street regarding a potential special assessment. In summary, two property owners were willing to contribute, but were unable to commit to the full cost. The other property owner was unsure at the time and has since voiced her unwillingness to participate in a voluntary assessment. More details of this can be found in the December 20, 2011 and May 22, 2012 Staff Report.

On December 20, 2011, Council directed staff to contact neighborhood property owners within the immediate area to determine their interest and willingness to participate in a voluntary assessment for paving Adams Street. After sending out surveys and holding a public meeting, responses varied. A few property owners were willing to contribute, but the amounts did not appear to justify the staff time and cost of assessment proceedings. More details of this can be found in the May 22, 2012 Staff Report.

On May 22, 2012, Council directed staff to report back with the number of gravel streets remaining within the City and a strategy for funding the paving of those streets, which could include Adams Street. Below is that summary and discussion.

EXISTING GRAVEL (NON-PAVED) ROADS WITHIN THE CITY OF AMES

There are 4.84 miles (23 roadway segments) of gravel or unpaved roads within the City of Ames. The estimated cost to pave these segments is \$13,645,500. (See Table 1) Some of these roads are within established residential neighborhoods, others are in commercial/industrial areas, and some are in the fringe area, which has more

recently been annexed or perhaps only part of the roadway is technically within City limits. A brief summary table and maps are attached. Map B is a city-wide view with a location key corresponding to the below tables. Table 1 is a more detailed summary of the information below.

• Established Residential Neighborhoods:

These roadways are currently located in established residential neighborhoods. Aplin Road and Beedle Drive are scheduled to be paved in 2012/13 with Community Development Block Grant (CDBG) Funds. The below referenced block of E. 8th Street has only a 16' Right-of-Way (ROW) and no properties are addressed off it, therefore this segment should be considered as an alley.

| Мар | Roadway | Est. Cost | Funding Options | Notes |
|-----|-----------------|-------------|--|---|
| 1 | Adams St. | \$ 160,500 | Assessment and/or G.O. Bonds | Access to two properties, thru street |
| 2 | Aplin Rd. | \$ 310,000 | CDBG – Programmed for 2012/13 | Access to seven properties, thru street |
| 2 | Beedle Dr. | \$ 110,000 | CDBG – Programmed for 2012/13 | Access to three properties, thru street |
| 9 | Manning Ave. | \$ 280,000 | Eligible for future CDBG funding | Access to seven properties, Dead end street |
| 11 | Patricia Dr. | \$ 200,000 | Assessment and/or G.O. Bonds | Access to two properties, Dead end street |
| 14 | E . 8th St. | \$ 140,000 | Assessment (in accordance with the City's alley paving policy) | Only 16' existing ROW, consider this an alley |
| | Subtotal: | \$1,200,500 | | |

• Mixed Use Neighborhoods:

These roadways are within existing neighborhoods with mixed uses. Cherry Avenue is zoned Highway-Oriented Commercial (HOC), but appears to currently have several residential homes in addition to a couple of businesses. The current Long Range Transportation Plan (LRTP) includes plans for extending Cherry Avenue south to connect S.E. 3rd Street & S.E. 5th Street. Therefore, **staff recommends combining the paving of the gravel section of Cherry Avenue with this future extension.**

S. Maple Avenue serves an apartment building at the north end along with what appears to be one single home zoned agricultural residential, empty lots zoned the same (or owned by the City), and a City park. The empty lots owned by the City were purchased with CDBG Funds due to the flooding potential.

While both roadways listed below do fall within CDBG eligible regions, S. Maple Avenue would not be eligible based upon the floodplain boundary. Cherry

Avenue, having mixed uses, is not likely to rate high enough to justify pavement with CDBG funds.

| Мар | Roadway | Est. Cost | Funding Options | Notes |
|-----|-----------------|------------|---------------------------------|---|
| 5 | Cherry Ave. | \$ 220,000 | Assessment and/or G.O. Bonds | LRTP includes extending Cherry Ave. to S.E. 5 th |
| 10 | S Maple Ave. | \$ 430,000 | Assessment and/or G.O. Bonds | Access to four properties (two with buildings and two are vacant) and City park. This area was the result of flood buyouts. |
| | Subtotal: | \$ 650,000 | | |

• Commercial/Industrial Areas:

These areas have regular truck-traffic due to the nature of the businesses along the street segments. Freel Drive is very flat, which will increase storm sewer costs associated with the paving. All three roadways listed below do fall within CDBG eligible regions, but because they are commercial/industrial in nature, they are not likely to rate high enough to justify pavement with CDBG funds.

| Мар | Roadway | Est. Cost | Funding Options | Notes |
|-----|------------------|-------------|---------------------------------|---|
| 3 | Carnegie Ave. | \$ 300,000 | Assessment and/or G.O. Bonds | Access to one property, thru street |
| 3 | Pullman St. | \$ 380,000 | Assessment and/or G.O. Bonds | Access to eight properties and city maintenance yard |
| 7 | Freel Dr. | \$1,000,000 | Assessment and/or G.O. Bonds | Access to 27 parcels, many of which are for combined uses. Very flat – higher cost due to drainage improvements |
| | Subtotal: | \$1,680,000 | | |

• Fringe Areas:

In the past, roadways within the fringe areas have been paved when development occurs adjacent to them. The funding is typically laid-out in a Developers Agreement during the platting process. Some of these roadways have agreements in place, others do not yet.

| Мар | Roadway | Est. Cost | Funding Options | Notes |
|-----|--|-------------|--------------------|---|
| 4 | Cedar Ln. | \$1,300,000 | Developer | Developer is responsible for north half. Iowa State University (ISU) adjacent to south half. Other portion of the south half remains in the County. |
| 6 | Dartmoor Dr. | \$ 180,000 | Assessment | Annexation agreement exists. No expectations City will pave roads until after traffic |
| 6 | Dartmoor Ln. | \$ 270,000 | Assessment | volumes increase substantially or until after |
| 6 | Dartmoor Rd. | \$ 700,000 | Assessment | development of areas adjacent to Dartmoor Rd occur. At time of annexation, property owners aware may be assessments for roadway improvements and waived right to protest and contest. |
| 8 | Grant Ave. | \$3,000,000 | Special Assessment | Currently under contract to design. Part of North Growth Area to be funded by both Developers and the City. |
| 13 | S. Riverside Dr. (south of Sigler building at airport) | \$1,500,000 | Developer | City owns all adjacent parcels within city limits to the east side of S. Riverside. |
| 15 | 550th Ave. (south of Ken Maril Rd. terminus) | \$ 120,000 | Developer | Adjacent parcels currently zoned Agriculture. |
| 16 | 570th Ave. (east of Regional Commercial on E. 13 th) | \$1,200,000 | G.O. Bonds | City currently is responsible for paving costs as part of signed Regional Commercial Development Agreement. |
| | Subtotal: | \$8,270,000 | | |

• Public Areas:

These roadways include only adjacent properties that are owned by the City, ISU, or the Union Pacific Railroad. Historically, assessing railroads has not been successful. Past precedent has been for the public entity to fund roadways through their respective properties.

| Мар | Roadway | Est. Cost | Funding Options | Notes |
|-----|---|-------------|--------------------|---|
| 3 | Pullman St. | \$ 0 | Vacate | Currently dirt path used infrequently to access maintenance yard. |
| 12 | S. Riverside Dr. (S. 4 th across from Stuart Smith Park) | \$ 270,000 | ISU | Access to ISU property even though part of ROW. Historically, ISU has maintained. |
| 6 | State Ave. | \$ 575,000 | ISU | ISU property on both sides. Edge of city limits. |
| 6 | Zumwalt Station Rd. | \$1,000,000 | ISU | ISU property on both sides. Edge of city limits. |
| | Subtotal: | \$1,845,000 | | |

Neighborhood Type Summary Table:

| Neighborhood Type | Est. Cost |
|---------------------------------------|--------------|
| Established Residential Neighborhoods | \$ 1,200,500 |
| Mixed Use Neighborhoods | \$ 650,000 |
| Commercial/Industrial Areas | \$ 1,680,000 |
| Fringe Areas | \$ 8,270,000 |
| Public Areas | \$ 1,845,000 |
| Total | \$13,645,500 |

FUNDING OPTIONS

As is indicated above, there are several options for funding the paving of the City's remaining gravel roads. In the past, the City has relied upon either the development process or special assessments from adjacent property owners. In recent years, CDBG funds have also been utilized to pave gravel roadways in residential neighborhoods that qualified. (It should be noted that these CDBG funds can be used for construction costs only, and not for design costs.) Another option would be to include some or all of these roadways in the CIP to be funded through the issuance of G.O. Bonds, which would impact the overall property tax rate of the City.

STAFF COMMENTS

Historically, the initial paving of a residential street is paid for by the developer and passed on to each property owner through the purchase price of the lot. From there, the City assumes ownership of the street and ongoing responsibility for its maintenance and replacement. For that reason, the City Council has typically required a special assessment paid for by the abutting property owners to hard-surface gravel roads that were not paved during the subdivision process. The special assessment process assures that the benefitted property owner pays for the initial street construction while allowing for a reasonable payment arrangement over time at a low interest rate.

Many of the neighborhood residents in the vicinity of Adams Street were suggesting that the City Council should fund this paving project from property tax revenues, rather than through the traditional special assessment financing technique. The City Council was hesitant to make a final decision regarding the preferred strategy to finance this paving project until receiving a staff report regarding the number of unpaved roads across the community. Any decision regarding the paving of Adams Street could establish a new precedent for similar funding requests in the future.

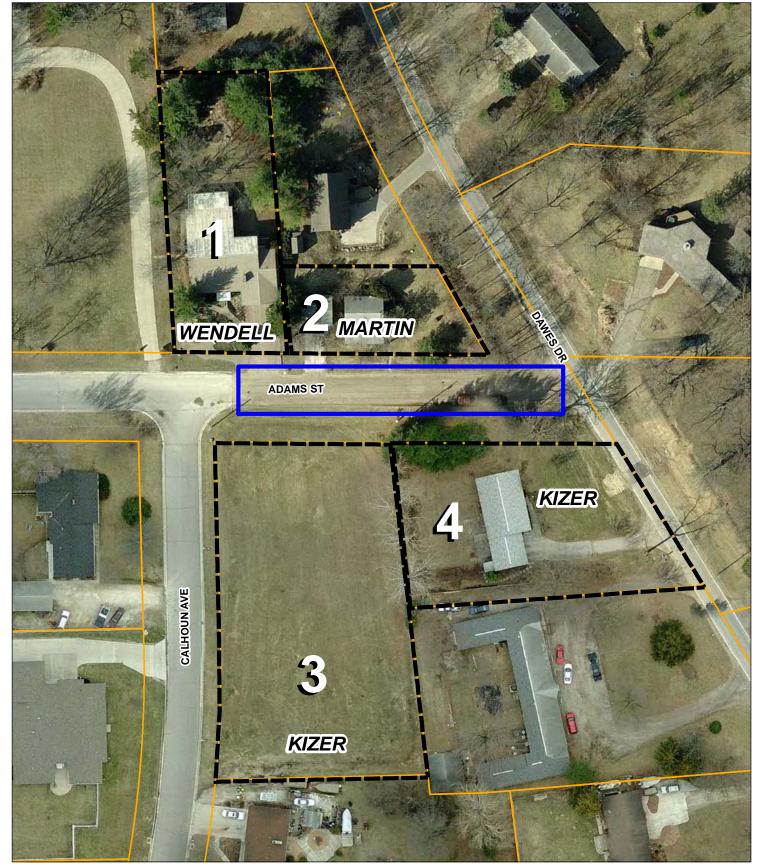
The complaints received to date concerning unpaved roadways have come from property owners in established residential neighborhoods. Therefore, the City Council might want to focus attention only on this category at this time. Of the \$1,200,500 needed to pave the six segments in this category, \$700,000 can be financed with federal CDBG funds. Because its configuration is similar to an alley, it can be argued that the E. 8th Street segment (\$140,000) should be financed through a special assessment program in accordance with our current policy for handling alley paving requests. This would leave the remaining two segments totaling \$360,500 (Patricia Drive-\$200,000 and Adams Street-\$160,500) for Council consideration. An analysis of how many properties will utilize the access off a paved surface, might help the City Council determine whether or not the expenditure of property tax funds, versus a special assessment, is warranted.

TABLE 1 EXISTING NON-PAVED ROADWAYS WITHIN CITY LIMITS

July 2012

| Map No. | Roadway | From | То | Length (LF) | Es | t Pavement Cost* | Neighborhood Type | Funding Options | Notes |
|------------|--------------------|----------------------|--------------------|----------------|----|---------------------|----------------------|--|--|
| 1 | Adams St | Calhoun Ave | Dawes Dr | 260 | \$ | 160,500 | Established | Assessment and/or G.O. Bonds | Current Consideration. Access to two properties, thru street |
| 2 | Aplin Rd | Beedle Dr | Dotson Dr | 430 | \$ | 310,000 | Established | CDBG - Programmed for 2012/13 | Access to seven properties, thru street |
| 2 | Beedle Dr | Aplin Rd | south | 200 | \$ | 110,000 | Established | CDBG - Programmed for 2012/13 | Access to three properties, thru street |
| 3 | Carnegie Ave | Edison St | Pullman St | 525 | \$ | 300,000 | Comm/Ind | Assessment and/or G.O. Bonds | Access to one property, thru street |
| 4 | Cedar Ln | s/o Cottonwood Rd | City Limits | 2190 | \$ | 1,300,000 | Fringe | Developer | Developer is responsible for north half. ISU adjacent to south half. Other portion of south half remains in the County. |
| 5 | Cherry Ave | Lincoln Way | south | 380 | \$ | 220,000 | Mixed | CDBG?, Assessment and/or G.O. Bonds | LRTP shows eventual extension to connect SE 3rd with SE 5th |
| 6 | Dartmoor Dr | | | 388 | \$ | 180,000 | Fringe | Assessment | Annexation Agreement exists. No expectations City will pave roads until after traffic volumes increase substantially or until after |
| 6 | Dartmoor Ln | | | 405 | \$ | 270,000 | Fringe | Assessment | development of areas adjacent to Dartmoor Rd. At time of annexation, property owners aware may be assessments for |
| 6 | Dartmoor Rd | State Street | City Limits | 1503 | \$ | 700,000 | Fringe | Assessment | roadway improvements and waived right to protest and contest if in accordance with statutory procedures and equitable manner. |
| 7 | Freel Dr | 215 Freel | south | 1835 | \$ | 1,000,000 | Comm/Ind | CDBG?, Assessment and/or G.O. Bonds | Access to twenty-seven parcels, many of which are for combined uses. Very flat - higher cost due to drainage improvements |
| 8 | Grant Ave | Hyde Ave | W 190th St | 5200 | \$ | 3,000,000 | Fringe | Special Assessment | CDA currently under contract to design via developers agreement |
| 9 | Manning Ave | Lincoln Way | south of Lettie St | 535 | \$ | 280,000 | Established | Eligible for future CDBG funding | Access to seven properties, dead end street |
| 10 | S Maple Ave | 439 S Maple Ave | south | 750 | \$ | 430,000 | Mixed | Assessment and/or G.O. Bonds | Access to four properties (two with buildings and two vacant), City Park with community gardens, and properties purchased with CDBG Money due to flooding |
| 11 | Patricia Dr | Opal Dr | east | 340 | \$ | 200,000 | Established | Assessment and/or G.O. Bonds | Utilities and Drainage corridor. Access to 2 properties, dead end street. |
| 3 | Pullman St | Whitney Ave | Carnegie Ave | 820 | \$ | 380,000 | Comm/Ind | Assessment and/or G.O. Bonds | Access to eight properties and city maintenance yard. |
| 3 | Pullman St | Carnegie Ave | west | 875 | \$ | - | Public | Vacate | Access to city maintenance yard. Recommend Vacate. |
| 12 | S Riverside Dr | S 4th | south | 450 | \$ | 270,000 | Public | ISU | Access to ISU property, but part of City ROW. Adjacent parcel drive off North end. Could investigate vacating to ISU. |
| | S Riverside Dr | south of access road | City Limits | 2585 | \$ | 1,500,000 | Fringe | Developer | Gravel starts south of access road for the Sigler Building. City owns all adjacent parcels within City Limits to the east side of S Riverside as airport property. |
| _ | State Ave | Oakwood Rd | City Limits | 960 | \$ | 575,000 | Public | ISU | ISU owns property on both sides of roadway. |
| 6 | Zumwalt Station Rd | State Street | City Limits | 1680 | \$ | 1,000,000 | Public | ISU | ISU owns property on both sides of roadway. |
| 14 | E 8th St | Carroll Ave | Crawford Ave | 390 | \$ | 140,000 | Established | Assessment (in accordance with the City's alley paving policy) | Treated as an alley due to 16' ROW. No addresses off this block. |
| 15 | 550th Ave | Ken Maril Rd | City Limits | 195 | \$ | 120,000 | Fringe | Developer | Adjacent parcels currently zoned Agricultural |
| | | | | | | | | | City currently is responsible for paving costs as part of the signed |

^{*} Estimated pavement costs DO include engineering design and construction oversight.



Geographic Information System (GIS) Product Disclaimer: City of Ames GIS map data does not replace or modify land a surveys, deeds, and/or other legal instruments defining land ownership & land use nor does it replace field surveys of utilities or of the features contained in the data. All features represe
in this product should be field verified. This Product is provided "as it's without warranty or any representation of accuracy, timelines or competences, timelines, memory, timelines, memory, timelines, timelines

ADAMS STREET PAVING 4 ADJACENT PARCELS

MAP A

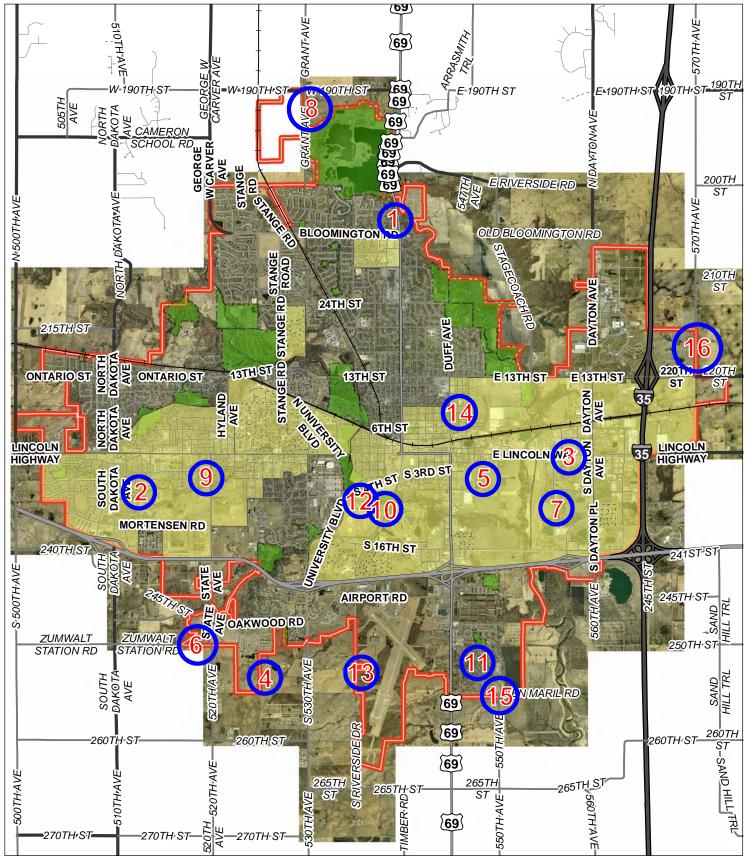


NORTH

Sheet 1/1

Scale: 1 in = 75 ft

NORTH Date: 7/1/2012



GRAVEL ROADWAYS WITHIN CITY OF AMES PUBLIC RIGHT-OF-WAY (OR EASEMENT - PREVIOUS COUNTY ROADWAYS) **INCLUDING 2012 CDBG PROGRAM LIMITS**

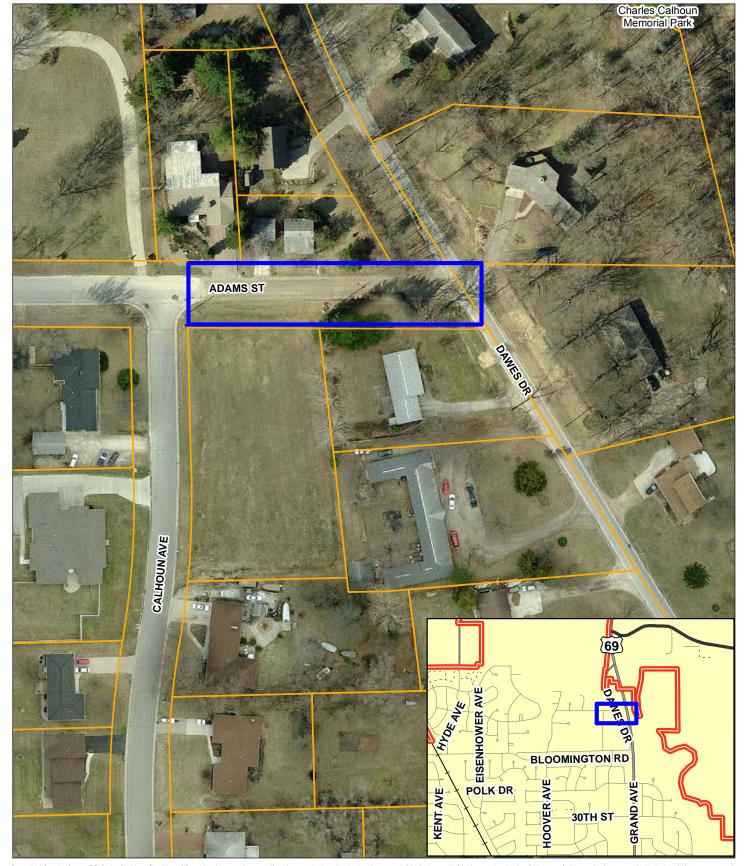
JULY 2012 LOCATION MAP KEY Sheet 1/1

NORTH

Scale: 1 in = 5,300 ft

MAP

Date: 7/3/2012



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ADAMS ST (CALHOUN AVE - DAWES DR) ~ 260 LF * 4 ADJ RES PARCELS

She Sca

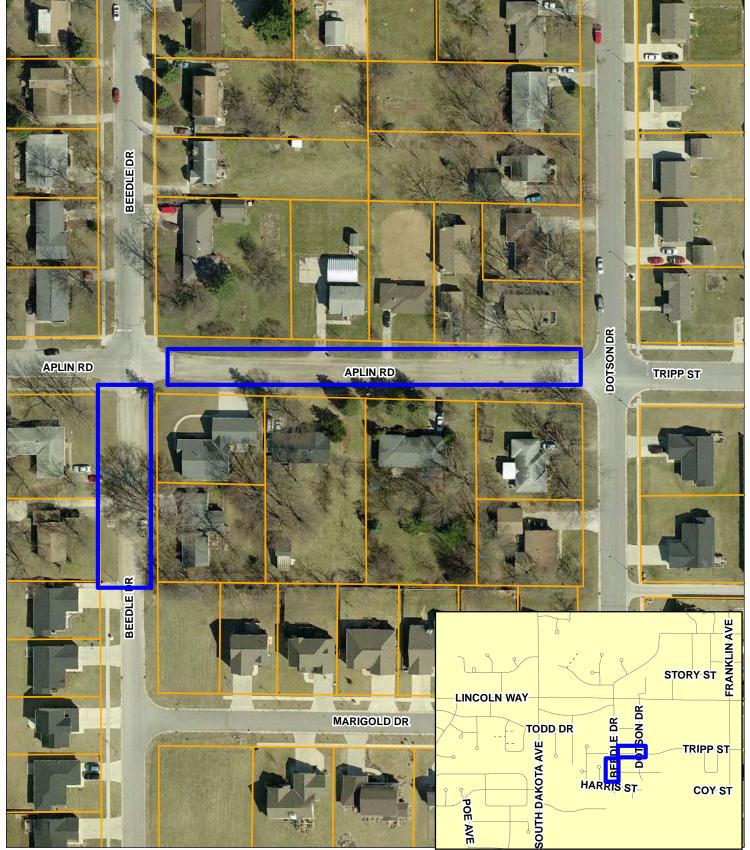
Sheet 1/1

Scale: 1 in = 100 ft

MAP 1

NORTH Date: 6/29/2012





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APLIN RD (BEEDLE - DOTSON) & BEEDLE DR (S/O APLIN 205')

APLIN: ~ 430 LF * 8 RES ADJ PARCELS

BEEDLE: ~ 205 LF * 4 RES ADJ PARCELS
TO BE COMPLETED FALL 2012 VIA

CDBG FUNDING

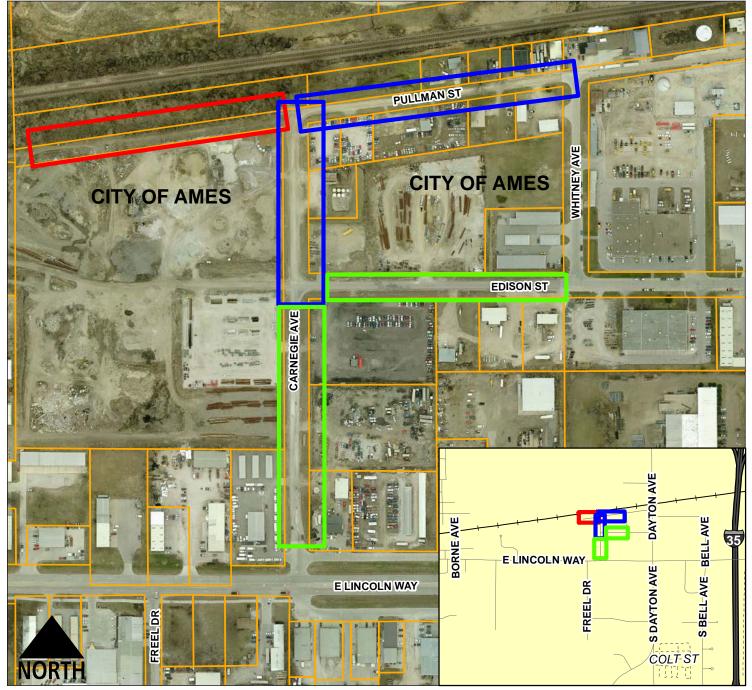


Scale: 1 in = 100 ft

MAP 2

NORTH Date: 6/29/2012





Geographic Information System (GIS) Product Disclaimer: City of Ames GIS map data does not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership & land use nor does it replace filed surveys of utilities or or ther favorance in the fact as a file features represented in this product should be field verified. This Product is provided "as it without warranty or any representation of accuracy, timelines or completeness, timelines, and files show the refresh training and the state of the file of the state of the file of the state of the file of the state of the

GRAVEL: CARNEGIE AVE (EDISON - PULLMAN) & PULLMAN ST (WHITNEY - CARNEGIE)

SEAL COAT: CARNEGIE AVE (EDISON - LINCOLN WAY) &

EDISON (CARNEGIE - WHITNEY)

NO MATERIAL: PULLMAN ST (W/O CARNEGIE 875')

GRAVEL:

CARNEGIE: ~ 525 LF * 2 ADJ IND PARCELS, RR & CITY
PULLMAN E/O CARNEGIE: ~ 820 LF * 10 ADJ IND PARCELS & CITY

SEAL COAT (BAD ENOUGH LOOKS SIMILAR TO GRAVEL):

CARNEGIE: ~ 815 LF * 4 ADJ IND PARCELS & CITY EDISON: ~ ~815 LF * 5 ADJ IND PARCELS & CITY

NO MATERIAL:

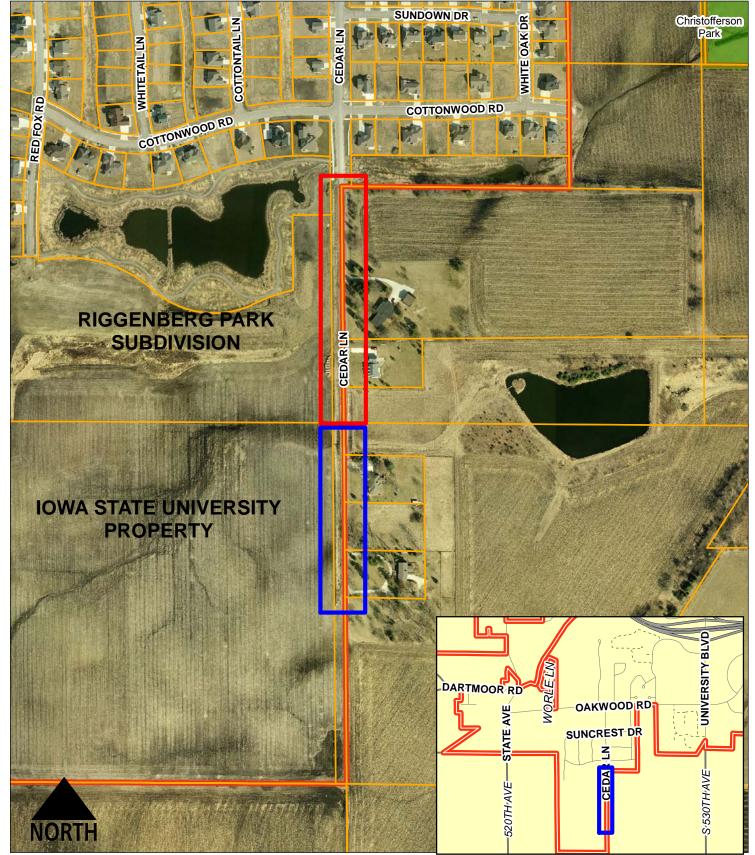
PULLMAN W/O CARNEGIE: ~ 875 LF * CITY & RR

MAP 3



Sheet 1/1

Scale: 1 in = 300 ft





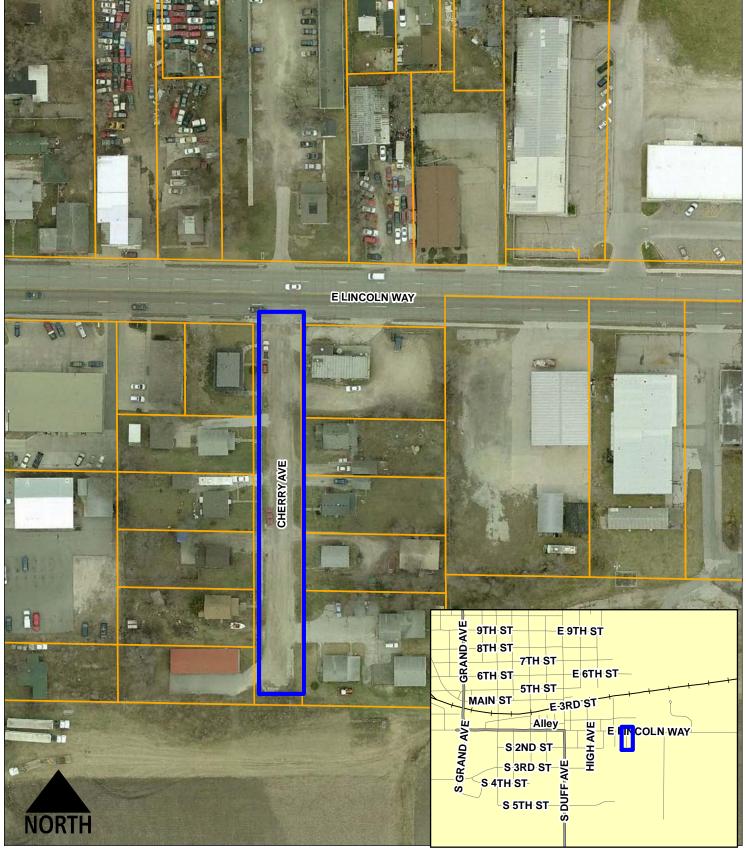
CEDAR LN (S/O COTTONWOOD - CITY LIMITS) DEVELOPER ~ 905 LF * 5 ADJ PARCELS EX GRAVEL: ~ 625 LF * 6 ADJ PARCELS TOTAL: ~ 1530 LF * 11 PARCELS

DEVELOPER PAYS 26' OF 31' ROAD, CITY REST PER AGMT



Sheet 1/1

Scale: 1 in = 350 ft



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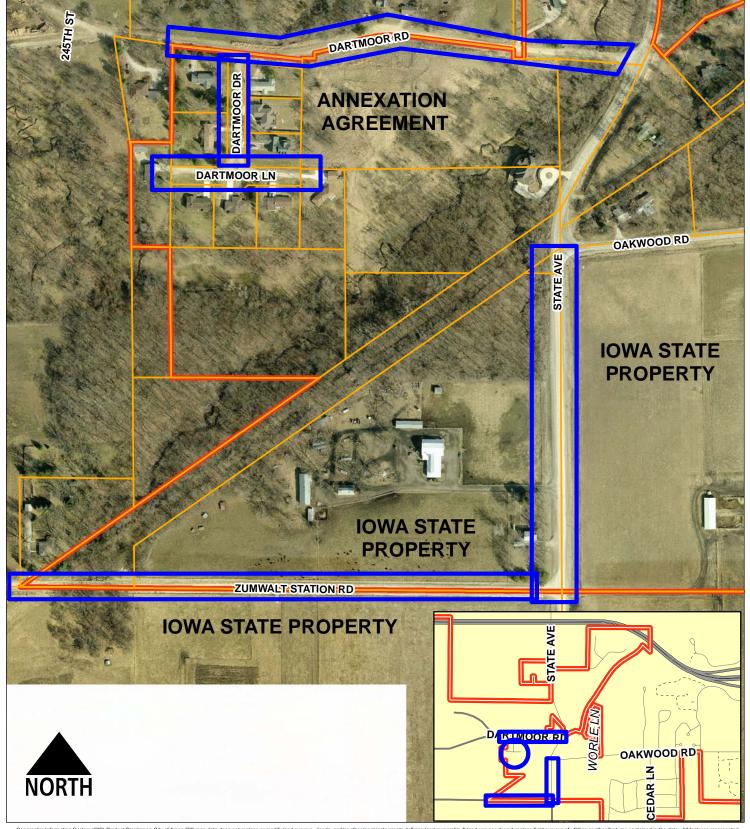


CHERRY AVE (S/O LINCOLN WAY)
~ 380 LF * 11 MIXED ADJ PARCELS
LONG RANGE TRANSPORTATION PLAN (LRTP) SHOWS
EXTENSION OF CHERRY TO CONNECT SE3RD & SE 5TH
ZONED: HIGHWAY-ORIENTED COMMERCIAL

MAP 5

Sheet 1/1

Scale: 1 in = 100 ft
Date: 6/29/2012



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STATE ST (S/O OAKWOOD - CITY LIMITS) & DARTMOOR DR (DARTMOOR - DARTMOOR) & DARTMOR LN & DARTMOR RD (STATE - CITY LIMITS) &

ZUMWALT STATION RD (OAKWOOD - CITY LIMITS)

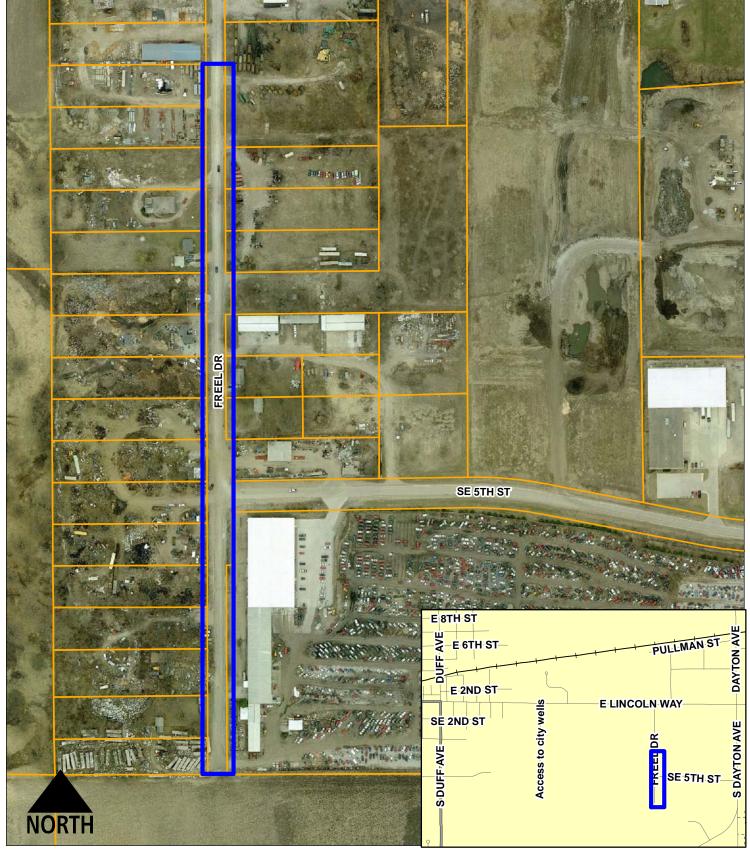
STATE: ~ 960 LF * ADJ ISU PROPERTY DARTMOOR DR: ~ 388 LF * 5 ADJ RES PARCELS DARTMOOR LN: ~ 405 LF * 7 ADJ RES PARCELS

DARTMOOR RD: ~ 1503 LF * 6 ADJ PARCELS ZUMWALT: ~ 1680 LF * ADJ ISU PROPERTY

Sheet 1/1

Scale: 1 in = 300 ft





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FREEL DR (S/O 215 FREEL DR TO END OF ROAD)

~ 1835 LF * 27 ADJ PARCELS

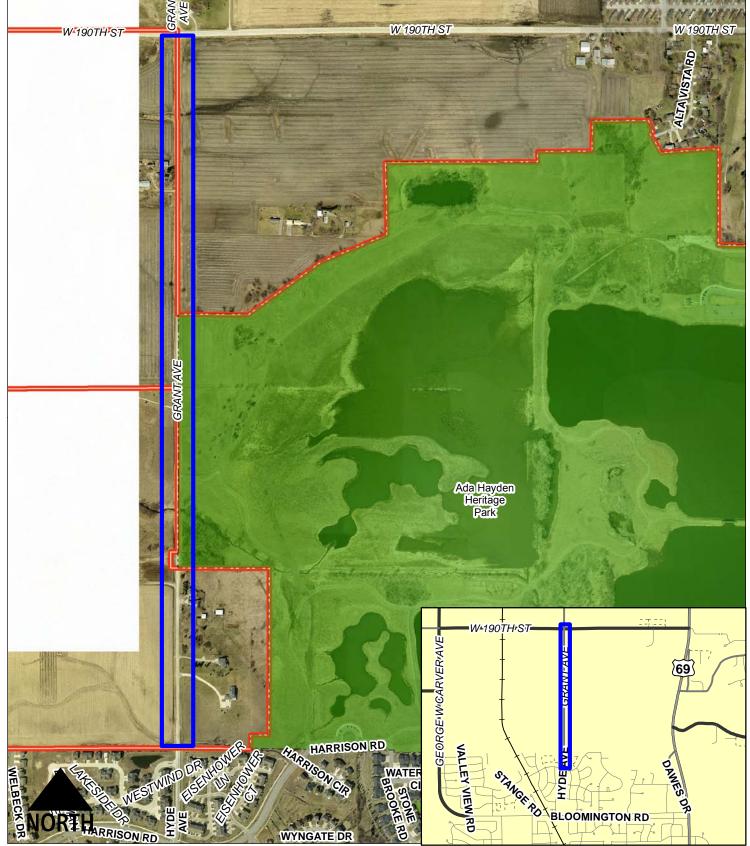
ZONED: GENERAL INDUSTRIAL

DRAINAGE IMPROVEMENTS NEEDED - FLAT

MAP 7

Sheet 1/1

Scale: 1 in = 250 ft



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GRANT AVE (HYDE AVE - W 190TH ST)

PART OF NORTH GROWTH AREA

CDA CURRENTLY UNDER DESIGN CONTRACT

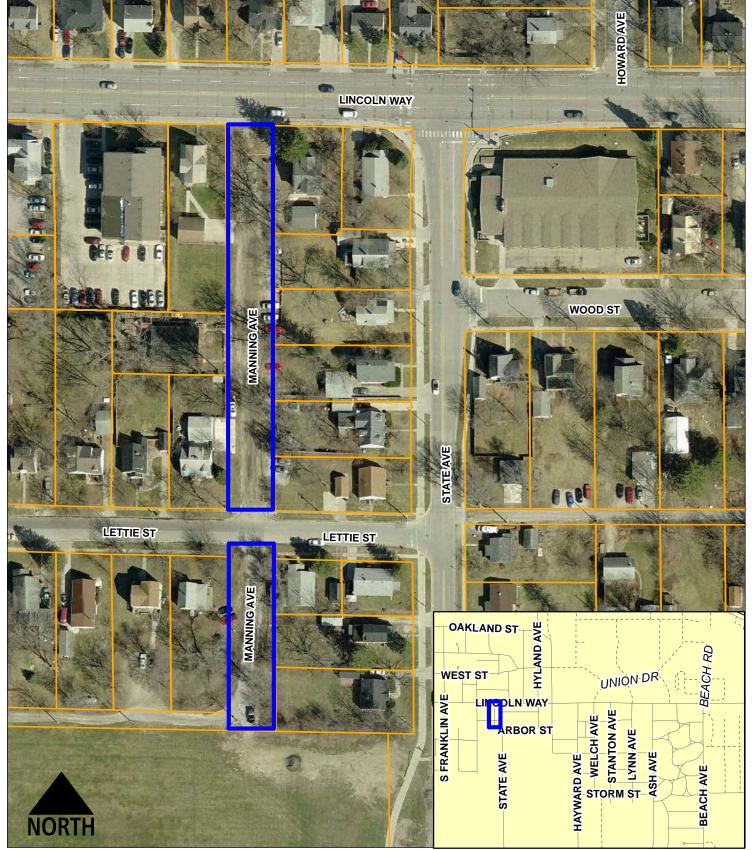
TO BE FUNDED IN PART BY DEVELOPER & CITY

~ 5200 LF * MIXED PARCELS

MAP 8

Sheet 1/1

Scale: 1 in = 700 ft



MANNING AVE (LINCOLN WAY - LETTIE) & (LETTIE - END OF ROAD) N/O LETTIE: ~ 350 LF * 9 ADJ RES PARCELS

(NOTE - DRIVES NOT ALL COME OFF MANNING)

S/O LETTIE: ~ 185 LF * 4 ADJ RES PARCELS (NO ADDRÉSSES) Scale: 1 in = 100 ft

TOTAL: ~ 535 LF * 13 RES PARCELS

MAP9

Sheet 1/1



Geographic Information System (GIS) Product Disclaimer: City of Ames GIS map data does not replace or modify land as surveys, deeds, and/or other legal instruments defining land ownership & land use no does it replace field surveys of utilities or other features contained in the data. All features represented to the option of the product of the instruments of the product of the instruments of the instruments defining land ownership & land use no does it replace field surveys, deeds, and/or other legal instruments defining land ownership & land use no does it replace field surveys of the instruments of the instrume

S MAPLE AVE (NORTH PL OF 439 S MAPLE, SOUTH TO END OF ROAD)

~ 750 LF * 1 ADJ RH PARCEL, 1 AG RES PARCEL,
6 PUBLIC PARCELS, 2 EMPTY AG RES PARCELS

Sheet 1/1

Scale: 1 in = 200 ft

MAP 10

Date: 7/2/2012



Geographic Information System (GIS) Product Disclaimer: CIty of Ames GIS map data does not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership & land use nor does it replace field surveys of utilities or or ther features contained in the data. All features represent in this performation should be fells without law servative an immediate a



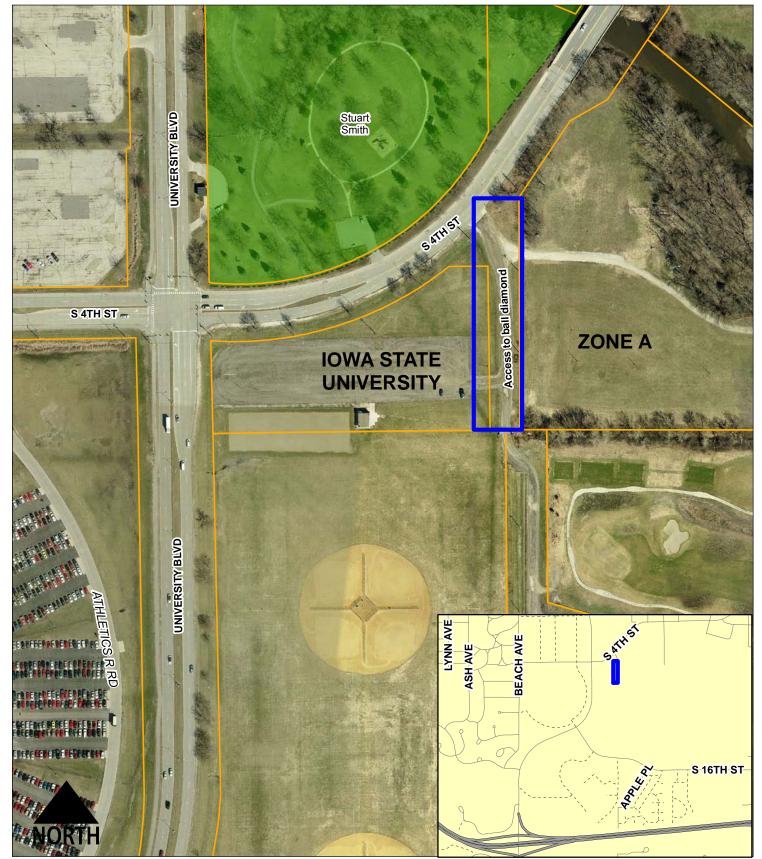
PATRICIA DR (OPAL TO END OF ROAD) ~ 340 LF * 4 ADJ RES PARCELS ACCESS TO 2 PROPERTIES

MAP 11

Sheet 1/1

Scale: 1 in = 100 ft

Date: 7/1/2012



Geographic Information System (GIS) Product Dischaimer: City of Ames GIS map data does not replace or modify land as surveys, deeds, and/or other legal instruments defining land ownership is land use nor does it replace field surveys of utilities or for the features contributed in the data. All features representations to the product of the contributed high feature described. This Emplacifies a contribute is a contributed in the surveys of the contributed in the co

S RIVERSIDE DR (S/O 4TH STREET - ACCESS TO BALL DIAMONDS)

~450 LF * 1 ADJ PUBLIC PARCEL & 1 ADJ AG PARCEL

HISTORICALLY - IOWA STATE HAS MAINTAINED THIS DRIVE

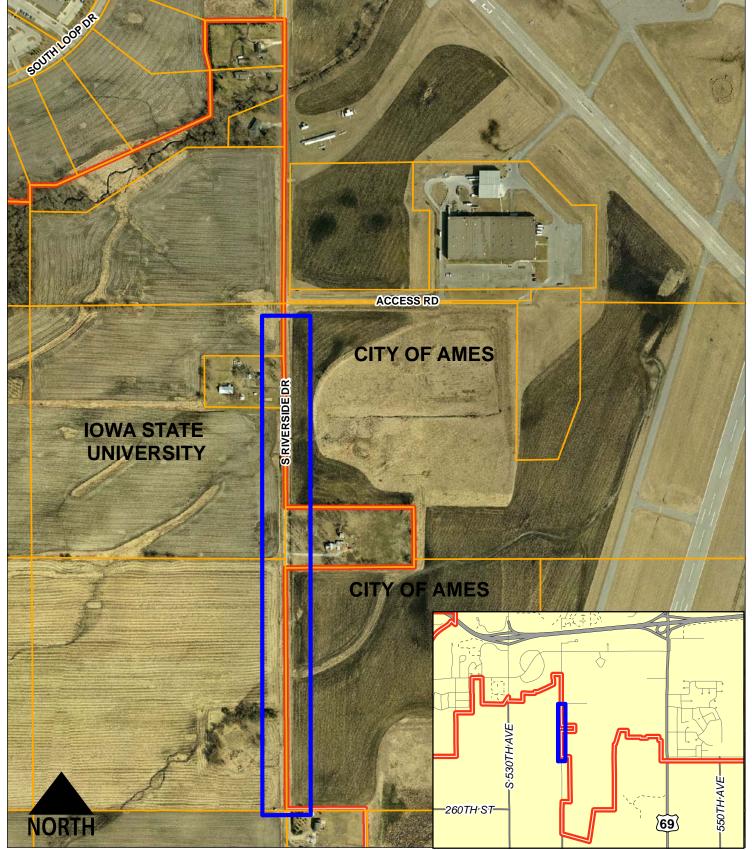
s

MAP 12

Sheet 1/1

Scale: 1 in = 200 ft

Date: 7/2/2012



Geographic Information System (GIS) Product Discisimer: City of Ames GIS map data does not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership & land use nor does it replace field surveys of utilities or other features contained in the data. All features represented us being product in the health of health use contained in modified. This Christophic is modified, and is expected as a feature of the health of health use contained in modified. This Christophic is modified, and is expected path of the health of health use contained in modified. This Christophic is modified, and is expected path of the health of health use contained in modified. This Christophic is modified, and is expected path of the health of health use of the health of health used in t



S RIVERSIDE DR (S/O ACCESS RD FOR SIGLER BLDG TO CITY LIMITS)

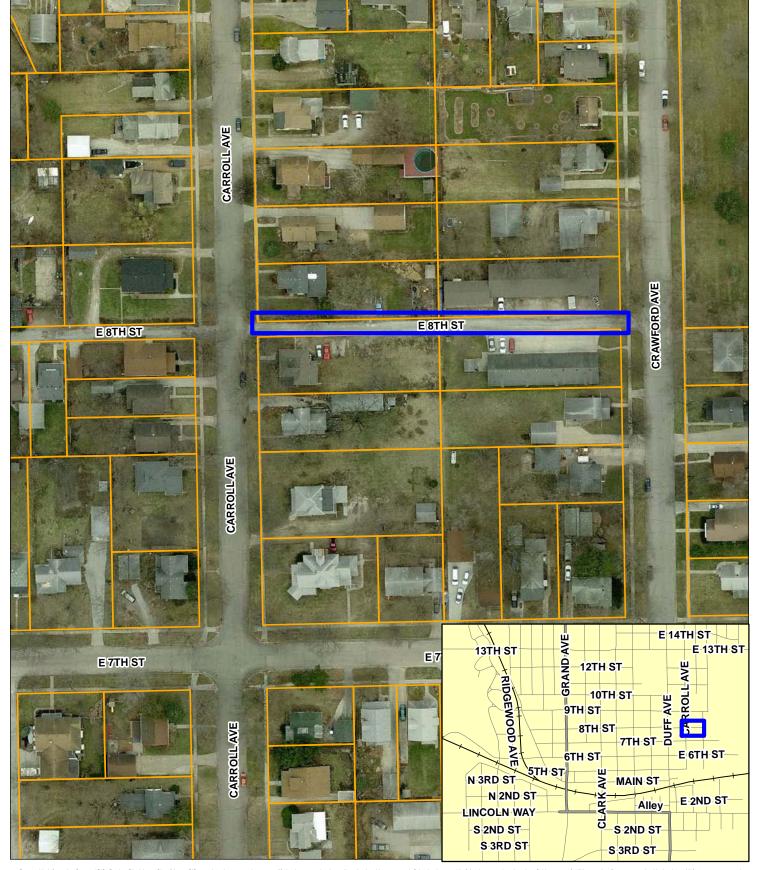
 2585 LF * 3 ADJ PUBLIC PARCELS, 4 ADJ COUNTY PARCELS ONLY CITY OWNED PARCELS ARE WITHIN CITY LIMITS

MAP 13

Sheet 1/1

Scale: 1 in = 500 ft

Date: 7/3/2012



Geographic Information System (GIS) Product Disclaimer: City of Ames GIS map data does not replace or motify a contract of the contract of the



E 8TH ST (CARROLL - CRAWFORD) ~ 390 LF * 4 ADJ RES PARCELS 16' EX ROW NO ADDRESSES OFF THIS BLOCK

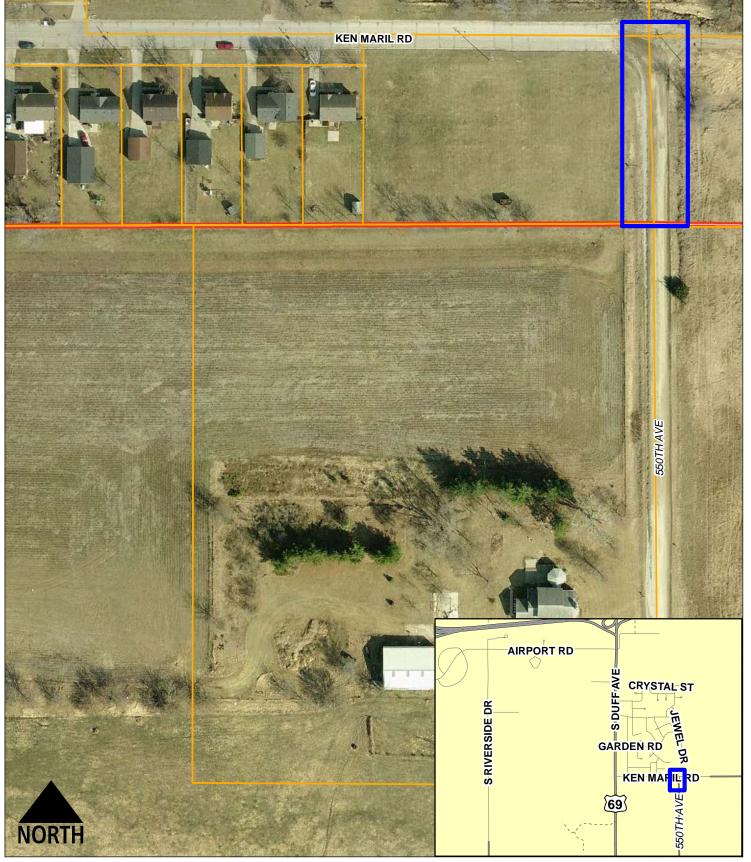


MAP 14

Sheet 1/1

Scale: 1 in = 100 ft

Date: 7/1/2012



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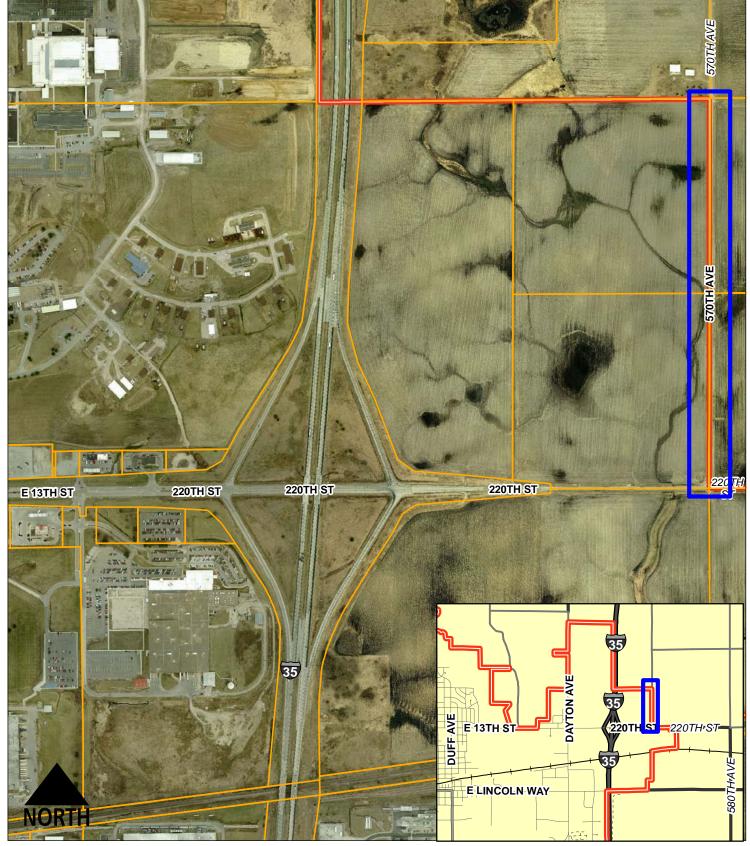
550TH AVE (KEN MARIL - CITY LIMITS)
~ 195 LF * 2 ADJ AG PARCELS
DOES NOT APPEAR ROADWAY ROW HAS BEEN
DEDICATED YET.

MAP 15

Sheet 1/1

Scale: 1 in = 100 ft

Date: 7/2/2012



Geographic Information System (GIS) Product Disclaimer: City of Ames GIS map data does not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership & land use nor does it replace field surveys of utilities or other features contained in the data. All features represented in this product of six is without warranty or any representation of accuracy, carried increases, limelineses, mentiones, mentioners, limelineses, for other features contained in the soft of the representation of accuracy, compleheness, limelineses, mentiones, mentiones, to make the contained in the soft of the representation of accuracy, compleheness, limelineses, mentiones, mentioned in the soft of the representation of accuracy, compleheness, limelineses, mentiones, mentioned in the soft of the representation of accuracy, compleheness, limelineses, mentiones, mentioned in the soft of the representation of accuracy, compleheness, limelineses, mentiones, mentioned in the soft of the representation of accuracy, compleheness, limelineses, mentiones, mentioned in the soft of the representation of accuracy, compleheness, limelineses, mentiones, mentioned in the soft of the representation of accuracy, compleheness, limelineses, mentiones, mentioned in the soft of the representation of accuracy, compleheness, limelineses, mentiones, mentioned in the soft of the soft of the representation of accuracy of the representation of accuracy, compleheness, limelineses, mentiones, mentioned in the soft of the representation of accuracy of the soft of the representation of accuracy of the re



570TH AVE (E 13TH - CITY LIMITS) ~ 2635 LF * 4 ADJ PARCELS EXISTING DEVELOPERS AGREEMENT CITY RESPONCIBLE FOR PAVING THIS

MAP 16

Sheet 1/1

Scale: 1 in = 650 ft

Date: 7/1/2012

ITEM # <u>22</u> DATE: 07-10-12

COUNCIL ACTION FORM

SUBJECT: MODIFICATION OF 2012/13 ASSET ALLOCATION TO THE ARC OF STORY COUNTY

BACKGROUND:

The Arc of Story County receives funding through the ASSET process for three programs that serve individuals affected by intellectual and developmental disabilities. Two programs were allocated City funds for 2012/13 through the ASSET process: Respite Retreats (\$5,600) and Special Recreation – Active Lifestyles (\$1,100).

Following adoption of the State's new mental health redesign legislation this spring, Story County was forced to make major modifications to the funding of mental health programs in order to balance its costs. On June 26th, the County cut \$218,000 in mental health programs, including its entire \$31,200 ASSET allocation to the Arc for 2012/13 (\$5,500 to Respite and \$25,700 to Active Lifestyles). The Arc has requested that the \$5,600 in City funding allocated to Respite Retreats be reallocated entirely to Special Recreation – Active Lifestyles.

| Current Alloca | tion | Requested Allocation | | |
|-------------------|---------|----------------------|---------|--|
| Respite Retreats | \$5,600 | Respite Retreats | \$0 | |
| Active Lifestyles | \$1,100 | Active Lifestyles | \$6,700 | |
| TOTAL | \$6,700 | TOTAL | \$6,700 | |

The Arc has indicated that the respite program can be funded by transferring State grant funds from another program. Assuming the City approves this transfer of funds, the Arc intends to request \$10,000 in one-time grant funds from United Way to support Active Lifestyles. This will be considered by United Way on July 12th at its Allocations Subcommittee meeting and will be sent to the Board for consideration on July 26th. The Arc has also proposed increasing fees to bring in additional revenue. A part-time coordinator for Active Lifestyles would not increase to full-time as planned in order to save costs.

If approved, Attachment B to the City's contract would be amended from 225 participant hours of Active Lifestyles at \$4.89 per unit to 1,370 participant hours of Active Lifestyles at \$4.89 per unit. The City would continue to only reimburse for clients of the Active Lifestyles program who live within the city limits.

ALTERNATIVES:

1. Authorize an amendment to The Arc's 2012/13 ASSET contract to reflect an allocation of \$0 in Respite Retreats and \$6,700 in Active Lifestyles.

- 2. Authorize an amendment to The Arc's 2012/13 ASSET contract to reflect an allocation of some other amount.
- 3. Do not authorize an amendment to The Arc's 2012/13 ASSET contract.

MANAGER'S RECOMMENDED ACTION:

The Arc's original budget request was made before the effects of the State's mental health redesign legislation were known. The cuts made by the County to the Arc were unforeseen and will have a severe effect on the Arc's ability to provide services unless modifications are made to the Arc's funding allocations.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby authorizing an amendment to The Arc's 2012/13 ASSET contract to reflect an allocation of \$0 in Respite Retreats and \$6,700 in Active Lifestyles.

ITEM # <u>23</u> DATE: 07-10-12

COUNCIL ACTION FORM

<u>SUBJECT</u>: HEARTLAND SENIOR SERVICES REQUEST FOR ADDITIONAL 2011/12 ASSET FUNDING

BACKGROUND:

In June, Heartland Senior Services submitted a request to the ASSET funders for additional funds to supplement its 2011/12 allocations in the Nutrition Program. Heartland is projecting a deficit of \$36,052.20 for Nutrition, split between Congregate Meals (\$10,328.40 deficit) and Home-Delivered Meals (\$25,723.80 deficit).

Requested 2011/12 Increases

| <u>Funder</u> | Congregate Meals | Home-Delivered Meals | Total Request |
|---------------|------------------|----------------------|---------------|
| City of Ames | \$5,990.47 | - | \$5,990.47 |
| Story County | \$3,511.66 | \$21,093.52 | \$24,605.18 |
| United Way | \$826.27 | \$4,630.28 | \$5,456.55 |
| Total | \$10,328.40 | \$25,723.80 | \$36,052.20 |

The City pays only for Congregate Meals. The Congregate Meals program was allocated \$14,781 in City funds through ASSET for 2011/12 (1,412 meals at \$10.47 per meal). Heartland's entire Congregate Meals allocation was drawn down in 2011/12. Heartland is requesting an additional \$5,990.47 in City funds for 2011/12 based on the proportion of City clients participating in Congregate Meals. Story County and United Way of Story County were asked for additional funding for both Congregate Meals and Home-Delivered Meals. The City does not fund Home-Delivered Meals. Heartland's 2011-12 projection for Congregate Meals served during the budget hearings was 21,500 meals. From July 2011 to April 2012, 19,737 actual meals were served.

Story County's deadline for drawdown is in mid-June. On June 26, the Story County Board of Supervisors authorized moving \$934 that was not drawn down in the Friendly Visitor program to Home Delivered Meals. The County then asked for the request to be considered by the ASSET volunteers for a recommendation. At the June 26 Council meeting, the City Council also asked for the volunteers to meet.

On June 28, United Way approved allocating the full request of \$5,456.55 to Heartland. The justification for this allocation was that United Way provides partner agencies with a monthly grant process to consider unique or unforeseen needs. The United Way board felt that this process was a good fit for the request.

Story County has \$16,276 in unspent 2011/12 ASSET funds that were not drawn down. The ASSET Panel 1 volunteers supported a recommendation that all \$16,276 of the County's remaining ASSET funds be allocated to Heartland's Nutrition program (distributed between the two programs proportionate to the request).

The volunteers also recommended that the City fully fund the \$5,990.47 request for Congregate Meals.

The recommendation for County and City funding will still leave Heartland \$7,395 short of its request.

Recommended 2011/12 Increases

| Funder | Congregate Meals | Home-Delivered Meals | <u>Total</u> |
|---|------------------|----------------------|--------------|
| City of Ames | \$5,990.47 | - | \$5,990.47 |
| Story County | \$2,327.47 | \$13,948.53 | \$16,276 |
| Story County's Friendly Visitor Allocation Transfer | \$934 | - | \$934 |
| United Way | \$826.27 | \$4,630.28 | \$5,456.55 |
| Total | \$10,078.21 | \$18,578.81 | \$28,657.02 |

The volunteers noted that the reason for recommending additional funds to Heartland was that Heartland has been working with ASSET staff over the course of the last several months to revise its budget, cut costs, and increase revenues for the Nutrition Program. In December, Heartland came to ASSET with a letter indicating that its Nutrition shortfall would exceed \$90,000 for 2011/12. After closing under-used facilities, partnering with the lowa Food Bank, and taking other measures, this shortfall has been reduced to the \$36,052 requested in June. The volunteers appreciated the measures taken by Heartland to cut costs. They cautioned that this was a one-time allocation, and would not be considered if future budgets fell short as well.

If the Council concurs with the recommendation of the volunteers, City funds would be provided out of the Local Option Sales Tax fund balance. It should be noted that due to staffing issues, Heartland was unable to draw down \$2,403 from its City allocation for the Friendly Visitor program in 2011/12. These funds will be returned to the fund balance when the City closes out the 2011/12 fiscal year in late July. Because payments have already been made on the 2011/12 contract, the City would enter into a separate contract for 2011/12 with Heartland, paying \$4.24 per meal for the meals that have already been billed, not to exceed \$5,990.47.

The Council may choose to fund a portion of the request, like the County has done. The volunteers recommended that the County pay 66% of the requested amount due to a shortage of available funds. If the City also paid 66% of the requested amount, Heartland would receive \$3,962.62 in City funds.

ALTERNATIVES:

 Contract with Heartland Senior Services to provide an additional \$5,990.47 from the Local Option Sales Tax Fund to the 2011/12 Congregate Meals program for 1,412 meals already served.

- 2. Contract with Heartland Senior Services to provide an additional \$3,962.62 from the Local Option Sales Tax Fund to the 2011/12 Congregate Meals program for 1,412 meals already served.
- 3. Do not contract with Heartland Senior Services to provide additional funding in the Nutrition program, thereby avoiding the precedent of funding requests outside the ASSET budgeting process.

MANAGER'S RECOMMENDED ACTION:

While it is not ideal to provide funding to agencies outside of the ASSET budgeting process, Heartland has communicated its financial position and its plan to address budget shortfalls over the past several months. The ASSET volunteers support providing additional funding to Heartland, provided that this is a one-time allocation not to be repeated.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby entering into a contract with Heartland Senior Services to provide an additional \$5,990.47 from the Local Option Sales Tax Fund to the Congregate Meals program for 2011/12.

In accordance with the ASSET panel advice, the Heartland Board of Directors should be cautioned that this unprecedented response to their funding request should be viewed as a one-time allocation that will not receive any future consideration should subsequent budgets fall short of their original estimates.

ITEM # <u>24</u> DATE: 07-10-12

COUNCIL ACTION FORM

SUBJECT: PROFESSIONAL SERVICES CONTRACT TO DEVELOP A COMMUNITY FLOOD MITIGATION STRATEGY

BACKGROUND:

The flood of August 2010 was a significant event in Ames, causing disruptions to public services, commercial, and industrial activities, and the lifestyles of much of the community. In response to the impacts of the flood, the City Council established a new goal to **mitigate flooding in our community.** This goal included the following two objectives, each of which included both short-term and long-term mitigation.

- To reduce the possibility of damage in our community caused by river/watershed flooding.
- To reduce the possibility of damage in our community caused by localized flooding.

Since that time, staff has been working to develop a proposed approach to a community-wide, multi-jurisdictional effort to engage the public and identify possible causes, issues, approaches, and potential options to address flooding in Ames.

On January 5, 2012, staff issued a Request for Information (RFI) from firms that would likely be interested in assisting with a study to accomplish that objective. The purpose of the RFI was to solicit ideas and suggestions from experienced firms about how to go about such a study. The RFI was sent to 20 firms, nine of which responded. Staff used the feedback from the RFI to develop a formal Request for Qualifications (RFQ), which was released on April 6, 2012. In the RFQ, staff described the desired scope of work and asked firms to submit their qualifications to perform that work. The scope included the following tasks:

Baseline Flood Discharge update. This task would prepare an updated estimate
of the 2-, 5-, 10-, 25-, 50-, 100-, and 500-year discharges at the three USGS river
gauging stations in Ames.

Included in this task is an evaluation of how those discharges would vary based on a series of different climatic assumptions about future rainfall patterns. This type of "sensitivity analysis" will be used when considering and evaluating the possible mitigation activities and strategies that will be developed later in the study.

 <u>Floodplain Mapping Update</u>. This task includes developing a flood inundation map for each of the storm events analyzed in the first task. These maps will show the difference in inundation for each of the storm frequency intervals and also the differences in likely inundation between the different rainfall patterns.

Included in this task will be a tabulation of addresses of structures that would be impacted for each of the storm intervals studied.

Not included in the scope of work is the submission of updated models and maps to FEMA for adoption and publication. If the City desires to have the maps submitted to FEMA after the evaluation is completed, the agreement would need to be amended for that purpose.

Alternatives Analysis. The key element of developing a flood mitigation strategy
will be to identify, evaluate, and recommend a list of possible flood mitigation
alternatives. This includes both physical improvements and related policies.
 Public participation and involvement is central to this portion of the study.
The proposed approach to gaining this public participation is detailed later in this
Council Action Form.

The concept will be for City staff to work with other governmental partners (lowa State University, Story County, and the lowa Department of Transportation) to develop a list of *possible* flood mitigation efforts that could be undertaken. At the initial development stage, all ideas will be considered as "on the table." **Public input will play a significant and substantial role in developing this list.**

An initial screening will be performed to determine which of the mitigation measures are realistic and feasible. The feasibility analysis will consider things such as constructability, permitting constraints, cost, impacts to land and property owners, reduction in base flood elevation, environmental impacts, and other benefits and impacts. Public input will also play a significant role in defining the parameters used to weigh potential mitigation measures against each other.

For those parameters deemed "feasible," supplemental hydraulic and hydrologic analyses will be performed to evaluate the alternatives. For example, if an option was to involve modification to a bridge or the construction of a detention basin, modeling will be performed to estimate the flood reduction those options would provide.

From this evaluation, a list of prioritized mitigation measures in ranked order will be presented to the City Council for its consideration and subsequent action. Possible measures will include policy-based changes, as well as actual physical improvements.

Responses to the RFQ were due on April 29, 2012, and eight submittals were received. A team of City staff (Bob Kindred, Steve Osguthorpe, John Joiner, and John Dunn) reviewed and scored the submittals, with input from staff at Iowa State University, Story County, and the Iowa Department of Transportation.

The list of submitting firms is shown below in alphabetical order, with the three highest rated firms shown in bold type.

Ayres & Associates
Bolton and Menk
Burns & McDonnell
HDR Engineers
HR Green
Snyder & Associates
Stanley Consultants
MHW

Each of the three top-rated firms was invited to meet with the City and its partners to share their qualifications and discuss their proposed approach to the study. At the time of the interviews, each firm brought two envelopes. One included their proposed scope of work, and the other included their proposed fee to complete their scope.

The qualifications and approach of each firm, as well as their proposed scopes of work, were rated and scored by those participating in the interviews using the following scoring rubric.

| Strength in flood modeling and mapping | 15% | | | |
|---|-----|--|--|--|
| Approach to leveraging the work of other entities | | | | |
| Track record in implementing effective, innovative mitigation strategies | 15% | | | |
| Strength in engaging the public | 15% | | | |
| Approach to evaluating possible mitigation measures (design, cost estimating, environmental impacts, etc.) | 15% | | | |
| Strength in incorporating climate variability into the recommendations | | | | |
| Ability to work cooperatively and effectively with City staff and its partner agencies | | | | |
| Overall appropriateness of proposed scope of work (Is everything included? Any unusual exceptions? Are the tasks balanced?) | 5% | | | |
| Subtotal | 90% | | | |

Only after compiling the scores were the fee envelopes opened, with the fees comprising the final 10 percent of each firm's score.

After reviewing and considering the entirety of each firm's qualifications and proposed scope, as well as each firm's approach to the project, staff selected HDR Engineers as the firm that was most appropriate for the specific needs of this study. Among the many considerations, the advantages brought by working with HDR include the following.

- The lowa Flood Center is included as a sub-consultant on their team, bringing both its technical expertise to the evaluation and its credibility to the end report.
- HDR's team also includes a meteorologist who can help the team work with City staff and ISU researchers on the climate sensitivity analysis portion of the study.
- Their approach in similar work for other communities has included a holistic approach to the watershed, including a consideration of the environmental impacts (good and bad) when evaluating possible mitigation measures.
- Their proposed scope gave good consideration to incorporating input from both the public and the Council.

In the Request for Qualifications, staff dictated a timeline that would allow the final recommendations of the study to be available in time for development of the next Capital Improvements Plan update. The RFQ also described a public involvement process that included City staff conducting meetings in advance of the consulting firm beginning work.

During the interviews, all three firms indicated that, in order to meet both the project schedule and the authorized budget, their proposed scopes of work included less public engagement than they felt was ideally needed. After additional consideration, staff agreed that the public participation process needs to be more robust than was initially identified in the RFQ, since it is essential to the ultimate success of the study. Having an open public discussion will generate the broadest perspectives on possible mitigation strategies. Just as important, conducting the dialogue in a transparent, open format will lend credibility to the final recommendations so that, even if someone is not happy with a recommendation's inclusion (or exclusion) from the final report, they will at least have had the opportunity to be part of how the decision was reached.

After negotiating with HDR, the following public involvement process is proposed.

- <u>Public Meetings Round 1</u>. The kick-off will consist of a series of public meetings.
 - Two open house-style meetings will be held where interested individuals can meet with City staff, the design team, and available staff from ISU, Story County and IDOT, to learn about the purpose and specific tasks of the study. One meeting will be held during the day, and one will be held during the evening. The meetings will be very informal, allowing for a high level of oneon-one discussions.
 - Two formal presentation-style meetings will be held where the design team can share how the study will progress. An opportunity will be provided

for interested individuals to make public statements on how they have been impacted by flooding and their thoughts about any particular mitigation measure that might be considered. These meetings will be held approximately ten days to two weeks after the open house-style meetings. Like the open house meetings, one meeting will be held during the day and one during the evening.

- Recognizing that not everyone will be able to attend a public meeting or feel comfortable sharing their thoughts in a public forum, HDR will coordinate with City staff to provide a virtual, on-line meeting where the information presented at the open house and presentation meetings will be available, as well as a mechanism to provide comments and feedback to the design team and City staff.
- <u>Council Workshop Number 1</u>. Concurrent with the public meetings, HDR will be performing the baseline modeling and mapping. When that step is complete, a Council workshop will be held to share the results of that effort. Included will be the findings from the climate and rainfall sensitivity analyses.
- <u>Public Meetings Round 2</u>. Incorporating the feedback received from the public meetings, from staff and from Council, HDR will conduct an initial screening of the complete list of possible mitigation measures developed. Two public meetings (one during the day and one during the evening) will be held to share both the conclusions of the initial screening as well as the screening methodology. An on-line meeting similar to that described above in Round 1 will be used again in Round 2.
- Council Workshop Number 2. Following shortly after the second round of public meetings will be a second workshop with Council. At the workshop, HDR will share the initial screening results as well as a summary of the public feedback and comments received. At that workshop, Council will ideally be comfortable providing direction to the design team of those mitigation measures that Council would like to see move forward. This would not be the "final" selection, but simply a screening to reduce the list of alternatives that HDR will further develop.
- <u>Public Meetings Round 3</u>. After the second Council workshop, HDR will complete a more thorough evaluation of the mitigation measures highlighted by Council for additional evaluation. At the conclusion of that evaluation, HDR will hold two more public meetings (one during the day and one during the evening) to share the final screening matrix with the public and gather all final public input prior to bringing the completed evaluation to Council. As with the previous public meetings, an on-line meeting will be used again in Round 3.
- Final Presentation to Council. At the end of the study, HDR will present to the Council the final list of evaluated alternatives for which the benefits and costs have been quantified as much as possible. The final product will provide conceptual level descriptions and cost estimates so that measures selected by the Council can be programmed into a future Capital Improvements Plan project.

This more robust public participation scope will mean that the final presentation to Council will not take place until after the 2013-2018 Capital Improvements Plan

has been finalized. However, staff should be able to present Council with a preliminary list of potential projects (with costs) prior to adoption of the CIP.

The City Council previously budgeted \$250,000 from the General Fund for this study. The cost of the final recommended professional services agreement with HDR is as follows:

| Base Proposal | \$242,991 |
|--------------------------------------|-----------|
| Expanded Public Participation | 40,380 |
| Total | \$283,371 |

There will be additional expenses during the public participation process for things such as printing, postage, and possibly meeting room rentals. An additional \$5,000 could be allocated for these expenses, bringing the total estimated cost for the flood mitigation study to \$288,371. This exceeds the budgeted amount by \$38,371. This additional amount is available from the Council's 2011/12 contingency fund, which had undesignated funding of \$91,053 remaining at the end of the fiscal year.

ALTERNATIVES:

- 1. Approve the professional services agreement with HDR Engineers, Inc. of Omaha, Nebraska to develop a flood mitigation strategy in the amount of \$283,371, and allocate an additional \$38,371 from the Council's unspent 2011/12 contingency fund.
- 2. Direct staff to renegotiate the professional services agreement with HDR Engineers, Inc. of Omaha, Nebraska to develop a flood mitigation strategy with an alternative scope of service. Council would need to specify any desired changes to the scope.
- 3. Do not approve a professional services agreement at this time. Provide staff with direction for the desired direction of the study.

MANAGER'S RECOMMENDED ACTION:

Mitigating the damage due to flooding is an important goal of the City Council. Staff has collaborated with ISU, Story County and the IDOT to develop a plan that places a high priority on public involvement and on performing technically-based evaluations of mitigation measures that can individually and collectively work to achieve the Council's goal. A competitive, qualifications-based process was used to select the firm best suited for completing the desired study.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the professional services agreement with HDR Engineers, Inc. of Omaha, Nebraska to develop a flood mitigation strategy in the amount of \$283,371, and allocating an additional \$38,371 from the Council's unspent 2011/12 contingency fund.

ITEM # <u>25a-d</u> DATE: <u>07-10-12</u>

COUNCIL ACTION FORM

SUBJECT: MAJOR FINAL PLAT FOR NORTHRIDGE HEIGHTS SUBDIVISION 15TH ADDITION

BACKGROUND:

On June 28, 2011, the City Council approved the most recent revised Preliminary Plat for Northridge Heights Subdivision. The property owner, Uthe Development Company, is now requesting approval of a Final Plat for the Northridge Heights Subdivision 15th Addition. The proposed subdivision extends Stange Road to the north and creates eleven lots for single family detached homes east of Stange, seven lots for single family attached homes west of Stange, and Lot 19 to be dedicated to the City for use as a neighborhood park. (See Attachments A & B).

After reviewing the proposed Final Plat, staff believes it complies with the approved the Preliminary Plat, adopted plans, and all other relevant design and improvement standards required by the Municipal Code.

The following documents have been submitted with the Final Plat:

- Resolution Accepting the Plat of Northridge Heights, 15th Addition
- Consent to Platting
- Mortgagee's Consent to Platting
- Treasurer's Certificate
- Attorney's Title Opinion
- Agreement for Sidewalk and Street Trees
- Resolution Accepting Public Improvements and Bond
- Agreement for Public Improvements
- Letter of Credit
- Easements (Public utility, surface water flowage, pedestrian walks, shared use paths, temporary fire truck turnaround)
- Request for Waiver of Financial Security

The Final Plat includes public utility, surface water flowage, pedestrian walk, shared use path, and temporary fire truck turnaround easements being granted to the City of Ames. While street lighting, erosion control, and asphalt street surface have not been completed, an agreement and financial security are provided.

There is no financial security on file with the City Clerk's office for sidewalks or street trees. As an alternative to installing sidewalks before lots are platted and homes are constructed, Section 23.403 (14) allows deferment of sidewalks with financial security when installation is considered premature. However, the City's past practice has been to accept a signed, written Agreement for sidewalk and street trees from the owner specifying that, in lieu of financial security, occupancy of new structures will not be

permitted by the City until the sidewalks and street trees associated with the individual lot are installed. Consistent with this practice, the City Council may wish to waive this condition and approve the Final Plat with the accompanying Agreement for Sidewalk and street trees, allowing sidewalks and street trees to be deferred until occupancy of structures on abutting sites.

The Preliminary Plat shows an eight-foot wide shared use path and street trees to be installed along Stange Road and Harrison Road adjacent to Lot 19, which will become a City park. No occupancy permits will be required for the City park. The standard Agreement for Sidewalk and Street Trees provides for a two year installation deadline, but requires no financial security for these improvements at this location.

In this case, the City's Parks and Recreation Department and the developer are coordinating the timing of these public improvements with improvements to the park land. Their shared goal is for the City's final grading of the park site to be completed **prior to** construction of the shared use path and installation of the street trees. Depending on the availability of topsoil, the final grading may not be complete until the spring of 2013.

The owner has submitted a memo requesting that the financial security not be required for the path and street trees around Lot 19, stating that the owner has followed the normal procedure for the documents required for sidewalk and street trees and that no financial security has been required for these improvements for any other addition within the subdivision. (See Attachment C).

The alternative is that financial security be provided adequate to cover the cost of the shared use path construction and that an agreement be provided that requires completion of the shared use path along Lot 19 within 90 days of notification by the City that the site is available for this work.

The installation of a temporary fire truck turnaround which is required as a condition for approval of the final plat has been completed, but the associated "NO Parking" signs have yet to be installed. Rather than delay approval at this time, staff is recommending the final plat be approved with condition that the signs be installed prior to the issuance of any building permits in this addition.

Beyond these issues, the proposed subdivision complies with all relevant and applicable design and improvement standards of the Subdivision Regulations, to the City's Land Use Policy Plan, to other adopted City plans, ordinances and standards, and to the City's Zoning Ordinance.

ALTERNATIVES:

- 1. The City Council can:
 - a) Waive the subdivision code requirement for financial security for sidewalks in this 15th Addition since the Developer has signed the Agreement for Sidewalk and Street Trees requiring the installation of these improvements prior to occupancy or within 24 months of issuance of a building permit; and

- b) Waive the financial security for the shared use path and street trees adjacent to Lot 19, and
- c) Approve the Final Plat of Northridge Heights Subdivision, 15th Addition, based upon the findings and conclusions stated above; and
- d) Condition the approval of any building permits in this Addition to the successful installation of the necessary "No Parking" signs adjacent to the fire truck turnaround.
- 2. The City Council can defer action on the Final Plat for Northridge Heights Subdivision 15th Addition pending submission of an agreement and financial security for the shared use path adjacent to Lot 19, but not later than July 24, 2012. (The City Code requires a final decision regarding final plat approval be rendered by the City Council within 60 days of the applicant's application.)
- 3. The City Council can deny the Final Plat for Northridge Heights 15th Addition if it finds that the development creates a burden on existing public improvements or creates a need for new public improvements that have not yet been installed.

MANAGER'S RECOMMENDED ACTION:

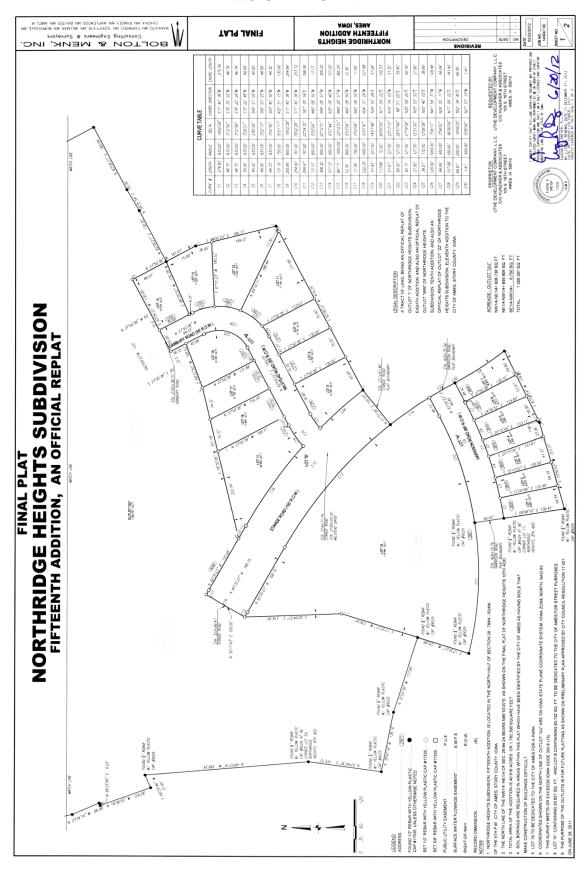
Staff has evaluated the proposed final subdivision plat and determined that the proposal is consistent with the Preliminary Plat approved by the City Council and that the plat conforms to the adopted ordinances and policies of the City of Ames as required by Code. It is the City's intention that the shared use path and street trees adjacent to a property that is to be dedicated to the City for a park not be completed until after the final grading is completed in the park. Additionally, it is important to the Northridge Heights neighborhood to have pedestrian and bicycle access to the new park as soon as it is available for public use.

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

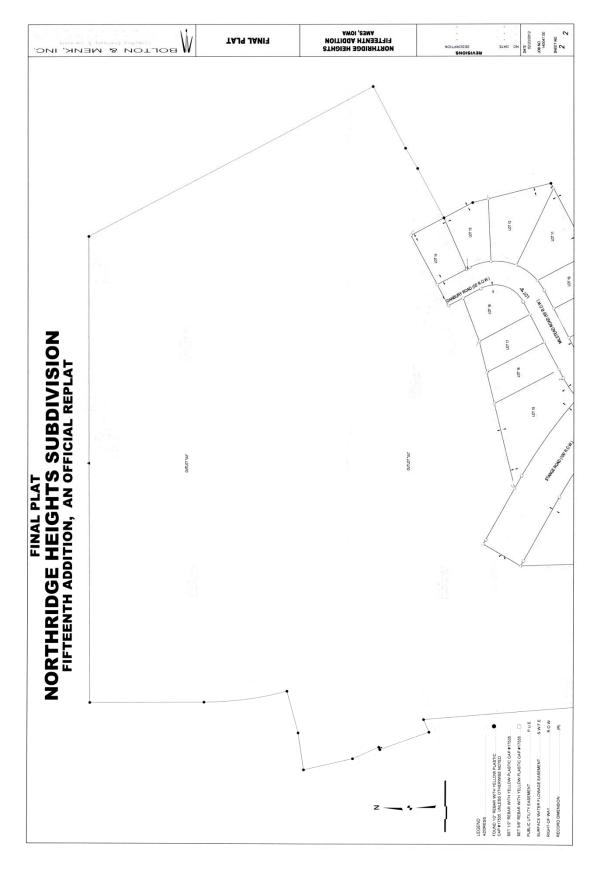
Attachment A



Attachment B



Attachment B



ATTACHMENT C

Date: June 15, 2012

To: Honorable Mayor and City Council

From: Chuck Winkleblack, manager

Hunziker Land Development Company, LLC

RE: Financial security for Northridge Heights 15th addition

Dear Mayor and Council,

I respectfully request that financial security not be required for the path and street trees around lot 19 (the park) in the 15th addition. The parks and rec department does not want the path installed at this time because it would get damaged through the park construction. We have not previously been asked to provide financial security for sidewalks and street trees for any other addition within the subdivision.

Prior to submitting the required documents for the final plat I asked the city staff what items I needed to provide a letter of credit for. We agreed on the amounts to be secured, I then had our attorney prepare the needed documents, secured and paid for a letter of credit for the agreed upon amounts. That is the normal procedure; my understanding is that since this is the city park the staff feels the need to require additional security.

Thank you in advance for your consideration.

Chuck Winkleblack

ITEM # <u>26</u> DATE: 07-10-12

COUNCIL ACTION FORM

<u>SUBJECT</u>: AGREEMENT WITH STORY COUNTY FOR 2012/12 ARTERIAL STREET PAVEMENT IMPROVEMENTS (STATE AVENUE)

BACKGROUND:

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

The FY 2012/13 street project is the reconstruction of State Avenue from Oakwood Road to the U.S. Highway 30 overpass. This project is included in the Capital Improvements Plan with funding in the amount of \$1,062,000 from Surface Transportation Program (STP) funds through the Metropolitan Planning Organization (MPO), \$219,000 from General Obligation Bonds, and \$219,000 from Story County. To summarize, 80 percent of project expenses up to \$1,062,000 are eligible for the STP funds with the remaining funding (at least 20 percent) split between the City of Ames and Story County.

The contract is designed so that the City will upfront the financing of the project. Within 90 days after the completion of the road improvement, the County will reimburse the City for one half of the costs that remain after the MPO monies are applied to the project.

The Story County Board of Supervisors approved the 28E Agreement through Resolution #13-01 at their July 3, 2012 meeting. Design for the project will commence this year with a targeted bid letting to occur in spring 2013.

ALTERNATIVES:

- 1. Approve the 28E Agreement for the 2012/13 Arterial Street Pavement Improvements (State Avenue from Oakwood Road to U.S. Highway 30)).
- 2. Reject the project.

MANAGER'S RECOMMENDED ACTION:

This agreement confirms a high degree of cooperation between the City and Story County for reconstruction of this street. By approving the agreement, construction can be carried out during the 2013 construction season. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

ITEM # <u>27</u> DATE: 07-10-12

COUNCIL ACTION FORM

SUBJECT: REVISIONS TO APPROVED PRELIMINARY PLAT, MASTER PLAN,

AND DEVELOPERMENT AGREEMENT FOR SOUTH FORK

SUBDIVISION

BACKGROUND:

Pinnacle Properties has requested a revision to the Preliminary Plat and Master Plan for South Fork Subdivision. The plat and plan for this subdivision was originally approved by City Council on August 14, 2001. The amendment is to create two residential lots out of what was initially planned to be an outlot for storm water detention.

South Fork Subdivision is a residential development of approximately 56 acres. It was configured to allow for multi-family housing, single-family attached, and single-family detached homes. Concurrent with approval of the Preliminary Plat in 2001, the City Council also approved FS-RL Suburban Low-Density Residential and FS-RM Medium Density Residential zoning.

The area covered by South Fork Subdivision is bordered on the north by commercial uses that abut Lincoln Way, on the east and west by residential uses of varied densities, and on the south by the Ames Middle School. See Attachment A.

Three final plats have been finalized consistent with this approved preliminary plat. South Fork Subdivision First Addition includes lots for apartments on Tripp Street, single-family and bi-attached homes on Marigold Drive, and single-family homes on Dotson Drive.

South Fork Townhomes Subdivision comprises attached townhouses on Marigold Drive. South Fork Subdivision Second Addition platted single-family homes on Beedle Drive, Harris Street, Coy Street, and Bellflower Drive.

Large outlots in the southwest, south central, and southeast parts of this development remain for future development.

The final plats that have been approved are generally consistent with the approved Preliminary Plat and Master Plan, but are not identical. During preparation of those three previous final plats, lot lines were eliminated or adjusted to accommodate larger lots for apartments and smaller lots for townhouses. In order to ensure compliance with the City's subdivision regulations, the developer has now updated the entire Preliminary Plat and Master Plan drawings to reflect those changes that occurred during the final plats but were never noted on the previously approved Preliminary Plat and Master Plan. Under the requirements of Section 23.306 of the Ames Subdivision Regulations, the differences between the existing and proposed plats constitute a "major

amendment" to the plat. A major amendment requires a full submittal and review of the changes as for the original Preliminary Plat.

Project Changes. This Preliminary Plat and Master Plan seeks to add two additional residential lots to South Fork and to adjust the southern boundary of a third lot. (See Attachment D) Specifically, Lots 85 and 86 are proposed to be created out of what was to be Outlot F. Outlot F contains a storm water detention pond at the south end. In addition, Lot 78 on the south side of Cochrane Parkway will be extended to the south to provide a deeper lot. This area is within the regulated Floodway and, when final platted, within a Greenbelt and Open Space Easement as shown on the plat.

Even though Outlot F designation will be eliminated to allow division of the outlot for additional building lots, the storm water detention pond that Outlot F encompassed remains appropriately sized and will be protected through a storm water easement when this particular area is developed and final platted.

Memorandum of Agreement. A memorandum of agreement that was approved concurrent with the Preliminary Plat and Master Plan in 2001 stated that Outlot F was to have been attached to land to the west which, at the time, was Lot 2, Willow Creek Fourth Addition. However, Lot 2, Willow Creek Fourth Addition was eventually platted as Estates at Nature's Crossing without the addition of Outlot F. The purpose of attaching Outlot F to the adjacent property was to ensure a responsible party to cut vegetation and remove trash accumulations around the detention pond, since there was no homeowner's association proposed for maintenance of the lot. Now, as presented by the developer, the maintenance responsibility around the storm water detention pond will be the owner of proposed Lot 86. The City, by easement, will be responsible for long-term functionality of the storm water facility. The accompanying Amendment to the Memorandum of Agreement will need to be approved in order to amend the proposed Preliminary Plat and Master Plan.

Applicable Law. Laws pertinent for the City Council to the proposal are described on Attachment B.

Density Information. The gross area of the South Fork development is 56.07 acres. The FS-RL portion achieves a density of 4.39 dwelling units per acre and the FS-RM portion achieves a density of 18.35 units per acre. These densities meet the minimums of 3.75 and 16.4, respectively, as stated in the City's Land Use Policy Plan.

Utilities, Easements, and Sidewalks. Public improvements are proposed to serve the subdivision and will be available to all lots. In accordance with City policies, it is anticipated that most public infrastructure will be constructed and inspected prior to submitting a final plat for new lots. Alternatively, the developer may post acceptable financial security.

FINDINGS OF FACT & CONCLUSIONS:

Staff makes the following findings of facts and conclusions. These are applicable to both the review of the Preliminary Plat and the Master Plan.

FINDING 1. The entirety of the South Fork development is designated as "Village/Suburban Residential" on the Land Use Policy Plan Map.

CONCLUSION: The proposed Preliminary Plat and Master Plan is consistent with the Land Use Policy Plan and the associated Land Use Policy Plan map designation of the site. Staff is not aware of any other inconsistencies with the Land Use Policy Plan; therefore, staff concludes that Section 23.107 of the Ames *Subdivision Regulations* and *Code of Iowa* Chapter 354, Section 8 have been satisfied.

FINDING 2. The proposed subdivision complies with all relevant and applicable design and improvement standards of the Subdivision Regulations, to other City ordinances and standards, and to the City's Land Use Policy Plan.

CONCLUSION: Staff concludes that Section 23.107 as well as Division IV Design and Improvement Standards of the Ames *Subdivision Regulations* have been met.

FINDING 3. The Development Agreement that was approved with the original Preliminary Plat for South Fork Subdivision had specific requirements for the disposition and ownership of Outlot F. The City's interest, as noted in the Development Agreement, is in the absence of a homeowner's association to have a responsible party undertake the lawn care and trash collection of the area around the storm water detention pond. As proposed in this Plat and Plan, the owner of Lot 86 will have that responsibility.

CONCLUSION: Staff concludes that with an appropriate amendment to the Memorandum of Agreement prior to Preliminary Plat and Master Plan approval, the spirit of that Agreement and of the City's interests in maintenance, will be satisfied.

RECOMMENDATION OF THE COMMISSION:

At its meeting of June 20, 2012, with a vote of 4-0, the Planning and Zoning Commission recommended approval of the Preliminary Plat and Master Plan for South Fork Subdivision with the following conditions:

- a) updating the lot numbering of those lots which have not yet been final platted to consecutive numbers, and
- b) b) placing an amended Development Agreement before the City Council prior to action on this amendment to the Preliminary Plat and Master Plan to address the requirement that Outlot F was to have been combined with Lot 2 of Willow Creek Fourth Subdivision, and
- c) c) amending the description of the walkway easements between Lots 108 and 109 and between Lots 112 and 113 as "public walkway easement."

Following the Planning and Zoning Commission, the applicant revised and resubmitted the Preliminary Plat and Master Plan to incorporate items a) and c) above. Therefore, those conditions have been satisfied.

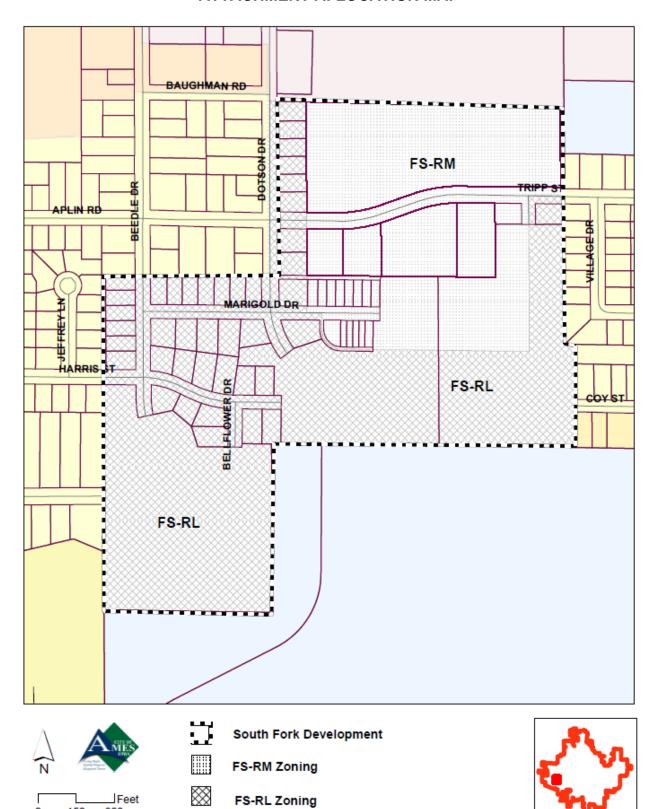
ALTERNATIVES:

- 1. The City Council can approve the revised Preliminary Plat and Master Plan for South Fork Subdivision, as illustrated on Attachment A, based upon the findings of facts and conclusions in this report and approve an amendment to the development agreement to address the requirement that Outlot F was to have been combined with Lot 2 of Willow Creek Fourth Subdivision.
- 2. If the City Council finds that the proposed Preliminary Plat does not conform to all adopted standards and applicable law pertaining to subdivisions, the City Council can deny the revised Preliminary Plat and Master Plan for South Fork Subdivision.
- 3. Action on this request can be postponed and referred back to City staff and/or the applicant for additional information.

MANAGER'S RECOMMENDED ACTION:

Based upon the Findings of Fact and Conclusions above, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the revised Preliminary Plat and Master Plan for South Fork Subdivision, and approving an amendment to the development agreement to address the requirement that Outlot F was to have been combined with Lot 2 of Willow Creek Fourth Subdivision.

ATTACHMENT A: LOCATION MAP



Feet

300

150

ATTACHMENT B: APPLICABLE LAW

The laws applicable to this revision to the Preliminary Plat for South Fork Subdivision include, but are not limited to, the following: (verbatim language is shown in *italics*, other references are paraphrased):

<u>Code of Iowa</u> Chapter 354, Section 8 requires that the governing body shall determine whether the subdivision conforms to its Land Use Policy Plan.

Ames Municipal Code Section 23.302(5):

- (3) City Council Review of Preliminary Plat: All proposed subdivision plats shall be submitted to the City Council for review and approval in accordance with these Regulations. The City Council shall examine the Preliminary Plat, any comments, recommendations or reports examined or made by the Planning and Zoning Commission, and such other information as it deems necessary and reasonable to consider.
- (4) Ames Municipal Code Section 23.302(6):

City Council Action on Preliminary Plat:

- (a) Based upon such examination, the City Council shall determine whether the Preliminary Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan and to the City's other duly adopted plans. In particular, the City Council shall determine whether the subdivision conforms to minimum levels of service standards set forth in the Land Use Policy Plan for public infrastructure and shall give due consideration to the possible burden of the proposed subdivision on public improvements in determining whether to require the installation of additional public improvements as a condition for approval.
- (b) Following such examination and within 30 days of the referral of the Preliminary Plat and report of recommendations to the City Council by the Planning and Zoning Commission, the City Council shall approve, approve subject to conditions, or disapprove the Preliminary Plat. The City Council shall set forth its reasons for disapproving any Preliminary Plat or for conditioning its approval of any Preliminary Plat in its official records and shall provide a written copy of such reasons to the developer.

Ames <u>Municipal Code</u> Chapter 23, Subdivisions, Division IV, identifies design and improvement standards for subdivisions.

Ames Municipal Code Section 23.107 reads as follows:

In addition to the requirements of the Regulations, all plats of land must comply with all other applicable City, county, state and federal statutes or regulations. All references in the Regulations to other City, county, state or federal statutes or regulations are for informational purposes only, and do not constitute a complete list of such statutes or regulations. The Regulations are expressly designed to supplement and be compatible with, without limitation, the following City plans, regulations or ordinances:

- (1) Land Use Policy Plan
- (2) Zoning Ordinance
- (3) Historic Preservation Ordinance
- (4) Flood Plain Ordinance
- (5) Building, Sign and House Moving Code
- (6) Rental Housing Code
- (7) Transportation Plan
- (8) Parks Master Plan
- (9) Bicycle Route Master Plan

Plats may be disapproved on the basis of the above, and other City Council approved plans and policies that may be adopted from time to time.

The laws applicable to this revision to the Master Plan for South Fork Subdivision include, but are not limited to, the following: (verbatim language is shown in *italics*, other references are paraphrased):

Ames <u>Municipal Code</u>, Chapter 29, Section 29.1202, provides the zoning provisions for "Suburban Residential" development in the "FS-RL" and in the "FS-RM" zones. Suburban Residential development principles, permitted uses, supplemental development standards, and regulations for minimum required densities, requirements for lot and block design requirements, open space, landscape buffers and parking are provided.

Ames <u>Municipal Code</u>, Chapter 29, Section 29.1502(5), provides submittal requirements and procedures for processing a "Master Plan."

ATTACHMENT C: EXISTING APPROVED PLAN FOR SOUTH FORK

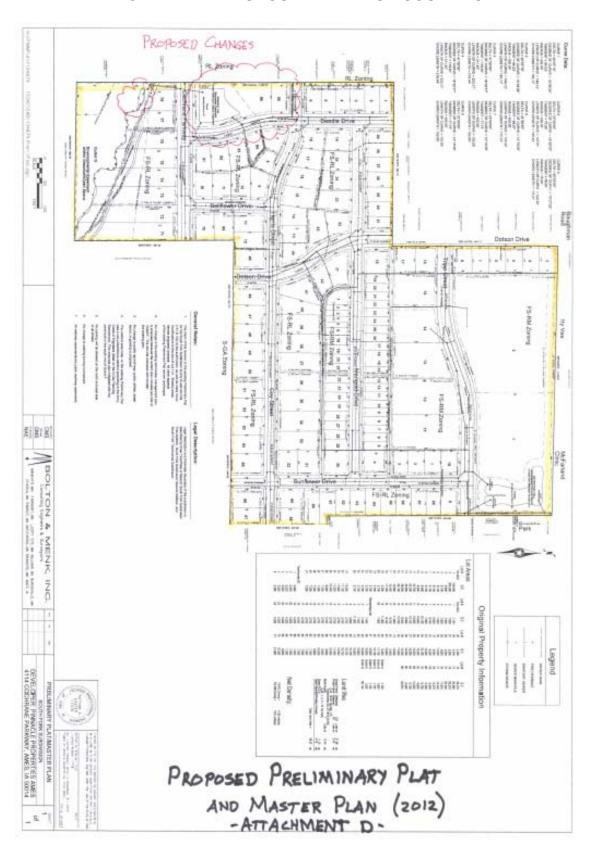


- ATTACHMENT C- P. 1



-ATTACHMENT C - p.2

ATTACHMENT D: PROPOSED PLAN FOR SOUTH FORK



ITEM # <u>28a-c</u> DATE: 07/10/12

COUNCIL ACTION FORM

SUBJECT: CITY HALL RENOVATION PROJECT

BACKGROUND:

On May 22, 2012, Council approved plans and specifications for a City Hall Renovation project and set the bid due date for June 27, 2012.

This project involves the renovation of the areas occupied by the Police Department on the first floor, including construction of a new Emergency Operations Center (EOC). It also involves the renovation of basement areas currently occupied by Public Works Engineering, the City's print shop, a portion of our Information Technology staff, a vault for police evidence, a police armory, and an office for building maintenance staff. These various components were bundled into one project that would update all of this space and allow the remainder of our Information Technology staff to move into this building.

Bidders were asked to submit a lump sum bid for the project. Three possible alternate packages were also included, as follows:

Alternate 1: Install new carpet and paint the Police Administration offices on the ground floor along the east wall.

Alternate 2: Substitute a steel door for the wood door in the new entrance along the north exterior wall.

Alternate 3: Delete a vent fan in the print shop in the basement.

An agreement also has been consummated with Iowa State University's Facilities Planning & Management Department to provide construction observation services on this project. That agreement is for a not-to-exceed amount of \$30,000.

Final cost estimates for the project are shown below. This includes input from the architectural/engineering firm, Shive-Hattery, for the construction component:

| Design | \$ | 115,000 |
|-------------------------------|------|-----------|
| Construction Management | | 30,000 |
| Construction | \$ 1 | 1,003,835 |
| Construction contingency (8%) | \$ | 80,307 |
| Equipment (separate from | | |
| construction contract) | \$ | 110,354 |
| Total Project Cost Estimate | \$ 1 | 1,339,496 |

Budgeted funding for the project is as follows:

| Funding Source | Total Amount | Available for Design & Construction Activities | Available for Equipment |
|-------------------------------|--------------|--|----------------------------|
| General Fund Appropriation | \$800,000 | \$800,000 | |
| Homeland Security Grant | \$600,000 | \$551,000 | \$49,000 |
| Department of Justice Grants | \$61,354 | | \$61,354 |
| Total Available Funding | \$1,461,354 | \$1,331,000 | \$110,354 |

Bids for the construction phase were opened on June 27, and are as follows:

| Bidder | Base Bid | Alt. 1 | Alt. 2 | Alt. 3 |
|------------------|-------------|----------|---------|-----------|
| Pro Commercial | \$1,529,720 | \$17,000 | (\$444) | (\$2,500) |
| CPMI | \$1,549,500 | \$15,200 | (\$600) | (\$2,500) |
| A&P / Samuels | \$1,640,000 | \$18,400 | \$800 | (\$1,260) |
| Breiholz | \$1,778,000 | \$17,000 | (\$700) | (\$2,500) |
| Bergstrom Const. | \$1,780,000 | \$20,000 | \$1,000 | (\$2,500) |

With alternates 1, 2, & 3 included, the apparent low bid totals \$1,543,776. This is \$539,941, or 54%, over the architect's final cost opinion for the construction component, exclusive of contingency.

After reviewing and discussing the low bid with the apparent low bidder, the project architect identified four reasons for the higher bids:

- 1. Summer is a poor time to bid, since the bidding climate tends to be better in the winter months.
- 2. A shortened construction period is required, since work under the Homeland Security Grant must be completed by May 31, 2013.
- 3. The mechanical component of the project is very complex, costing around 40% of the project.
- 4. There has been a sharp upturn in mechanical and electrical costs within the last 45 days.

As noted under #2 above, a short time frame for this project is necessary due to the Homeland Security Grant completion deadline of May 31, 2013. This completion date was initially published by the Department of Homeland Security as September 30, 2013. However, recent communication with the grantor has verified that the project for the EOC must be completed and all funds expensed is now May 31, 2013, in order to

receive full grant reimbursement. At the pre-bid meeting, this information was reenforced to make sure that the contractors were aware of this and that they understood which deadline they needed to meet. The grant requires a 25% City match; and without it, all expenses would need to be paid from City funds.

In addition to the factors reported by the architect, the architect issued a large addendum to potential bidders several days prior to the bid due date. That short turn-around may have also had an impact on the amounts bid.

ALTERNATIVES:

- Reject all bids, and direct staff to work with the architect to rebid the project as quickly as possible. Under this alternative, the base bid will focus around the Police renovation in order to maximize use of the Homeland Security grant. Alternate bid packages will also be specified for the basement renovation, Police Administration, and a less complex mechanical component.
- 2. Reject all bids and return the Homeland Security EOC grant.
- 3. Identify approximately \$540,000 in additional funding from some other source, and award the bid to Pro Commercial LLC in the amount of \$539,941.

MANAGER'S RECOMMENDED ACTION:

The bids that were received on this project are all substantially over the architect's final estimate and the project's available budget. Various factors may have led to that outcome, but the end result is that funding is not available to proceed with this project at this time.

The Code of Iowa precludes the City and the apparent Iow bidder from negotiating down the project to bring it within budget. However, staff and the architect have determined that the project can be split into a base bid package for a smaller portion of the work, with several bid alternates for other logical areas. Using this approach, the project can be rebid very quickly. This approach will require the bidders to submit a bid for each area; and will allow the City to select the areas that can be done within budget and in the requisite time frame.

The Architect is prepared to re-assemble the bid documents and drawings and has indicated that they can have new set of bid documents and drawings ready for Council approval sometime during the latter part of the week of July 9th. Bids would then be due within two weeks to help meet this project's goals and deadlines.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby rejecting all bids and directing staff to rebid the project as noted above.

In order to keep this project moving forward, the City Council will need to schedule a special meeting (telephonic if necessary) for July 12 or 13 to approve the new plans and specifications for the project and set the new bid due date. By Tuesday evening, the architect will have notified staff regarding when the revised plans and specifications will be ready for Council approval.



Memo

Department of Planning & Housing

29

TO: Honorable Mayor and City Council

FROM: Steve Osguthorpe, Planning & Housing Director

DATE: July 6, 2012

SUBJECT: REQUEST FOR CONTINUANCE – ZONING ORDINANCE TEXT

AMENDMENT PERTAINING TO MASTER PLAN IN DEVELOPMENT

PROCESS

On June 26, 2012 the City Council continued a public hearing on a proposed ordinance amending how Master Plans are used in the rezoning process. The City Council initiated these changes in order to create a more efficient and effective planning and development process. The continuation was necessary to further improve the ordinance language and additional time is still needed to coordinate the final ordinance format and wording. **Staff is therefore requesting that this item be continued to the July 24, 2012 meeting.**

 $SO\db$

ITEM # <u>30</u> DATE: 07-10-12

COUNCIL ACTION FORM

<u>SUBJECT</u>: VETERINARY MEDICINE (VET MED) SUBSTATION CAPACITOR BANK FOUNDATION INSTALLATION

BACKGROUND:

On June 12, 2012, City Council approved preliminary plans and specifications for the Vet Med Substation capacitor bank foundation installation. Council may recall that this is the third time this project has been sent out for bid. The first two times the bids were issued the City did not receive any bid responses. The overall project is for the procurement and installation of two capacitor banks for the Vet Med Substation. This portion is for the installation of a new concrete foundation in the Vet Med Substation to support the capacitor banks.

Bid documents were issued to forty-three potential bidders. The bid was also advertised on the Current Bid Opportunities section of the Purchasing webpage and a Legal Notice was published in the Ames Tribune. It was also sent to two plan rooms.

On June 27, 2012, four bids were received as shown below:

| BIDDER | BID PRICE |
|---|--------------|
| Biermann's University Electric Co., Inc. Des Moines, IA | \$28,530.00 |
| Stenberg Concrete Construction, Inc. Ames, IA | \$29,850.00 |
| Larson Contracting Central LLC Lake Mills, IA | \$48,509.00 |
| Dig America, Inc. St. Cloud, MN | \$142,775.30 |

Staff has concluded that the apparent low bid submitted by Biermann's University Electric Co., Inc., Des Moines, IA, in the amount of \$28,530.00 is acceptable.

The engineer's estimate for this portion of the overall project is estimated at \$75,000. In 2010/11, the CIP was adjusted to include \$350,000 for the Vet Med Substation Voltage Support project. These funds were recently approved for carryover to the 2011/12 Fiscal Year. Approximately \$117,218 remains in the budget for this work. The actual installation of the capacitor banks will be done by Electric Services staff.

ALTERNATIVES:

- 1. Award a contract to Biermann's University Electric Co., Inc., Des Moines, IA, for the Vet Med Substation capacitor bank foundation installation in the amount of \$28,530.00.
- 2. Reject all bids and delay the installation of the foundation.

MANAGER'S RECOMMENDED ACTION:

There has been and will continue to be an increase of electrical load at the Vet Med Substation as both the ISU Veterinary Medicine campus and the Research Park continue to grow and expand. Installation of the capacitor banks at the Vet Med Substation will provide voltage support and add capacity to the system at a needed load center, improving electric service in that area.

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