

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

JANUARY 8, 2013

The regular meeting of the Ames City Council was called to order by Mayor Ann Campbell at 7:00 p.m. on January 8, 2013, in the City Council Chambers in City Hall, 515 Clark Avenue. Present from the Ames City Council were Jeremy Davis, Matthew Goodman, Jami Larson, Peter Orazem, Victoria Szopinski, and Tom Wacha. *Ex officio* Member Sawyer Baker was also present.

Mayor Campbell announced that the Council was working off an Amended Agenda. An item had been added under Consent to set the date of public hearing on the Programmatic Agreement with the Iowa State Historic Preservation Office (in connection with the Community Development Block Grant program).

PRESENTATION OF SOUTHEAST ENTRYWAY LIGHTING PROJECT: Mayor ProTem Larson showed pictures of the 12 light sculptures located at the southeast entryway into the City (Dayton Avenue). Initially, the light sculptures were to be unveiled to the public on December 20, 2012; however, a snowstorm hit Ames, and those plans were canceled.

Civil Engineer Eric Cowles provided a chronological history of the Project, summarizing the different sources of funding that made it possible.

Mr. Larson introduced Dave Dahlquist, RDG, who was the artist hired by the City to design the Project. Mr. Dahlquist thanked the City of Ames and its employees for its perserverance and envisioning a dynamic entrance to the City; the Iowa Department of Transportation, Monte Parrish and the South Ames Business Association, private funders, engineers from Snyder & Associates, fabricators with CLE, and several of his current and past colleagues. Private contributors were specifically recognized.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting of December 18, 2012
3. Motion approving Reports of Change Orders for December 1-15 and December 16-31, 2012
4. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
 - a. Class B Liquor - Quality Inn & Suites, 2601 E 13th Street
 - b. Class C Liquor & Outdoor Service - Oddfellows, 823 Wheeler Street
 - c. Special Class C Liquor - Shogun Japanese Steakhouse, 3704 Lincoln Way
 - d. Class C Liquor - Café Beau, 2504 Lincoln Way
 - e. Class C Beer & B Native Wine - Casey's General Store #2560, 3020 South Duff Avenue
 - f. Special Class C - Vesuvius Wood-Fired Pizza, 1620 South Kellogg
 - g. Class A Liquor - American Legion Ames Post #37, 225 Main Street
5. RESOLUTION NO. 13-016 setting date of public hearing on request to submit Draft Programmatic Agreement with the Iowa State Historic Preservation Office in connection with the City's Community Development Block Grant (CDBG) Program
6. RESOLUTION NO. 13-001 approving Commission On The Arts (COTA) Special Grants for Spring 2013
7. RESOLUTION NO. 13-002 approving preliminary plans and specifications for 2009/10 Low-Point Drainage (Crystal Street); setting February 6, 2013, as bid due date, and February 12, 2013, as date of public hearing
8. RESOLUTION NO. 13-003 approving requested date change for CyRide Facility Expansion and

- Flood Mitigation Project by setting February 6, 2013, as new bid due date, and leaving February 12, 2013, as date of public hearing, subject to Ames Transit Agency Board of Trustees approval
9. RESOLUTION NO. 13-004 awarding contract to Clarke's Sheet Metal, Inc., of Eugene, Oregon, in the amount of \$92,733.63 for two RDF Drag Conveyors
 10. RESOLUTION NO. 13-005 awarding contract to WESCO Distribution, Inc., of Des Moines, Iowa, in the amount of \$174,349.01 for Metal-Enclosed Switchgear
 11. RESOLUTION NO. 13-006 accepting completion of Year 1 of 5-Year Water Plant Well Rehabilitation Contract
 12. RESOLUTION NO. 13-007 accepting completion of Grand Avenue Extension (S. 16th Street North 400 Feet)
 13. RESOLUTION NO. 13-008 accepting completion of 2010/11 Concrete Program (Lincoln Swing and Oakland Street)
 14. RESOLUTION NO. 13-009 accepting completion of South Duff Avenue/SE 16th Street Frontage Road
- Roll Call Vote: 6-0. Resolutions declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

PUBLIC FORUM: No one came forward to speak during this time.

5-DAY SPECIAL CLASS C LIQUOR LICENSE FOR OLDE MAIN: Moved by Davis, seconded by Larson, to approve a 5-Day Special Class C Liquor License for Olde Main at ISU Alumni Center, 420 Beach Avenue.
Vote on Motion: 6-0. Motion declared carried unanimously.

REZONING PROPERTY AT 2008-24TH STREET: Mayor Campbell noted that the hearing on this matter had been continued from December 11, 2012. She asked if there was anyone else who wanted to speak. No one came forward, and the hearing was closed.

City Planner Karen Marren summarized the actions taken to date on the Land Use Policy Plan Map change and rezoning of 2008-24th Street. On September 25, 2012, the Council had directed staff to work with the applicant to include conditions on the rezoning that would mirror the existing uses by Northcrest Retirement Community (Northcrest). Ms. Marren advised that, if the rezoning is approved, Northcrest will complete the purchase of the subject property and consolidate it with its existing property into a single parcel of land. She noted that the rezoning of the parcel in question would be an extension of the RH (Residential High-Density) zone abutting its east property line.

Ms. Marren shared the staff's findings of fact with the Council. Based upon the analysis, staff had concluded that the proposed rezoning of the subject property was consistent with the Future Land Use Map and Goals and Objectives of the City's Land Use Policy Plan (LUPP). According to Ms. Marren, staff believes that the rezoning of the subject land would be a logical extension of the RH zoning to the east of the site in question. Ms. Marren recalled that, if the zoning classification were changed to High-Density Residential, but the subject property were not developed as senior housing, apartment buildings could be constructed on the land. Staff had, therefore, previously recommended, and the Council concurred, that the zoning change be approved with conditions that the use of the site be limited to uses consistent with or existing on the current Northcrest facility. Staff had met with Northcrest representatives to determine what services could be permitted under the RH zoning classification and determined that uses listed under both categories of Group Living and Community Facilities could be limited for the property to

accommodate the needs and still be in line with RH zoning. A height condition, which was recommended by the Planning and Zoning Commission at its meeting of November 28, 2012, could be included to help minimize the impact to surrounding properties and still be consistent with the existing Northcrest facility.

A Development Agreement that included the following three use conditions was presented to the Council for its approval:

1. Uses for the site be conditioned to include Group Living uses limited to assisted living facilities; congregate Housing, primarily dedicated to senior facilities, hospices, and nursing and convalescent homes; and any accessory recreational facilities permitted under the Code accessory to the senior housing or nursing care provided on the site.
2. Uses for the site be conditioned to include community facilities limited to community centers, senior centers, and any accessory uses permitted under the Code that would be accessory to the senior services provided on the site, such as offices, meeting rooms, food preparation areas, health and therapy areas, day-care uses primarily dedicated to senior clients, and athletic facilities.
3. The maximum building height not exceed the existing building height of the current Northcrest property or four stories, whichever is lower.

David Miller, President of the Northcrest Community Board, voiced complete support of the proposal presented by the staff.

Moved by Davis, seconded by Szopinski, to adopt RESOLUTION NO. 13-010 approving the Developer's Agreement with the three above-written conditions.

Roll Call Vote: 5-0-1. Voting aye: Davis, Goodman, Larson, Orazem, Szopinski. Voting nay: None. Abstaining due to a conflict of interest: Wacha. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Goodman, seconded by Szopinski, to pass on first reading an ordinance rezoning property located at 2008-24th Street from Residential Low-Density (RL) to Residential High-Density (RH).

Roll Call Vote: 5-0-1. Voting aye: Davis, Goodman, Larson, Orazem, Szopinski. Voting nay: None. Abstaining due to a conflict of interest: Wacha. Motion declared adopted.

POST-ANNEXATION DESIGNATIONS: City Planner Kuester advised that, prior to the adoption of the Ames Urban Fringe Plan in 2007, the City's Land Use Policy Plan had land use designations within the City that were the same as outside the City. He further clarified that if an area located outside the city limits were designated Village/Suburban Residential, it would retain that designation after the land was annexed. With the adoption of the Ames Urban Fringe Plan, a new designation was created for areas outside the city limits intended for residential development. Even though the Urban Residential designation was similar to Village/Suburban Residential, the different terminology does not allow for the automatic reassigning of the LUPP designation after annexation.

According to Mr. Kuester, it was discovered during the recent Rose Prairie annexation that, after annexation in 2011, there was no LUPP designation assigned to it. Therefore, as part of the Athen

and Quarry Estates annexation requests, City staff asked the applicants to submit an application for an LUPP Map Amendment. It was staff's intent to process both applications so that the City Council could take action on them simultaneously.

Mr. Kuester described several issues with that process:

1. The process of an annexation and an LUPP Map Amendment are different so that assuring that the public hearings on each occur at the same Council meeting cannot be guaranteed.
2. In the case of the Athen request, the property just went through a long process for an LUPP amendment (from Priority Transitional Residential to Urban Residential). An additional amendment process might lead to confusion among the neighbors who participated in the previous amendment process.

It was pointed out by Planner Kuester that, under current policy, the assigning of an LUPP designation is not automatic; it requires a deliberate action by the City Council. However, upon annexation, zoning is automatic. Section 29.302 assigns an Agricultural zoning classification when a tract of land is annexed. The City Council then has to change it through the specified process for a zoning map amendment.

Mr. Kuester suggested that language be incorporated into the LUPP that would automatically allow for the designation of newly-annexed property consistent with the LUPP. Since the Urban Fringe Plan allows for annexation only of land designated Urban Services, it would be possible to assign LUPP designations that correlate directly with the Urban Fringe designations, i.e., Urban Residential would become Village/Suburban Residential. The other Urban Fringe Plan designations of Planned Industrial, Community Commercial Node and Convenience Commercial Node would carry over into the LUPP Map. In addition, language in the LUPP could be incorporated that designates Natural Areas in the Urban Fringe Plan as Environmentally Sensitive Areas in the LUPP as the descriptions of those land uses are similar and are intended to designate areas of steep slopes, flood plains and areas of natural vegetation.

Mr. Kuester shared that staff believes, by adopting changes that assign LUPP designations automatically upon annexation, the City can be more responsive to customer timetables. Staff and City Council time can be used more efficiently, and multiple similar processes for a single tract of land can be avoided.

With the City Council's direction, City staff can prepare language to amend the LUPP to allow the automatic assigning of LUPP designations of lands following annexation. Language to incorporate these changes can be developed and submitted to the Planning and Zoning Commission as a minor text amendment to the LUPP. This amendment would likely be incorporated into Appendix C: Land Use Policy Plan Amendment Process. This amendment could be brought back to the City Council in late February for approval. If approved by the City Council, it would apply to the pending Athen and Quarry Estates annexation requests as well as to the previously approved Rose Prairie annexation.

Moved by Larson, seconded by Davis, to direct staff to prepare language to amend the LUPP to allow for the automatic assigning of LUPP designations of lands following annexation.

Council Member Goodman stated his concern if there would ever be a designation in the Urban Fringe Plan that would be inconsistent with the adjacent LUPP uses. Assistant City Manager Bob Kindred recommended that the staff bring maps of the LUPP uses and Urban Fringe Plan uses when the amendment is brought back to the Council.

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

NORTH GROWTH ANNEXATION: Mr. Kindred, serving as the Acting Planning and Housing Department Director, provided the historical background for this item. He recalled that, in 2010, the City Council amended the Land Use Policy Plan to designate land extending west of the Oaks Golf Course to George Washington Carver Avenue as the North Growth Area. In 2011, the City Council approved the annexation of Rose Prairie. That annexation was preceded by an agreement that, among other things, identified how the property owners along Grant Avenue (including the City) would contribute funding for the paving of that road. The developer of Rose Prairie signed and the City executed that agreement prior to annexation. During that same time, Quarry Estates signed a similar Developer's Agreement, but it was not approved by the City Council since all three developers had not signed the annexation agreements. The developers for Lots 2 and 11 (Hunziker and Fidelity Bank) chose not to execute an agreement regarding the reimbursement for the extension of the infrastructure along Grant Avenue. On July 6, 2012, the City of Ames had received an Annexation Petition from Kurt Friedrich for the Quarry Estates property. On December 21, 2012, the City received an Annexation Petition from Chuck Winkleblack for the Athen property located along George Washington Carver. A separate annexation agreement still needs to be prepared for the Athen annexation for the cost-sharing of the sanitary sewer improvements, the zoning use limitations, and to require the construction of the proposed senior living facility.

Mr. Kindred reported that, following completion of the staff report that was included with the January 8, 2013, City Council agenda, staff received additional important information from the state's City Development Board. That information affected Option Two as described in the earlier report [to postpone action on the Quarry Estates and Athen annexations until the owners of the larger Hunziker property (Parcel 2) applies for annexation]; and an Option Three was now being provided for the Council's consideration. The state's City Development Board (CDB) expressed concern, since the three areas in question are not contiguous, whether they could be considered as a single annexation. The CDB's next meeting is January 9. Staff from both the City's Legal and Planning Departments will attend that meeting to explain the City's northern growth situation and discuss whether the Board would support the approach taken in Option Two. If the City Development Board determines that the three non-contiguous areas for annexation must remain as separate annexation actions, then Option 2 should no longer be considered. Given that possibility, Mr. Kindred told the Council that staff had developed a third option.

City Planner Charlie Kuester summarized the three options:

Option One would move the Quarry Estates and Athen annexations forward as separate annexations and include the following steps:

1. Begin on January 8 with the referral of both petitions to the Planning and Zoning Commission.
2. The City Council would conduct a public hearing on both applications on March 26.

3. Prior to March 26, an annexation agreement would be prepared to address the sanitary sewer and zoning issues for the Athen request.
4. Separate annexation agreements would also be developed with the two developers who own property in Area C [Quarry Estates (Parcel 10, and the northern Hunziker property (Parcel 11)] to address the costs of paving Grant Avenue, as well as other relevant issues.

Mr. Kuester emphasized that this option did not ensure that funding is secured for the southern portion of Grant Avenue paving from the owner of Parcel 2 (Hunziker).

Option Two involves postponing action on the Quarry Estates and Athen annexations for a brief period until the larger Hunziker property (Parcel 2) also applies for annexation. Under this option, the three separate areas would be handled as one single annexation, in which case the 80/20 Rule would allow the annexation of the entire 355 acres. Steps would include the following:

1. The same annexation agreement described under Option One would be needed for the Athen land.
2. In addition to the annexation agreements for Quarry Estates and the northern Hunziker parcel noted under Option One, an annexation agreement would also be developed for the southern Hunziker property (Parcel 2).
3. Hunziker would agree to promptly begin the annexation process for its southern parcel by submitting an annexation petition.
4. Action on forwarding all three annexation requests to the Planning and Zoning Commission could occur at the January 22 or February 12 Council meetings.
5. This schedule would culminate in a public hearing before the City Council on April 9 or April 23.

According to Mr. Kuester, Option Two was predicated on the understanding that all three annexation requests could be combined to meet the state's threshold of at least 80% of the land being annexed voluntarily. However, after talking with the Community Development Board, that option is contingent on the decision of the CDB to be made at its meeting on January 9, 2013.

Option Three would consider the annexation of Areas A, B and C separately. For Area B, the annexation of Parcel 2 alone would not be large enough to bring in the other properties under the state's 80/20 Law. Option Three would involve the following steps:

1. Council would delay referring the Quarry Estates and Athen annexation requests to the Planning & Zoning Commission until the January 22 or February 12 Council meetings.
2. Annexation agreements would be developed with the two developers who own property in Area C [Quarry Estates, Parcel 10 and the northern Hunziker property (Parcel 11)] to address the costs of paving Grant Avenue, among other issues.
3. There could be two possible courses of action as it relates to the southern Hunziker property. First, a separate development agreement could be written for Parcel 2 so that when that land is eventually annexed, it would also reimburse the City for its share (20%) of the Grant Avenue paving cost. The southern Hunziker property would **not** have to seek annexation at this time. However, under this approach, the developer would not be obligated to begin paying his share of Grant Avenue until this parcel is annexed, which could take some time. A second approach could be to subdivide Parcel 2 into two lots with one being a narrow lot running east-west along the northern boundary. This approach would avoid creation of an island out of parcels 3, 4, 5, 6, 7, 8, and 9.

4. The same annexation agreement described under Option One would be needed for the Athen land.
5. Staff would also be directed to consult with the owners of Parcels 3 and 4 (Sturges and Fidelity Bank, respectively) to discuss their interest in being voluntarily annexed into the City. If they both are willing to do so, then annexation applications from both owners, as well as from Hunziker for Parcel 2, could initiate the annexation of Area B in its entirety.

Council Member Larson asked who would pay for the Hunziker share of the road until annexation of that Parcel occurred. Mr. Kindred advised that the City would up-front the cost. He noted that the developers of Rose Prairie had already agreed to be subject to a special assessment. The City would issue General Obligation Bonds, pave the street, and then assess the developer's share of the cost against their property over a period of ten years. City Manager Schainker pointed out that there are two possible scenarios under Option 3. It would depend on whether the Council approved that Option and then a particular scenario. According to Mr. Schainker, there are issues to be worked out if the Hunziker Parcel does not come in with the others.

It was the opinion of Council Member Larson that the Council should wait until the decision of the state's City Development Board is known. City Manager Schainker said that an additional possible option would be to direct the staff to talk to the owners of the parcels to the east and the north of Area B to see if they would be willing to consent to annexation, it would be above the 80% requirement.

Mr. Kindred told the Council members that if they deferred action on this item at this meeting, staff would (1) work with the Hunzikers and request that they apply for annexation, (2) meet with the property owners of Lots 3, 4, 5, 6, 7, 8, and 9 to discuss their potential interest in voluntary annexation, and (3) meet with the City Development Board to ascertain whether Option 2 was viable. Council Member Szopinski said that she saw those tasks as mandatory for the Council to be able to make a fully informed decision on this issue.

Council Member Larson recalled that City staff had previously met with the property owners of Lots 3 through 9. It was his recollection that all the developers of property along Grant Avenue had agreed to absorb the costs for the street improvements for those owners in an attempt to get them to voluntarily annex. Mr. Schainker verified that and added that, pertaining to water and sewer, those owners would not incur any costs unless they decided to hook up to the utilities. Mr. Larson questioned why the property owners would not agree to voluntary annexation. City Manager Schainker said that some people want to live outside city limits for a variety of reasons.

Council Member Goodman asked if Rose Prairie had been annexed when the discussion of the annexation of land along Grant Avenue was taking place. Mr. Schainker recalled that the developers of Rose Prairie had anticipated bringing in Parcel 3 (the Sturges property); if Parcel 3 had come in, it would have been over 80%. However, those negotiations fell through, and Rose Prairie was the only land annexed. Assistant City Manager Kindred added that staff would like to continue conversations with the Sturges Family.

Council Member Goodman suggested that another option would be to repeal the annexation approval of Rose Prairie and bring that land in with the Quarry Estates area, thus equating to more than 80%. City Manager Schainker said that the owner has rights that were granted as part of the annexation. Those would be taken away and it could not be guaranteed that they would get them back; however, staff could approach them to see if they would be willing to discuss. An incentive

to doing so could be the requirement for sprinklering; Rose Prairie is currently obligated to build sprinklering in all new homes. Council Member Orazem questioned the legality of such an arrangement: de-annexing with the expectation of re-annexing to meet the 80/20 Rule. Planner Kuester stated that staff would need to raise that option with the Community Development Board to see if that is legal.

Joanne Olson, 3817 Columbine, Ames, said that the Bloomington Heights Neighborhood would be hugely impacted. She noted that the primary access to the development would be Hyde Avenue, which was designed as a local road, it has geometric design features of a local road; simply calling it a collector road does not give it the geometric design features to handle the traffic that occur with a collector road. Ms. Olson said that the City needs to figure out a way to make Hyde a collector road, e.g., widening the street; or, planning roads from Stange Road north or from George Washington Carver east to provide access to the properties in a safe and straight manner. She emphatically believes that if development of this magnitude is going to occur to the north, the City needs to seriously address medical response and fire response to the area. Ms. Olson contended that the Council had talked about financial and legal, but not livability (quality of life) issues. A second concern of hers is that Ames taxpayers will pay for 23% of the paving of Grant Road. She recalled a former request of area homeowners to pave a short street south of Ada Hayden. The response from the City Council was that the City would not pay for the paving because only the area homeowners would be gaining the benefits. Ms. Olson believes that all the cost to pave Grant Avenue should be borne by the developers, who will benefit financially from the development of 423 homes. Ms. Olson asked to have dialog with the Council members about the sensible development of land to the north.

Jacek Koziel, 3902 Westlawn Drive, Ames, stated that he was also a resident of the Bloomington Heights Neighborhood. He encouraged the Council to “come to the table” with stronger negotiations on behalf of the citizens of Ames. Mr. Koziel does not believe that Ames taxpayers should bear the costs of paving the road or extending water and sewer. He urged the Council to negotiate a much better deal that minimizes the impacts on Ames taxpayers. Increased traffic on Hyde Avenue is a big concern for Mr. Koziel. He, too, believes that Hyde Avenue was not designed to handle that much traffic.

Mr. Kindred stated that he and staff from Public Works will arrange for a meeting with representatives of the Bloomington Heights Neighborhood to discuss concerns.

The history of why the City is obligated to pay 23% of the paving of the road was given by Mr. Kindred. It was part of the negotiations that occurred between the City, Rose Prairie, Hunzikers, and Quarry Estates.

Noting the needed information that was pending from the Community Development Board, City Manager Schainker told the Council that staff needed time to talk to the affected property owners, developers of Rose Prairie, and to ascertain options based on the ruling of the CDB. He said that staff would move ahead to do that unless the Council directed staff to “de-couple” Athen and Quarry Estates. The Mayor summarized that no Council action was necessary unless it wanted staff to go ahead with Option 1 (“to de-couple”).

Council Member Goodman said he believed that the conversation occurring at this meeting was the result of the Council’s lack of commitment to good planning. He thinks that the Council, with its choices, has been working hard for the marketplace, rather than working to improve quality

of life. According to Mr. Goodman, this has complicated Council's ability to get things done and been unfair to County residents, who made decisions on the Land Use Policy Plan (LUPP) that states there will be no development there, and then that changes. Mr. Goodman said that is the exact opposite of the "sad story" the Council had to tell the citizen who came before the City in regards to a possible large park area in Western Ames to be paid for in part with a bequest. That area was in the LUPP, and the citizen was told to review the LUPP to see what was planned. In that regard, the City stuck to the Plan. Mr. Goodman sees it as unfair to citizens for the Council to decide how to build subdivisions based on the "future," and then the "future" changes. He said Hyde Avenue was designed based on a certain future. Citizens are now forced to deal with the "fickleness of City government." Regarding the fire response mentioned by the resident near Hyde Avenue, Mr. Goodman shared his biggest frustration that because the City is moving ahead with Quarry Estates, it is changing its definition of fire service and the way a decision is made on whether to build a new fire station, i.e., to save money. It was Mr. Goodman's contention that the City changed its rubric so that it doesn't have to pay for new fire stations - even though there will be many new houses in that area - "instead of when the world will be made safer." Mr. Goodman also alleged that it was a threat, not an inevitability, that caused the City to pay for 23% of the paving of Grant Avenue; Council chose to take the path that the horizontal property regime threatened by the developers of Rose Prairie was going to happen. He defined the particular horizontal property regime as "a crazy, large, horizontal, multi-acre condo resort in the middle of Iowa, which had never happened before. Mr. Goodman stated that he personally never believed that it would ever happen; "it was a threat meant to leverage pressure on Council... to enter into a cost-share agreement."

Council Member Orazem pointed out that it would have been better had the City not been sued by those developers. He shared that this City Council never believed it was the ideal way to develop the property, but was a party to it because, in part, by previous-Council decisions that led to a threatened law suit that the City Attorney had expected would cause excessive costs to be borne by the City.

Council Member Wacha added that these situations are never easy, and it's easier to look with hindsight and say that "Council should have done this or that." Mr. Wacha shared that he had had a conversation with former-Mayor Ted Tedesco. Former Mayor Tedesco told Mr. Wacha that he believed what had perpetrated growth to the north to this extent was when the City made the decision to annex the former Hallett's Quarry into Ada Hayden Heritage Park.. Mr. Wacha pointed out that Ames now has a beautiful park; however, it drastically changed growth in the City - many, many people want to live in the vicinity of that beautiful Park. It was Mr. Wacha's opinion that this discussion is an extension of the lawsuit and the "mess" that this Council walked into.

Council Member Larson refuted Mr. Goodman's comment as it related to fire service. He stated that the City did not change its rubric to make this project happen. He recalled that Council had asked staff to look at how other communities measure emergency response. After that analysis was completed, it was evident that most of the other communities had a far lesser standard and measured it by setting a goal, rather than a number mandate. The City then changed its method of measurement (to a performance standard). He noted that the former measurement was almost impossible to measure because of the "specifics versus the City as a whole when calculating 85% in a five-minute response time." The change was the result of an analysis of response time in general. Mr. Larson stated that to insinuate that the response time goal was changed to make this project happen is unfair and wrong.

Mayor Campbell announced that this subject would come back before the Council after the findings of the CDB are known. Mr. Kindred said it could be up to four weeks.

RETAINAGE AGREEMENT FOR OUTSIDE LEGAL SERVICES: Moved by Davis, seconded by Goodman, to adopt RESOLUTION NO. 13-011 approving the Engagement and Retainer Agreement with Dorsey & Whitney LLP for legal services with an initial amount of up to \$50,000.

At the inquiry of Council Member Goodman, City Manager Schainker explained that the Legal Department would, when a project is identified as appropriate for outside counsel to handle, seek the approval from the Mayor and City Council. If given, the specific Dorsey & Whitney attorney would then be assigned so that sufficient funds could be budgeted for the work. Mr. Schainker emphasized that approval of the City Council would be required on each incident.

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

COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) Finance Director Duane Pitcher introduced Tina Stanley, who was hired approximately six months ago as the Assistant City Finance Director. Ms. Stanley presented the CAFR. The auditor's opinion pertaining to the City's financial statements for the year ended June 30, 2012, was included in the CAFR. The opinion was "clean," with no material weaknesses identified or significant deficiencies noted. The auditors offered no recommendations for improvement included in the Report.

Moved by Davis, seconded by Szopinski, to adopt RESOLUTION NO. 13-012 approving the Comprehensive Annual Financial Report for year ending June 30, 2012.

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

2014-18 FEDERAL AIRPORT CAPITAL IMPROVEMENTS PLAN: Transportation Engineer Damion Pregitzer advised that, as an annual requirement of the Federal Aviation Administration (FAA), the City of Ames submits an Airport Capital Improvement Plan (CIP) to the FAA showing the next five federal fiscal years of airport projects. The information contained in the Federal CIP forms is then copied to the Airport Improvements Program of the City's CIP to ensure the obligation of local matching funds required for each project. City Manager Schainker noted that this year's submittal includes the revised Ames Terminal Building project shown in fiscal year 2015/16 at a total project funding of \$3,200,000 as directed by City Council at the December 18, 2012 meeting. The project is shown to have \$450,000 in Federal Funds, \$150,000 in State Funds, and \$2,600,000 in local funds. At this time the local funds are anticipated to be split as follows: \$867,000 in City Funds, \$867,000 from Iowa State University, and \$866,000 from private donation (local businesses). It was emphasized by Mr. Schainker that ISU and local businesses have not been approached by the City; it was put in the CIP for planning purposes only. The extension of the Main Runway 0/19 would be secondary.

Moved by Davis, seconded by Larson, to adopt RESOLUTION NO. 13-013 approving the 2014-2018 Federal Airport Capital Improvements Plan.

Roll Call Vote: 4-2. Voting aye: Davis, Larson, Orazem, Wacha. Voting nay: Goodman, Szopinski. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

2012/13 WEST LINCOLN WAY INTERSECTION IMPROVEMENTS: Mr. Pregitzer explained that this project is for constructing turn lanes and installing traffic signals at the Dotson Drive/Lincoln Way intersection. A traffic impact report for South Fork Subdivision justified the improvements. An existing agreement requires the developer and the City to share equally in the construction costs of the improvements.

Moved by Davis, seconded by Goodman, to adopt RESOLUTION NO. 13-014 approving preliminary plans and specifications for 2012/13 West Lincoln Way Intersection Improvements (Lincoln Way and Dotson Drive); setting February 6, 2013, as bid due date, and February 12, 2013, as the date of public hearing.

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

RESOURCE RECOVERY PRIMARY SHREDDER REPLACEMENT: Public Works Director John Joiner told the Council that the current primary shredder had been in use since 1975; it is very inefficient. This piece of equipment utilizes high-speed shaft hammer mill technology. The 38-year-old shredder is driven by a 4160 volt, 1000 horse power motor with high electric demand rates and a poor power factor. Newer equipment utilizes much smaller and lighter weight components. The modernization of shredding equipment will result in a reduction of electrical usage, increase safety and overall capacity throughput, with a reduction of maintenance requirements leading to lower operational costs. Newer, modern equipment will enable staff to further improve upon material recovered and utilize an estimated additional 900 tons of the waste stream by processing items that are currently taken directly to the landfill. The project is estimated to have a 6.5-year payback.

Mr. Joiner said that currently, the CIP reflects this project in FY 2013/14 for design and FY 2014/15 for construction. Because of the enhanced safety, minimized operational downtime, and reduced operational costs, staff will be recommending during the Council's CIP discussion on January 15 that this project be advised by one year.

Moved by Davis, seconded by Szopinski, to adopt RESOLUTION NO. 13-015 approving funding of \$130,000 from the Resource Recovery Fund for qualified engineering design services, beginning Phase 1 of the Resource Recovery Primary Shredder Replacement.

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

GIS-BASED PAVEMENT MANAGEMENT SYSTEM: Ben McConville, GIS Coordinator, gave a presentation on the City's Pavement Management System. He advised that the System is a GIS-enabled decision-support tool that aids in making more consistent, accurate, and informed decisions concerning the life cycle of street surfaces. The System gives the engineer a method by which to look at the road network as a whole, allowing them to visualize and predict impacts of reconstruction and maintenance activities on the entire network. As a result, Public Works staff is better equipped to make data-driven decisions based on analytical cost/benefit scenarios that factor in construction practices and underlying pavement conditions relative to the entire road network and available budget. The System is helping ensure the City's street construction and maintenance funds continue to be allocated as cost effectively and efficiently as possible.

According to Mr. McConville, the City Council approved pavement data acquisition beginning in 2008, whereby the City entered into a contract with CTRE. To date, the City has three years

of data collection completed: 2008, 2009 and 2011. The most recent data collection took place in Fall of 2012 and will be delivered in Spring 2013. The power of the system lies in the data and the ability to analyze multiple data sets simultaneously. In 2011, City staff worked with CTRE to incorporate the City's historical pavement data which included surface types, sub-surface material and the age of the surface. As the City continues to build its pavement condition inventory predictive analysis such as pavement performance curves, pavement life cycles, and cost benefit analysis, this system becomes increasingly beneficial in decision-making.

Civil Engineer Cowles described the Pavement Condition Index. He noted that many factors play into the actual life cycle of a street, such as the structure design, environmental factors (summer heat and winter ice/snow), the pavement age, and the amount and type of traffic it is exposed to. Having this information together in one place is critical for the pavement management system's success. It will help staff more clearly identify the City of Ames' personalized performance curves. Mr. Cowles explained a typical Street Performance Curve example used by the Federal Highway Administration (FHWA) to illustrate the impact. It showed two key elements important to planning. The first is preventative maintenance will extend the life of a pavement at a lower long-term cost. The second is once a pavement gets to a certain point of deterioration, the rate at which it fails increases rapidly.

Pavement types and street classifications in Ames were defined by Mr. Cowles. He then reviewed the Pavement Condition Index values by pavement type and roadway classifications.

Mr. Cowles said that, with three years of Pavement Condition Index (PCI) data, one of the goals of both the CIP Program and tracking of the PCI is to continue to invest in current infrastructure and show, via data collection, that the investment being made is making a difference to the overall City-wide PCI. Graphs were shown that showed that the past CIP investments were having a positive impact, illustrating overall average PCI Values are increasing. According to Mr. Cowles, it is equally important to see what kind of investments are being made to create those increased values. Graphs were presented that showed that relative to both roadway classification and pavement type. The categories showed where the investments had provided change from year to year based upon need; however, the total funding level had also trended up. The larger impacts to this were the Stimulus grants, the impact of the population increase relative to the receipt of Road Use Tax (RUT) and several projects bids that were under estimate allowing for the unutilized funds to be reallocated to other projects.

Graph 3 was presented by Mr. Cowles, which showed three example streets that had PCI data collected in 2008 & 2009, prior to overlays in 2009 and 2010. Graph 4 showed three example streets that have been either recently reconstructed or are scheduled for reconstruction; the PCI Values on those streets were low and dropping, meaning those streets were in poor condition. (Meadowlane Avenue was reconstructed this 2012 and the Ridgewood Avenue reconstruction will be completed in 2013.). According to Mr. Cowles, Sheldon Avenue provides an excellent example a street that once it gets to a certain point, the life expectancy of the street dramatically decreases. Sheldon Avenue is scheduled to be reconstructed in 2014. The reconstruction schedule is the result of coordinating with the impacted stakeholders. Iowa State has been undertaking several recent structural projects which required access from Sheldon Avenue which contributed higher than normal truck traffic. Also, the signal installation at the Lincoln Way intersection and the resurfacing of Lincoln Way from Hayward Avenue to Franklin Avenue are planned in 2013.

Mr. Pregitzer pointed out that the investments being made in street improvements are working. The average weighted PCI Values are increasing. The process leads to a lengthening of the pavement life cycle by identifying streets that can be rehabilitated before they are in need of complete reconstruction. As a result, the City benefits as rehabilitations are less expensive, allowing the City to increase the number of projects and improve the overall system PCI value. The data obtained by this process allows the staff to determine trends in the pavement condition of our streets and to better analyze/forecast future maintenance activities and construction projects which are ultimately reflected in the Capital Improvement Plan requests.

Council Member Szopinski asked if a similar system was used for bike paths. Mr. Pregitzer answered that a Bike Path Inventory was completed three years ago, and a similar rating system was used. He advised that the City is fortunate to hire interns, who are ISU students, who inventory the bike paths and ascertain their condition. It is a similar system, but is more manual.

SANITARY SEWER SYSTEM EVALUATION: Public Works Director Joiner stated that the ability of the sanitary sewer system to convey wastewater well into the future is dependent on the removal of the current large amount of infiltration and inflow (I/I) in the system that occurs during rain events. In order to minimize the need for costly expansions to the Water Pollution Control (WPC) facility, as well as to convey flows from new development as the City grows, the City must work to reduce the overall I/I in the system. To help accomplish this goal, a 2008 Sanitary Sewer System Study recommended development of a full Sanitary Sewer System Evaluation (SSSE).

According to Mr. Joiner, the evaluation is a comprehensive and systematic program for identifying the defects that could contribute I/I across the entire city-wide sanitary sewer system. It also involves prioritizing those defects and establishing rehabilitation costs so that repairs can be included in the Capital Improvements Plan. The SSSE program generally consists of the following tasks: data collection, sewer televising, smoke testing, manhole inspection, flow monitoring and hydraulic modeling. Not only will the SSSE identify sources of I/I, it also identifies areas of aging infrastructure in need of repair to prevent unexpected failures and emergency repairs.

On March 27, 2012, City Council approved a contract with Veenstra & Kimm (V&K) engineering consultants to complete the SSSE in the amount of \$2,198,500. A project website was established where residents and businesses can access current sewer evaluation activities (www.amessewerstudy.com). A Cable Channel 12 show was run explaining smoke testing and the potential impacts to areas residents and businesses. Public informational meetings have been held to gather input from the public. Overall the project is expected to proceed into 2014, including providing a required project update to DNR by July 1, 2014.

In preparing the draft 2013-2018 Capital Improvements Plan, staff worked with V&K to summarize the work that has been completed to date. Overall, weather during the past year has been very dry so certain work activities have been advanced while others have been put on hold. To date, smoke testing and manhole inspections are complete in 10 of the 16 watersheds. Televising of the sanitary sewer system continues with 5 watersheds being complete. During the winter months, televising of the siphons and railroad crossings will be a primary focus. Due to the dry weather, the flow monitoring activity has been primarily recording base flow information. As the snow melts in the spring, flow monitoring will continue. The project tasks including flow monitoring will continue through 2013. During the manhole inspections and televising of the

sewers, each pipe and structure are given a rating factor of 1 through 5. A rating of 5 means that there is a missing section, void, fracture, or collapse. Ratings of 5 are recommended to be fixed within 12 months. A rating of 4 means that there is a longitudinal crack, circumferential fracture or open joints. Ratings of 4 are recommended to be fixed within 5 years. As of September 2012, with approximately 40 percent of the system having been inspected, it is estimated that there are \$6.9 million worth of ratings 4 and 5 to be fixed in the City of Ames sanitary sewer system.

Mr. Joiner reported that, projecting the same rate of defects over the remaining 60 percent of the system, it is anticipated that the City of Ames may need to make \$17 million worth of infrastructure improvements to the sanitary sewer system pipes and structures over the next five or six years. He noted that, included in the proposed CIP that will be presented to City Council next week, will be sanitary sewer improvements in an amount of \$3.27 million annually for the next five years with funding from State's SRF Fund. These funds, if approved through DNR, would fix infrastructure defects with rating of 4 and 5. Additionally in the CIP is an annual amount of \$200,000 from Sanitary Sewer Utility Funds for routine sewer rehabilitation.

City Manager Schainker advised that, because of the significant impact this new initiative will have on sanitary sewer rates, the City Council will have to decide if these expenditures should be spread over a greater time period in order to mitigate the immediate impact on rates.

WPC LONG-RANGE FACILITY PLAN PROJECT UPDATE: Environmental Engineer Kristin Evans reminded the Council members that, on February 28, 2012, they had awarded a contract to HDR, Inc. to complete a Long-Range Facility Plan for the Water Pollution Control Facility. She said that staff had worked with the consulting team to develop the Plan for the next 20 years at the facility. She and Director John Dunn would be providing an update to the process to the Council; there would be no Council action necessary at this meeting.

Ms. Evans provided a summary outlining the major conclusions of the Facility Plan. The Plan provides direction on how best to accommodate increased flows and loads due to growth, meet changes in regulations (nutrients), and prepare for the replacement of aging equipment and infrastructure while making the most efficient use of capital investments (trying to prevent building something only to be removed a few years later). The Council was told that, essentially, the Plant has enough capacity to meet the projected growth of Ames through 2035 if the National Pollution Discharge Elimination System (NPDES) Permit regulations do not change. Unfortunately, nutrient removal is a known regulatory change that will trigger major upgrades to the WPC Facility. The aging infrastructure will be addressed through increased capital improvement projects. The WPC Facility Plan still needs to be finalized by incorporating the findings of the Sanitary Sewer System Evaluation when that project is complete. The CIP dollar amounts were presented to the Council. Mr. Dunn said that the numbers had been refined by staff to spread the impact on rates over multiple years, and those were provided to the Council. The dollar amounts and projects provided to the Council at this meeting were the consultant's estimate and will be refined as individual projects are initiated.

Mr. Dunn emphasized to the Council that included in the proposed CIP that will be presented to City Council on January 15, 2013, will be \$14,238,000 worth of projects recommended in the facility analysis. He said that, because of the significant impact the new initiative will have on sanitary sewer rates, the City Council will have to decide if those expenditures should be spread over a greater time period in order to mitigate the immediate impact on rates. Projected CIP needs for Years 6 - 10, 11-15, and 16-20 were given.

Ms. Evans presented staff's recommendation: that investment in Plant infrastructure is critical, there should be a balance between proactive and reactive maintenance, and long-term planning is essential.

Mr. Schainker said that the challenge will be the need for increases in the Sanitary Sewer fund in addition for those built in for the new Water Treatment Plant.

ORDINANCE MAKING REVISIONS TO INTERNAL CODE REFERENCES IN SIGN CODE: Brian Phillips, Management Analyst, recalled that, in November 2012, staff reported to Council about several clean-up concerns that existed in the Sign Code. In response to that report, the City Council had directed staff to draft an ordinance correcting those issues. Staff recommended a modification to Section 21.113, which is the section that currently requires that a sign owner remove any sign that no longer advertises a bona fide business, product or service after a period of six months. Mr. Phillips explained that, because *signs* are defined differently in the *Code* than *sign structures*, a business that closes must take down its sign but can leave up an empty sign pole indefinitely. The proposed ordinance would require removal of the sign and/or sign structure within six months of the closure of the business.

According to Mr. Phillips, several of the corrections are necessary because in 2010, the Sign Code was moved out of Chapter 5 and into its own chapter. References in sections 21.123, 21.128, 21.129, 21.130, and Appendix N need to be amended to reflect the correct chapter. It was also pointed out by Mr. Phillips that until 2010, a Sign Code violation was charged with a \$500 fine. Because Appendix N does not currently refer to the correct chapter, a violation of the Sign Code has been charged on the standard municipal infraction schedule (\$30 per violation). In correcting Appendix N to reflect the correct chapters, a violation of the Sign Code would revert to its original fine of \$500 per violation.

Additionally, changes to Sections 21.114 and 21.121 are needed to change the Hospital-Medical zone's abbreviation from "H-M" to its current "S-HM."

Mr. Phillips reported that, in 1997, the City removed an exception for public, educational, charitable, fraternal or religious signs in response to an Iowa Attorney General's opinion that such exceptions violated "content neutrality" and could, therefore, be ruled unconstitutional if challenged in court. The proposed ordinance would remove two additional similar exceptions in 21.115 and 21.121. That change would continue to allow political signs under the "temporary signs" criteria (no permit required, must not exceed 32 square feet in area, and may only be up for 90 days at a time). Public, educational, charitable, fraternal, and religious signs would remain legal, but must be submitted through the permitting process like all other signs. A summary of the changes recommended by staff was given.

The Council was reminded by Mr. Phillips that it had directed staff to address electronic signs in addition to the Code clean-up. He advised that staff intends to bring recommendations on electronic signs in a separate report at a later date.

Council Member Goodman said he personally believed that having to remove the pole could hinder the business owner from being able to rent the commercial space again. The pole is one component that could be left, so that the cost of the pole would not need to be borne by the new tenant. Council Member Szopinski noted that, on the other hand, the City did not want abandoned poles left to deteriorate.

Neighborhoods Inspector Sara VanMeeteren gave examples of businesses that had ceased to exist, but left an unsightly sign.

Discussion ensued as to what would be an acceptable time frame for removal of a sign and/or pole after the business ceased to exist.

Moved by Goodman, seconded by Larson, to table discussion on the sign ordinance clean-up.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Goodman, seconded by Orazem, to direct staff to add the following two requirements to the Sign Ordinance: (1) the sign must have a panel in it at all times and (2) if a property is razed, the sign pole must be razed at the same time.

Moved by Szopinski to amend the motion to state that if a property is vacated for a certain amount of time, the sign must be removed.
Motion to amend failed for lack of a second.

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

Council Member Goodman said he would be in favor of setting a time limit on allowing a pole sign to exist when the business was no longer in existence, but was unsure what that time limit should be.

ORDINANCE SETTING STORM WATER RATE: Moved by Goodman, seconded by Wacha, to pass on third reading and adopt ORDINANCE NO. 4136 setting the Storm Water Rate.
Roll Call Vote: 6-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

ORDINANCE PERTAINING TO LIGHTING AND ALTERNATIVE LANDSCAPE STANDARD FOR AUTO AND MARINE CRAFT USES: Moved by Goodman, seconded by Davis, to pass on third reading and adopt ORDINANCE NO. 4137 pertaining to lighting and alternative landscape standards for auto and marine craft trade uses.
Roll Call Vote: 6-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

ORDINANCE CORRECTING SCRIVENER'S ERROR IN TABLE 29.805(3) PERTAINING TO PLANNED REGIONAL COMMERCIAL ZONE DEVELOPMENT: Moved by Wacha, seconded by Goodman, to pass on third reading and adopt ORDINANCE NO. 4138 correcting a scrivener's error in Table 29.805(3) pertaining to Planned Regional Commercial Zone Development Standards.
Roll Call Vote: 6-0. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

ADJOURNMENT: Moved by Davis to adjourn the meeting at 10:02 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

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

AMES, IOWA

JANUARY 15, 2013

The Ames City Council met in special session at 5:15 p.m. on the 15th day of January, 2013, 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: Jeremy Davis, Jami Larson, Victoria Szopinski, and Tom Wacha. *Ex officio* Member Sawyer Baker was also present. Council Member Peter Orazem arrived at 5:18 p.m. Council Member Matthew Goodman arrived at 5:30 p.m.

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

EASEMENTS IN THE STREETS OF NORTH GRAND SUBDIVISION: Moved by Davis, seconded by Wacha, to adopt RESOLUTION NO. 13-017 setting the date of public hearing to vacate easements in the Streets of North Grand Subdivision.

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

IOWA ECONOMIC DEVELOPMENT AUTHORITY APPLICATION FOR FINANCIAL ASSISTANCE FOR 3M: Moved by Davis, seconded by Larson, to adopt RESOLUTION NO. 13-

018 endorsing Iowa Economic Development Authority application for financial assistance for 3M. Roll Call Vote:6-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Council Member Orazem arrived at 5:18 p.m.

WORKSHOP ON THE 2013-2018 CAPITAL IMPROVEMENTS PLAN (CIP): City Manager Steve Schainker emphasized that the Plan outlines the City's funding strategy for major public improvement projects to be completed over the next five fiscal years (2013/14-2017/18). Projected expenditures in the Plan total \$253,106,184. Mr. Schainker announced that public input will be taken at the Council meeting scheduled for January 22, 2013, and again at the final budget public hearing to be held on February 12, 2013.

City Manager Schainker told the Council that he did not recall a time when the City had been engaged in so many important studies that will impact the Capital Improvements Plan. He specifically named the Long-Term Facilities Study for the Water Pollution Control Plant, Power Resource Option Study for the Electric Utility, Gasification Study for the Resource Recovery Plant, Sanitary Sewer System Evaluation for the collection system, and the Flood Mitigation Study as it relates to river and overland flooding. He emphasized that the studies will not be completed in time to incorporate the recommendations chosen by the Council into the CIP. Completion of this year's CIP was made particularly difficult because those studies are not finished and the Council has not adopted any recommendations. Mr. Schainker perceived that the CIP would be adopted, but could be modified in the near future based on the results of the studies. Based on the recommendations that the Council will adopt, the budget may be substantially impacted, which in turn, may impact utility rates.

Finance Director Duane Pitcher advised that the Draft CIP is available online on the City's web page. He called the City Council's attention to Page VIII pertaining to the City's debt capacity and reviewed the Summary of Major Bond Issues. The bulk of the 2013/14 total (\$19,679,000) is for the Library Renovation (\$13,479,000). According to Director Pitcher, the City's total debt capacity after the Council Reserves will be \$114,217,768 (64.59%); even after the Library issue, the City has a substantial amount of debt capacity. City Manager Schainker noted that one of the reasons that the City has a Aaa bond rating is due to the City Council being more conservative than the state law requires. At the inquiry of Council Member Orazem, Director Pitcher advised that the debt for the new Water Treatment Plant will not be shown under the Projection of Debt Capacity because it is being funded through a State Revolving Fund loan and repaid through water revenues.

Public Safety - Fire. Fire Chief Shawn Bayouth introduced Deputy Chief Paul Sandoval and newly promoted Deputy Chief Rich Higgins.

Council Member Goodman arrived at 5:30 p.m.

Chief Bayouth described the Fire Station Improvements to be accomplished at Fire Station 1, 2, and 3 in 2013/14, 2015/16, and 2016/17, respectively. He also stated that 41 Self-Contained Breathing Apparatus units need to be replaced as they will have reached their life expectancy. The CIP shows funds to purchase one-half of the units in 2014/15 and the other half in 2015/16. The Department is looking for Grant possibilities for that large project.

Council Member Larson brought up the possible relocation of Fire Station 2 from Campustown. City Manager Schainker stated that discussions need to occur with University officials, who may be a partner with the City on that relocation, and others in West Ames who will be impacted. Relocation will take a bond issue. Before the City makes any major renovations to Fire Station 2, the decision on relocation will need to be made, but that is not probable within the next five years. Council Member Goodman asked if the Council's decisions to grow to the north, instead of in the Southwest Growth Area, would impact the plans to relocate Fire Station 2. Mr. Schainker advised that Fire Station 2 is no longer ideally located. It is difficult for fire apparatus to leave from and return to the Station due to high pedestrian and traffic volumes on Welch Avenue. This creates safety issues for not only the fire fighters, but also pedestrians. Moving the station would not have any ramifications on manpower; however, would be a major building investment.

Public Safety - Traffic. John Joiner, Public Works Director, explained the site and cost changes for the Traffic Signal Program and the Multi-Modal Roadway Improvements, a schedule delay for U. S. 69 Intersection Improvements (specifically 13th Street/Grand due to crash data from 2012) to start community conversation, cost changes for the West Lincoln Way Intersection Improvements to construct turn lanes and install traffic signals at the Franklin Avenue/Lincoln Way intersection, which were justified by a traffic input report for South Fork Subdivision. A new project described was the Traffic Calming Program. The three locations being recommended by staff were first brought to the Council last October (Hayes, Ridgewood/Summit/Crescent, and Jewel). The 2015/16 location is Hyde Avenue, which is tied in to the paving of Grant Avenue. Council Member Larson noted that Grant Avenue turns into Hyde when you enter Ames' city limits. The Shared Use Path Expansion shows the 2013/14 as the Skunk River Trail from E. Lincoln Way to the current terminus in South River Valley Park. It is anticipated that, by the end of the five-year

Plan, the entire Skunk River Trail will be completed, which would connect the Hunziker Youth Sports Complex as well. It was noted by Mr. Joiner that the Long-Range Transportation Plan Update will begin in 2013/14 and be adopted in 2015. In response to Council Member Goodman's inquiry, Mr. Joiner said that the Long-Range Transportation Plan entirely relies on the Land Use Policy Plan and the Fringe Area Plan. City Manager Schainker said that the LUPP and Fringe Plan that are approved at the time of the update are the ones that will be used.

Council Member Szopinski noted that the 2012 crash data had shown that the 13th Street/Grand Avenue intersection was the third highest location for traffic accidents, behind South Duff/South 5th and South Duff/South 16th. Director Joiner said that when input was provided on the Long-Range Transportation Plan, the 13th /Grand intersection was identified by the community as the one needing addressed the most. He noted that the U. S. 69 Intersection Improvements project was two years out, and it is just to start a community conversation. In answer to Ms. Szopinski's inquiry, Mr. Joiner said that the intersections ranking first and second will be remedied by the Grand Avenue Extension. It is hoped that the City will receive grants in order to proceed with that project.

Utilities - Resource Recovery Plant (RRP). Resource Recovery Superintendent Gary Freel was present. Public Works Director Joiner informed the Council that there are changes to the scope and costs changes to purchase new and replacement components and equipment at the RRP. The schedule to replace the 37-year-old high-speed Primary Shredder has been advanced. Phase 1 (design and engineering work, removal/demolition of existing equipment, and bidding of new equipment) will be completed in 2012/13 and Phase 2 (purchase and installation of a new shredder, conveyors, and electrical equipment) will be done in 2013/14. Mr. Joiner noted that the RFP had been sent to design firms, so that staff would be ready to move ahead with installation in 2013/14. Public Works staff has been working with Electric, and an outage is planned for October/November, to accommodate the installation of the shredder. It was reported by Director Joiner that staff had discussed the possibility of using revenue-abated bonds to pay for the shredder. Discussions will continue with the City Manager and Finance. The CIP shows a cash payment of \$1,000,000; however, that might change. Mr. Schainker said this project is causing a predicament because it is not know whether the City will move into a new system or keep the same system. There are already challenges for next year due to uncontrollable expenses (Police & Fire Retirement, debt service on the Library). The Fund Balance is decreasing, and it will take a revenue adjustment to build it back up. Drawing down the \$1,000,000 in cash would be a problem; recommendations will be forthcoming to the Council..

Utilities - Water Distribution. Mr. Joiner noted a cost change for the Water System Improvements (for replacing water mains, installing larger distribution main, transferring water services to the larger mains, and abandoning old mains).

Utilities - Storm Sewer. Director Joiner described cost and site changes for Flood Response and Mitigation Projects, the Low-Point Drainage Improvements and a site change for the Storm Sewer Improvement Program (to repair or replace deteriorated storm sewer pipes and intakes). He also noted a delay in the Storm Sewer Outlet Erosion Control and Storm Water Facility Rehabilitation Programs due to re-prioritizing the Storm Sewer Utility Fund projects. The bank stabilization is scheduled in 2015/16 to best coordinate with construction of a segment of the Skunk River Trail; it is important in protecting public infrastructure from future damage. City Manager Schainker said that he had challenged Public Works to find a cost-effective way to protect the Skunk River Trail

other than this, which is a worst-case scenario. He emphasized that Page 38 contains the flood mitigation project; however, no recommendations have been made. This will come to the Council in a March or April workshop when the specific projects will be added based on the Flood Study.

A new project, the Storm Sewer System Analysis (to aid in identifying deficient storm sewer capacity and future storm sewer improvements) to establish an accurate GIS storm sewer system and hydraulic modeling of the network to help mitigate localized flash flooding will be undertaken in FY 2015/16, 2016/17, and 2017/18. This study will be similar to that currently being done on the Sanitary Sewer System. At the inquiry of Council Member Goodman as to whether any community requires “gray water systems.” Mr. Joiner said that he did not know of any Iowa communities that already regulate or mandate that.

Utilities - Sanitary Sewer. Mr. Joiner noted a cost change to the Sanitary Sewer Rehabilitation Program, which was discussed at the January 8, 2013, Council meeting. Severe structural defects (ratings of 4 or 5), as identified by the Sanitary Sewer System Evaluation, will be addressed first. There is \$3.27 million/year for five years. That will be funded through the State Revolving Fund. Mr. Joiner said that when the state reviews the application for that Fund to do this work, it will want to see that the City is continuing to do routine maintenance as well as the rehabilitation. For that reason, there is also \$200,000 allocated out of the Sewer Utility Fund for routine maintenance. City Manager Schainker emphasized that the rehabilitation will impact the Sanitary Sewer Rate. In previous CIPs, there was a total of \$300,000/year programmed for routine maintenance. The SSSE identified the need; this goes from \$1.5 million to over \$17 million over a five-year period. It was noted that the System Evaluation is only about 40% complete.

Transportation - Streets Engineering. According to Public Works Director Joiner, there will be cost, revenue, and site changes in the annual Collector Street Pavement Improvements Reconstruction Program and CyRide Route Pavement Improvements; a cost change in the Downtown Street Pavement Improvements and Asphalt/Seal Coat Street Rehabilitation Program. There will be cost and site changes for the Concrete Pavement Improvements, Arterial Street Pavement Improvements, and Asphalt Street Reconstruction Programs. A new project, Mortensen Road Improvements, will include improvements of the existing pavement and adding curb and gutter within the same area. There will be cost and revenue changes for the Grand Avenue Extension. A Transportation Funding Study in 2012/13 identified federal and state grants that might be available for funding this project. The cost estimates will have to be updated. Revenues will be updated to include the addition of MPO/STP funding in 2015/16, 2016/17, and 2017/18. Cherry Avenue Extension was another new project described. Cherry Avenue will be extended south and connected to both East 3rd Street and Southeast 5th Street.

Transportation - Street Maintenance. Mr. Joiner explained the Bridge Rehabilitation Program, which will be advanced and incur cost changes. The 6th Street Bridge over Squaw Creek will be the focus with preliminary design occurring in 2013/14, final design occurring in 2014/15, and construction occurring in 2015/16. A new project, Pavement Restoration for street maintenance, will have \$75,000 allocated for each of the five years of the CIP. There will be no changes to the Neighborhood Curb Replacement Program, with \$12,500 allocated each year from 2013/14 to 2017/18; or to the annual Shared Use Path Maintenance Program. There will be cost and revenue changes to the Sidewalk Safety Program due to the need for additional surveys, design, and inspection for pedestrian ramps; and to the Lincoln Way Median Improvements (enhancement of medians on Lincoln Way from Beach Avenue to Sheldon Avenue), as a result of adding the actual

construction of the median improvements. Operations Manager Corey Mellies explained that a group of stakeholders was established from the Ames Foundation, Iowa State University, Campustown Action Association, Greek Community and adjacent property owners to assist the City with a Master Plan for median improvements. Retaining Wall Reconstruction project will have cost and site changes due to the addition of the Maxwell Avenue location in 2015/16. Private funding has been added to the financing. The construction of a Salt Brine Storage Facility is a new project listed in 2015/16. Mr. Joiner advised that a discussion of the necessity for the City to make brine was met with willingness from Iowa State University and the Ames Community School District to perhaps partner in that endeavor.

Transportation - Airport. Director Joiner recalled that the replacement of the terminal building was delayed from 2013/14 in order to hold public/user meetings to further define the scope of the building project. Discussions with other entities will continue to occur in hopes of constructing the building beginning in 2015/16.

Community Enrichment - Public Works. Staff had met with family members who frequently visit the City's cemetery and received information on needed improvement projects. As a result of the input, the Municipal Cemetery Improvements Program has been increased to upgrade the lanes and water service over the next five years. In 2013/14, 2014/15, and 2015/16, \$65,000 will be allocated; \$70,000 will be allocated in 2016/17.

Water and Pollution Control. Water and Pollution Control Director John Dunn introduced staff present: Assistant Director Steve DuVall, Water Meter Supervisor Dave Blumer, Environmental Specialist Mike Klock-Sullivan, and Environmental Engineers Kris Evans and Matt Hawes.

Director Dunn presented a comparison of the 2012 CIP expense projections to the 2013 projections.

Pertaining to the new Water Treatment Plant, Mr. Dunn recalled that there was a delay in securing the property, so no significant work was undertaken to further the conceptual design during the page year. He described the cost changes from last year's CIP. Mr. Dunn pointed out that the proposed funding source for the majority of the project will be loans from the Iowa Drinking Water State Revolving Fund; those will be repaid over 20 years out of water revenues. In addition, the project has been awarded a loan forgiveness of approximately \$6,224,000 for constructing the facility to a LEED (Leadership in Energy and Environmental Design) certified standard.

Water Plant Facility Improvements, including annual equipment repairs, major maintenance activities, replacement, and upgrades at the current WTP and associated remote facilities, such as wells, elevated tanks, and booster pump stations, will see a scope change. Mr. Dunn emphasized that no major facility improvements are planned at the existing Plant; only maintenance and repairs necessary to keep the Facility operational until the new Plant comes online in four years will be done. The Remote Site Access Control project is being delayed until FY 2015/16 to ensure that it is compatible with the security system to be installed at the new WTP. Low-Head Dam Modifications will be delayed until Fall 2013; the scope and cost will also change. There will be no change to the Automatic Meter Reading Conversion due to begin in 2014/15. Pertaining to the Water Supply Expansion, Mr. Dunn noted that the schedule for bringing new wells online has been accelerated by one year due to the peak demands revealed by the drought of 2012. Full development of the I-35 West Well Field is now included in the five-year CIP. The new Well

Field Standby Power project to provide standby electrical power to select wells located in the Hunziker Youth Sports Complex is due to begin in 2017/18. The Demolition of the Old Water Treatment Plant at 300 E. 5th Street is a new project that will begin in 2017/18 and conclude in 2019/20. The two-story Technical Services Complex will remain and continue to be utilized by the Water and Pollution Control Department.

Utilities - Water Pollution Control. A graph of the Total Sewer CIP Expense Projection for 2012 and 2013 was shown.

Director Dunn said that there would be no change to the WPC Plant Residuals Handling Improvements. New projects were described: [1] Co-Generation System Maintenance will begin in 2013/14 with the overhaul of MG #2, which is currently inoperable; MG #1 with a boiler system will be replaced in 2016/17; and MG #3 will be overhauled in 2017/18. [2] Lift Station Improvements will occur in 2013/14 (South Dayton Avenue) and 2015/16 (Northwood). [3] WPC Clarifier Maintenance will occur in 2013/14, 2014/15, 2016/17, and 2017/18. Mr. Dunn highlighted the benefits of staff consulting engineers and coating experts regarding cost-effective maintenance. [4] Secondary Treatment Improvements to replace Solids Contact Blowers, repair Screw Pumps, rehabilitate Solids Contact Screw Pumps, and replace Solids Contact Gate Values and Diffusers. [5] Mechanical and HVAC Replacements to replace equipment. [6] Structural Rehabilitation includes periodic structural rehabilitation of buildings and structures, and [7] Bar Screen Improvements, which will allow for the installation of a third bar screen and a screenings washer/compactor/conveyor system at the WPC Facility. The bar screens provide physical removal of large debris, such as rags, board, and other large items that can plug downstream treatment units. Scope and cost changes for the WPC Electrical System Maintenance, Digester Improvements, and WPC Plant Facility Improvements were described. The Flow Equalization Expansion project has been delayed until 2015/16. This project would add an additional 6.0 million gallons, increasing the Plant's effective storage capacity to 10.4 million gallons. The delay of approximately six months to allow final estimates of effective inflow and infiltration removal to be incorporated into the sizing of the new basin.

The meeting recessed at 7:20 p.m. and reconvened at 7:30 p.m.

Electric - Electric Services. Donald Kom, Electric Services Director, introduced Dell Brown, Power Plant Manager.

Mr. Kom reviewed capital projects broken down into three categories: Electric Services, Transmission/Distribution, and Power Plant. There is only one new project for this CIP, which is the Unit #7 Crane Repair.

Under Electric Services, there will be no change to the Demand-Side Management Energy Conservation Programs. There is \$1 million budgeted per year for each of the next five years. To date, the Program has resulted in 6.6 megawatt reduction. Discussion ensued on the possibility of mandating Prime Time Power program. At the inquiry of Council Member Davis, Director Kom advised that 9,000 out of approximately 18,000 property owners voluntarily participate in the program. Council Member Larson asked how many owners of rental housing units participate in the program. Mr. Kom will provide that information to the Council.

Electric - Transmission & Distribution. Eight projects were highlighted in the Transmission/Distribution category: 69kV Switchyard Relay/Control Replacement, Ames Plant Distribution Substation, Mortensen Road Feeder Reconstruction, Vet Med Substation Feeders, Top-O-Hollow Substation Expansion, 69 kV Transmission Reconstruction, Ontario Substation 69 kV Breaker Addition, and Dayton Avenue Substation Switchgear Upgrades.

The Vet Med Substation Feeders project, to occur in 2013/14, will add a new underground feeder south of the Research Park area and a new overhead feeder north to provide capacity for new load growth along South 16th Street, South Duff, and for ISU stadium expansion. The Top-O-Hollow Substation Expansion and Breaker Addition scheduled to occur in 2013/14 will convert the existing direct-buried underground 69kV transmission tap connection to a more reliable dual-source overhead transmission connection. It was also noted that, for the 69kV Transmission Reconstruction, Iowa State University's share of the project is based on a load-ratio-share at the time of implementation (currently 18.8%).

Electric - Power Plant. Seven of Electric Service's CIP projects fall under the category of the Power Plant: Gas turbine #2 Inlet Heating, Combustion Turbine #1 Evaporator Cooler, Unit #7 Crane Repair, EPA - Unit #8 Mercury Reduction, Unit #8 Precipitator Control, Cooling Tower Repairs, and Underground Storage Tanks. According to Director Kom, Continuous Emissions Monitoring System Replacement will see a cost change and be delayed until 2014/15. To meet new EPA monitoring requirements in the future, a complete system change-out is being recommended. Also, the EPA - Unit #8 Mercury Reduction project will be delayed as staff needs to evaluate options for mercury reduction technology, so a specific technology has yet to be selected and costed-out.

The one new project, Unit #7 Crane Repair, will occur in 2013/14. The equipment is crucial to the operations of the Power Plant; it is used to do overhauls and repairs on the #7 Turbine/Generator and to hoist other Plant material and equipment from sub-basement and basement into the Plant.

Key points of the Electric Services budget were raised by Director Kom. He said that the budget focuses on improving reliability with proactive replacement of old, out-of-date, and deteriorating equipment and building redundancy.

Transportation - Transit. Transit Director Sheri Kyras told the Council that there were changes needing to be made to the CIP due to federal funding cuts. She said that the new Federal Transportation Bill was approved last fall and was devastating to transit systems the size of Ames' system. That Bill is valid for two years and means that Ames will receive no federal capital dollars. Over the past five years, Ames has averaged about \$2.5 million/year from the federal government. There will be delays in projects and some projects will not move forward as a result of the loss of federal funding.

The Building Expansion & Modernization project had been delayed from last fall. The request for bids is out now. The bid document contains the actuated fuel shut-off system, which was recommended by FM Global for facility safety. From 2014/15 to 2017/18, there is only \$170,000 being allocated; that would pay for roof replacements and other repairs to keep the facility minimally maintained.

Pertaining to Vehicle Replacement, Ms. Kyras reiterated that CyRide will receive no federal capital funds for bus replacements after the 2014/15 budget year. Any purchases after that time would have to be funded with 100% local dollars. The City needs to replace six buses/year to keep the Fleet age the same as where it is today. Only two buses are planned to be purchased in 2016/17 and 2017/18; therefore, the operating costs will increase as the Fleet increases in age. There is \$12,000 budgeted each year for replacement of computers, and \$40,000 to \$50,000/year is allocated for the purchase of shop equipment. Due to the reduction in federal funding, CyRide will no longer be able to continue the Bus Stop Improvements program past 2016/17. After that time, any improvements to bus shelters will need to come out of the local Transit Fund as opposed to federal funding.

Council Member Davis asked for an update on the GPS System for CyRide buses. Ms. Kyras said the system has been purchased, and they are working with the vendor. The City had planned on the System to work on the Verizon network; however, that would not be possible until March. CyRide has decided to “go live” with the AT & T network, even though it is not quite the coverage that had been hoped for. Their goal is to go live for the public on February 1. Council Member Wacha noted that The Government of Student Body proposed the System, paid for it, and agreed to fully fund it for the first three years. He also advised that the System is not only a benefit for students and CyRide drivers, but also to the CyRide staff. Staff can, while using the System, see the entire Transit map of the whole City and see where buses are in real time. The System does not count ridership; another System component would be needed to do that.

Parks & Recreation. Nancy Carroll, Director of Parks and Recreation, told the Council that the Parks & Recreation Commission reviewed the CIP with City Manager Schainker last November. The Commission had recommended and staff took into consideration two specific items: (1) The Civic Plaza, which was removed because the funding had not come together. (2) The City would accept the former elementary school parcels that the School District no longer needed for transition into neighborhood parks. Ms. Carroll noted that no funds were placed in the CIP for development of said neighborhood parks. Regarding Edwards Elementary School, the playground equipment could be relocated; however, the City is recommending that the equipment remain there and be gifted to the City. Ms. Carroll advised that the Parks & Recreation was very appreciative of the letter sent by the Mayor to the Ames Community School District regarding the City’s use of some of the unused school properties as open-space parks as long as the land was “clean, green, and gifted.” City Manager Schainker advised that the City had not yet received a response to Mayor’s Campbell’s letter. A meeting is scheduled among representatives of the School District, Director Carroll, and City Manager Schainker. Mr. Schainker said that if the school gifted the City with the land, discussions would need to occur with the affected neighborhood residents regarding the design of such neighborhood parks. If that all comes together, funding for park development should be shown in the second year of the CIP. At the inquiry of Council Member Wacha, Ms. Carroll advised that the City’s operating costs for maintaining parks is approximately \$900/acre.

Municipal Pool Maintenance will have no change at this time. Ms. Carroll updated the Council on the possibility of the School District building a new competitive pool at Ridgewood and 16th Street. It is hoped that the footprint for that building would allow that, when the City had funding (through a bond issue) ready, a warm-water recreational pool could be added on. She stated that many residents would not be happy with using the competitive pool because the water is kept at a lower temperature and there will not be a shallow end, which the current pool has to allow for swimming lessons to be taught year-round. It was noted that the Joint Use Agreement with the

Ames Community School District will expire on April 30, 2015, so the City and School District will need to address the need for new indoor aquatic facilities in the near future. Mr. Schainker reiterated that he and Ms. Carroll will be meeting with the School District in the very near future. According to City Manager Schainker, sharing of gymnasium space will also be discussed.

The Parks and Recreation Facility Improvements at various facilities will have a scope and cost change. Playground/Park Equipment Improvements will have a cost change and site change: . outdoor exercise equipment will be placed at Moore Memorial Park. It is anticipated that the Wellmark 3-Point Play Program will provide \$20,000 in funding. Improvements to Ada Hayden Heritage Park planned in each of the five years were explained. Four Sand Volleyball Courts with lights will be constructed east of the tennis courts at Emma McCarthy Lee Park will be constructed in 2013/14.

Ms. Carroll shared that the Operations Budget will include funding for consulting engineer services to assess the bath house that still exists at the Carr Pool site. If the structural integrity is present, staff would look at transitioning the bathhouse into a year-round or seasonal shelter. Public input will be received if that project is deemed possible.

New projects were explained: (1) City/School District Partnership: Gymnasiums. An agreement will be prepared for School Board and City Council approval to allow Parks and Recreation to coordinate activities when school is not in session. (2) Furman Aquatic Center. Canopies will be replaced in 2013/14, the basins will be painted in 2014/15 and 2016/17, and speed slides could be installed in 2017/18. (3) Brookside Park Improvements. The gravel driveway/parking lot east of Squaw Creek will be replaced with an approximate 15-stall parking lot adjacent to 6th Street in 2014/15. The light fixtures will be replaced and additional poles with fixtures will be adding in 2016/17. (4) Pedestrian Bridge across Squaw Creek at Moore Memorial Park is planned for 2016/17.

Maintenance projects at the Ames/ISU Ice Arena are scheduled to occur in 2013/14. Ms. Carroll said, however, that she was invited to a meeting at Iowa State University to hear about the potential construction of a new learning and pavilion center to the north of the Ice Arena. This would be used for classroom space and horse shows. Bids will be opened on January 24, 2013, for the construction of that facility. There had been previous conversations about additional parking for the Ice Arena, and the thought is that when the pavilion is built, parking could be added to accommodate the Ice Arena as well. Ms. Carroll had been told that the additional parking was included in the bid document as an add alternate. The estimated cost of the parking would be approximately \$100,000. Staff has proposed to meet with the ice users next week to get their input. If the City moves ahead with constructing the additional parking, the rubber flooring in the hallway and locker rooms of the Ice Arena, estimated to cost \$175,000, be pushed back to the fifth year of the CIP.

Tennis Court Improvements will be resurfaced at Inis Grove Park in 2014/15 and at Emma McCarthy Lee Park in 2016/17. A new restroom is planned to be constructed in Inis Grove Park in 2015/16.

Ms. Carroll told the Council that the Northridge Heights Park will begin to be developed next spring.

An update to the possible park property in West Ames was given by Ms. Carroll. She said that she had been having discussions with the family who owns the land. Family members have indicated to Ms. Carroll that they need approximately six more months to work through the legalities. No funding for such a park was included in this CIP.

Noting that Nancy Carroll had submitted her resignation and this would be her last CIP presentation, Council Member Goodman thanked Nancy for her responsiveness to Ames citizens' concerns and her openness to citizen input.

Library. Lynne Carey, Acting Library Director, gave an update on the Ames Public Library Renovation. She announced that the fund-raising efforts of the Library Friends Foundation continue and are going very well. The project is on schedule. Ms. Carey announced that it was initially believed that the property tax increase would be \$.61/1,000; however, it is going to be less than that amount. A new project, the Integrated Library System, is planned for 2015/16. This System is used to automate basic processes required for library management.

Facilities/Fleet Services. Fleet Services Management Paul Hinderaker explained that \$50,000 has been budgeted for maintenance or replacement of items in the City Hall building. All monies budgeted are not used every year; there is accumulation of approximately \$200,000 to use for major replacement, such as carpeting. The Edison Maintenance Facility Improvements project encompasses several improvements to the Maintenance Facility shared by Public Works and Fleet Services.

Community Enrichment. City Manager Steve Schainker said there were no changes proposed for the Neighborhood Improvement Program or the Downtown Facade Program. Mr. Schainker noted that the Downtown Facade Program has not moved into Campustown yet. The Council will need to make a decision about doing that. Unallocated funds in those Programs do not carry over.

Conclusion. City Manager Schainker announced that there are a lot of unknowns in the CIP at this time, which are dependent on the results of a number of studies still outstanding. He believes that the Water and Electric Utilities will be most directly affected; those will subsequently impact property tax rates.

Council Member Davis suggested that City Manager Schainker prepare a list of projects that could be delayed one year.

City Manager Schainker reminded that public input on the CIP will be accepted on January 22.

ADJOURNMENT: Moved by Davis to adjourn the meeting at 9:25 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor