

**AGENDA**  
**REGULAR MEETING OF THE AMES CITY COUNCIL**  
**COUNCIL CHAMBERS - CITY HALL**  
**APRIL 23, 2013**

**NOTICE TO THE PUBLIC:** The Mayor and City Council welcome comments from the public during discussion. **If you wish to speak, please complete an orange card and hand it to the City Clerk. When your name is called, please step to the microphone, state your name for the record, and limit the time used to present your remarks in order that others may be given the opportunity to speak.** The normal process on any particular agenda item is that the motion is placed on the floor, input is received from the audience, the Council is given an opportunity to comment on the issue or respond to the audience concerns, and the vote is taken. On ordinances, there is time provided for public input at the time of the first reading. In consideration of all, if you have a cell phone, please turn it off or put it on silent ring.

**CALL TO ORDER:** 7:00 p.m.

**PROCLAMATIONS:**

1. Proclamation for Arbor Day, April 26, 2013
2. Proclamation for National Historic Preservation Month, May 2013

**PRESENTATION:**

3. Presentation of Historic Preservation Awards

**APPOINTMENT OF EX OFFICIO STUDENT LIAISON:**

4. Resolution approving appointment of *ex officio* student liaison to City Council

**CONSENT AGENDA:** All items listed under the consent agenda will be enacted by one motion. There will be no separate discussion of these items unless a request is made prior to the time the Council members vote on the motion.

5. Motion approving payment of claims
6. Motion approving Minutes of Special Meeting of April 8, 2013, and Regular Meeting of April 9, 2013
7. Motion approving Report of Contract Change Orders for April 1-15, 2013
8. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
  - a. Class C Liquor & Outdoor Service – Perfect Games, 1320 Dickinson Avenue
  - b. Class C Beer – Swift Stop #2, 3406 Lincoln Way
9. Motion approving Police Department's application to and participation in Department of Justice Office of Justice Programs Bulletproof Vest Partnership program
10. Resolution approving appointment of Council Member Goodman to Ames Transit Agency Board of Trustees
11. Resolution confirming appointments of GSB Senator Zachary Murrell and Representative Daniel Rediske to Ames Transit Agency Board of Trustees
12. Resolution approving appointment of Deb Thurmond to fill vacancy on Public Art Commission
13. Resolution approving Investment Report for quarter ending March 31, 2013
14. Resolution approving Preliminary Official Statement for General Obligation Corporate Purpose Bonds, Series 2013, and setting date of sale for May 14, 2013
15. Resolution approving renewal of Administrative Services Agreement with Delta Dental of Iowa for dental benefits
16. Resolution approving renewal of Agreement with Wellmark BCBS of Iowa for administrative services, specific and aggregate excess coverage, and network access for health benefits

17. Resolution approving preliminary plans and specifications for 2013/14 Resource Recovery Process Area Sprinkler System Replacement (Phase I); setting May 22, 2013, as bid due date and May 28, 2013, as date of public hearing
18. Resolution approving preliminary plans and specifications for 2012/13 Downtown Street Pavement Improvements; setting May 22, 2013, as bid due date and May 28, 2013, as date of public hearing
19. Resolution awarding contracts to RESCO of Ankeny, Iowa, for purchase of Padmounted Transformers and to Wesco Distribution of Des Moines, Iowa, for purchase of Overhead Transformers, all in accordance with unit prices and energy losses bid
20. Resolution approving renewal of contract with W-S Industrial Services, Inc., of Council Bluffs, Iowa, in an amount not to exceed \$151,000 for Power Plant Specialized Cleaning Services, including Grit Blasting, Hydro-Blasting, Detonation Blasting, and Vac Truck Services
21. Resolution approving renewal of contract with Bodine Services of Clinton, LLC, of Clinton, Iowa in an amount not to exceed \$52,000 for Power Plant Specialized Wet/Dry Vacuum, Hydro-Blast, and Related Cleaning Services
22. Resolution approving renewal of contract with ChemTreat, Inc., of Glen Allen, Virginia, in an amount not to exceed \$224,000 for Chemical Treatment Services and Supplies for Power Plant
23. Resolution approving renewal of contract with Diamond Oil Company of Des Moines, Iowa, in an amount not to exceed \$642,000 to supply Diesel Fuel to the Power Plant
24. Resolution approving renewal of contract with Tri-City Electric Company of Iowa, of Davenport, Iowa, in an amount not to exceed \$180,000 for Power Plant Breaker and Relay Maintenance
25. Resolution approving renewal of contract with Air Hygiene of Broken Arrow, Oklahoma, in an amount not to exceed \$90,500 for Emissions Testing for Steam Electric Plant and Combustion Turbine Generator
26. Resolution approving renewal of contract with Waste Management of Ames in the amount of \$.3941/mile/ ton for Hauling and Related Services from Resource Recovery Plant to Boone County Landfill
27. Resolution approving completion of Squaw Creek Pedestrian Bridge
28. Resolution approving completion of Flood Damage - Squaw Creek Bank Erosion Projects (north of Stuart Smith Park and near 326 North Riverside Drive)

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

**PERMITS, PETITIONS, AND COMMUNICATIONS:**

29. Motion approving 5-day licenses for Olde Main Brewing Company:
  - a. Special Class C Liquor at St. Thomas Aquinas Church, 2210 Lincoln Way
  - b. Special Class C Liquor & Outdoor Service at Reiman Gardens, 1407 University Boulevard
30. Motion approving Class C Liquor License & Outdoor Service for Brick City Grill, 2704 Stange Road
31. Requests for Summerfest in Campustown on June 8, 2013:
  - a. Resolution approving closure of 200 block of Welch Avenue and Welch Lot T from 7:00 a.m. to 11:00 p.m.; and waiver of parking meter fees, electricity use, and Blanket Vending Permit fee
  - b. Motion approving Blanket Temporary Obstruction Permit
  - c. Motion approving Blanket Vending Permit
  - d. Motion approving 5-Day Class B Beer Permit & Outdoor Service

32. Requests from Main Street Cultural District for Oktoberfest on Saturday, October 12, and Sunday, October 13:
  - a. Resolution approving closure of Main Street from Kellogg to Douglas from 10:00 a.m. to 2:00 a.m., including closure of 46 parking spaces; and waiver of fees for Blanket Vending Permit, meter costs for parking space closures, and costs for use of electricity in the 200 block
  - b. Motion approving Blanket Temporary Obstruction Permit and Blanket Vending Permit
  - c. Motion approving 5-day Class B Beer Permit & Outdoor Service (pending dram shop insurance coverage)
33. Resolution approving/motion denying 2012/13 Contract for Human Services with Lutheran Services in Iowa
34. Resolution approving/motion denying request for additional 2013/14 funding for ACCESS Shelter
35. Resolution approving purchase of “Power Tennis” sculpture from William King for purchase of artwork for Intermodal Facility
36. Resolution approving purchase of 2012/13 Neighborhood Art Acquisition Program sculpture selections
37. Staff report on replacement of common lot line shared garages

**ELECTRIC:**

38. Resolution authorizing a Smart Energy rebate payment to McFarland Clinic for \$45,290

**LIBRARY:**

39. Library Renovation and Expansion Project:
  - a. Staff report
  - b. Resolution approving Change Order No. 1 with A&P/Samuels Group deleting Subsections 1.3A, 1.4A, 1.4B, 1.4C, 3.5A, 3.5B, 3.6A, and 3.6B of Section 01 3591 pertaining to hiring an Historic Treatment Specialist (Tabled from March 26, 2013)

**WATER & POLLUTION CONTROL:**

40. Staff presentation on Drought Operational Response Plan and conceptual revisions to Water Rationing Ordinance

**HEARINGS:**

41. Hearing on 2012/13 CyRide Route Paving Improvements (Lincoln Way from Franklin Avenue to Hayward Avenue):
  - a. Resolution approving final plans and specifications and awarding contract to Manatt’s, Inc., of Ames, Iowa, in the amount of \$649,697.97
42. Hearing on 2013/14 Resource Recovery Primary Shredder Replacement Project - Phase II: No. 1 Mill Replacement:
  - a. Motion accepting report of bids and directing staff to re-bid the project
43. Hearing on vacating utility easements for 4118 Aplin Road:
  - a. Resolution approving vacating utility easements

**ORDINANCES:**

44. Second passage of Water and Sewer Rate Ordinance
45. Second passage of ordinance correcting reference in *Municipal Code* to reflect correct location of definition of *Adult Entertainment Business*

**COUNCIL COMMENTS:**

**CLOSED SESSION:**

46. Motion to hold Closed Session, as provided by Section 21.5(1), *Code of Iowa*, to discuss appointment of City Attorney

**ADJOURNMENT:**

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



# MEMO

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**To:** Members of the City Council

**From:** Ann H. Campbell, Mayor

**Date:** April 19, 2013

**Subject:** Appointment of GSB *ex officio* Student Liaison

It is my understanding that Sawyer Baker, *ex officio* representative to the City Council, will no longer be serving in this capacity. Consequently, an appointment needs to be made to fill this vacancy.

I have been informed by Spencer Hughes, President of the Government of the Student Body (GSB), that Alexandria Harvey has been selected to serve as the City Council's *ex officio* representative. Therefore, I request that the Council appoint Ms. Harvey, representing the Iowa State University GSB, as *ex officio* student liaison to the City Council.

AHC/jlr

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

**AMES, IOWA**

**APRIL 8, 2013**

The Special Meeting of the Ames City Council was called to order by Mayor Ann Campbell at 7:34 p.m. on April 8, 2013. Present from the City Council were Jeremy Davis, Jami Larson, Peter Orazem, Victoria Szopinski, and Tom Wacha. Because it was impractical for all Council members to be present in person, Council Member Goodman was brought into the meeting telephonically.

**CLOSED SESSION:** Moved by Davis, seconded by Orazem, to hold a closed session as provided by Section 21.5(1), Code of Iowa, to interview a candidate for the position of City Attorney.

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

Moved by Davis, seconded by Szopinski, to reconvene in Open Session.

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

**COUNCIL COMMENTS:** Moved by Orazem, seconded by Davis, to refer to staff, for a report, the letter from Dean W. Jensen, on behalf of the Real Estate Service Group, Inc., for a zoning text amendment to allow the conversion of the former Roosevelt School building to a building with 23 units in the "UCRM" zone.

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

Moved by Larson, seconded by Orazem, to direct staff to respond to Sharon Wirth's letter, written on behalf of the Historic Preservation Commission, pertaining to the former Roosevelt School.

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

**ADJOURNMENT:** Moved by Davis to adjourn the Special Meeting at 8:40 p.m.

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Diane R. Voss, City Clerk

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Ann H. Campbell, Mayor

# MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

APRIL 9, 2013

The regular meeting of the Ames City Council was called to order by Mayor Campbell at 7:00 p.m. on April 9, 2013, in the City Council Chambers in City Hall, 515 Clark Avenue. Present from the Ames City Council were Jeremy Davis, Jami Larson, Peter Orazem, Victoria Szopinski, and Tom Wacha. Council Member Matthew Goodman joined the meeting telephonically. *Ex officio* Member Baker was also present.

**SPECIAL RECOGNITION:** Chief of Police Chuck Cychosz presented the Ames Police Department Life-Saving Award to Officer John Barney for his actions to save Elizabeth Funk's life after her car was involved in a traffic accident. As a result of the accident, her vehicle was flipped onto its top and was submerging in icy creek water with Ms. Funk trapped inside. A video clip obtained from a Channel 13 news broadcast was shown. After observing the vehicle in the creek, Officer Barney quickly broke the vehicle's window, cut the seatbelt just as Ms. Funk's head was going under water, and pulled her out of the vehicle. Police Commander Geoff Huff described the significance of the Award. Elizabeth Funk's father, Jim Funk, introduced his wife, Ann, and daughters Elizabeth and Maddie. Mr. Funk thanked Officer Barney for his courageous actions to save his daughter's life. Officer Barney introduced his parents, Jocelyn and John Barney, noting that John Barney is a police officer with the Lamoni Police Department.

**PROCLAMATION FOR ADMINISTRATIVE PROFESSIONALS WEEK:** Mayor Campbell proclaimed April 21 - 27, 2013, as Administrative Professionals Week. Accepting the Proclamation were Iowa Association of Administrative Professionals Ames Chapter Members Sally Houser, Micci Gillespie, Mary Jo Tunkesvik, and Beth McPhail.

**PROCLAMATION FOR FAIR HOUSING MONTH:** The month of April 2013 was proclaimed as Fair Housing Month by Mayor Campbell. Housing Coordinator Vanessa Baker Latimer introduced Steve Eggleston, HUD Des Moines Field Office Director; John Klaus, representing the Ames Human Relations Commission; Chuck Winkleblack, representing the Central Iowa Board of Realtors; and Cindy Jorgensen, representing the Professional Property Management and Ames Property Managers' Association. Mr. Eggleston thanked the City of Ames for its support.

Mayor Campbell announced that the City Council would be working from an Amended Agenda. Two items had been included under the Electric Department. One item was to approve a Change Order for the Steam Turbine No. 8 Overhaul and should be in the amount of \$171,482. The other item was to approve a Change Order for Unit No. 8 Valve Assembly work in the amount of 41,736.42. The Mayor also brought the Council's attention to a revised Council Action Form for Item No. 22, the request from the Iowa State University Chapter of the Student Society of Landscape Architects for a waiver of parking meter fees. The parking space now being requested is No. 50 on Chamberlain Street.

**CONSULTATION FOR ANNEXATION:** City Planner Jeff Benson said that the purpose of the consultation is to identify any issues that Washington Township Board of Trustees or the Story County Board of Supervisors might raise concerning the proposed annexation of three parcels owned by Floyd and Anna Christofferson. The parcels are located south of Oakwood Road in Section 16 of Washington Township. According to Mr. Benson, within seven business days following the consultation, the Supervisors and Trustees may make written recommendations for modifications to the proposed annexation. Within 30 days of the consultation, the Supervisors are also to pass a resolution stating whether or not they support the application or whether they take no position in support of or against the application.

There were no representatives present from the Washington Township Board of Trustees or the Story County Board of Supervisors.

**CONSENT AGENDA:** Mayor Campbell announced that Item No. 11 pertaining to setting a date of hearing on vacating easements for the Mary Greeley Subdivision had been pulled by staff.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting of March 26, 2013, and Special Meetings of April 1, 2013, and April 5, 2013
3. Motion approving Report of Contract Change Orders for March 16-31, 2013
4. Motion approving certification of civil service applicants
5. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
  - a. Special Class C Liquor & Outdoor Service – Golden Wok, 223 Welch Avenue
  - b. Special Class C Liquor – India Palace, 120 Hayward Avenue
  - c. Class E Liquor, C Beer, & B Wine – Dahl's Foods, 3121 Grand Avenue
  - d. Class C Liquor – Dangerous Curves, 111 5<sup>th</sup> Street
  - e. Class C Liquor w/Outdoor Service – Cyclone Experience Network, Hilton Coliseum
6. RESOLUTION NO. 13-142 setting date of public hearing for April 23, 2013, to vacate utility easement for 4118 Aplin Road
7. RESOLUTION NO. 13-144 approving funding agreement with Iowa Department of Transportation for 2012/13 Arterial Street Pavement Improvements (State Avenue from Oakwood Road to north of US Highway 30 Overpass)
8. RESOLUTION NO. 13-145 awarding contract to Wesco Distribution of Des Moines, Iowa, for Copper Cable for Electric Services in the amount of \$92,970 plus applicable sales taxes
9. RESOLUTION NO. 13-146 approving contract and bond for Toronto Street Area Water Main Replacement Project
10. RESOLUTION NO. 13-147 approving contract and bond for 2012/13 Asphalt Street Reconstruction (Pierce Court, Westbend Drive, Westbend Circle, and Southbend Drive)
11. RESOLUTION NO. 13-148 approving contract and bond for 2012/13 Shared Use Path Maintenance (Bloomington Road from Hoover Avenue to Taft Avenue)
12. RESOLUTION NO. 13-149 approving contract and bond for 2012/13 Low-Point Drainage Improvements (Oliver Circle)
13. RESOLUTION NO. 13-150 approving partial completion of public improvements and reducing amount of security for Northridge Heights, 15<sup>th</sup> Addition.

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

**PUBLIC FORUM:** No one spoke during this time.

**CLASS C LIQUOR LICENSE FOR WISEGUYS BURGERS:** Moved by Davis, seconded by Larson, to approve a Class C Liquor License for Wiseguys Burgers, 120 Welch Avenue.

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

**ENCROACHMENT PERMIT FOR 210 - 5<sup>TH</sup> STREET:** Moved by Davis, seconded by Szopinski, to approve an Encroachment Permit for a sign and lights at 210 - 5<sup>th</sup> Street (McClanahan Studios).

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



**“WELCOME BACK” EVENT:** Moved by Wacha, seconded by Orazem, to direct staff to expand the City’s presence at Iowa State University’s “WelcomeFest” this year and forego a “Welcome Back” event this fall at the fire station.

*Ex officio* Member Baker stated that she agreed with the motion; however, urged the City to make sure that it does expand its presence at “WelcomeFest.”

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

**WAIVER OF PARKING METER FEES FOR DEMONSTRATION OF A “PARKLET:”** Assistant City Manager Melissa Mundt introduced Chelsea McCaw, Alicia Adams, and Chris Regert, members of the Iowa State University Chapter of the Student Society of Landscape Architects. Ms. McCaw advised that they were proposing the installation of a temporary “parklet” on Parking Space 3.50 on Chamberlain Street. The “parklet” would remain for one week: April 21 through the 28, 2013. Ms. McCaw defined “parklet” as a miniature park built on top of an existing metered parking space. The point of a “parklet” is to recognize the flexibility of public space. The idea started in San Francisco and has become a growing trend around the country. The proposed design for the “parklet” was shown by Ms. McCaw. Assistant City Manager Mundt clarified that the Association was asking for a waiver of meter fees at Space 3.50 for the week of April 21 - 28, 2013. The students have been working with the City’s Public Works Department and Inspections Division, and the normal permitting processes will be followed.

Council Member Larson encouraged City staff to help the organization promote the “parklet” demonstration, e.g., press releases. He also suggested that staff look at using “parklets” during other events.

Moved by Larson, seconded by Davis, to adopt RESOLUTION NO. 13-151 approving the request from Iowa State University Chapter of the Student Society of Landscape Architects for waiver of parking meter fees for Space 3.50 on Chamberlain Street from April 21 - 28, 2013, for demonstration of a “parklet.”

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

**WOODVIEW UTILITIES SPECIAL ASSESSMENT PROJECT:** Civil Engineer Eric Cowles provided information regarding the installation of utilities on Woodview Drive. He said that, in 2010, the residents of Woodview Drive had made a request to the City Council for a Special Assessment for the installation of water main and sanitary sewer. The residents had indicated that they were willing to waive the cost limitations and right to contest established under Iowa law pertaining to how the cost of the project is to be divided. Since that time, there have been a series of neighborhood meetings and discussions pertaining to the division of project costs among the affected residents. Staff had prepared engineering plans and shared the proposed design and cost estimates with the residents in May 2012. Contract and Waiver forms were prepared and hand-delivered or mailed to the affected property owners. To date, the forms have been returned by all except three of the eleven (11) affected residents. One has a verbal agreement with the lien holder to be signed. The remaining two property owners have the same lien holder, which to date has refused to sign the document, stating that they do not ever agree to take a subordinate position to another lien holder. Those two property owners have now begun investigating the option to pay for the assessment outright.

Mr. Cowles advised that the residents have a need for updated sanitary septic systems and wells on their properties as those facilities are near the end of their useful lives. In response to the resident communications and in an effort to keep the process moving forward, staff had identified several options to continue toward the intended utility installation in 2013. Each of the options was explained by Mr. Cowles.

After being questioned by Council Member Davis pertaining to waiving the requirement of the lien holder's signature on the Contract and Waiver forms, Acting City Attorney Judy Parks advised the risk to the City is minimal.

Council Member Larson asked what the dollar amount would be for the two properties in question (without lienholder signature on the Contract and Waiver forms). Mr. Cowles said he did not have the exact dollar amounts; however, the entire project is approximately \$300,000, and that would be split up among 11 property owners.

Council Member Orazem asked how soon the construction could begin if the waiver of the requirement of the lienholder signature on the Contract and Waiver forms were approved. Mr. Cowles answered that construction should begin in Fall 2013.

Mike Bryant, 2516 Woodview Drive, Ames, and one of the affected property owners, spoke in favor of moving the project forward as soon as possible. He endorsed Option 2, which he believed would move the project forward as soon as possible at the least cost to the property owners. Mr. Bryant gave a chronological history of the residents' attempts to obtain City utility services through a resident-initiated Special Assessment process first presented to the City in 2010. According to Mr. Bryant, he had received an email this morning from the final remaining property owner, who was working with the City's Legal Department and on his own to get his mortgage company to sign the Contract and Waiver forms. That property owner had informed him to "build the project," and that the City and the three property owners would reach agreement on a payment schedule regardless of the mortgage holder position. Mr. Bryant interpreted that to mean that that property owner was willing to compromise in some form and do whatever the City would require.

Moved by Orazem, seconded by Davis, to adopt RESOLUTION NO. 13-143 approving Option 2, waiving the requirement of the lienholder signature on the Contract and Waiver forms and proceed to bid-letting immediately.

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

**FORMER MIDDLE SCHOOL PROJECT:** City Planner Kuester provided the background, which formally began on March 11, 2013, when an application for rezoning of a parcel of land, now owned by Breckenridge Group, was submitted to the City. The rezoning is for a parcel of land at 321 State Avenue and is the site of the former Ames Middle School (Middle Parcel). The request was to change the zoning designation from S-GA (Special-Government/Airport) to RL (Low-Density Residential). On March 15, an additional application was submitted for a parcel of land owned by Breckenridge Group at 601 State Avenue (South Parcel). That site was recently split from the larger lot on which the current Ames Middle School is located. That request was to change the zoning designation from S-GA to FS-RM (Floating Suburban Residential Medium Density). Breckenridge Group owns an additional parcel, the former Middle School athletic field, at 205 S. Wilmoth Avenue. The owner is not seeking a change of zoning designation at this time, but has indicated that this will be done in a later phase. Mr. Kuester noted that the recently changed process does allow the City Council to require a Master Plan for any rezoning. He reviewed the criteria for which the

Council may require a Master Plan. Staff believes that there is enough evidence for the Council to determine that a Master Plan should accompany the rezoning. Mr. Kuester also advised the Council that it had the right to impose, if necessary, certain conditions on a rezoning request, as allowed by the *Code of Iowa*; that is also referred to as a contract rezoning. He noted that the housing type being proposed by the developer is one that staff has not seen before in the Ames community.

Council Member Larson asked if all City requirements were in place, e.g., sidewalks, setbacks, lot size, etc., if the area in question were to be later subdivided. Planner Kuester replied that the arrangement being proposed could not meet City requirements. One of the requirements is that parking must be provided on each individual lot, so each home would have to have its own off-street parking on the same lot. Each lot would also have to have frontage on a public street. The streets would have to be built to City standards. None of those requirements are going to be met by the type of development being proposed by the developer.

Mayor Campbell noted that the City Council had been put in a very untenable situation with this particular situation in that RL zoning was always intended to be single-family residential units. She asked Acting City Attorney Judy Parks if it would take a new ordinance to further define low-density residential. Ms. Parks advised that, at this point, the City is unsure exactly what the developer is planning; that is why it is important to require a Master Plan.

Discussion ensued over the need for streetlights around the proposed new development and who would be responsible. Planner Kuester noted that discussions would need to occur with Iowa State University (ISU) since it would be on an institutional road and under ISU's jurisdiction.

Sharon Guber, 2931 Northwestern Avenue, Ames, addressed the following: (1) requirement for a Master Plan, (2) requirement for a Master Plan that includes all three parcels - Middle, North, and South, and (3) details that could be included in the Master Plan. Ms. Guber agreed with the recommendation of City staff that all criteria set forth for determining if Council may require a Master Plan are met in one or more of the three parcels. Ms. Guber said that Council clearly should require a Master Plan from Breckenridge to accompany its application for rezoning for its Aspen Heights project. Speaking on behalf of the State Avenue Neighborhood Association, which Ms. Guber co-founded, they want the Master Plan to include all three parcels in order to best determine the effects of the project on the adjacent neighborhood, extended neighborhoods, and the entire Ames community.

Ms. Guber relayed that they had researched 19 Aspen Heights projects, and they found communities requiring actions on the part of Breckenridge to mitigate local concerns, e.g., street additions and improvements, storm water systems and drainage ditches, preservation of natural settings, protection of wildlife, landscaping, buffers, fences, and gates. From that research, it was determined that Breckenridge had offered mitigation of concerns at various locations with on-site management and maintenance, security patrols, setting curfews, and full- and part-time staff at the development. Ms. Guber also noted that City staff had suggested additional areas where information in the Master Plan would be helpful to the Council to make a decision on rezoning or contract rezoning. According to Ms. Guber, the State Avenue Neighborhood Association concurred with staff on platting, specifically, RL zoning is traditionally one lot:one home. They also want the developer to: identify the natural resources on the site and how they would be protected; identify common facilities and open spaces; and require all three parcels to be included in the Master Plan. The Association also agreed with requiring buffering and security. Acknowledging that Breckenridge had indicated that Ames would have on-site management and maintenance, they questioned the Association questioned where the staff would be housed: on one parcel or all three parcels. According to Ms. Guber, a

traffic study would be very desirable. The Association also wants to know what changes in roadways might be needed, e.g., turn lanes, signals, and whether there would be sidewalks in Aspen Heights. Another question they have is what would become of the multi-use path from State Avenue to the Middle School, which is currently located on the south parcel. They also wondered if a connecting street extension of Tripp Street, from Wilmoth to State, would be included, and what traffic-calming strategies might be utilized.

Robert Lorr, 233 Hilltop Road, Ames, stated that he is a resident of the College Creek Neighborhood and is concerned about preserving the diverse character of the neighborhood and surrounding community. He is also very concerned about what has been learned about the Breckenridge Group. Mr. Lorr shared that he taught for 34 years in the Iowa State University Department of Architecture, served on panels evaluating Design students, and knows that it is important to have the Master Plan and for the Master Plan to include as many details as possible to enable the City to decide what is going to be the best result for the City and surrounding neighborhoods. Mr. Lorr advised that he and his Neighborhood agree with everything that Ms. Guber had stated.

Duffie Lorr, 233 Hilltop Road, Ames, said that she agreed with the City's staff report that all three parcels should be included in the Master Plan. She hoped that the City will follow the LUPP vision for neighborhoods. Ms. Lorr expressed her opinion that the proposed development will add another dimension to her diverse neighborhood. In order to conserve and enhance the integrity of both neighborhoods, she requested that all the streets in all three parcels of the new development be public streets and so noted on the Master Plan. Ms. Lorr also asked that each lot with a building be surveyed and the lines drawn on the Master Plan and that sidewalks be noted on the Master Plan. It was reported by Ms. Lorr that there have been safety issues in Breckenridge complexes, with the most-recent being a stabbing in San Antonio Phase II on March 19, 2013. She felt that public streets with lighting would be a significant way to increase safety. Information from *The Paisano*, a student newspaper for the University of Texas at San Antonio, was distributed to the Mayor and City Council.

Michael Petersen, 3302 Morningside Street, Ames, said that he had lived at that address for over 42 years. He advised that he was representing himself as well as the College Creek/Old Ames Middle School Neighborhood Association. Mr. Petersen read excerpts from the LUPP pertaining to building and pavement coverage depleting the original vegetation resources in the urbanized areas and the importance of retaining the remaining resources as well as Goals No. 3 and 3.E. from the *Goals to a New Vision* section. Mr. Petersen listed many questions as to what will be required of the developer in order to mitigate the detrimental effects to vegetation and wildlife in the area. The Council was told that Mr. Petersen had information from the Iowa Wildlife Action Plan sponsored by the DNR, noting that one species in the area is endangered and several are rare. He asked that the City Council get expert advice concerning what effect the proposed development will have on the natural resources in the greenway area. Mr. Petersen advised that he had taught Wildlife Biology at ISU and would be glad to work with experts. He also could provide a list of experts. According to Mr. Petersen, his Neighborhood feels that the proposed student-housing development has the potential to adversely impact the natural resources in the area, especially by eliminating crucial wildlife habitat and by adding to an already serious flooding threat during periods of heavy rains. The Neighborhood is hopeful that the City Council will follow the goals stated in the LUPP when making a very important decision regarding the wise use of existing local natural resources.

Renate Dippold, 321 South Wilmoth, Ames. She stated that she and her husband, Roland, had lived at that address for almost 49 years. They and most of their neighbors oppose the proposal of Breckenridge to turn the old Ames Middle School property into an all-student neighborhood. Ms.

Dippold emphasized that the neighborhood is zoned Low-Density Residential and was designed for single-family housing, and they want to keep it that way. She urged the City Council to reject the request from Breckenridge to rezone the properties in question for the construction of rental housing for hundreds of ISU students. Ms. Dippold quoted a statement from Mayor Campbell made on September 17, 2012, that the City needs to make the zoning consistent with the surrounding properties, which is single-family housing, not rental housing for hundreds of ISU students. According to Ms. Dippold, her entire neighborhood was opposed to the Breckenridge project and the developers knew of that opposition from the beginning. They feel that such a development would deteriorate their neighborhood and their quality of life and put strain on City services. Ms. Dippold pointed out that ISU had commented that it did not need the private sector to build more student housing. She urged the City Council to reject any requests for rezoning the Old Middle School properties for the purpose of building rental housing for ISU students in their residential neighborhood.

Julia McGinley, 2802 Arbor Street, Ames, said she and her partner Marcy Webb have become endeared to the diversity, history, and energy of the College Creek Neighborhood. She implored the Council to require a Master Plan for the redevelopment of the Old Middle School property and its parcels and to insist that the developer provide details on how they will maintain the current quality of life that those currently living in the neighborhood presently enjoy.

Martin Teply, 429 Hilltop Road, Ames, said that one of the reasons that he chose to live in the College Creek Neighborhood for the past nine years was its proximity to the campus of Iowa State University and having services such as McFarland Clinic, HyVee, and the animal hospital close by. Mr. Tapley requested that the Master Plan show how the new development will fit in with the existing neighborhood for the long term and to perpetuate the growth of the neighborhood with its diversity and location.

Joanne Pfeiffer said that she had lived at 3318 Morningside Street, Ames, for over 30 years. She listed her expectations for the Master Plan for preserving the general health and quality of life for her existing neighborhood. Those expectations included: an emphasis on the value of the bike path and the many daily activities on that path, e.g., nature walks, runs, and biking; an emphasis on her neighborhood being environmentally friendly, including space for bio-diversity through plant and animal habitats while protecting and enhancing the air quality of neighborhoods, sky access for night sky viewing, and noise management; an emphasis on growing the neighborhood children with learning at its best through role-modeling through human behavior and a healing environment.

Kathie Whatoff, 325 S. Wilmoth, Ames, advised that her house was built 120 years ago. She noted that water plays a large part in the development of this neighborhood; it is a part of a large watershed. She requested that prior to any development, a water study be performed and that it be required as part of the Master Plan.

Scott Renaud, FOX Engineering, stated that he and Brian Torresi, attorney for developer, were present to answer questions. He advised that he is not opposed to creating a Master Plan; however, he does want to know about the process. It is his desire to go through the process in a way that the development will be accomplished without fighting and dragging it out over a period of a couple years. Mr. Renaud asked to be informed of the Master Plan process that includes ways to engage the neighborhood and students in hopes to accomplish what the neighborhood wants as well as what the developer wants. There are things that the developer can do; however, it is important to come to a conclusion on what will be included rather quickly to minimize costs to the developer.

Council Member Larson noted that a main problem with this project is that it is totally new territory. It is not covered in the City's LUPP or Zoning Ordinance. He is concerned that Breckenridge's model may not be successful and then the City would have to determine what to do with the property after it has been subdivided. Mr. Renaud pointed out that the project being contemplated meets all the requirements of the RL District. Mayor Campbell said that it is not realistic to expect that this project can move quickly as there are questions coming from not only neighborhood residents, but citizens throughout the entire community. Mr. Renaud clarified that he is not concerned that a Master Plan would be required, but is concerned about the process that the Council would direct. He would like the City Council to direct the neighborhoods to work with the developer and go through the Master Plan process together. Mr. Renaud does not want to have to create a Master Plan, have it "picked apart" by the neighborhood, and have to keep bringing different Master Plans for review.

Council Member Szopinski pointed out that it should not be assumed that the request for the FSRM zoning on the southern parcel would occur. Mr. Renaud said that they are "handcuffed" by what the LUPP states; that is what dictates the process. He reiterated his request that the City Council give some direction to the neighborhoods. Mr. Renaud also added that he is unsure how to engage the neighborhood; he did not have a lot of faith in the neighborhood as residents had walked out of one of their meetings. The developer had wanted to have dialogue with the residents and present some alternatives.

Council Member Larson asked Mr. Renaud why the developer was not trying to get direction on all three parcels, specifically, was he opposed to including the North Parcel in the Master Plan. Mr. Renaud said that he was not opposed to that if the neighborhood was engaged.

Ms. Guber addressed the Council, stating that the Neighborhood Association had been misrepresented by Breckenridge. She clarified that neighborhood residents had asked the developer three times at the neighborhood meeting if he had RL proposals for the three parcels; however, the developer did not respond, and that was when residents became frustrated and had left the meeting.

Acting City Attorney Parks told the City Council that the City's ordinance did not address process, and the Agenda did not list it. The Agenda was limited to discussing whether a Master Plan would be required, and if so, what its contents would be.

Mayor Campbell brought to the City Council's attention the letter sent by Warren Madden, ISU Senior Vice President for Business and Finance, that encouraged the Council to require a Master Plan that would address a number of issues and determining financial responsibility for how those would be addressed.

Council Member Goodman noted his concern that the proposed project was not appropriate in a single-family neighborhood. However, if it moves forward, he definitely wants to see one home on one lot with City streets and gutters, just as required in any RL zone. Council Member Larson concurred. He added that a lot of his concerns would go away if that would happen; that way, if the development should fail, it would be able to be used as a true single-family development in the traditional way.

Council Member Wacha asked if there anything in the Building Code that requires basements. Ms. Parks advised that there is no requirement for basements or garages.

Moved by Szopinski, seconded by Wacha, to request the developer to submit a Master Plan showing plans for all three parcels and include in the Master Plan the conditions a - f as laid out in the staff report and also the conditions included by Mr. Madden from ISU. (Said letter attached for the record.)

Moved by Larson, seconded by Szopinski, to amend the motion to state that it include the equivalency of subdividing the property so that every building is on a separate lot and meets all City requirements.

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

Planner Kuester advised that, even if it is not contained in the Master Plan, it doesn't mean that the developer doesn't need to do them, e.g., sidewalks, street trees. Those types of items would be addressed by the Preliminary Plat. Mr. Larson said it is better to be up-front with the developer in that if the Council wants the streets to be public, it needs to state that.

Council Member Goodman arrived at 9:07 p.m.

Vote on Motion, as Amended: 6-0. Motion declared carried unanimously.

Council Member Goodman left the meeting at 9:12 p.m.

The meeting recessed at 9:12 p.m. and reconvened at 9:19 p.m.

**CITY'S REVIEW AUTHORITY OVER AMES SCHOOL DISTRICT PROJECTS:**

Planner Benson advised that there will be six new projects by the Ames Community School District. Construction of a new elementary school on Miller Avenue recently began. New schools will be built on the Meeker and Fellows School sites and the existing buildings demolished. Renovations and expansion are planned at Mitchell and Sawyer Schools. New administration and facilities management facilities, along with sports fields, are proposed to be built at 2005 - 24<sup>th</sup> Street. Assistant City Manager Kindred pointed out that there are some "gray areas" where it is unclear what the requirements are in different areas.

According to Mr. Benson, a recent legal opinion stated that the City's zoning laws do not apply to the School District. It is important, however, that the projects minimize any negative impacts on the neighborhoods. Four options were presented that provided different methods of cooperation between the City Council and the Ames Community School District Board of Trustees to make certain that the four new or expanded schools have minimal negative impacts on the respective neighborhoods.

Option 1. Minor Site Development Plans for all projects. This option is consistent with past practices, is the least time-consuming, and does not require any public hearings beyond the hearings that the School Board has for capital improvement projects.

Option 2. Special Use permits for all projects. This option is consistent with the Zoning Ordinance requirement for schools in the Residential Low-Density zoning district that mostly surrounds all of the school project sites.

Option 3. Minor Site Development Plans for some projects and Special Use Permits for other projects. This option would be used if the City Council members believe that one or more of the

school projects have greater impacts on their surroundings than others. On those, ZBA review would be needed to ensure that those specific projects are compatible with their surroundings.

Option 4. No City review of School site plans. The City would rely solely upon the District's efforts to interface with surrounding neighborhoods and to address any of their valid concerns.

Council Member Davis said that he did not see a need to put the School District through the ZBA (quasi-judicial) process if it is exempt from the zoning laws of the City. Council Member Larson said he would be comfortable with 28E Agreements in lieu of the ZBA process.

Tim Taylor, Ames School District Superintendent, added that it benefits all if there is cooperation. The School District's approach is not going to change much; its purpose is to build the best facilities possible for the children of Ames. He noted that construction/remodeling of so many School District properties is unprecedented in Ames; it hasn't happened in the past 60 years. The School District has requested a series of 90-minute to two-hour meetings with the City Council.

Council Member Larson stated that the Council is very much in favor of increased communication between it and the School Board.

**HEARING ON QUARRY ESTATES ANNEXATION:** Mayor Campbell opened the public hearing.

Planner Kuester gave a chronological history of the steps previously taken on the annexation request. The Story County Board of Supervisors has filed a Resolution with the City stating that it did not take a position on this annexation. The Planning and Zoning Commission recommended approval of the annexation. At its public hearing on March 6, 2013, no one addressed the Commission.

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

Moved by Davis, seconded by Larson, to delay the vote to annex Quarry Estates, Frames, and Hunziker properties until rural water issues are resolved and Development Agreements are signed. Vote on Motion: 5-0. Motion declared carried unanimously.

**HEARING ON ATHEN ANNEXATION:** The public hearing was opened by Mayor Campbell. No one came forward to speak, and the hearing was closed.

Planner Kuester summarized the actions taken to date. The Planning and Zoning Commission recommended approval of the annexation after a public hearing was held on March 6, 2013. No one spoke during that public hearing. Again, the Story County Board of Supervisors voted to provide a resolution taking no position in support of or opposition to the proposed annexation.

Moved by Davis, seconded by Wacha, to delay the vote to annex the Athen property until rural water issues are resolved and Development Agreement is signed. Vote on Motion: 5-0. Motion declared carried unanimously.

**AUDIT AGREEMENT:** Moved by Wacha, seconded by Orazem, to adopt RESOLUTION NO. 13-152 approving the agreement with EideBailly LLP to audit the City's financial statements for fiscal year ending June 30, 2013, with option of auditing financial statements for four subsequent fiscal years. Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.



**ARTWORK AT NEW WATER TREATMENT PLANT:** Greg Fuqua, Chairperson of the Public Art Commission, gave a presentation of possible areas for public art at the new Water Treatment Plant. The architects have indicated that decisions regarding any art that will be physically incorporated into the design of the facility will need to be made very quickly. Free-standing pieces not integrated into the design of the building are not quite as time-sensitive. Examples of artwork in other cities/states were also shown.

Mr. Fuqua gave examples of funding levels and what might be possible to be purchased. He also listed funding options, which included the Water Fund and/or Local Option Sales Tax. Assistant City Manager Bob Kindred stated that no funds have been included in the project budget for public art. It might be possible that construction bids will come in less than anticipated or that there will be sufficient funds in the project contingency to pay for the unbudgeted artwork. Water and Pollution Control Director John Dunn advised that the artwork is not an eligible expense from the SRF funding; approximately 90% of the cost of the new Water Plant will be funded through the SRF.

Council Member Larson cited a City goal of beautifying entryways to Ames. He believes that there is an opportunity to not only create something for the new Water Plant, but also to create an impressive entryway on 13<sup>th</sup> Street. Council Member Wacha said that he would not want to “saddle rate payers” with increased costs for artwork at the Water Plant; however, he could support something being used as an entryway. Mr. Wacha said he envisioned it being an entryway to the City, but still correlating to the Water Plant.

Mr. Fuqua said that they could send out a request for proposals, but before doing so, would need to have a sense of focus and budget.

Council Member Larson asked if there could be an allowance for artwork included in the bidding documents for a certain amount with a deductive alternate so that if it comes in over-budget, it can be removed. It was noted that the project will not be bid until next spring.

Moved by Davis, seconded by Orazem, to direct that artwork not be incorporated into the design of the building, and if artwork is to be placed at the Water Treatment Plant, it would be an external piece.

Vote on Motion: 4-1. Voting aye: Davis, Larson, Orazem, Wacha. Voting nay: Szopinski. Motion declared carried.

**SCADA SERVER AND SOFTWARE:** Moved by Davis, seconded by Orazem, to adopt RESOLUTION NO. 13-153 approving reallocation of Water Plant Operating Budget to replace the SCADA server and software.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**STEAM TURBINE NO. 8 OVERHAUL CHANGE ORDER:** Moved by Davis, seconded by Orazem, to adopt RESOLUTION NO. 13-154 approving Change Order No. 1 to NAES Corporation of Houston, Texas, for Steam Turbine No. 8 Overhaul in the amount of \$171,482.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**POWER PLANT UNIT #8 CRITICAL VALVE REPAIR:** Moved by Davis, seconded by Wacha, to adopt RESOLUTION NO. 13-155 approving the Change Order to R. S. Stover for Valve

Assembly Work in the amount of \$41,736.42 (inclusive of Iowa sales tax).

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**ENERGY RESOURCE OPTIONS:** Electric Services Director Donald Kom recalled that the Energy Resource Options Study that was reviewed with the City Council at its meeting of March 11, 2013, by staff and consultant Black & Veatch had evaluated four basic power supply options to satisfy the City's future electrical power requirements. The Study intentionally did not give a final recommendation so as to allow the Council to consider other externalities not included in the Study. Mr. Kom reviewed the process that staff was recommending to assist the City Council in making a final decision regarding the preferred course of action, to wit:

Step 1. Following the completion of additional analysis by the consultant and finalization of the report, Electric Services staff will make its recommendation to the City Council.

Step 2. The City Council will direct the City's Electric Utility Operations and Review Advisory Board (EUORAB) to hold a public meeting to gather input from Ames Electric rate payers and citizens regarding the recommended option.

Step 3. EUORAB and staff will meet to review the public input and determine if the recommended option should be altered.

Step 4. Staff and EUORAB will return to the City Council with a final recommendation that considers the original consultant's report, the community's unique values and priorities, and the public input received. Council will then make a final decision regarding how the City's future electric generation needs will be met.

Moved by Davis, seconded by Larson, to approve the four-step process outlined above for arriving at a final decision regarding the City's preferred energy resource option.

Vote on Motion: 5-0. Motion declared carried unanimously.

**WATER AND SEWER RATE ORDINANCE:** Water and Pollution Control Director Dunn brought the Council's attention to a sentence in the Ordinance that provided the definition of "summer peaking factor." It had inadvertently been left out of the previous Ordinance; however, was put back in the ordinance being presented for first reading at this meeting.

Moved by Szopinski, seconded by Wacha, to pass on first reading an ordinance establishing water and sewer rates.

Roll Call Vote: 5-0. Motion declared carried unanimously.

**ORDINANCE CORRECTING REFERENCE TO LOCATION OF DEFINITION OF *ADULT ENTERTAINMENT BUSINESS*:** Moved by Davis, seconded by Larson, to pass on first reading an ordinance correcting reference in *Municipal Code* to reflect correct location of definition of *Adult Entertainment Business*.

Roll Call Vote: 5-0. Motion declared carried unanimously.

**COUNCIL COMMENTS:** Mayor Campbell recognized *Ex officio* Member Baker for her service. This was her last meeting. She will be attending George Washington University for graduate school, majoring in Public Administration. *Ex officio* Member Baker gave final comments about her experience on the City Council. She gave a summary of significant accomplishments that had

occurred during her term, which included over 100 hours of meeting time. Alexandria Harvey will be her replacement.

Moved by Larson, seconded by Wacha, to direct staff to come up with a process to be brought back to the Council, including a time frame, for speeding along as quickly as possible the development criteria and methods to be used for the Master Plan for the former Middle School property.

Vote on Motion: 5-0. Motion declared carried unanimously.

**ADJOURNMENT:** Moved by Davis to adjourn the meeting at 10:52 p.m.

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Diane R. Voss, City Clerk

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Ann H. Campbell, Mayor



# REPORT OF CONTRACT CHANGE ORDERS

Period:	<input checked="" type="checkbox"/>	1 <sup>st</sup> – 15 <sup>th</sup>
	<input type="checkbox"/>	16 <sup>th</sup> – end of month
Month and year:	April 2013	
For City Council date:	April 23, 2013	

Department	General Description of Contract	Contract Change No.	Original Contract Amount	Contractor/ Vendor	Total of Prior Change Orders	Amount this Change Order	Change Approved By	Purchasing Contact Person/Buyer
Public Works	Squaw Creek Pedestrian Bridge Project	2	\$279,335.00	Iowa Bridge & Culvert LC	\$5,405.00	\$349.07	T. Warner	MA
Public Works	Flood Damae - Bank Erosion (326 N. Riverside Dr. & Stuart Smith Park	1	\$499,946.75	Peterson Contractors, Inc.	\$0.00	\$-(1,527.36)	T. Warner	MA
Water and Pollution Control	WPC Facility Motor Control Center No. 1 Replacement Project	2	\$81,482.00	Baker Electric, Inc.	\$1,925.00	\$5,892.00	J. Dunn	MA
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		



*Caring People  
Quality Programs  
Exceptional Service*

# MEMO

**8a & b**

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**TO:** Mayor Ann Campbell and Ames City Council Members

**FROM:** Lieutenant Jeff Brinkley – Ames Police Department

**DATE:** April 14, 2013

**SUBJECT:** Beer Permits & Liquor License Renewal Reference City Council Agenda  
April 23, 2013

The Council agenda for April 23, 2013, includes beer permits and liquor license renewals for:

- Class C Liquor & Outdoor Service – Perfect Games, 1320 Dickinson Ave
- Class C Beer – Swift Stop #2, 3406 Lincoln Way

A routine check of police records found no violations for Perfect Games.

For Swift Stop #2, there were two incidents of sales of alcoholic beverages to minors – both in November 2012. Both of these violations occurred during police compliance checks. Swift Stop #2 has passed compliance checks since that time. We will continue to monitor compliance.

The Police Department would recommend renewal of both licenses.

**COUNCIL ACTION FORM**

**SUBJECT:**        **BULLETPROOF VEST PARTNERSHIP PROGRAM**

**BACKGROUND:**

The Police Department is again requesting permission to apply for funding from the Department of Justice (DOJ) Bulletproof Vest Partnership (BVP) program, and to participate in the program should funds be awarded. This program provides funds to local law enforcement agencies to support the purchase of new and replacement bulletproof vests for individual officers. This protective device is critical to the safety of our police officers.

Bulletproof vests have a life cycle of approximately five years, and the Police Department has a rotating schedule for replacement of vests for current officers. In addition, as new officers are added to the force, new vests must be purchased that are tailored to each individual officer. During 2013/14, the schedule calls for the acquisition or replacement of 10 vests.

The estimated cost for 10 vests is \$8,220. The grant requires that local agencies provide 50% of the cost. To the extent federal funds are available, the BVP program will provide the other 50%. **The 2013/14 Police budget was constructed with the expectation that we would apply for and receive a Bulletproof Vest Partnership grant so the Police Department's 50% has already been budgeted as a commodities expense.** The grant application is due May 20, 2013.

**ALTERNATIVES:**

1. Approve the Police Department's application to and participation in the Department of Justice's Bulletproof Vest Partnership program.
2. Do not approve the Police Department's application for or participation in this grant program.

**MANAGER'S RECOMMENDED ACTION:**

Bulletproof vests are an indispensable piece of safety equipment for police officers. Historically, the Police Department has successfully participated in this program with the U.S. Department of Justice to provide protection to our local officers. Participation in this program allows the City to provide the best product to our officers with half the cost paid by the Department of Justice.

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



# MEMO

10

**To:** Members of the City Council

**From:** Ann H. Campbell, Mayor

**Date:** April 19, 2013

**Subject:** Appointment to Ames Transit Agency Board of Trustees

Council Member Tom Wacha's term on the Ames Transit Agency Board of Trustees will expire on May 15. According to the *Municipal Code*, one trustee shall be a member of the Ames City Council.

Therefore, I request that the City Council approve the appointment of Council Member Matthew Goodman to the Ames Transit Agency Board of Trustees for a term of two years beginning May 15, 2013.

AHC/jlr



# MEMO

11

**To:** Members of the City Council

**From:** Ann H. Campbell, Mayor

**Date:** April 19, 2013

**Subject:** Government of the Student Body (GSB) Appointments to Ames Transit Agency Board of Trustees

Due to upcoming expirations of GSB terms on the Ames Transit Agency Board of Trustees, the Council needs to confirm appointments to fill these vacancies. I have been notified that Zachary Murrell, Senator, and Daniel Rediske, Representative, have been appointed to serve on the Board.

Therefore, I recommend that the City Council confirm the GSB appointments of Zachary Murrell and Daniel Rediske to the Ames Transit Agency Board of Trustees for a one-year term.

AHC/jlr





# MEMO

12

**To:** Members of the City Council  
**From:** Ann H. Campbell, Mayor  
**Date:** April 19, 2013  
**Subject:** Appointment to Fill Vacancy on the Public Art Commission

Mike Garcia, member of the Public Art Commission, has recently submitted his resignation from the Commission. Since Mike's term of office does not expire until April 1, 2014, an appointment needs to be made to fill this vacancy.

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


AHC/jlr



City Treasurer

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

**TO:** Mayor and City Council

**FROM:** Roger Wisecup, CPA   
City Treasurer

**DATE:** April 9, 2013

**SUBJECT:** Investment Report for Quarter Ending March 31, 2013

#### Introduction

The purpose of this memorandum is to present a report summarizing the performance of the City of Ames investment portfolio for the quarter ending March 31, 2013.

#### Discussion

This report covers the period ending March 31, 2013 and presents a summary of the investments on hand at the end of March 2013. The investments are valued at amortized cost; this reflects the same basis that the assets are carried on the financial records of the City. All investments are in compliance with the current Investment Policy.

#### Comments

The Federal Reserve has continued to maintain its target rate for federal funds at zero to 0.25 percent. While the yield curve has a normal shape, rates are at historic lows. This means that future investments will be made at lower rates and future interest income will decrease. The current outlook has the Federal Reserve maintaining the target rate at zero to 0.25 percent and anticipates that this exceptionally low range for the federal funds rate will be appropriate at least as long as the unemployment rate remains above 6.50 percent. Therefore, we will maintain our investment strategy, extending some investments maturities to the twelve months and longer range.

**CITY OF AMES, IOWA**

**CASH AND INVESTMENTS SUMMARY  
AND SUMMARY OF INVESTMENT EARNINGS**

**FOR THE QUARTER ENDED MARCH 31, 2013  
AND THE ACCUMULATED YEAR-TO-DATE**

<b>DESCRIPTION</b>	<b>BOOK VALUE</b>	<b>MARKET VALUE</b>	<b>UN-REALIZED GAIN/(LOSS)</b>
<b>CERTIFICATES OF DEPOSIT</b>	<b>23,500,000</b>	<b>23,500,000</b>	<b>0</b>
<b>FEDERAL AGENCY DISCOUNTS</b>			<b>0</b>
<b>FEDERAL AGENCY SECURITIES</b>	<b>63,725,586</b>	<b>63,802,018</b>	<b>76,432</b>
<b>INVESTMENT POOLS</b>			<b>0</b>
<b>COMMERCIAL PAPER</b>	<b>4,998,152</b>	<b>4,997,880</b>	<b>(272)</b>
<b>PASS THRU SECURITIES PAC/CMO</b>	<b>113,825</b>	<b>118,854</b>	<b>5,029</b>
<b>MONEY FUND SAVINGS ACCOUNTS</b>	<b>22,306,741</b>	<b>22,306,741</b>	<b>0</b>
<b>CORPORATE BONDS</b>			<b>0</b>
<b>US TREASURY SECURITIES</b>			
<b>INVESTMENTS</b>	<b>114,644,304</b>	<b>114,725,493</b>	<b>81,189</b>
<b>CASH ACCOUNTS</b>	<b>17,281,498</b>	<b>17,281,498</b>	
<b>TOTAL FUNDS AVAILABLE</b>	<b>131,925,802</b>	<b>132,006,991</b>	<b>81,189</b>

**ACCRUAL BASIS INVESTMENT EARNINGS**

<b>YR-TO-DATE</b>
-------------------

**GROSS EARNINGS ON INVESTMENTS:**

**537,526**

**INTEREST EARNED ON CASH:**

**23,509**

**TOTAL INTEREST EARNED:**

**561,035**



**Investments FY 2012-2013  
Portfolio Management  
Portfolio Summary  
March 31, 2013**

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 360 Equiv.	YTM 365 Equiv.
Certificates of Deposit	23,500,000.00	23,500,000.00	23,500,000.00	20.50	872	402	0.850	0.862
Money Market	14,290,098.79	14,290,098.79	14,290,098.79	12.46	1	1	0.367	0.372
Passbook/Checking Accounts	8,016,642.04	8,016,642.04	8,016,642.04	6.99	1	1	0.247	0.250
Commercial Paper Disc. -Amortizing	5,000,000.00	4,997,880.00	4,998,151.95	4.36	205	61	0.228	0.231
Federal Agency Coupon Securities	63,390,000.00	63,802,018.24	63,725,586.13	55.59	1,156	873	0.649	0.658
Pass Through Securities /PAC/CMO	109,755.60	118,854.33	113,825.42	0.10	1,679	361	2.268	2.299
<b>Investments</b>	<b>114,306,496.43</b>	<b>114,725,493.40</b>	<b>114,644,304.33</b>	<b>100.00%</b>	<b>832</b>	<b>571</b>	<b>0.610</b>	<b>0.619</b>

Total Earnings	March 31	Month Ending	Fiscal Year To Date
Current Year		57,183.87	537,526.06
Average Daily Balance		114,542,313.03	
Effective Rate of Return		0.59%	

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

Roger J. Wiscup II, CPA      4-9-13  
Roger J. Wiscup II, City Treasurer

**US TREASURY CONSTANT MATURITY RATES  
PERIOD ENDING MARCH 31, 2013  
3 YEAR COMPARISON**

	March 31, 2013	March 31, 2012	March 31, 2011
3 Months	0.08%	0.07%	0.09%
6 Months	0.11%	0.15%	0.17%
1 Year	0.14%	0.19%	0.30%
2 Years	0.25%	0.33%	0.80%
3 Years	0.37%	0.51%	1.29%
5 Years	0.78%	1.04%	2.24%

Reporting period 03/01/2013-03/31/2013

Run Date: 04/08/2013 - 09:41

Portfolio 2013  
AC  
PM (PRF\_PM1) 7.2.5  
Report Ver. 7.3.1

**Investments FY 2012-2013**  
**Portfolio Management**  
**Portfolio Details - Investments**  
**March 31, 2013**

Page 1

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
<b>Certificates of Deposit</b>												
SYS48315	48315	First National Bank		10/15/2010	5,000,000.00	5,000,000.00	5,000,000.00	1.000	0.986	1.000	60	05/31/2013
144241696	144241696	Great Western Bank		10/01/2012	2,000,000.00	2,000,000.00	2,000,000.00	0.360	0.355	0.360	172	09/20/2013
144241702	144241702	Great Western Bank		10/01/2012	2,000,000.00	2,000,000.00	2,000,000.00	0.360	0.355	0.360	263	12/20/2013
144241705	144241705	Great Western Bank		10/01/2012	2,000,000.00	2,000,000.00	2,000,000.00	0.510	0.503	0.510	445	06/20/2014
144241707	144241707	Great Western Bank		10/01/2012	3,500,000.00	3,500,000.00	3,500,000.00	0.710	0.700	0.710	548	10/01/2014
SYS7809399202	7809399202	Wells Fargo		10/14/2011	4,500,000.00	4,500,000.00	4,500,000.00	1.064	1.049	1.064	426	06/01/2014
SYS7809399210	7809399210	Wells Fargo		10/14/2011	4,500,000.00	4,500,000.00	4,500,000.00	1.226	1.209	1.226	791	06/01/2015
<b>Subtotal and Average</b>			<b>23,500,000.00</b>		<b>23,500,000.00</b>	<b>23,500,000.00</b>	<b>23,500,000.00</b>		<b>0.850</b>	<b>0.862</b>	<b>402</b>	
<b>Money Market</b>												
SYS4531558874A	4531558874A	Great Western Bank			4,097,509.31	4,097,509.31	4,097,509.31	0.550	0.542	0.550	1	
SYS4531558874B	4531558874B	Great Western Bank			10,192,589.48	10,192,589.48	10,192,589.48	0.300	0.296	0.300	1	
<b>Subtotal and Average</b>			<b>14,289,108.95</b>		<b>14,290,098.79</b>	<b>14,290,098.79</b>	<b>14,290,098.79</b>		<b>0.367</b>	<b>0.372</b>	<b>1</b>	
<b>Passbook/Checking Accounts</b>												
SYS6952311634A	6952311634A	Wells Fargo			4,008,503.55	4,008,503.55	4,008,503.55	0.250	0.247	0.250	1	
SYS6952311634B	6952311634B	Wells Fargo			4,008,138.49	4,008,138.49	4,008,138.49	0.250	0.247	0.250	1	
<b>Subtotal and Average</b>			<b>8,016,433.75</b>		<b>8,016,642.04</b>	<b>8,016,642.04</b>	<b>8,016,642.04</b>		<b>0.247</b>	<b>0.250</b>	<b>1</b>	
<b>Commercial Paper Disc. -Amortizing</b>												
36959HTM9	0608-12	General Electric Capital Corp.		10/01/2012	3,000,000.00	2,998,260.00	2,998,582.50	0.210	0.213	0.216	81	06/21/2013
4497W0S25	0622-13A	ING Commercial Paper		01/04/2013	500,000.00	499,905.00	499,892.36	0.250	0.250	0.254	31	05/02/2013
4497W0S25	0622-13B	ING Commercial Paper		01/04/2013	1,500,000.00	1,499,715.00	1,499,677.09	0.250	0.250	0.254	31	05/02/2013
<b>Subtotal and Average</b>			<b>4,997,681.12</b>		<b>5,000,000.00</b>	<b>4,997,880.00</b>	<b>4,998,151.95</b>		<b>0.228</b>	<b>0.231</b>	<b>61</b>	
<b>Federal Agency Coupon Securities</b>												
3133EAJY5	0592-12	Federal Farm Credit		03/30/2012	1,000,000.00	1,000,500.00	1,000,046.67	0.330	0.316	0.321	182	09/30/2013
3133EAWY0	0599-12	Federal Farm Credit		07/10/2012	1,000,000.00	1,001,020.00	1,000,000.00	1.040	1.026	1.040	1,561	07/10/2017
3133EAZK7	0600-12	Federal Farm Credit		07/25/2012	1,500,000.00	1,501,320.00	1,500,000.00	0.970	0.957	0.970	1,575	07/24/2017
3133EAK80	0606-12A	Federal Farm Credit		09/14/2012	1,500,000.00	1,500,075.00	1,500,000.00	0.900	0.888	0.900	1,505	05/15/2017
3133EAK80	0606-12B	Federal Farm Credit		09/14/2012	1,000,000.00	1,000,050.00	1,000,000.00	0.900	0.888	0.900	1,505	05/15/2017
3133EA3H9	0609-12	Federal Farm Credit		10/11/2012	1,000,000.00	999,950.00	1,000,000.00	0.470	0.464	0.470	1,015	01/11/2016
3133EA4G0	0610-12	Federal Farm Credit		10/11/2012	1,000,000.00	992,150.00	1,000,000.00	0.700	0.690	0.700	1,471	04/11/2017
3133EA4H8	0614-12	Federal Farm Credit		10/19/2012	1,500,000.00	1,500,060.00	1,500,000.00	0.820	0.809	0.820	1,562	07/11/2017
3133EA4H8	0617-12	Federal Farm Credit		11/16/2012	890,000.00	890,035.60	890,000.00	0.820	0.809	0.820	1,562	07/11/2017

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<b>Federal Agency Coupon Securities</b>												
3133EC2L7	0618-12A	Federal Farm Credit		11/20/2012	1,500,000.00	1,500,308.33	1,500,128.33	0.440	0.434	0.440	956	11/13/2015
3133EC2L7	0618-12B	Federal Farm Credit		11/20/2012	1,000,000.00	1,000,205.56	1,000,085.56	0.440	0.434	0.440	956	11/13/2015
3133ECAS3	0621-12	Federal Farm Credit		12/31/2012	1,000,000.00	999,980.00	999,538.79	0.450	0.459	0.466	1,085	03/21/2016
313373EE8	0530-11	Federal Home Loan Bank		04/15/2011	3,500,000.00	3,544,800.00	3,501,785.87	1.420	1.356	1.375	424	05/30/2014
3133XXYX9	0572-11	Federal Home Loan Bank		11/15/2011	1,500,000.00	1,505,745.00	1,505,213.00	1.875	0.302	0.306	81	06/21/2013
313373KA9	0588-12A	Federal Home Loan Bank		03/30/2012	1,000,000.00	1,000,460.00	1,000,402.20	0.800	0.217	0.220	25	04/26/2013
313373KA9	0588-12B	Federal Home Loan Bank		03/30/2012	1,000,000.00	1,000,460.00	1,000,402.20	0.800	0.217	0.220	25	04/26/2013
313372TV6	0593-12A	Federal Home Loan Bank		04/02/2012	500,000.00	502,125.00	501,712.94	1.100	0.313	0.317	161	09/09/2013
313372TV6	0593-12B	Federal Home Loan Bank		04/02/2012	1,000,000.00	1,004,250.00	1,003,425.88	1.100	0.313	0.317	161	09/09/2013
3133792M0	0594-12	Federal Home Loan Bank		04/17/2012	3,500,000.00	3,517,430.00	3,500,000.00	0.540	0.533	0.540	760	05/01/2015
313376C86	0596-12A	Federal Home Loan Bank		04/26/2012	1,500,000.00	1,500,255.00	1,500,133.91	0.300	0.208	0.211	36	05/07/2013
313376C86	0596-12B	Federal Home Loan Bank		04/26/2012	1,000,000.00	1,000,170.00	1,000,089.27	0.300	0.208	0.211	36	05/07/2013
313380FJ1	0603-12	Federal Home Loan Bank		08/28/2012	1,000,000.00	999,940.00	1,000,000.00	0.300	0.296	0.300	422	05/28/2014
313380Z26	0613-12A	Federal Home Loan Bank		10/24/2012	1,500,000.00	1,500,015.00	1,500,000.00	0.625	0.616	0.625	1,302	10/24/2016
313380Z26	0613-12B	Federal Home Loan Bank		10/24/2012	1,000,000.00	1,000,010.00	1,000,000.00	0.625	0.616	0.625	1,302	10/24/2016
313381AN5	0615-12	Federal Home Loan Bank		11/23/2012	1,500,000.00	1,500,480.00	1,500,000.00	0.800	0.789	0.800	1,513	05/23/2017
3137EABJ7	0529-11	Federal Home Loan Mortgage Co.		04/15/2011	3,000,000.00	3,015,930.00	3,012,685.60	3.500	0.834	0.846	58	05/29/2013
3134G3NA4	0581-12	Federal Home Loan Mortgage Co.		02/28/2012	1,500,000.00	1,504,740.00	1,500,000.00	0.750	1.295	1.313	1,429	02/28/2017
3137EACJ6	0589-12A	Federal Home Loan Mortgage Co.		03/30/2012	1,000,000.00	1,000,590.00	1,000,540.14	1.625	0.230	0.234	14	04/15/2013
3137EACJ6	0589-12B	Federal Home Loan Mortgage Co.		03/30/2012	1,000,000.00	1,000,590.00	1,000,540.14	1.625	0.230	0.234	14	04/15/2013
3137EACL1	0590-12	Federal Home Loan Mortgage Co.		03/30/2012	1,000,000.00	1,003,760.00	1,003,236.20	0.875	0.306	0.310	210	10/28/2013
3134G23H3	0591-12	Federal Home Loan Mortgage Co.		03/30/2012	1,000,000.00	1,001,180.00	1,000,964.76	0.500	0.316	0.320	197	10/15/2013
3137EABJ7	0595-12A	Federal Home Loan Mortgage Co.		04/26/2012	1,500,000.00	1,507,965.00	1,507,905.06	3.500	0.220	0.223	58	05/29/2013
3137EABJ7	0595-12B	Federal Home Loan Mortgage Co.		04/26/2012	1,000,000.00	1,005,310.00	1,005,270.04	3.500	0.220	0.223	58	05/29/2013
3134G3M23	0607-12	Federal Home Loan Mortgage Co.		09/28/2012	1,000,000.00	1,000,870.00	1,000,000.00	1.020	1.006	1.020	1,641	09/28/2017
3137EACT4	0612-12	Federal Home Loan Mortgage Co.		10/17/2012	4,500,000.00	4,787,235.00	4,779,626.40	2.500	0.503	0.510	1,152	05/27/2016
3134G33R9	0626-13	Federal Home Loan Mortgage Co.		03/20/2013	1,500,000.00	1,500,828.75	1,501,218.75	0.450	0.444	0.450	1,019	01/15/2016
3136F9DU4	0478-10	Federal Nat'l Mtg. Assoc.		01/05/2010	500,000.00	500,745.00	500,326.10	4.000	2.219	2.250	14	04/15/2013
3135G0KM4	0611-12	Federal Nat'l Mtg. Assoc.		10/17/2012	3,500,000.00	3,512,775.00	3,509,737.15	0.500	0.365	0.370	786	05/27/2015
3136G05X5	0616-12	Federal Nat'l Mtg. Assoc.		11/30/2012	2,000,000.00	2,000,020.00	2,000,000.00	0.750	0.740	0.750	1,520	05/30/2017
3136G07M7	0619-12	Federal Nat'l Mtg. Assoc.		11/27/2012	1,500,000.00	1,498,995.00	1,500,000.00	0.900	0.888	0.900	1,701	11/27/2017
3135G0TD5	0620-12A	Federal Nat'l Mtg. Assoc.		12/31/2012	1,500,000.00	1,499,175.00	1,500,000.00	1.000	0.986	1.000	1,732	12/28/2017
3135G0TD5	0620-12B	Federal Nat'l Mtg. Assoc.		12/31/2012	1,000,000.00	999,450.00	1,000,000.00	1.000	0.986	1.000	1,732	12/28/2017
3136G0VP3	0624-13	Federal Nat'l Mtg. Assoc.		02/28/2013	1,000,000.00	1,000,447.22	1,000,536.86	0.500	1.246	1.263	1,422	02/21/2017
3136G1BZ1	0625-13	Federal Nat'l Mtg. Assoc.		03/08/2013	1,000,000.00	999,617.78	1,000,034.31	0.500	1.158	1.174	1,765	01/30/2018
<b>Subtotal and Average</b>			<b>63,612,665.03</b>		<b>63,390,000.00</b>	<b>63,802,018.24</b>	<b>63,725,586.13</b>		<b>0.649</b>	<b>0.658</b>	<b>873</b>	

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CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
<b>Pass Through Securities /PAC/CMO</b>												
31371LB99	0442-09	Federal Nat'l Mtg. Assoc.		02/18/2009	10,625.88	11,508.25	10,971.22	4.500	2.576	2.612	122	08/01/2013
31371LGW3	0454-09	Federal Nat'l Mtg. Assoc.		06/16/2009	16,749.93	18,255.58	17,414.69	5.000	2.742	2.780	214	11/01/2013
31371LMX4	0458-09	Federal Nat'l Mtg. Assoc.		09/18/2009	46,311.67	50,061.99	47,874.69	4.000	2.109	2.138	334	03/01/2014
31371LWK1	0465-09	Federal Nat'l Mtg. Assoc.		10/08/2009	19,218.81	20,814.74	20,083.66	4.500	2.252	2.284	548	10/01/2014
31371LVX4	0466-09	Federal Nat'l Mtg. Assoc.		10/19/2009	16,849.31	18,213.77	17,481.16	4.000	2.056	2.084	518	09/01/2014
<b>Subtotal and Average</b>			<b>126,424.17</b>		<b>109,755.60</b>	<b>118,854.33</b>	<b>113,825.42</b>		<b>2.268</b>	<b>2.299</b>	<b>361</b>	
<b>Total and Average</b>			<b>114,542,313.03</b>		<b>114,306,496.43</b>	<b>114,725,493.40</b>	<b>114,644,304.33</b>		<b>0.610</b>	<b>0.619</b>	<b>571</b>	

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CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity
Average Balance			0.00								0
Total Cash and Investments			114,542,313.03		114,306,496.43	114,725,493.40	114,644,304.33		0.610	0.619	571



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CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM 360	YTM 365	Payment Dates	Accrued Interest At Purchase	Current Principal	Book Value
<b>Certificates of Deposit</b>												
SYS48315	48315	FN	5,000,000.00	1.000	05/31/2013	10/15/2010	0.986	1.000	05/31 - At Maturity		5,000,000.00	5,000,000.00
144241696	144241696	GWB	2,000,000.00	0.360	09/20/2013	10/01/2012	0.355	0.360	09/20 - At Maturity		2,000,000.00	2,000,000.00
144241702	144241702	GWB	2,000,000.00	0.360	12/20/2013	10/01/2012	0.355	0.360	12/20 - At Maturity		2,000,000.00	2,000,000.00
144241705	144241705	GWB	2,000,000.00	0.510	06/20/2014	10/01/2012	0.503	0.510	06/20 - At Maturity		2,000,000.00	2,000,000.00
144241707	144241707	GWB	3,500,000.00	0.710	10/01/2014	10/01/2012	0.700	0.710	10/01 - At Maturity		3,500,000.00	3,500,000.00
SYS7809399202	7809399202	WF	4,500,000.00	1.064	06/01/2014	10/14/2011	1.049	1.064	06/01 - At Maturity		4,500,000.00	4,500,000.00
SYS7809399210	7809399210	WF	4,500,000.00	1.226	06/01/2015	10/14/2011	1.209	1.226	06/01 - At Maturity		4,500,000.00	4,500,000.00
<b>Certificates of Deposit Totals</b>			<b>23,500,000.00</b>				<b>0.850</b>	<b>0.862</b>		<b>0.00</b>	<b>23,500,000.00</b>	<b>23,500,000.00</b>
<b>Money Market</b>												
SYS4531558874A	4531558874A	GWB	4,097,509.31	0.550			0.542	0.550	07/01 - Monthly		4,097,509.31	4,097,509.31
SYS4531558874B	4531558874B	GWB	10,192,589.48	0.300			0.296	0.300	07/01 - Monthly		10,192,589.48	10,192,589.48
<b>Money Market Totals</b>			<b>14,290,098.79</b>				<b>0.367</b>	<b>0.372</b>		<b>0.00</b>	<b>14,290,098.79</b>	<b>14,290,098.79</b>
<b>Passbook/Checking Accounts</b>												
SYS6952311634A	6952311634A	WF	4,008,503.55	0.250			0.247	0.250	10/31 - Monthly		4,008,503.55	4,008,503.55
SYS6952311634B	6952311634B	WF	4,008,138.49	0.250			0.247	0.250	10/31 - Monthly		4,008,138.49	4,008,138.49
<b>Passbook/Checking Accounts Totals</b>			<b>8,016,642.04</b>				<b>0.247</b>	<b>0.250</b>		<b>0.00</b>	<b>8,016,642.04</b>	<b>8,016,642.04</b>
<b>Commercial Paper Disc. -Amortizing</b>												
36959HTM9	0608-12	GECA	3,000,000.00	0.210	06/21/2013	10/01/2012	0.213	0.216	06/21 - At Maturity		2,995,397.50	2,998,582.50
4497W0S25	0622-13A	ING	500,000.00	0.250	05/02/2013	01/04/2013	0.250	0.254	05/02 - At Maturity		499,590.28	499,892.36
4497W0S25	0622-13B	ING	1,500,000.00	0.250	05/02/2013	01/04/2013	0.250	0.254	05/02 - At Maturity		1,498,770.84	1,499,677.09
<b>Commercial Paper Disc. -Amortizing Totals</b>			<b>5,000,000.00</b>				<b>0.228</b>	<b>0.231</b>		<b>0.00</b>	<b>4,993,758.62</b>	<b>4,998,151.95</b>
<b>Federal Agency Coupon Securities</b>												
3133EAJY5	0592-12	FFCB	1,000,000.00	0.330	09/30/2013	03/30/2012	0.316	0.321	09/30 - 03/30		1,000,140.78	1,000,046.67
3133EAWY0	0599-12	FFCB	1,000,000.00	1.040	07/10/2017	07/10/2012	1.026	1.040	01/10 - 07/10		1,000,000.00	1,000,000.00
3133EAKZ7	0600-12	FFCB	1,500,000.00	0.970	07/24/2017	07/25/2012	0.957	0.970	01/24 - 07/24	Received	1,500,000.00	1,500,000.00
3133EAK80	0606-12A	FFCB	1,500,000.00	0.900	05/15/2017	09/14/2012	0.888	0.900	11/15 - 05/15	Received	1,500,000.00	1,500,000.00
3133EAK80	0606-12B	FFCB	1,000,000.00	0.900	05/15/2017	09/14/2012	0.888	0.900	11/15 - 05/15	Received	1,000,000.00	1,000,000.00
3133EA3H9	0609-12	FFCB	1,000,000.00	0.470	01/11/2016	10/11/2012	0.464	0.470	01/11 - 07/11		1,000,000.00	1,000,000.00
3133EA4G0	0610-12	FFCB	1,000,000.00	0.700	04/11/2017	10/11/2012	0.690	0.700	04/11 - 10/11		1,000,000.00	1,000,000.00
3133EA4H8	0614-12	FFCB	1,500,000.00	0.820	07/11/2017	10/19/2012	0.809	0.820	01/11 - 07/11	Received	1,500,000.00	1,500,000.00

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<b>Federal Agency Coupon Securities</b>												
3133EA4H8	0617-12	FFCB	890,000.00	0.820	07/11/2017	11/16/2012	0.809	0.820	01/11 - 07/11	Received	890,000.00	890,000.00
3133EC2L7	0618-12A	FFCB	1,500,000.00	0.440	11/13/2015	11/20/2012	0.434	0.440	05/13 - 11/13	128.33	1,500,000.00	1,500,128.33
3133EC2L7	0618-12B	FFCB	1,000,000.00	0.440	11/13/2015	11/20/2012	0.434	0.440	05/13 - 11/13	85.56	1,000,000.00	1,000,085.56
3133ECAS3	0621-12	FFCB	1,000,000.00	0.450	03/21/2016	12/31/2012	0.459	0.466	03/21 - 09/21	Received	999,500.00	999,538.79
313373EE8	0530-11	FHLB	3,500,000.00	1.420	05/30/2014	04/15/2011	1.356	1.375	05/30 - 11/30	Received	3,504,795.00	3,501,785.87
3133XXYX9	0572-11	FHLB	1,500,000.00	1.875	06/21/2013	11/15/2011	0.302	0.306	12/21 - 06/21	Received	1,537,533.62	1,505,213.00
313373KA9	0588-12A	FHLB	1,000,000.00	0.800	04/26/2013	03/30/2012	0.217	0.220	04/26 - 10/26	Received	1,006,210.00	1,000,402.20
313373KA9	0588-12B	FHLB	1,000,000.00	0.800	04/26/2013	03/30/2012	0.217	0.220	04/26 - 10/26	Received	1,006,210.00	1,000,402.20
313372TV6	0593-12A	FHLB	500,000.00	1.100	09/09/2013	04/02/2012	0.313	0.317	09/09 - 03/09	Received	505,605.00	501,712.94
313372TV6	0593-12B	FHLB	1,000,000.00	1.100	09/09/2013	04/02/2012	0.313	0.317	09/09 - 03/09	Received	1,011,210.00	1,003,425.88
3133792M0	0594-12	FHLB	3,500,000.00	0.540	05/01/2015	04/17/2012	0.533	0.540	05/01 - 11/01		3,500,000.00	3,500,000.00
313376C86	0596-12A	FHLB	1,500,000.00	0.300	05/07/2013	04/26/2012	0.208	0.211	05/07 - 11/07	Received	1,501,380.00	1,500,133.91
313376C86	0596-12B	FHLB	1,000,000.00	0.300	05/07/2013	04/26/2012	0.208	0.211	05/07 - 11/07	Received	1,000,920.00	1,000,089.27
313380FJ1	0603-12	FHLB	1,000,000.00	0.300	05/28/2014	08/28/2012	0.296	0.300	11/28 - 05/28		1,000,000.00	1,000,000.00
313380Z26	0613-12A	FHLB	1,500,000.00	0.625	10/24/2016	10/24/2012	0.616	0.625	04/24 - 10/24		1,500,000.00	1,500,000.00
313380Z26	0613-12B	FHLB	1,000,000.00	0.625	10/24/2016	10/24/2012	0.616	0.625	04/24 - 10/24		1,000,000.00	1,000,000.00
313381AN5	0615-12	FHLB	1,500,000.00	0.800	05/23/2017	11/23/2012	0.789	0.800	05/23 - 11/23		1,500,000.00	1,500,000.00
3137EABJ7	0529-11	FHLMC	3,000,000.00	3.500	05/29/2013	04/15/2011	0.834	0.846	05/29 - 11/29	Received	3,167,100.00	3,012,685.60
3134G3NA4	0581-12	FHLMC	1,500,000.00	0.750	02/28/2017	02/28/2012	1.295	1.313	08/28 - 02/28		1,500,000.00	1,500,000.00
3137EACJ6	0589-12A	FHLMC	1,000,000.00	1.625	04/15/2013	03/30/2012	0.230	0.234	04/15 - 10/15	Received	1,014,467.92	1,000,540.14
3137EACJ6	0589-12B	FHLMC	1,000,000.00	1.625	04/15/2013	03/30/2012	0.230	0.234	04/15 - 10/15	Received	1,014,467.92	1,000,540.14
3137EACL1	0590-12	FHLMC	1,000,000.00	0.875	10/28/2013	03/30/2012	0.306	0.310	04/28 - 10/28	Received	1,008,880.00	1,003,236.20
3134G23H3	0591-12	FHLMC	1,000,000.00	0.500	10/15/2013	03/30/2012	0.316	0.320	04/15 - 10/15	Received	1,002,760.00	1,000,964.76
3137EABJ7	0595-12A	FHLMC	1,500,000.00	3.500	05/29/2013	04/26/2012	0.220	0.223	05/29 - 11/29	Received	1,553,563.61	1,507,905.06
3137EABJ7	0595-12B	FHLMC	1,000,000.00	3.500	05/29/2013	04/26/2012	0.220	0.223	05/29 - 11/29	Received	1,035,709.06	1,005,270.04
3134G3M23	0607-12	FHLMC	1,000,000.00	1.020	09/28/2017	09/28/2012	1.006	1.020	03/28 - 09/28		1,000,000.00	1,000,000.00
3137EACT4	0612-12	FHLMC	4,500,000.00	2.500	05/27/2016	10/17/2012	0.503	0.510	11/27 - 05/27	Received	4,819,995.00	4,779,626.40
3134G33R9	0626-13	FHLMC	1,500,000.00	0.450	01/15/2016	03/20/2013	0.444	0.450	07/15 - 01/15	1,218.75	1,500,000.00	1,501,218.75
3136F9DU4	0478-10	FNMA	500,000.00	4.000	04/15/2013	01/05/2010	2.219	2.250	04/15 - 10/15	Received	527,485.91	500,326.10
3135G0KM4	0611-12	FNMA	3,500,000.00	0.500	05/27/2015	10/17/2012	0.365	0.370	11/27 - 05/27	Received	3,511,795.00	3,509,737.15
3136G05X5	0616-12	FNMA	2,000,000.00	0.750	05/30/2017	11/30/2012	0.740	0.750	05/30 - 11/30		2,000,000.00	2,000,000.00
3136G07M7	0619-12	FNMA	1,500,000.00	0.900	11/27/2017	11/27/2012	0.888	0.900	05/27 - 11/27		1,500,000.00	1,500,000.00
3135G0TD5	0620-12A	FNMA	1,500,000.00	1.000	12/28/2017	12/31/2012	0.986	1.000	06/28 - 12/28		1,500,000.00	1,500,000.00
3135G0TD5	0620-12B	FNMA	1,000,000.00	1.000	12/28/2017	12/31/2012	0.986	1.000	06/28 - 12/28		1,000,000.00	1,000,000.00
3136G0VP3	0624-13	FNMA	1,000,000.00	0.500	02/21/2017	02/28/2013	1.246	1.263	08/21 - 02/21	97.22	1,000,450.00	1,000,536.86

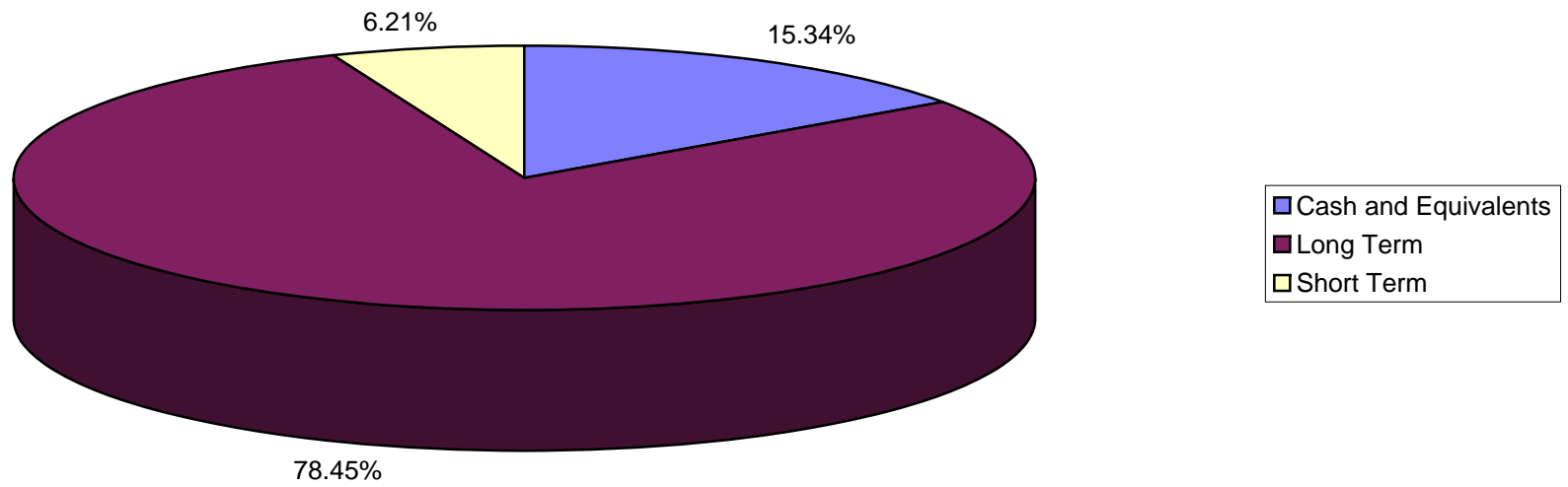
Portfolio 2013  
AC  
PM (PRF\_PMS) 7.2.5

**Investments FY 2012-2013**  
**Portfolio Management**  
**Investment Status Report - Investments**  
**March 31, 2013**

Page 3

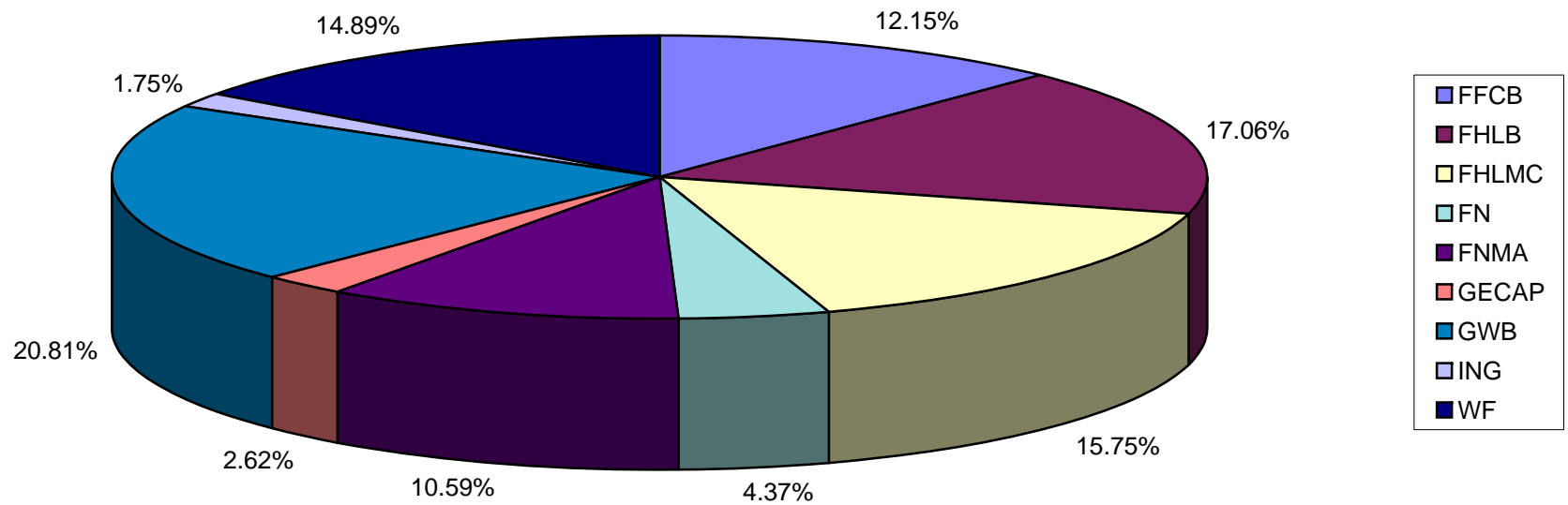
CUSIP	Investment #	Issuer	Par Value	Stated Rate	Maturity Date	Purchase Date	YTM 360	YTM 365	Payment Dates	Accrued Interest At Purchase	Current Principal	Book Value
<b>Federal Agency Coupon Securities</b>												
3136G1BZ1	0625-13	FNMA	1,000,000.00	0.500	01/30/2018	03/08/2013	1.158	1.174	07/30 - 01/30	527.78	999,500.00	1,000,034.31
<b>Federal Agency Coupon Securities Totals</b>			<b>63,390,000.00</b>				<b>0.649</b>	<b>0.658</b>		<b>2,057.64</b>	<b>64,119,678.82</b>	<b>63,725,586.13</b>
<b>Pass Through Securities /PAC/CMO</b>												
31371LB99	0442-09	FNMA	10,625.88	4.500	08/01/2013	02/18/2009	2.576	2.612	03/25 - Monthly	Received	10,971.22	10,971.22
31371LGW3	0454-09	FNMA	16,749.93	5.000	11/01/2013	06/16/2009	2.742	2.780	07/25 - Monthly	Received	17,414.69	17,414.69
31371LMX4	0458-09	FNMA	46,311.67	4.000	03/01/2014	09/18/2009	2.109	2.138	10/25 - Monthly	Received	47,874.69	47,874.69
31371LWK1	0465-09	FNMA	19,218.81	4.500	10/01/2014	10/08/2009	2.252	2.284	11/25 - Monthly	Received	20,083.66	20,083.66
31371LVX4	0466-09	FNMA	16,849.31	4.000	09/01/2014	10/19/2009	2.056	2.084	11/25 - Monthly	Received	17,481.16	17,481.16
<b>Pass Through Securities /PAC/CMO Totals</b>			<b>109,755.60</b>				<b>2.268</b>	<b>2.299</b>		<b>0.00</b>	<b>113,825.42</b>	<b>113,825.42</b>
<b>Investment Totals</b>			<b>114,306,496.43</b>				<b>0.610</b>	<b>0.619</b>		<b>2,057.64</b>	<b>115,034,003.69</b>	<b>114,644,304.33</b>

## Portfolio by Asset Class



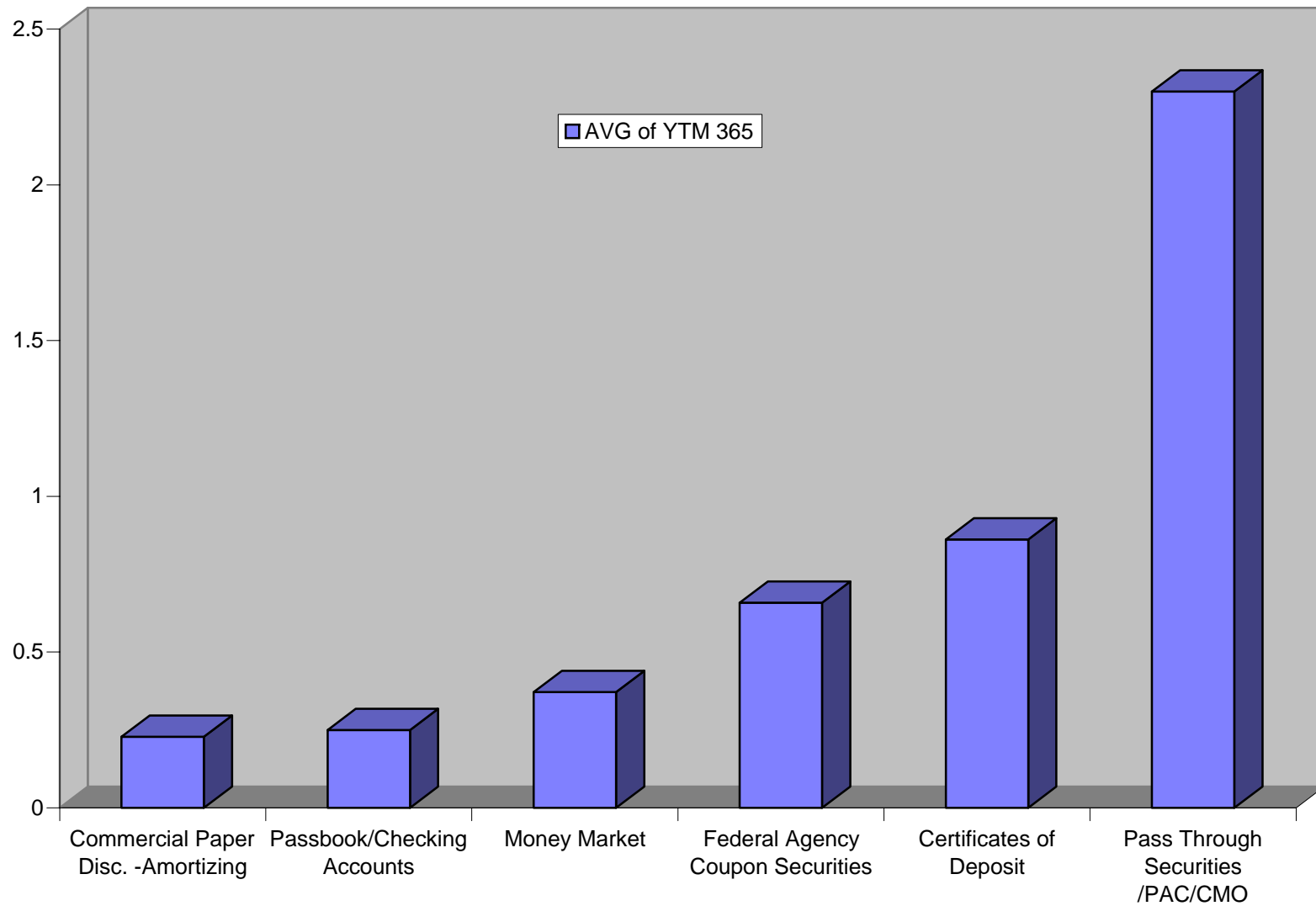
For Quarter Ending March 31, 2013

## Par Value by Issuer Graph



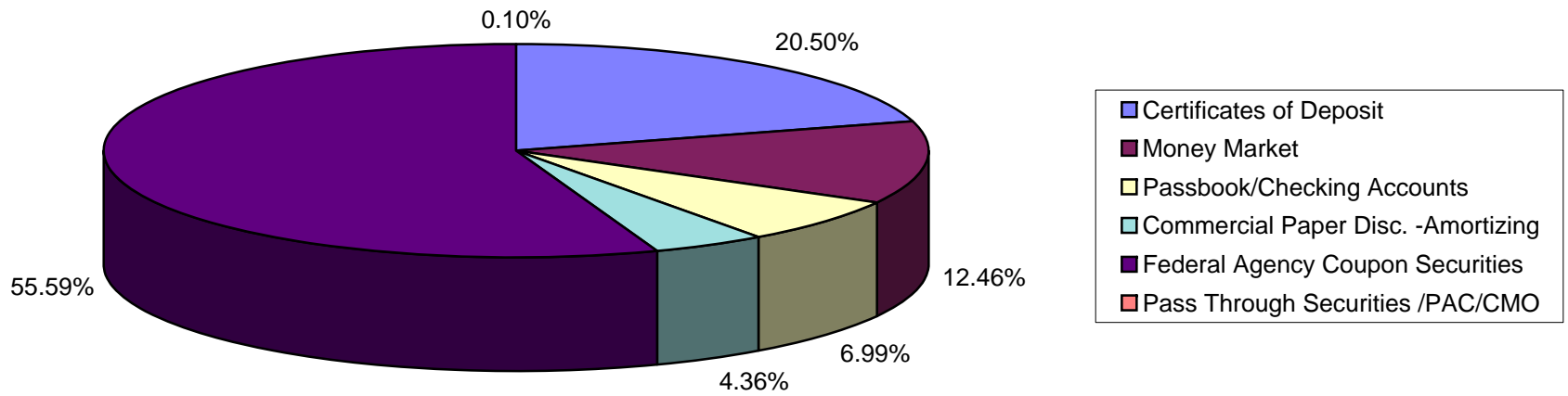
For Quarter Ending March 31, 2013

### Investment Yield by Type



For Quarter Ending March 31, 2013

## Book Value By Investment Type



For Quarter Ending March 31, 2013

**COUNCIL ACTION FORM**

**SUBJECT:** RESOLUTION APPROVING OFFICIAL STATEMENT FOR GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2013 AND SETTING DATE OF SALE FOR MAY 14, 2013

**BACKGROUND:**

The FY 2013/14 budget includes General Obligation (G.O.) Bond funded capital improvement projects in the amount of \$21,034,370. The City Council previously held a public hearing on issuance of these bonds. City staff also identified outstanding bonds that could be refunded at a savings to the City and have included that with the 2013 bond issuance. Council action is now required to set the date of sale for May 14, 2013, and to approve the official statement.

The Official Statement, or "Preliminary Official Statement", is the offering document for municipal securities, in preliminary form, which does not contain pricing information. The Statement provides several financial disclosures and information about the City. This "Preliminary Official Statement" is on file in the City Clerk's Office and can be viewed on the City's Website.

Projects to be funded by this bond issue include the following:

Street Improvements	\$ 6,200,000
Library Renovation and Addition	13,479,000
Resource Recovery Improvements (abated debt)	1,355,370
Subtotal	\$ 21,034,370
Refunding Bonds	2,250,000
Issuance Cost / Allowance for Sale at Premium	215,630
<b>Total Debt Issue</b>	<b>\$ 23,500,000</b>

**ALTERNATIVES:**

1. Adopt a resolution approving the Official Statement for General Obligation Corporate Purpose Bonds, Series 2013 and setting the date of sale for May 14, 2013.
2. Refer the Official Statement back to City staff for modifications.

**MANAGER'S RECOMMENDED ACTION:**

Issuance of these bonds is necessary in order to accomplish the City's approved capital improvements during this coming year and to realize savings by refunding outstanding bonds.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby adopting a resolution approving the Official Statement for General Obligation Corporate Purpose Bonds, Series 2013 and setting the date of sale for May 14, 2013.





## TRI CITY ELECTRIC COMPANY OF IOWA FY 2013 / 2014 RATES

DESCRIPTION	Hourly Rate (ST)	Hourly Rate (OT)	Hourly Rate (DT)
Supervisor	\$ 79.87	\$ 113.35	\$ 146.99
Apprentice	\$ 29.91	\$ 40.12	\$ 50.29
Foreman	\$ 69.44	\$ 100.27	\$ 129.96
Journeyman	\$ 69.44	\$ 97.13	\$ 125.84
Technician	\$ 92.58	\$ 121.51	\$ 150.45
Elect. Field Eng	\$ 115.73	\$ 144.66	\$ 173.60
Subsistence:	\$133.58 per day		
Travel:	\$52.08 per hour		
Mileage:	\$.91 per mile		
Material Costs:	Cost Plus 9%		
Misc. Tools and Equipment Rates			
Relay Test Set	\$54.00/Day, \$214.00/Week, \$642.00/Month		
High Current Test Set	\$80.00/Day, \$321.00/Week, \$963.00/Month		
Proposed Price Increase for Renewal Periods:			
Labor Rates:	4% per year		
Travel & Subsistence:	4% per year		

**COUNCIL ACTION FORM**

**SUBJECT:** RENEWAL OF DENTAL INSURANCE ADMINISTRATOR CONTRACT

**BACKGROUND:**

For many years the City has contracted with Delta Dental of Iowa to administer the Dental Insurance benefits approved by City Council for City employees and their families.

**Over the past several years Delta has provided good customer service and has had a commendable record of accurate and timely claim payment. Delta also has advantageous contractual relationships with dental providers in Ames and throughout Iowa, which allows the City to receive significant discounts on services received. Added to this is the fact that Delta has a proven record of being able to administer the existing plans. Delta has also been a willing and capable partner in our efforts to improve the health status of employees and their families through quality programs.**

Effective July 1, 2013, Delta Dental will charge \$3.72 per covered employee per month, which is \$23,793 annually. This is an increase of approximately \$660 or 2.9% over their 2012/13 rates, and is covered in the amounts budgeted for health insurance included in the FY 2013/14 budget.

**ALTERNATIVES:**

1. Accept the renewal documents from Delta Dental of Iowa to provide administrative services for dental benefits effective July 1, 2013.
2. Reject the renewal from Delta Dental of Iowa.

**MANAGER'S RECOMMENDED ACTION:**

Over the past two decades Delta Dental of Iowa has been an effective administrator of the City's dental administrative services. Renewal of this contract will provide the best value to the City in administering its dental insurance program.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving the renewal agreement for administrative services with Delta Dental of Iowa for the period from July 1, 2013 to June 30, 2014.

**COUNCIL ACTION FORM**

**SUBJECT:**     **RENEWAL OF HEALTH INSURANCE ADMINISTRATIVE SERVICES  
CONTRACT**

**BACKGROUND:**

Nine years ago the City sought alternative bids for administrative services and excess coverage for our self-insured health and pharmacy programs. At that time, we added requirements developed by an internal Health Insurance Team whose final report and recommendations served as the basis for the request for proposal (RFP) that yielded three quotations. The City Council subsequently approved award of the administrative services and excess coverage to Wellmark Blue Cross Blue Shield of Iowa.

**Over the past nine years Wellmark has provided good customer service and has had a commendable record of accurate and timely claims payment. Wellmark also has advantageous contractual relationships with medical providers in Ames and throughout Iowa that allow the City to receive significant discounts on services received. Wellmark has a proven record of being able to administer the existing plans, and has been a willing and capable partner in our efforts to improve the health status of employees and their families through quality programs and health promotion.**

Effective July 1, 2013, Wellmark will charge \$40.28 per employee per month in administrative and access fees for a yearly total of \$257,631. This is an increase of 3.9% from 2012/13, which is covered by the amounts included in the FY 2013/14 budget.

Effective July 1, 2013, Wellmark will charge \$27.81 per employee per month for specific and aggregate stop loss premiums. The individual stop loss protects the City from specific claims that exceed \$125,000 incurred in one year while the aggregate stop loss protects the City in the event that total claims exceed 120% of what was expected. Since the City did qualify for some significant recoveries under the specific stop loss policy in 2012/13, the 2013/14 rates increased 5.7% to reflect that experience. In 2013/14 the City will pay \$177,873 in specific and aggregate stop loss premiums.

**ALTERNATIVES:**

1. Accept the renewal documents from Wellmark for administrative services, specific and aggregate excess insurance, and access fees for benefits effective from July 1, 2013 to June 30, 2014.
2. Do not renew the agreement with Wellmark.

**MANAGER'S RECOMMENDED ACTION:**

Wellmark Blue Cross Blue Shield has been an effective administrator of the City's health care administrative services. Wellmark's services are cost-effective, and they have a strong working relationship with the City's other health care partners. Renewal of this contract will provide the best value to the City in administering its health insurance program.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving the renewal for administrative services, specific and aggregate excess insurance, and network access fees with Wellmark Blue Cross Blue Shield of Iowa for the period from July 1, 2013 to June 30, 2014.

**COUNCIL ACTION FORM**

**SUBJECT: RESOURCE RECOVERY PROCESS AREA SPRINKLER SYSTEM REPLACEMENT**

**BACKGROUND:**

The A. O. Chantland Resource Recovery Plant annually receives more than 55,000 tons of Municipal Solid Waste (MSW) from Ames and other Story County jurisdictions. This MSW is processed into refuse derived fuel (RDF) that is used at the City's Power Plant to generate electricity.

**The 2010 annual loss prevention report prepared by FM Global Insurance, the City's previous provider of property and boiler & machinery insurance coverages, recommended that the Resource Recovery Plant's fire system be upgraded. This upgrade is a Capital Improvement Project that will be completed in two phases.**

Phase I consists of a new 11' x 20' valve room to house backflow prevention and new system valves for domestic water and the fire control system. This valve room will be constructed to meet all current codes and engineered so that emergency services personnel can access the fire system and valves without having to enter the main building. The room will consist of a new, larger incoming water supply line, backflow preventers, fire system riser, and poured concrete walls to match the existing structure. The new water supply valves will be tied into the current fire system and building water line. The larger size of the incoming water line will allow for the required increase in water flow for Phase II of the project, which will be completed FY 2014/15. Phase II will involve complete replacement of the original, deteriorating fire system piping and sprinkler heads. The design plan and layout of the sprinkler heads, cross main, and branch line piping will be determined taking into account the structural elements of the building and updates to fire codes.

Brown Engineering is providing design services for this project, including structural, mechanical, and electrical engineering. The Minor Site Development Plan for the building addition and associated site improvements has been approved. Brown Engineering has estimated construction costs at \$186,000, which also includes an alternate to extend the roof line of the addition to the north over the existing main entrance.

With engineering costs of approximately \$24,700, this brings total estimated costs for Phase I to \$210,700. Funding for Phase I is programmed in the Capital Improvement Plan in the amount of \$65,000 from the Resource Recovery Fund and \$205,370 in revenue abated GO Bonds. Phase I construction will be scheduled during the summer

and fall of 2013. Phase II is programmed in the 2014/15 CIP with funding of \$300,000 in revenue abated GO Bonds.

**ALTERNATIVES:**

1. Approve the 2013/14 Resource Recovery Process Area Sprinkler System Replacement (Phase I) by establishing May 22, 2013, as the date of letting and May 28, 2013, as the date for report of bids.
2. Direct staff to seek new plans and bid documents for the project.

**MANAGER'S RECOMMENDED ACTION:**

This project will improve the water flow to the Resource Recovery Plant's fire sprinklering system and allow emergency services personnel to access the fire system and valves without having to enter the main building. These steps will help provide greater overall security and safety for this facility.

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

**COUNCIL ACTION FORM**

**SUBJECT:** 2012/13 DOWNTOWN STREET PAVEMENT IMPROVEMENTS  
(CLARK AVENUE – MAIN STREET TO 5<sup>TH</sup> STREET, &  
GILCHRIST STREET – LINCOLN WAY TO KELLOGG AVENUE)

**BACKGROUND:**

The annual Downtown Street Pavement Improvements program is for rehabilitation/reconstruction of streets within the downtown area. The 2012/13 program locations are Clark Avenue (Main Street to 5<sup>th</sup> Street) and Gilchrist Street (Lincoln Way to Kellogg Avenue). The project includes removal and replacement of the existing pavement, storm sewer improvements including a pervious pavement section on Gilchrist between Clark Avenue and Kellogg Avenue, as well as ornamental street lighting and a ribbon of colored sidewalk concrete on Clark Avenue to match the previously constructed areas of downtown. (Gilchrist Street runs a short distance north next to Long John Silver's, then eastward to Kellogg Avenue.)

City staff held a project meeting that included area businesses and the Main Street Cultural District (MSCD). The project has been staged to maintain access to all businesses during construction and is scheduled for completion in fall 2013.

The costs associated with this project are estimated to include:

Engineering and Construction Administration	\$ 80,000
Construction	<u>\$ 530,145</u>
Total Estimated Base Costs	\$ 610,145

The project funding is summarized below:

12/13 General Obligation Bonds	\$ 950,000
Electric Utility Funds (Street Lighting)	<u>\$ 50,000</u>
Total Funding	\$1,000,000

**ALTERNATIVES:**

1. Approve the 2012/13 Downtown Street Pavement Improvements (Clark Avenue from Main Street to 5<sup>th</sup> Street and Gilchrist Street from Lincoln Way to Kellogg Avenue) by establishing May 22, 2013, as the date of letting and May 28, 2013, as the date for report of bids.
2. Direct staff to revise the project.

**MANAGER'S RECOMMENDED ACTION:**

This project represents Council's continuing commitment to reinvest in Downtown infrastructure. By approving plans and specifications and setting the letting date, it will be possible to move forward with the reconstruction of Clark Avenue and Gilchrist Street during fall 2013. Delay of approval could delay the reconstruction to 2014.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the 2012/13 Downtown Street Pavement Improvements (Clark Avenue from Main Street to 5<sup>th</sup> Street and Gilchrist Street from Lincoln Way to Kellogg Avenue) by establishing May 22, 2013, as the date of letting and May 28, 2013, as the date for report of bids.



**COUNCIL ACTION FORM**

**SUBJECT:**     **ELECTRIC DISTRIBUTION TRANSFORMER PURCHASE**

**BACKGROUND:**

This bid is to award a contract for the purchase of electric distribution transformers necessary to meet the anticipated needs of the Electric Services Department for new construction and maintenance. Transformers are purchased from an Electric Department inventory asset account and charged to the appropriate operations accounts as the units are put into use. Generally, over a million dollars in assets are available in the Electric inventory at any given time for use in new service and maintenance activities.

Under the proposed contracts, transformers will be purchased as requested on a quarterly basis. This provides the City with flexible inventory management and helps to reduce the need for storage space. The proposed contract period will end March 31, 2014. This contract is renewable for three additional years, subject to approval by the City Council. Bid prices are exclusive of sales taxes, which are applicable to the purchase of this equipment and are paid directly by the Utility. **No contract amount is being authorized at this time, since payments will be made as transformers are purchased.**

On March 21, 2013, bids were received as shown on the attached report. The transformers were evaluated to include the cost of anticipated energy loss during the life of each unit. The evaluation amount is based on the evaluated unit prices and estimated quantities purchased in the past three years, and the award amount is based on the estimated total evaluated cost. Staff has reviewed the bids and determined that the low bids for padmount and overhead transformers meet Electric Services' needs.

**ALTERNATIVES:**

1. Award a contract to RESCO, Ankeny, Iowa, for the purchase of electric distribution transformers in accordance with unit prices and energy losses bid for padmounted transformers manufactured by ERMCO and award a contract to Wesco Distribution, Des Moines, Iowa, for the purchase of electric distribution transformers in accordance with unit prices and energy losses bid for overhead transformers manufactured by ABB.
2. Reject all bids and attempt to purchase electric distribution transformers on an as needed basis.

**MANAGER'S RECOMMENDED ACTION:**

Awarding these contracts will insure that Electric Services has ready access to pad-mounted and overhead transformers on a cost effective basis.

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

**March 21, 2013**

**INVITATION TO BID  
NO. 2013-147**

<b>Group 1 - Padmounts</b>	<b>Manufacturer</b>	<b>Total Estimated Purchase Price</b>	<b>Total Estimated Evaluated Price</b>
<b>RESCO Ankeny, Iowa</b>	<b>ERMCO</b>	<b>\$318,771.92</b>	<b>\$637,753.92</b>
Wesco Des Moines, Iowa	ABB	\$320,167.00	\$639,631.00
RESCO Ankeny, Iowa	Cooper	\$327,709.84	\$661,247.86
Howard Industries Laurel, Mississippi	Howard	\$326,251.56	\$674,654.26
Fletcher Reinhardt Bridgeton, Missouri	Cooper	\$332,368.79	\$679,414.47
<b>Group 2 - Overheads</b>	<b>Manufacturer</b>	<b>Total Estimated Purchase Price</b>	<b>Total Estimated Evaluated Price</b>
<b>Wesco Des Moines, Iowa</b>	<b>ABB</b>	<b>\$27,075.00</b>	<b>\$58,507.00</b>
RESCO Ankeny, Iowa	Cooper	\$27,004.50	\$59,004.54
RESCO Ankeny, Iowa	ERMCO	\$29,942.46	\$59,396.46
Fletcher Reinhardt Bridgeton, Missouri	Cooper	\$27,387.99	\$60,009.39
Howard Industries Laurel, Mississippi	Howard	\$29,364.01	\$62,962.01

**COUNCIL ACTION FORM**

**SUBJECT: RENEWAL OF CONTRACT FOR SPECIALIZED CLEANING SERVICES, INCLUDING GRIT BLASTING, HYDRO BLASTING, DETONATION BLASTING, AND VAC TRUCK SERVICES FOR THE POWER PLANT**

**BACKGROUND:**

The City's Electric Utility has two coal-fired, high-pressure steam generation units within the City of Ames Power Plant, referred to as Unit No. 7 and Unit No. 8. These units require regular professional maintenance and repair. This consists of emergency service, as well as regularly scheduled planned repairs. The repair of the boilers on these generation units requires professional trade crafts such as boilermakers, steam/pipe fitters, and millwrights, to list a few.

The boiler units operate under environmental conditions with high heat and high pressure. Due to the operational conditions and fuel burned, the internal surfaces of the boilers are often covered with hardened ash, molten glass, and other substances, which coat the internal boiler tubes and boiler walls. Because of the conditions resulting from burning Refuse Derived Fuel (RDF), a reducing atmosphere exists in portions of the boiler and there are chlorides present from burning plastics. As a result, parts of the boiler units such as the superheat tubes and boiler wall tubes would eventually fail due to tube wasting.

When tube failures occur, the City contracts with private firms who have the expertise to perform the emergency repairs needed to bring the unit back into operation. Prior to the professional crafts entering the boilers to carry out inspections and repairs, the surfaces must be cleaned of ash coating and debris. This cleaning process requires high-pressure water washing, grit blasting, or use of explosives to loosen and remove the materials. After loosening or breaking up these substances, they are removed from the boiler using the sluice system or by large industrial vacuums.

On June 23, 2009, City Council awarded a contract to W-S Industrial Services, Inc., Council Bluffs, Iowa, for a number of "heavier duty" cleaning services, including grit blasting, hydro blasting, detonation blasting, and vac truck services to be furnished as requested from July 1, 2009, through June 30, 2010. The contract was in an amount not-to-exceed \$231,000. The City also has a contract for similar services with Bodine Services of Clinton for "lighter duty" cleaning services, which is also on this Council agenda for renewal.

The original contract has the option for the City to renew in one-year increments for up to five additional years. **Council should note that the hourly rates which will be**

**charged by W-S Industrial will be unchanged for next year. This is the fourth renewal out of five maximum.**

The FY 2013/14 operating budget for Electric Production includes \$151,000 for boiler cleaning services to be performed under this contract. **Payments would be calculated on unit prices bid and actual work performed, up to the available budget amount.**

**ALTERNATIVES:**

1. Approve the contract renewal with W-S Industrial Services, Inc., Council Bluffs, Iowa, for a specialized cleaning services contract, including grit blasting, hydro blasting, detonation blasting, and vac truck services, for the one-year period from July 1, 2013, through June 30, 2014, and approve contract and bond. Total work in FY 2013/14 shall be an amount not to exceed \$151,000.
2. Do not renew the agreement and instruct staff to seek new competitive bids.

**MANAGER'S RECOMMENDED ACTION:**

This work is necessary to properly maintain Unit No. 7 and Unit No. 8 and to carry out emergency and scheduled repairs resulting from equipment failures. This contract allows the Power Plant to have reliable contractors available to perform these specialized cleaning services on very short notice in the event of an emergency repair. This contract also allows the Power Plant to control the costs of these services to the extent possible.

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

**COUNCIL ACTION FORM**

**SUBJECT: POWER PLANT SPECIALIZED WET/DRY VACUUM, HYDRO BLAST, AND RELATED CLEANING SERVICES CONTRACT RENEWAL**

**BACKGROUND:**

Electric Services has two coal-fired, high-pressure steam generation units within the Power Plant referred to as Unit No. 7 and Unit No. 8. These units require regular professional maintenance and repair. This consists of emergency service, as well as regularly planned repairs and services during scheduled outages. The cleaning and special preparation of the boiler surfaces on these generation units requires professional tradecrafts and maintenance experts. The units operate under extreme environmental conditions which result in slag and other industrial debris coating the boiler and other Plant equipment surfaces.

Prior to repair and maintenance work being done, it is necessary to have the surfaces professionally cleaned using high-pressure water jets and vacuums. In order to clean the surfaces, outside contractors are used who can provide mobile high pressure generator trucks with hoses and lances to cut through and wash away the industrial debris. These same firms have the industrial vacuum trucks that can accumulate and contain this industrial debris for proper disposal. This contract is to provide specialized wet/dry vacuum, hydro blast, and related cleaning services for the Power Plant.

On June 23, 2009, Council awarded a contract to Bodine Services of Clinton, LLC, Clinton, Iowa, for the specialized wet/dry vacuum, hydroblast and related "lighter duty" cleaning services. These services were to be furnished as requested from July 1, 2009, through June 30, 2010, in an amount not-to-exceed \$48,000. A separate cleaning contract with W-S Industrial was also approved by the City Council on April 12, 2011 for "heavier duty" cleaning services.

This contract includes the option for the City to renew in one-year increments for up to four additional years, and staff recommends renewing the agreement for FY 2013/14. There is a rate provision under this contract that increases rates at fixed percentages above the previous fiscal year's contracted rates at time of renewal. The yearly rate increase is 2% for Labor, Travel & Subsistence, and Equipment & Tools. This increase is in accordance with the contract terms initially established. This is the fourth renewal out of four maximum.

The FY 2013/14 operating budget for Electric Production includes \$52,000 for miscellaneous services to be performed under this contract. Payments will be calculated on unit prices bid and actual work performed, up to the available budget amount

**ALTERNATIVES:**

1. Approve the contract renewal with Bodine Services of Clinton, LLC, Clinton, Iowa, for the specialized wet/dry vacuum, hydroblast and related cleaning services for the one-year period from July 1, 2013, through June 30, 2014, and approve the firm's contract and bond. Total work in FY 2013/14 shall be an amount not to exceed \$52,000.
2. Do not renew the agreement and direct staff to seek new competitive bids.

**MANAGER'S RECOMMENDED ACTION:**

This work is necessary to properly maintain the Power Plant equipment and to carry out emergency and scheduled repairs. This contract allows the Power Plant to have reliable contractors available to perform these specialized, lighter duty cleaning services on very short notice in the event of an emergency repair.

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

**COUNCIL ACTION FORM**

**SUBJECT: POWER PLANT CHEMICAL TREATMENT SERVICES AND SUPPLIES  
CONTRACT RENEWAL**

**BACKGROUND:**

This contract is for the chemicals and services used in the treatment of the boilers, cooling tower, coal yard and ash ponds at the Power Plant. The scope of work includes supplying a range of chemicals, technical expertise in boiler chemistry and analysis, the ability to train Power Plant staff in maintaining the system, and detailed monitoring and analysis of the boilers to ensure they are safeguarded against damage. All of this is essential for the operation of the Power Plant.

On June 23, 2009, City Council awarded a contract to ChemTreat, Inc., Glen Allen, VA, for chemical treatment services and supplies for FY 2009/10. That contract was in an amount not-to-exceed \$250,000. Included in the original contract were terms for five optional twelve-month renewal periods.

The FY 2013/14 operating budget for Electric Production includes \$224,000 for the chemicals and services to be supplied under this contract. **Payments will be calculated on unit prices proposed for chemicals and services actually delivered and accepted by the Power Plant.** Council should note that this is the fourth renewal out of five maximum.

The FY 2013/14 contract renewal with ChemTreat, Inc., includes fifteen chemicals that will have unit price increases. It is expected that the overall impact of these increases will be approximately 3.89%, which equates to \$9,073.

ChemTreat blends the vast majority of the chemicals used in our Plant, allowing for very specialized adjustments to be made to the chemicals to meet our specific needs. Some of the raw material prices are escalating. Electric Services staff reviewed the proposed increases and found them to be acceptable based on comparable market prices.

**ALTERNATIVES:**

1. Approve the contract renewal with ChemTreat, Inc., Glen Allen, VA, for chemical treatment services and supplies for the one-year period from July 1, 2013, through June 30, 2014. Actual payments will be calculated on unit prices proposed for chemicals and services actually delivered and accepted by the Power Plant in an amount not to exceed \$224,000 for FY 2013/2014.
2. Do not renew the agreement and instruct staff to seek new competitive proposals.

**MANAGER'S RECOMMENDED ACTION:**

It is essential that the Power Plant receive chemicals and related treatment services at the lowest possible cost consistent with the quality required to maintain Plant operations. It is also important to lock in prices and accountability with key contractors. By choosing Alternative No. 1, the Plant will be able to continue achieving these goals. ChemTreat has provided the City with excellent service this past year.

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



**Proposed Chemical Pricing for City of Ames, Iowa Power Plant for Contract Year July 1, 2013 through June 30, 2014**

	ChemTreat Product Name	Current ChemTreat \$ / Pound	Proposed ChemTreat \$ / Pound	Estimated increase based upon average annual usage and current inventory for new contract year		
				Based upon 2011-2012 usage	Based upon 2010-2011 usage	
<b>Boiler Function</b>						
Neutralizing Amine	BL-1513	\$ 2.48	\$ 2.60		0	
Oxygen Scavenger	BL-1260	\$ 2.88	\$ 3.05		0	
TriSodium Phosphate	B-145	\$ 4.84	\$ 4.84		0	
MonoSodium Phosphate	B-144	\$ 6.24	\$ 6.61	\$ 74.00	\$ 74.00	
Internal Dispersant	BL-1354	\$ 1.72	\$ 1.82	\$ 114.00	\$ 114.00	
DiSodium Phosphate	B-142	\$ 6.95	\$ 7.78		0	
<b>Tower Function</b>						
Iron & Manganese Dispersant	CL-4075	\$ 2.69	\$ 2.79	\$ 3,141.50	\$ 2,053.20	
Deposit Control Polymer	CL-4428	\$ 1.54	\$ 1.63	\$ 4,062.24	\$ 3,539.16	
Bio-Dispersant	CL-450	\$ 1.60	\$ 1.68	\$ 874.56	\$ 740.24	
Azole for Yellow Metals	CL-4126	\$ 3.64	\$ 3.64	\$ -		
<b>Coal / Ash Treatment</b>						
Calcium Dispersant - Ash Treatment	CL-4355	\$ 0.81	\$ 0.86	\$ 689.10	\$ 737.40	
Ash Flocculation - Ash Treatment	P-835E	\$ 3.33	\$ 3.51	\$ 15.12	\$ 15.12	
Coal Dust Suppression	CT-9040	\$ 2.70	\$ 2.82			
<b>RO Pretreatment</b>						
RO Dechlorination Pretreatment	RL-124	\$ 1.05	\$ 1.11		0	
RO Antiscalant	CT-9005	\$ 2.71	\$ 2.80		0	
<b>Cooling Water (Closed Loop)</b>	CL-2871	\$ 3.19	\$ 3.38	\$ 102.22	\$ 102.22	
<b>Dechlorination of Tower Blowdown</b>	RL-124	\$ 1.05	\$ 1.11		0	
				\$ 9,072.74	\$ 7,375.34	

**COUNCIL ACTION FORM**

**SUBJECT:** ELECTRIC SERVICES DIESEL FUEL SUPPLY CONTRACT RENEWAL

**BACKGROUND:**

This contract is for the purchase of low sulfur diesel fuel for Electric Services. The Utility has a 250,000-gallon main fuel tank located at the Dayton Substation to fuel the two GT (gas turbine) units. The City also has two 42,000-gallon underground fuel tanks located in the coal yard, south of the Power Plant, to assist in start-up of the Plant. The Utility's two gas turbines could burn 250,000 gallons of fuel in a 60 hour time period, requiring larger refill volumes and quick refills should an emergency dictate that they stay on-line.

In May 2011 staff received competitive sealed proposals from five firms for FY 2011/12 with the option of four one-year renewals. The scope of work for this contract includes supplying fuel to the Power Plant as needed. Vendors were asked to supply pricing based in the form of a markup to the daily-published "rack" average fuel price at the Des Moines, Iowa, terminal for stated products. The contract price is based on an adder of \$.0068 to the rack price average per gallon. City staff receives a daily electronic mail from the Iowa Department of Transportation stating the product's average price. If the City needs to purchase fuel, staff can determine instantly if the price is favorable based on market trends, and then can call the vendor to state the quantity and the delivery time. This allows the contracted vendor to secure large fuel orders and lock in prices for the City.

The goal of the contract is to create efficiency and flexibility in the purchase of a valuable commodity, ensuring that the City is able to use opportunity purchasing and to lock in performance criteria for the vendors.

On June 14, 2011, City Council awarded a contract to Diamond Oil Co., Des Moines, Iowa, to supply diesel fuel to be supplied as requested from July 1, 2011 through June 30, 2012, in an amount not-to-exceed \$1,250,000. Actual cost is based on the amount of fuel purchased the contract price at the time of purchase plus an adder of \$0.0068 per gallon. **Council should note that this is renewal number two out of four.**

The approved FY 2013/14 operating budget includes \$642,000 for anticipated volumes of this fuel purchase.

**ALTERNATIVES:**

1. Approve the contract renewal with Diamond Oil Co., Des Moines, Iowa, to supply diesel fuel to the City's Power Plant, for the period from July 1, 2013, through

June 30, 2014, in an amount not to exceed \$642,000. Under this renewal, there is no increase from the previous year to the Diamond Oil mark-up of \$.0068/gallon.

2. Do not renew the agreement and instruct staff to seek new competitive proposals.

**MANAGER'S RECOMMENDED ACTION:**

This contract renewal will continue to offer the City the ability to have flexibility in fuel purchasing and to maintain standards of performance for fuel content and fuel delivery at the same mark-up price as the current year.

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

**COUNCIL ACTION FORM**

**SUBJECT:**    **POWER PLANT BREAKER MAINTENANCE CONTRACT RENEWAL**

**BACKGROUND:**

Electric Services' two coal-fired, high-pressure steam turbine electric generating units within the Power Plant are referred to as Units No. 7 and No. 8, respectively. These units require regular professional maintenance and repair. This consists of emergency service, as well as regularly planned repairs and services during scheduled outages. The repair of these generating units requires professional trade crafts such as boilermakers, electricians/control techs, steam/pipe fitters, and millwrights, to list a few. The units operate under environmental conditions with high heat and high pressure.

Due to these operational conditions, numerous circuit breakers and relays are necessary to safely and reliably operate the Power Plant. All of this equipment must be professionally maintained, serviced, adjusted, repaired, and rebuilt. Specially trained personnel perform this work. It is not possible for staff to adequately maintain this electrical equipment due to manpower constraints and the specialized nature of the work.

Rather than bid and get prices for this work multiple times per year with the inconsistency of work and quality as different vendors participate, this work is outsourced on an annual renewable contract basis. This process reduces the City's exposure to market forces regarding prices and availability for labor, travel and supplies in preparation for a scheduled outage. City staff also saves considerable time obtaining quotes, evaluating proposals and preparing specifications and other procurement documentation.

On January 24, 2012, City Council awarded a contract to Tri-City Electric Company of Iowa, Davenport, IA, for Power Plant breaker and relay maintenance to be furnished as requested from February 16, 2012, through June 30, 2012, in an amount not-to-exceed \$127,500. Council may recall that the initial contract period was shortened to enable future renewals to coincide with the City's fiscal year.

This contract has an option for the City to renew in one-year increments for up to four additional years. This option includes a rate provision which increases rates at fixed percentages above the previous fiscal year contracted rates at time of renewal. The fixed rates for FY 2013/14 include labor and travel & subsistence increases of 4%. These increases are in accordance with the contract terms initially established. Council should note that is the second out of four possible renewals.

The approved FY 2013/14 operating budget includes \$180,000 for relay and breaker maintenance. This anticipated the 4% rate increase along with additional hours of work needed next year. Actual payments will be calculated on unit prices bid and actual work performed, up to the available budget amount.

**ALTERNATIVES:**

1. Approve the contract renewal with Tri-City Electric Company of Iowa, Davenport, IA, for Power Plant breaker and relay maintenance, for the one-year period from July 1, 2013, through June 30, 2014, and approve the associated contract and bond. Work will be scheduled on an as needed basis and payments will be based on unit prices bid and actual work performed. Total work in FY 2013/14 shall be an amount not to exceed \$180,000.
2. Do not renew the agreement and instruct staff to seek new competitive bids.

**MANAGER'S RECOMMENDED ACTION:**

This work is necessary to properly maintain relays and circuit breakers and to carry out emergency and scheduled repairs resulting from equipment failures. This contract establishes rates for service and provides for guaranteed availability, thereby setting in place known rates for service and controlling the Plant's costs.

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



## TRI CITY ELECTRIC COMPANY OF IOWA FY 2013 / 2014 RATES

DESCRIPTION	Hourly Rate (ST)	Hourly Rate (OT)	Hourly Rate (DT)
Supervisor	\$ 79.87	\$ 113.35	\$ 146.99
Apprentice	\$ 29.91	\$ 40.12	\$ 50.29
Foreman	\$ 69.44	\$ 100.27	\$ 129.96
Journeyman	\$ 69.44	\$ 97.13	\$ 125.84
Technician	\$ 92.58	\$ 121.51	\$ 150.45
Elect. Field Eng	\$ 115.73	\$ 144.66	\$ 173.60
Subsistence:	\$133.58 per day		
Travel:	\$52.08 per hour		
Mileage:	\$.91 per mile		
Material Costs:	Cost Plus 9%		
Misc. Tools and Equipment Rates			
Relay Test Set	\$54.00/Day, \$214.00/Week, \$642.00/Month		
High Current Test Set	\$80.00/Day, \$321.00/Week, \$963.00/Month		
Proposed Price Increase for Renewal Periods:			
Labor Rates:	4% per year		
Travel & Subsistence:	4% per year		

**COUNCIL ACTION FORM**

**SUBJECT:**      **POWER PLANT EMISSIONS TESTING CONTRACT RENEWAL**

**BACKGROUND:**

This contract is for emissions testing services at the City's Power Plant. All emissions tests covered under this contract are mandated by the Iowa Department of Natural Resources (Iowa DNR) and the U.S. Environmental Protection Agency. The results are used to prove that the operated units are within compliance of regulated operating standards and to calculate the payment owed per annual amount of air pollutant set by the Iowa DNR. The basic scope of work for each test calls for the testing service to prepare test protocols, mobilize/demobilize their test equipment and test team, perform testing, and deliver test reports in a form acceptable to the state and federal regulatory agencies.

The three emissions tests are as follows:

- 1) Relative Accuracy Test Audit (RATA) for Units 7 and 8 coal-fired boilers.
- 2) Mercury Stack Testing for Units 7 and 8 coal-fired boilers.
- 3) Combustion Turbine Formaldehyde Testing for Gas Turbine 2.

On August 14, 2012, City Council awarded a contract to Air Hygiene, Broken Arrow, OK, for the FY 2012/13 Emissions Testing for the Steam Electric Plant & the Combustion Turbine generator in a not-to-exceed amount of \$45,000. Included in the original contract were terms for up to two additional one-year terms at stated rates. Council should note that this is the first renewal out of two maximum.

The FY 2013/14 operating budget contains \$90,500 for stack testing.

**ALTERNATIVES:**

1. Approve the contract renewal with Air Hygiene, Broken Arrow, OK for the Emissions Testing for the Steam Electric Plant & the Combustion Turbine generator contract for the one-year period from July 1, 2013, through June 30, 2014. Work will be scheduled on an as needed basis and payments will be based on unit prices proposed and actual work performed. Total work in FY 2013/14 shall be an amount not to exceed \$90,500.
2. Do not renew the agreement and instruct staff to seek new competitive proposals.

**MANAGER'S RECOMMENDED ACTION:**

The State of Iowa Administrative code requires this testing to be performed on our operating boilers and gas turbine. Air Hygiene has provided excellent technical expertise, experience, and on-site services.

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



**COUNCIL ACTION FORM**

**SUBJECT: CONTRACT EXTENSION FOR RESOURCE RECOVERY PLANT  
HAULING TO BOONE COUNTY LANDFILL AND RELATED SERVICES**

**BACKGROUND:**

This contract includes furnishing container services and hauling materials from the Resource Recovery Plant to the Boone County Landfill. Materials hauled under this contract are those that cannot be processed into fuel or otherwise recovered by the Resource Recovery Plant.

On May 26, 2009, Council awarded a contract to Waste Management of Ames for these services during the 2009/10 fiscal year. This bid had four optional extension periods through June 30, 2014. The extension periods are contingent upon approval of funding by Council. The period from July 1, 2013, through June 30, 2014, will be the fourth and final optional extension period. The approved 2013/14 budget includes \$213,750 for this work.

The contract is based on a per-mile per-ton bid amount and a round trip distance to the Boone County Landfill of 36 miles. There is a provision in the contract to allow longer hauls, up to 120 miles round trip, as well as a provision to cancel the contract if this type of service is no longer needed because of a change in disposal procedures.

The base bid price of \$.3333 per mile per ton is adjustable for each extension period. This adjustment is based on 12% of the bid amount based on fuel costs, and on the diesel fuel price index as determined by IDOT on the March 1<sup>st</sup> preceding the renewal.

The original base bid price of \$.3333 per mile per ton translated to \$12.00 per ton for a round trip to the Boone County Landfill. Under the contract adjustment clause, the contract price will increase to \$.3941 per mile per ton for 2013/14, setting the cost for a round trip to the Boone County Landfill at \$14.19 per ton.

Total cost of this contract is dependent on tonnage hauled. The budget amount will haul approximately 15,063 tons. If tonnage exceeds this amount, the budget will be amended at the appropriate time.

**ALTERNATIVES:**

1. Approve the 2013/14 renewal option for hauling and related services for the Resource Recovery Plant to Waste Management of Ames in the amount of \$.3941 per mile per ton.
2. Reject the renewal option and re-bid for hauling and related services for the Resource Recovery Plant.

**MANAGER'S RECOMMENDED ACTION:**

Landfill hauling and related services are an important part of our Resource Recovery Plant's operations, and the bidding process has previously identified the lowest evaluated price.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the 2013/14 renewal option for hauling and related services for the Resource Recovery Plant to Waste Management of Ames in the amount of \$.3941 per mile per ton.

**COUNCIL ACTION FORM**

**SUBJECT:**        **SQUAW CREEK PEDESTRIAN BRIDGE**

**BACKGROUND:**

The Squaw Creek Pedestrian Bridge was heavily damaged by the 2010 flood, and was out of service for a lengthy period of time following the flood. **This project was for replacement of the existing bridge with a pre-engineered steel truss bridge like those used throughout the remainder of the trail system. This bridge can be reused at a different location in the trail system when the bridge is removed to facilitate the Grand Avenue Extension.**

In order to meet Iowa Department of Natural Resources requirements to eliminate backwater, a longer than originally anticipated bridge span was required in order to prevent water from backing up on private property upstream from the bridge. The project also included armoring of the stream banks in the work area. This was not originally planned, but was important due to the uncertain timing of the Grand Avenue Extension project.

On August 24, 2012, Council awarded this project to Iowa Bridge & Culvert, LC of Washington, Iowa, with a bid cost of \$279,335.60. Construction was completed in the amount of \$285,089.67. Two change orders were subsequently processed for this project. The first change order in the amount of \$5,405.00, which was administratively approved by staff, included changes to the bridge design to support loading due to forces from an increased flood event. The second change order in the amount of \$349.07 balanced the actual field installed quantities. Engineering and administration costs were \$42,763, bringing overall project costs to \$327,852.67.

Funding is shown in the Capital Improvements Plan in the amount of \$400,000 from the 2012/13 General Obligation Bond Issue. Staff applied for and received funding from FEMA in the amount of \$54,700 after the contract award. FEMA will reimburse up to 85% of the \$54,700 amount, or \$46,495. This brings the City's responsibility to \$281,357.67. The additional GO Bond funds savings from this project will be applied to other flood related projects, specifically the Flood Damage – Bank Erosion project (near 326 N. Riverside and Stuart Smith Park).

**ALTERNATIVES:**

1.     Accept the Squaw Creek Pedestrian Bridge Project as completed by Iowa Bridge & Culvert, LC, of Washington, Iowa, in the amount of \$285,089.67.
2.     Direct staff to pursue modifications to the project.

**MANAGER'S RECOMMENDED ACTION:**

This project restored an important link in the City's north-south trail system that has been unavailable to the public for two years. The project is now completed in accordance with approved plans and specifications, and is within the approved budget.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the Squaw Creek Pedestrian Bridge Project as completed by Iowa Bridge & Culvert, LC, of Washington, Iowa, in the amount of \$285,089.67.

**COUNCIL ACTION FORM**

**SUBJECT:** FLOOD DAMAGE – SQUAW CREEK BANK EROSION PROJECTS

**BACKGROUND:**

During the floods of 2010, bank erosion damage occurred in several locations. Two such locations were in close proximity on the banks of Squaw Creek north of Lincoln Way. The first location involved bank erosion over a 16-inch water main on the east side of the creek near North Riverside Drive. The second location eroded part of the park system path on the west side of the creek along the eastern edge of Stuart Smith Park.

This project included installation of sheet pile to protect the 16-inch water main on the east side of the creek, installation of rip rap along the western bank, and the relocation of the trail in Stuart Smith Park farther to the west.

On October 9, 2012, City Council awarded the project to Peterson Contractors, Inc. of Reinbeck, Iowa, in the amount of \$499,946.75. Construction was completed in the amount of \$498,419.40. One change order, a savings in the amount of \$1,527.36, was processed for this project. This change order was the balancing change order and was administratively approved by staff (in accordance with purchasing policy) and balanced the actual field installed quantities.

**Bank Erosion Project near 326 N. Riverside Drive**

Engineering design was \$24,600, and inspection and administration was \$4,856, bringing total costs for the Base Bid to \$418,365.77. This project is expected to receive 85% reimbursement from Federal Emergency Management Agency (FEMA) for construction and engineering. The local share of \$62,755 needed for this project is funded from the 2012/13 Flood Response and Mitigation Program, with anticipated expenses shown in the Capital Improvements Plan below.

Below is a summary of the Flood Response and Mitigation CIP Program:

<b>Projects Currently Proposed</b>	<b>City Cost</b>
Utah Drive Landslide	\$250,000
Trail Ridge Landslide	\$250,000
Water Main Protection at S. Smith Park	\$120,000 (Local Match)
Northridge Subdivision localized flooding	\$ 50,000 (Local Match)
<b>N. Riverside Water Main (this project)</b>	<b>\$ 62,755 (Local Match)</b>
<b>TOTAL</b>	<b>\$732,755</b>

The 2012/13 Flood Response and Mitigation Program has total funding in the amount of \$1,145,000, comprised of \$820,000 in General Obligation Bonds and \$325,000 from the Storm Sewer Utility Fund. If all projects are approved as shown above, this would leave a balance of \$412,245 for additional flood mitigation projects.

### **Bank Erosion Project north of Stuart Smith Park**

Upon initial site visit from FEMA, the City was directed to design a project using sheet piling for bank protection and identified an estimated cost of \$133,210. The FEMA participation cap would be 85% of that amount. An initial project was designed using the FEMA directed sheet piling method; however, the estimated costs were found to be in excess of \$250,000. The engineering was increased by a change order approved by City Council on May 8, 2012, due to needed revisions to the project approach because of these excessive costs for the original project concept of using sheet piling.

The project design was then revised to utilize rip rap and was submitted as an improved (revised) project to FEMA, meaning the City will only be eligible to receive 85% of the \$133,210 originally identified by **FEMA, which is \$113,228**. Engineering design was \$39,800, and inspection and administration was \$4,570.36, bringing total costs to \$153,880.05. Therefore, local funds in the amount of \$40,652 are required for this project. Local funds to cover the \$40,652 were identified from savings from the Squaw Creek Pedestrian Bridge project (approximately \$120,000 in GO Bond savings is available). City Council authorized the use of these savings on October 9, 2012.

### **ALTERNATIVES:**

1. Accept the Flood Damage – Bank Erosion (Near 326 N. Riverside and Stuart Smith Park) project as completed by Peterson Contractors, Inc. of Reinbeck, Iowa, in the amount of \$498,419.40.
2. Direct staff to pursue modifications to the project.

### **MANAGER'S RECOMMENDED ACTION:**

The project is now complete in accordance with the approved plans and specifications and is within the approved budget.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the Flood Damage – Bank Erosion (Near 326 N. Riverside and Stuart Smith Park), as completed by Peterson Contractors, Inc. of Reinbeck, Iowa, in the amount of \$498,419.40.

***Applicant***

Name of Applicant: LJPS Inc.

Name of Business (DBA): Olde Main Brewing Company

Address of Premises: St. Thomas Aquinas Church, 2210 Lincoln Way

City: Ames County: Story Zip: 50014

Business Phone: (515) 232-0553

Mailing Address: PO Box 1928

City: Ames State: IA Zip: 50010

***Contact Person***

Name: Matt Sinnwell

Phone: (515) 232-0553 Email Address: mattombc@gmail.com

Classification: Special Class C Liquor License (BW) (Beer/Wine)

Term: 5 days

Effective Date: 05/03/2013

Expiration Date: 05/07/2013

Privileges:

Special Class C Liquor License (BW) (Beer/Wine)

***Status of Business***

BusinessType: Limited Liability Company

Corporate ID Number: 286196 Federal Employer ID # 77-0613629

***Ownership***

**Daniel Griffen**First Name: DanielLast Name: GriffenCity: PotomacState: MarylandZip: 24854Position Owner% of Ownership 25.00 %

U.S. Citizen

**Scott Griffen**First Name: ScottLast Name: GriffenCity: AmesState: IowaZip: 50010Position Owner% of Ownership 50.00 %

U.S. Citizen

**Susan Griffen**First Name: SusanLast Name: GriffenCity: PotomacState: MarylandZip: 24854Position Owner% of Ownership 25.00 %

U.S. Citizen

***Insurance Company Information***Insurance Company: Illinois Casualty Co

Policy Effective Date:

Policy Expiration Date:

Bond Effective Continuously:

Dram Cancel Date:

Outdoor Service Effective Date:

Outdoor Service Expiration Date:

Temp Transfer Effective Date:

Temp Transfer Expiration Date:



***Applicant***Name of Applicant: LJPS Inc.Name of Business (DBA): Olde Main Brewing CompanyAddress of Premises: Reiman Gardens, 1407 University BlvdCity: AmesCounty: IowaZip: 50011Business Phone: (515) 232-0553Mailing Address: PO Box 1928City: AmesState: IAZip: 50010***Contact Person***Name: Mat SinnwellPhone: (505) 400-5981Email Address: mattombc@gmail.comClassification: Special Class C Liquor License (BW) (Beer/Wine)Term: 5 daysEffective Date: 05/14/2013Expiration Date: 05/18/2013

Privileges:

Outdoor ServiceSpecial Class C Liquor License (BW) (Beer/Wine)***Status of Business***BusinessType: Limited Liability CompanyCorporate ID Number: 286196Federal Employer ID # 77-0613629***Ownership***

**Daniel Griffen**First Name: DanielLast Name: GriffenCity: PotomacState: MarylandZip: 24854Position Owner% of Ownership 25.00 %

U.S. Citizen

**Scott Griffen**First Name: ScottLast Name: GriffenCity: AmesState: IowaZip: 50010Position Owner% of Ownership 50.00 %

U.S. Citizen

**Susan Griffen**First Name: SusanLast Name: GriffenCity: PotomacState: MarylandZip: 24854Position Owner% of Ownership 25.00 %

U.S. Citizen

***Insurance Company Information***Insurance Company: Illinois Casualty Co

Policy Effective Date:

Policy Expiration Date:

Bond Effective Continuously:

Dram Cancel Date:

Outdoor Service Effective Date:

Outdoor Service Expiration Date:

Temp Transfer Effective Date:

Temp Transfer Expiration Date:

***Applicant***

Name of Applicant: JKM Midway

Name of Business (DBA): Brick City Grill

Address of Premises: 2704 Stange Road

City: Ames County: Iowa Zip: 50014

Business Phone: (515) 231-4935

Mailing Address: 2520 Worle Lane

City: Ames State: IA Zip: 50014

***Contact Person***

Name: Jason Mikkelsen

Phone: (515) 231-4935 Email Address: jason\_mikkelsen@hotmail.com

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

Term: 12 months

Effective Date: 05/01/2013

Expiration Date: 05/05/2013

Privileges:

Class C Liquor License (LC) (Commercial)  
Outdoor Service  
Sunday Sales

***Status of Business***

BusinessType: Sole Proprietorship

Corporate ID Number: Federal Employer ID #

***Ownership***

**Jason Mikkelsen**

First Name: Jason Last Name: Mikkelsen

City: Ames State: Iowa Zip: 50014

Position owner

% of Ownership 100.00 % U.S. Citizen

***Insurance Company Information***

Insurance Company: Illinois Casualty Co

Policy Effective Date: Policy Expiration Date:

Bond Effective Continuously: Dram Cancel Date:

Outdoor Service Effective Date: Outdoor Service Expiration Date:

Temp Transfer Effective Date: Temp Transfer Expiration Date:

**COUNCIL ACTION FORM**

**SUBJECT: CAMPUSTOWN ACTION ASSOCIATION REQUESTS FOR  
SUMMERFEST IN CAMPUSTOWN ON JUNE 8, 2013**

**BACKGROUND:**

The Campustown Action Association (CAA) plans to hold Summerfest on June 8, 2013. CAA successfully held the first Summerfest in 2011 and another successful event in 2012. The event involves activities for young people, live music, and a beer garden. This year's event also includes a 5k fun run that will leave from Campustown, travel through the Arboretum and ISU Cross-Country course, then return to Campustown for completion.

Organizers plan to close the 200 block of Welch Avenue (from Chamberlain to Hunt Street) from approximately 7:00 a.m. to 11:00 p.m. Parking meters will be covered and parking enforcement suspended on that portion of Welch during the hours of the event. Metered spaces in City Lot T (south of Pizza Pit) will also close from 7:00 a.m. to 11:00 p.m. to facilitate a beer garden and food sales. The driveway of Fire Station #2 will not be affected by the arrangement of closures this year.

The Public Works Department will provide barricades for the event, and organizers will obtain a noise permit through the Police Department. Based on the success of the last two Summerfest events, staff will not require that organizers hire a police officer to monitor the beer garden this year.

Organizers are requesting the following:

- Closure of the 200 block of Welch Ave. between 7:00 AM and 11:00 PM
- Closure of Welch Lot T
- Waiver of parking meter fees (approximately \$300 loss of revenue)
- Waiver of fees for electricity use (approximately \$20 loss of revenue)
- Blanket Temporary Obstruction Permit
- Blanket Vending Permit
- Waiver of fee for Blanket Vending Permit (\$50 loss to City Clerk's Office)
- Approval of 5-Day Class B Beer Permit with Outdoor Service

The Ames Chamber of Commerce is providing liability insurance coverage for this event, as the CAA is an affiliate organization of the Chamber.

**ALTERNATIVES:**

1. Approve the requests for closure of part of Welch Avenue and closure of Welch Lot T for the duration of the event, issue a Blanket Temporary Obstruction Permit and Blanket Vending Permit, waiver of parking meter and electricity fees and fee for Blanket Vending Permit, and approve a 5-day Class B Beer Permit with Outdoor Service.
2. Approve the requests for street and parking lot closure, the Temporary Obstruction Permit, and beer permit, but require reimbursement to the City for lost revenue to the Parking Fund, Electric Fund, and the City Clerk's Office.
3. Do not approve the requests.

**MANAGER'S RECOMMENDED ACTION:**

Campustown Action Association's Summerfest has been a successful event, and staff feels comfortable that the event will continue to be successful this year. In addition, it is important that CAA is successful in promoting the Campustown area through events and activities like Summerfest.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the requests as stated by Campustown Action Association for Summerfest 2013.



Date: April 16, 2013

Mayor and City Council  
City of Ames  
515 Clark Ave  
Ames, IA 50010

Dear Honorable Mayor Campbell and City Council,

The Campustown Action Association (CAA) is planning to hold the third Summerfest in Campustown this summer. The event is scheduled for Saturday June 8<sup>th</sup> from noon to 9pm (the road is scheduled to be closed from 7:00AM to 11:00PM to allow for setup, teardown, and cleanup). The event will be located on the 200 block of Welch Ave. The event will showcase many of the membership businesses. They will be sponsoring kids activities all day. At this time, CAA asks the Ames City Council to consider these specific requests:

1. CAA requests the use of electricity in the two hundred block of Welch Avenue and requests a waiver for electricity costs for city outlets in the 200 block of Welch Ave on June 8<sup>th</sup> from 7am-11pm. The exact location of the stage using these outlets has been submitted in a separate map.
2. CAA requests a temporary obstruction permit for Welch Ave. on 200 block for June 8<sup>th</sup> from 7am to 11pm.
3. CAA requests a Blanket Vending Permit along Welch Ave. on the 200 block for June 8<sup>th</sup> from 7am to 11pm, in the case that some businesses that do not currently have vending permits, may sell merchandise. A waiver of the license fee for this permit is also requested.
4. The CAA requests the closure of Welch Ave. on the 200 block of Welch Avenue, Lot T and Lot Y for June 8<sup>th</sup> from 7am to 11pm, to host Summerfest in Campustown. We also request a waiver of parking meter fess for June 8, 2013 on this block of Welch, Lot T and Lot Y.
5. The CAA requests approval of our beer permit application for the Summerfest Beer Garden to be housed in Lot T. The garden will be open to 21 and over guests from Noon to 9 PM on Saturday June 8, 2013.

Thank you for your consideration of these requests and continued support of Campustown. We look forward to seeing you on June 8<sup>th</sup>.

Sincerely,

Liz Jeffrey  
CAA Promotions Chair

Anne Taylor  
CAA President Elect

# License Application ( )

## ***Applicant***

Name of Applicant:	<u>Matthew Enterprises, LLC</u>		
Name of Business (DBA):	<u>Summerfest 2013</u>		
Address of Premises:	<u>City Parking Lot Welch Ave. Lot T.</u>		
City: <u>Ames</u>	County: <u>Story</u>	Zip: <u>50014</u>	
Business Phone:	<u>(515) 441-0460</u>		
Mailing Address:	<u>2019 Friley Rd.</u>		
City: <u>Ames</u>	State: <u>IA</u>	Zip: <u>50014</u>	

## ***Contact Person***

Name:	<u>Matthew Goodman</u>		
Phone:	<u>(515) 441-0460</u>	Email Address:	<u>matthew@eatfightingburrito.com</u>

Classification: Class B Beer (BB) (Includes Wine Coolers)

Term: 5 days

Effective Date: 06/08/2013

Expiration Date: 06/12/2013

Privileges:

Class B Beer (BB) (Includes Wine Coolers)  
Outdoor Service

## ***Status of Business***

BusinessType:	<u>Limited Liability Company</u>		
Corporate ID Number:	<u>498DLC386345</u>	Federal Employer ID #	<u>27-0919525</u>

## ***Ownership***

**Matthew Goodman**

First Name: Matthew

Last Name: Goodman

City: Ames

State: Iowa

Zip: 50014

Position Sole Member

% of Ownership 100.00 %

U.S. Citizen

## ***Insurance Company Information***

Insurance Company:	<u>Scottsdale Insurance Company</u>		
Policy Effective Date:	<u>06/08/2013</u>	Policy Expiration Date:	<u>06/13/2013</u>
Bond Effective Continuously:		Dram Cancel Date:	
Outdoor Service Effective Date:		Outdoor Service Expiration Date:	
Temp Transfer Effective Date:		Temp Transfer Expiration Date:	

### **COUNCIL ACTION FORM**

**SUBJECT:**     **REQUESTS FOR OKTOBERFEST ON MAIN STREET**

**BACKGROUND:**

The Main Street Cultural District (MSCD) plans to hold its second annual Oktoberfest fundraiser on Main Street on Saturday, October 12 from 12:00 p.m. to 11:00 p.m. The event will involve a beer garden/craft brew fest, live music and other entertainment, and food vendors. Funds raised from the event will go to the proposed Main Street arch project.

Because this event was new last year, MSCD was required to hire an off-duty police officer for the event. The beer garden was located adjacent to the north entrance of Olde Main Brewing, and was operated as an extension of its license. This year, organizers are planning the event on the entire 200 block of Main Street, and the MSCD is independently applying for a 5-day beer permit. Approximately 700 people attended the event last year and there were no incidents reported. Since the event last year was successful, staff feels that the MSCD should not need to hire a Police officer this year. Staff has worked with the MSCD to ensure that the fenced-in beer garden will be adequately staffed with volunteers and arranged in such a manner that it can be removed quickly to provide access in the event of an emergency.

To facilitate this event, the following requests have been made by the MSCD:

- Closure of Main Street between Kellogg Avenue and Douglas Avenue from 10:00 a.m. Saturday, October 12 to 2:00 a.m. on Sunday, October 13
- Temporary Obstruction Permit
- Blanket Vending Permit and waiver of fee (\$50)
- Closure of 46 parking spaces in the 200 block of Main Street and waiver of parking meter fees (approximately \$150 loss to the parking fund)
- Waiver of cost for use of electricity in 200 block
- 5-day Class B Beer Permit & Outdoor Service for the 200 block of Main Street (map attached)

MSCD is asking for approval earlier this year to accommodate a longer promotional period. However, the insurance carrier providing dram shop insurance will not issue an insurance certificate so far in advance of the event. Staff recommends making the approvals for the event contingent on MSCD obtaining dram shop insurance.



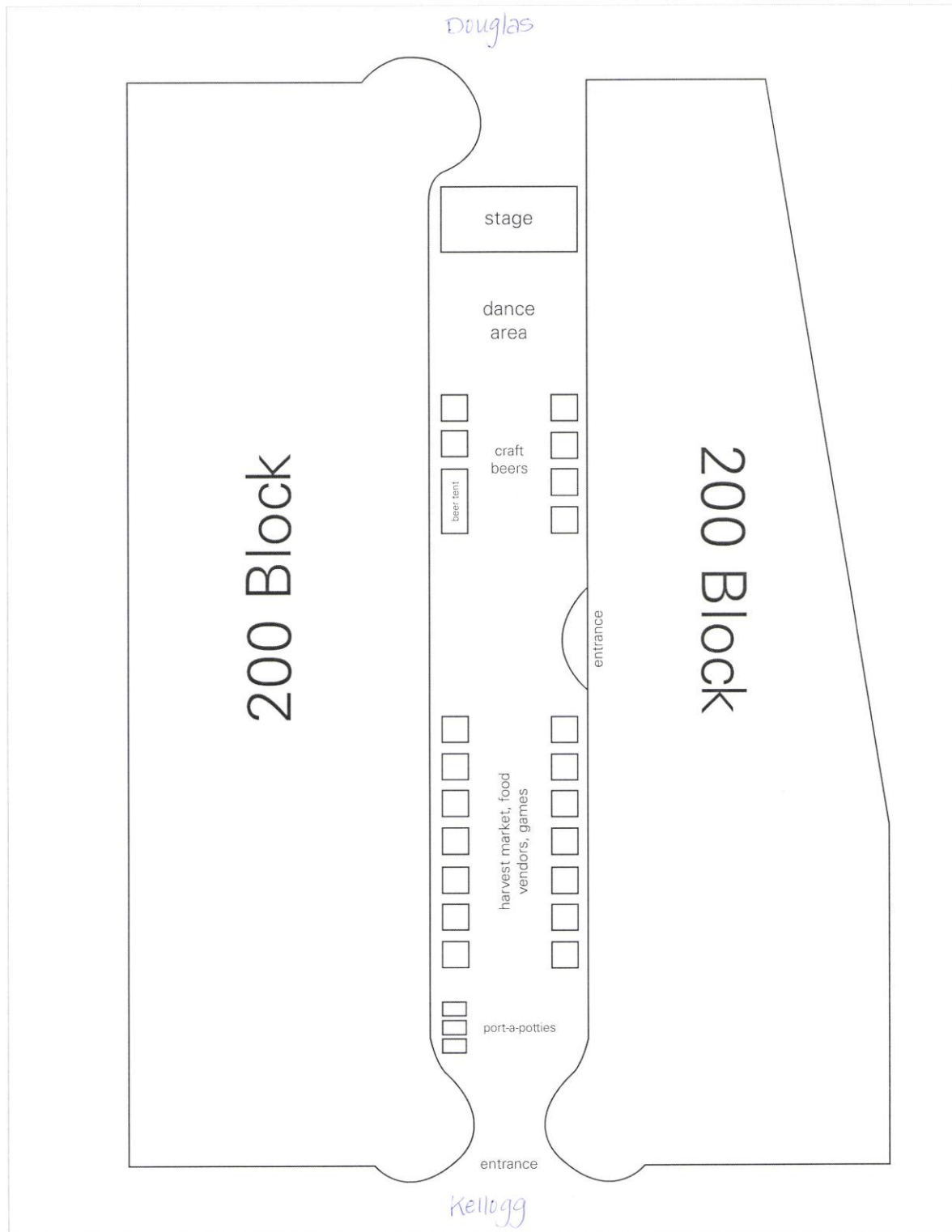
**ALTERNATIVES:**

1. Authorize the street and parking closures, the permits, and the waiver of fees as requested by the Main Street Cultural District, contingent on Main Street Cultural District obtaining dram shop insurance.
2. Authorize the street and parking closures and permits as requested by the Main Street Cultural District, but require the organization to pay the Blanket Vending Permit fee (\$50) and reimburse the Parking fund \$150 for lost revenue. These approvals would be contingent on Main Street Cultural District obtaining dram shop insurance.
3. Do not authorize the permits and closures.

**MANAGER'S RECOMMENDED ACTION:**

The Main Street Cultural District has had a proven record of putting on safe and well-attended events for the community. The first Oktoberfest last year was a success. The proceeds from this event will support Downtown beautification efforts.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby authorizing the street and parking closures, permits, and waiver of fees as requested, contingent on Main Street Cultural District obtaining dram shop insurance.





April 9, 2013

Mayor and City Council  
City of Ames  
515 Clark Ave  
Ames, IA 50010

Dear Honorable Mayor Campbell and City Council,

The Main Street Cultural District is planning to hold the second annual Oktoberfest Fundraiser on Saturday, October 12 from 12pm to 11pm. The purpose for this event is to raise funds for the proposed arch over the East end of Main Street as part of the on-going Downtown Beautification initiative. At this time, MSCD requests the council to consider five specific requests:

1. The MSCD requests the closure of Main Street between Kellogg and Douglas on October 12 from 10am to 2am (event to run from 12pm-11pm) to host Oktoberfest on the 200 block of Main Street.
2. The MSCD requests a temporary obstruction permit and blanket vending permit for the same space (Main Street between Kellogg and Douglas) to enclose part of the sidewalks and street with double fencing to host the Oktoberfest Fundraiser and food vendors. MSCD requests the permit for October 12 between the hours of 10am and 2am, and further requests that the vending permit fee be waived. Set up for fencing will begin at 10am after the road closure.
3. MSCD requests the use of 46 parking spaces within the confines of the Oktoberfest Fundraiser event space on Main Street between Kellogg and Douglas. MSCD further requests that the parking fees be waived.
4. MSCD requests the use of electricity within the confines of the Oktoberfest Fundraiser event space on Main Street between Kellogg and Douglas. MSCD further requests a waiver for these utility fees.
5. MSCD has submitted a Special Event, 5-day liquor license for the Oktoberfest Fundraiser event space, covering the date of October 12, 2013 and requests the approval of the license.

Thank you for your consideration of these requests and continued support of the Main Street Cultural District. We look forward to a prosperous second year of Ames' Oktoberfest Fundraiser and your assistance in making this event a success. Please save the date to attend on October 12, 2013.

Sincerely,

Rachel Miller  
Events Coordinator  
Main Street Cultural District

Cc: Jeff Benson

**312 Main Street, Ste 201, Ames, IA 50010 | 515.233.3472 | [AmesDowntown.org](http://AmesDowntown.org)**

# License Application ( )

## ***Applicant***

Name of Applicant: Main Street Cultural District

Name of Business (DBA): Main Street Cultural District

Address of Premises: 200 Block Main Street

City: Ames

County: Story

Zip: 50010

Business Phone: (515) 233-3472

Mailing Address: 312 Main Street Suite 201

City: Ames

State: IA

Zip: 50010

## ***Contact Person***

Name: Rachel Miller

Phone: (515) 233-3472

Email Address: events@amesdowntown.org

Classification: Class B Beer (BB) (Includes Wine Coolers)

Term: 5 days

Effective Date: 10/10/2013

Expiration Date: 10/14/2013

Privileges:

Class B Beer (BB) (Includes Wine Coolers)

Outdoor Service

## ***Status of Business***

BusinessType: Privately Held Corporation

Corporate ID Number: 180303

Federal Employer ID # 42-0623975

## ***Ownership***

### **Terry Stark**

First Name: Terry

Last Name: Stark

City: Nevada

State: Iowa

Zip: 50201

Position Board President

% of Ownership 50.00 %

U.S. Citizen

### **William Malone**

First Name: William

Last Name: Malone

City: Ames

State: Iowa

Zip: 50010

Position Board Member

% of Ownership 50.00 %

U.S. Citizen

## ***Insurance Company Information***

**Insurance Company:** Founders Insurance Company

**Policy Effective Date:**

**Policy Expiration Date:**

**Bond Effective Continuously:**

**Dram Cancel Date:**

**Outdoor Service Effective Date:**

**Outdoor Service Expiration Date:**

**Temp Transfer Effective Date:**

**Temp Transfer Expiration Date:**

**COUNCIL ACTION FORM**

**SUBJECT:** LUTHERAN SERVICES OF IOWA (LSI) CONTRACT REQUEST FOR 2012/13

**BACKGROUND:**

Last year when staff was finalizing the 2012/13 contracts for ASSET Agencies, LSI had not yet submitted its 2011/12 Audit due to the timing of its fiscal year. Since staff had not received the audit, LSI was not included in the list of 2012/13 contract approvals for Council. During the staff transition in the City Manager's Office, there was a lack of understanding that the 2012/13 LSI contract needed Council approval after the audit arrived.

LSI has recently requested reimbursement for Crisis Intervention and Crisis Childcare services from the City, which triggered the review of documents and revealed that the contract was never approved by the City Council. LSI has been notified that we do not currently have a contract approved for 2012/13 and that it will be requested on April 23, 2013. The contract for FY 2012/13 will allow LSI to submit requests to draw down funds for the entire period from July 1, 2012 to June 30, 2013.

It should be noted that the 2012/13 Budget did allocate funds to LSI for \$2,825. This was reaffirmed in the adjusted budget estimates for the year end of 2012/13.

**ALTERNATIVES:**

1. Approve the ASSET contract with LSI for Crisis Intervention/Crisis Childcare services in the amount of \$2,825 for FY 2012/13.
2. Do not approve the ASSET contract for LSI for FY 2012/13.

**MANAGER'S RECOMMENDED ACTION:**

The City Council has allocated funding for the LSI contract as a part of its 2012/13 budgeting process. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the ASSET contract with LSI in the amount of \$2,825 for FY 2012/13.

## Staff Report

**PURCHASE OF “POWER TENNIS” SCULPTURE  
FOR INTERMODAL FACILITY**

April 23, 2013

**SUMMARY**

The Ames Transit Agency (CyRide) Board has approved using \$39,000 of the Federal Transit Administration (FTA) funding allocation for the new Intermodal Facility to purchase sculptor Bill King’s “Power Tennis.” This series of four sculptures is currently on display at ISU (See attached photos). Council authorization is needed to authorize this purchase.

**BACKGROUND**

Over the past 18 months, the Public Arts Commission (PAC) has collaborated with CyRide to identify a sculpture for display outside the new Intermodal Center. The PAC’s original 2012/13 budget included \$3,500 for what was planned to be a three-year display of a competitively selected sculpture. Then, if acquisition funding could be identified and the sculpture was deemed appropriate, the artwork would be purchased for permanent display. A lighted concrete display pad for this artwork was installed as part of the Intermodal Facility construction project.

Upon completion of the PAC’s selection process last fall, a sculpture titled “Two Moons” by Lina and Gus Ocampos was selected. However, the sculpture became unavailable while local details on the acquisition were being finalized.

During this same time period, “Power Tennis” was on loan to ISU’s University Museums until May 1, 2013. This artwork is by internationally renowned sculptor Bill King, whose work is in many collections and gardens across the country. (See [http://www.williamkingsculptor.com/William\\_King](http://www.williamkingsculptor.com/William_King)). Mr. King is one of twenty one recipients of the International Sculpture Center’s Lifetime Achievement Award, a prestigious honor in the field. This four piece sculpture represents a work of art in the later career of the artist, and symbolizes the activity of figures playing tennis. Stylized portrayals of the human form is important to Mr. King and is present in work throughout his career. Many of his sculptures capture the activity of human interaction as a moment or snapshot in time. (Additional information from the University Museums on Mr. King and this sculpture is attached.)

Mr. King has agreed to sell this artwork to CyRide and the City for \$39,000. If this purchase can be confirmed before April 30, the University Museums will no longer need to return the sculpture to Mr. King in early May. The value of the sculpture significantly exceeds the purchase price. During the time ISU has had this sculpture on loan, the group of four figures was insured for \$200,000.

The Transit Board of Trustees approved this purchase at its meeting of February 22, 2013. The funding source for the purchase will be unused FTA construction funding, requiring no local match, in the amount of \$39,000. FTA officials encouraged CyRide to utilize this end-of-project funding to acquire artwork for the facility.

Funding for installation of the sculpture can come from the \$3,500 in PAC funding already approved by Council for the “temporary” Intermodal Facility artwork. A small amount of additional funding may be needed for signage or other installation needs. If so, the PAC can bring that request to Council at a later date using a portion of the existing 2012/13 PAC appropriation.

Actual installation will be performed by ISU’s Facilities Planning & Management staff, which is very experienced in placing large sculptures. The exact placement of the four pieces will be done under the direction of Jim Barton, Mr. King’s long-time associate.

#### **ACTION**

Both the Public Art Commission and the CyRide Board have approved this acquisition, and Council authorization is now needed for staff to sign a purchase agreement with Mr. King.





Artist: William King, (American, b. 1925)

Title: Power Tennis, 1992

Aluminum

A talented tennis player in his youth and with a tall lanky body built for the game, King enjoys caricaturizing the fast moving double's game. The server appears to pirouette on its toe as the imaginary tennis ball is put into play. Players are crouched, ready to move left, right, up or down in order to slam the ball back to the opponent.

In 1990 William King (American, b. 1925) was commissioned to create a sculpture for the then new Lied Recreation Facility's entrance. The resulting sculpture, Stride, depicts three, twenty-foot tall stylized figures who appear to race after an imagined ball, and reflect Iowa State students' playful, competitive interactions. In 1991 Forward by King, another heroic scaled sculpture, was added to the permanent collection, and has become an iconic campus sculpture of students whether walking in tandem to classes, concerts, events, and to graduation. William King is an internationally acclaimed artist known for his simplified figurative sculpture, which is often presented with a warm and subtle touch of humor.

For much of William King's long career, his sculpture has been identified with Pop Art, a movement challenging prevailing art traditions by imposing the artist's use of ordinary, mass-produced imagery in popular culture while using those images simultaneously as fine art objects visually reflecting a consumer society. The satirical nature and humorous overtones of King's sculpted figures are suited to common aspects of daily life. Now eighty-six, King has exhibited figurative sculpture for over fifty years. His familiar, often long-legged, figures embody a unique blend of social satire, fantasy, an affectionate eye for everyday life, and have long been recognized as a distinctive contribution to American art. These witty figures, often self-portraits in various guises, combine precise observation about the body language of contemporary life and social situations with an abstract feeling for materials and form.

The artist lives and works in East Hampton, NY. He is an elected member of the American Academy of Arts and Letters and a past president of the National Academy. In 2007, The International Sculpture Center presented its Lifetime Achievement Award to William King, one of only twenty-one artists to receive this distinguished recognition. King's art has been the subject of over 60 solo exhibitions.

Power Tennis expresses a state of mind not only of William King, but also others such as Ames residents, school age children and Iowa State students' emotions and thoughts – fairness, sportsmanship, new and perhaps lasting relationships, challenge, triumph, success, play, and humor.

## Staff Report

**NEIGHBORHOOD ART ACQUISITIONS**

April 23, 2013

Included in the 2012/13 public art budget allocation is \$10,000 for the acquisition of sculptures under the Public Art Commission's Neighborhood Art program. This program provides for sculptures from the previous year's "Art Around the Corner" program to be permanently placed in neighborhoods around the City.

The Public Art Commission is now recommending that Council authorize the purchase of three new sculptures for the Neighborhood Art Program.

During the 2012/13 exhibition year, "Barbara's Portal" by Jaak Kindberg of Greenwood, Arkansas was displayed at the northeast corner of Fifth Street and Burnett Avenue. It is proposed that this sculpture be purchased for \$3,500 and be placed at Ontario and California in west Ames, near the CyRide bus stop turn-around. The application for placement of this sculpture came from Donna J. Tanner, a resident of the area.

"Walker 1.0" by John Brommel of Des Moines, Iowa has been displayed at the northeast corner of Fifth Street and Clark Avenue. It is proposed that this sculpture be purchased for \$1,200 and be placed at Bloomington Road and Fletcher Avenue in north Ames at the entrance of the Stone Brooke neighborhood. At their own expense, the townhome association is working with Country Landscapes to provide a spot to display this sculpture at the neighborhood entrance.

Michael Sneller's sculpture "Hatching Sprout" has been displayed on the southwest side of the intersection of Main Street and Douglas Avenue. "Hatching Sprout" will be placed at Teagarden Park in south Ames. The cost for this sculpture is \$2,500. The application for placement of this sculpture came from Jim Miller, a resident of the area.

This year the Neighborhood Sculpture Committee received seven applications, which is more than twice the usual number. Decisions on where to place the sculptures were influenced by whether art had been placed in the requested neighborhood or a nearby one, and if the art would be located in an area accessible for viewing by all the residents of Ames. Safety was the most important consideration.

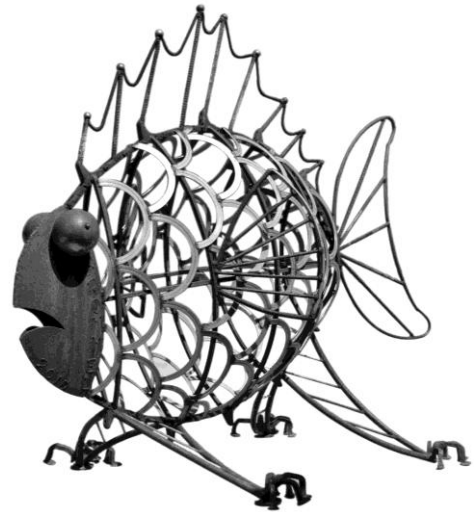
As stated above, funding for these purchases and installation is available from the 2012/13 Neighborhood Art budget. The Public Art Commission feels that these will be great additions to the three neighborhoods and to the City's public art collection.

Photographs of the three sculptures to be purchased are attached.



**Barbara's Portal**

Jaak Kindberg



**Walker 1.0**

John Brommel



**Harching Sprout**

Michael Sneller

## Staff Report

**Replacement of Common Lot Line Shared Garages**

April 23, 2013

At its March 26, 2013 meeting, the City Council referred for report a letter from Mr. Jeff Bryant, dated March 4, 2013, which requested that the City consider a zoning amendment to allow the replacement of existing shared garages with no side yard setbacks. Mr. Bryant noted that he would like to replace an existing common lot line shared garage between two properties that does not meet the current setbacks required for private garages and accessory buildings.

The two properties are identified as 220 and 224 S. Riverside Drive (See Attachment 1). They are zoned UCRM Urban Core Residential Medium Density, and the two homes were built in the 1920's. The detached double-wide garage, with two single doors, was built straddling the property line with a single driveway providing access from S. Riverside Drive. The lots are approximately 58' wide by about 140' deep and are of typical size for the neighborhood.

Mr. Bryant wishes to remove the existing 18' by 18' garage and replace it with a 26' deep by 30' wide garage. The existing garage is served by a single-wide driveway, which also straddles the property line. Mr. Bryant has submitted a proposed site plan showing options for a new shared garage structure over the lot line, as well as two other site plans showing how two separate 15' wide by 26' deep garages can also be accommodated on the two properties within current zoning code allowances (See Attachment 2).

Mr. Bryant had submitted an application to the Zoning Board of Adjustment in July of 2009 to request a variation of the side yard setback to allow for the proposed shared garage. At that time Mr. Bryant explained that it would be possible to build two separate garage structure meeting the code setback. However, the construction of the garages would have to be pushed back on the lot to accommodate the driveway expansion needed for access to the structures, and the topography of the lots would have required a considerable amount of fill to create a level space for the garages. After conducting the public hearing, the Board could not find any unique circumstances to the property or hardship to allow for the variation to be granted. The Board also noted that while fire safety could be accomplished through construction techniques in lieu of the required setback, Mr. Bryant had shown that other alternatives could be accommodated on the lot without the variance and in line with the current code.

Recent aerial photographs of the neighborhood show other properties that either have a shared garage or shared driveways. Many of these lots look as though a shared garage may have existed previously but over time have been replaced with separate garages

while maintaining the shared driveway. Staff has identified on a map the properties which appear to have either a shared garage or a shared driveway (See Attachment 3).

### **APPLICABLE LAWS:**

The following current requirements for private garages and accessory buildings are found in the Ames Municipal Code Section 29.408(7):

(a) The following requirements apply to private garages and accessory buildings in Agricultural, Residential and Hospital/Medical districts:

(i) Location Within Setbacks.

- a. No detached garage or accessory building is allowed in the front yard, or within the side yard setback adjacent to public right-of-way in the case of corner lots.
- b. A detached garage or accessory building wholly or partially within the side yard shall meet all the same side setbacks as required for the principal building except in the case of a corner lot. In the case of a corner lot a garage or accessory building may be placed within 3 feet of the side lot lines, provided the garage is set back a minimum of 25 feet from the abutting streets and provided the garage or accessory building is located in the side yard that does not abut the front yard where the principal building is addressed.
- c. A detached garage or accessory building wholly within the rear yard shall be a minimum of 3 feet from the abutting property line.

(ii) Height.

- a. A detached garage or accessory building on the same lot with a 1 story principal building shall not exceed the height of that principal building.
- b. Detached garage or accessory buildings on the same lot with a principal building that is taller than 1 story shall not exceed 80 % of the height of the principal building or 20 feet whichever is lower.

(iii) Size.

- a. Detached garages and accessory buildings in the rear yard shall not occupy more than 25% of the rear yard.
- b. The maximum gross floor area shall not exceed 900 square feet for a detached garage or accessory building/structure to a Single Family Dwelling or Institutional Use, or 1,200 square feet for accessory uses to a Two Family Dwelling.
- c. In any Agricultural or Residential district the cumulative garage door width shall not exceed twenty-seven feet for a Single Family Dwelling or eighteen (18) feet per dwelling unit for a Two Family Dwelling. Doors less than eight feet in width, such as for lawn and garden equipment, are exempt.

In addition to zoning laws, the building and fire code have requirements for structures at the lot line. These codes include the following requirements for constructing a garage or accessory structure at the lot line:

- a. Should a structure be permitted to be placed abutting a lot line the structure will be required to have no openings on the property line.
- b. The structure could not cross the lot line. Each half of the garage would need a one-hour fire-resistance-rated wall on their side at the property line and 4 feet of non combustible material or approved fire-retardant-treated wood at the roof on each side of the wall or walls

### **Considerations:**

The purpose of the Ames Zoning Ordinance is to promote the health, safety and general welfare of the City by, among other things, regulating and restricting the location, size and uses of buildings. This promotes public interest by providing adequate light and air, securing safety from fire, flood and other dangers, and preventing the overcrowding of land. In general, this type of shared structure would seem contrary to the public interest by reducing fire separation distances, by impeding free air circulation between lots, and possibly by the over-massing of structures. There could also be a concern over the maintenance and overall future aesthetics of such a structure shared between two properties.

There are not many attached garages still remaining in Mr. Bryant's neighborhood and it is uncertain if any of the lots with existing shared driveways would like to redevelop this type of structure. There is, however, some desire to allow such a condition to continue as evidenced by the letter from Mr. Bryant. While this is not a typical allowance under zoning codes and there are concerns for fire separation, air and light circulation, and potential over massing of the lots, there are options that could be considered to mitigate the impacts of a single garage structure shared over a lot line. Such options could include language to address where such structures could be developed, the size of the overall structure, the height of the structure, the location on the lot, and possibly the aesthetics of the structure to verify that the character of the neighborhood is maintained.

Should the Council wish to allow for common lot line shared garages, it is suggested, at minimum, that the following limitations be considered as part of a text amendment:

1. Shared common lot line garages and accessory structures should only be permitted for lots in which an existing common lot line garage or accessory structure exists, or on lots where substantial proof can be submitted showing that a shared common lot line garage or accessory structure had previously existed.
2. The structure should not be allowed in the front yard or within the side yard setback adjacent to the public right-of-way in the case of corner lots.

3. In the case of a corner lot a garage or accessory building should be set back a minimum of 25 feet from the abutting streets.
4. A detached garage or accessory building on a lot with a 1 story principal building should not exceed the height of the principal building.
5. Detached garage or accessory buildings on a lot with a principal building that is taller than 1 story should not exceed 80% of the height of the principal building or 20 feet, whichever is lower.
6. The structure should not exceed a maximum of 1,200 square feet shared between the two properties.
7. The cumulative garage door width should not exceed eighteen (18) feet per lot. Doors less than eight feet in width, such as for lawn and garden equipment, would be exempt from this requirement.

Limitations 2 through 5, as noted above, are current regulations for private garages and accessory structures. These could be made applicable for shared common lot garages to maintain consistent setbacks and heights of such structures throughout the city, with the exception of the common lot line. Limitations 6 and 7 have been adapted from the current codes for two family dwellings, which will allow each lot, or both dwellings, to have a functional garage space while still helping to mitigate the concern for the mass of a shared structure. By the numbers noted, each lot could have a 20' by 30' two car garage with an 18' double door.

**Should the Council determine that shared garages across lot lines are desirable, staff would recommend that detailed limitations such as those above be put in place to identify the lots on which such structure could be located and the limitations of the structure on the lots. Staff would also recommend that applications meeting these criteria be given administrative approval by staff without the need for a special use permit or other site review approval.**

**Staff Comments:**

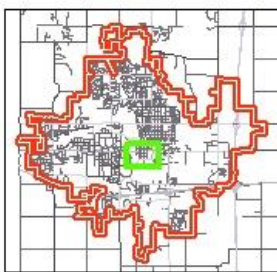
Mr. Bryant has asked City Council to consider allowing a text amendment for shared garages. Examples are also shown in Mr. Bryant's request of how the current code allowances could be met by constructing two garage structures with a single shared driveway.

Mr. Bryant feels that a shared common garage will better meet his and his neighbor's needs, and will lessen the amount of both neighbors' properties covered by paving and impervious space. He has asked the Council to initiate a text amendment to allow the construction of shared common lot line garages.

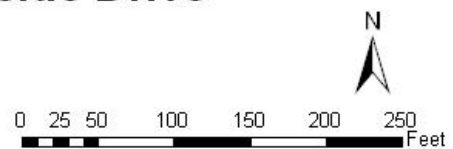


**Should the Council wish to allow shared garage structures, staff suggests that Council identify any desired limitations – such as the ones noted previously in this report – which should be incorporated into the amendment. Staff would then prepare a zoning ordinance text amendment and staff report for a recommendation from the Planning and Zoning Commission. The amendment would then be brought back to Council for adoption.**

**Attachment 1**  
**Location Map for 220-224 S. Riverside Drive**



**Location Map**  
**220-224 S. Riverside Drive**



## Attachment 2

### Letter and Example Site Plans

3-09-13 PKts.

March 4, 2013

Madam Mayor and members of the Ames City Council

My name is Jeff Bryant; I am a long time Ames resident and property owner. Several years ago I planned a property improvement project where I live in Ames. Not only did it require the proper building permits, it also required special zoning considerations. City staff guided me through the process for a zoning variance. The request was denied by strict adherence to the zoning code language. Although my individual case is rare, it is not entirely unique in Ames. I believe the case I made was very reasonable and the best approach to a set of physical characteristics that I have at my properties. I feel that you cannot apply the general zoning language to my particular circumstance. Recently I had an informal conversation with City staff regarding my proposed project. It was discussed that a zoning text amendment as it pertains to my exact set of circumstances maybe worth your consideration. Following is a description of my project for you to consider for a text amendment.

I own and reside at 220 S Riverside Dr and also own 224 S Riverside Dr next door. My two properties were built around the 1920s, with a single shared driveway between the 2 houses, which leads to a shared 2 car garage. The garage straddles the lot line, with half of the garage belonging to one property, the other half to the other property. In the 20 years that I have owned these properties, this arrangement has worked well. The existing garage is currently working; however it is to the point where it needs some attention to its physical condition. It makes economic sense to remove the existing garage to build a new garage(s). A new structure would comply with building codes much easier than retrofitting the existing structure. Another factor is a new garage could be a size that would better accommodate modern vehicles.

We first looked at replacing the current shared garage with two separate garages to adhere to side yard setback requirements. Given the narrow width of the driveway between the houses, the new garages would need to be placed much further back on the lots to accommodate the entry angle of a vehicle to get around the houses. It became apparent that two separate garages with driveways leading up to them would dominate the backyards. The space between the garages that would be created by the setbacks to the lot line, becomes a considerable amount of wasted space. Also, the space behind the garages cannot be viewed from the houses or effectively used.

At that point, we started looking at the original design intent of the two properties. Having a shared driveway and a shared garage really works the best. Given the limited amount of distance between the homes and size of back yards, the common drive and garage is an efficient use of the properties lot size that maintains desired green space.

We have proposed a new shared garage to replace the existing shared garage. The design of the new garage would match the character and scale of the property and neighborhood. With modern building materials, fire separation can be achieved, as well as other building code compliance. The concept is similar to shared garages with duplexes and townhomes. The abstracts for the two properties currently contain an agreement for a shared garage and driveway.



**Attachment 2 (Cont.)**  
Letter and Example Site Plans

We are asking for you to consider a zoning text amendment that would contain the necessary language to allow us to replace an existing common shared garage with a new common shared garage with no side yard setbacks. I have observed other shared driveway situations in other older Ames neighborhoods. One in particular was granted a building permit in 1991 for a shared common garage, much like we are proposing. Our situation is rare, but not totally unique.

Thank you for your consideration,

Jeff Bryant  
220 S Riverside Dr  
Ames

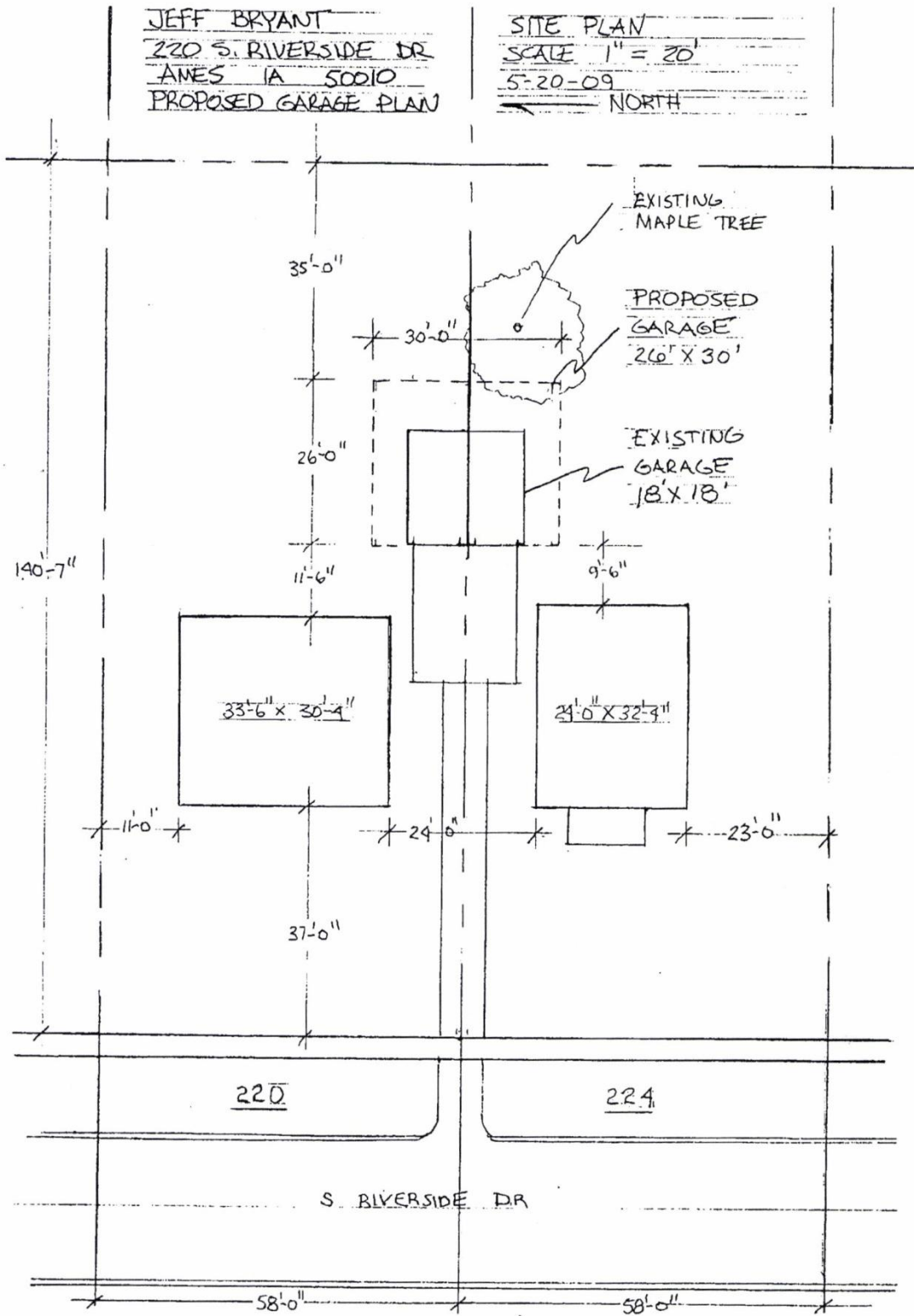
Attachments: elevations and site drawings



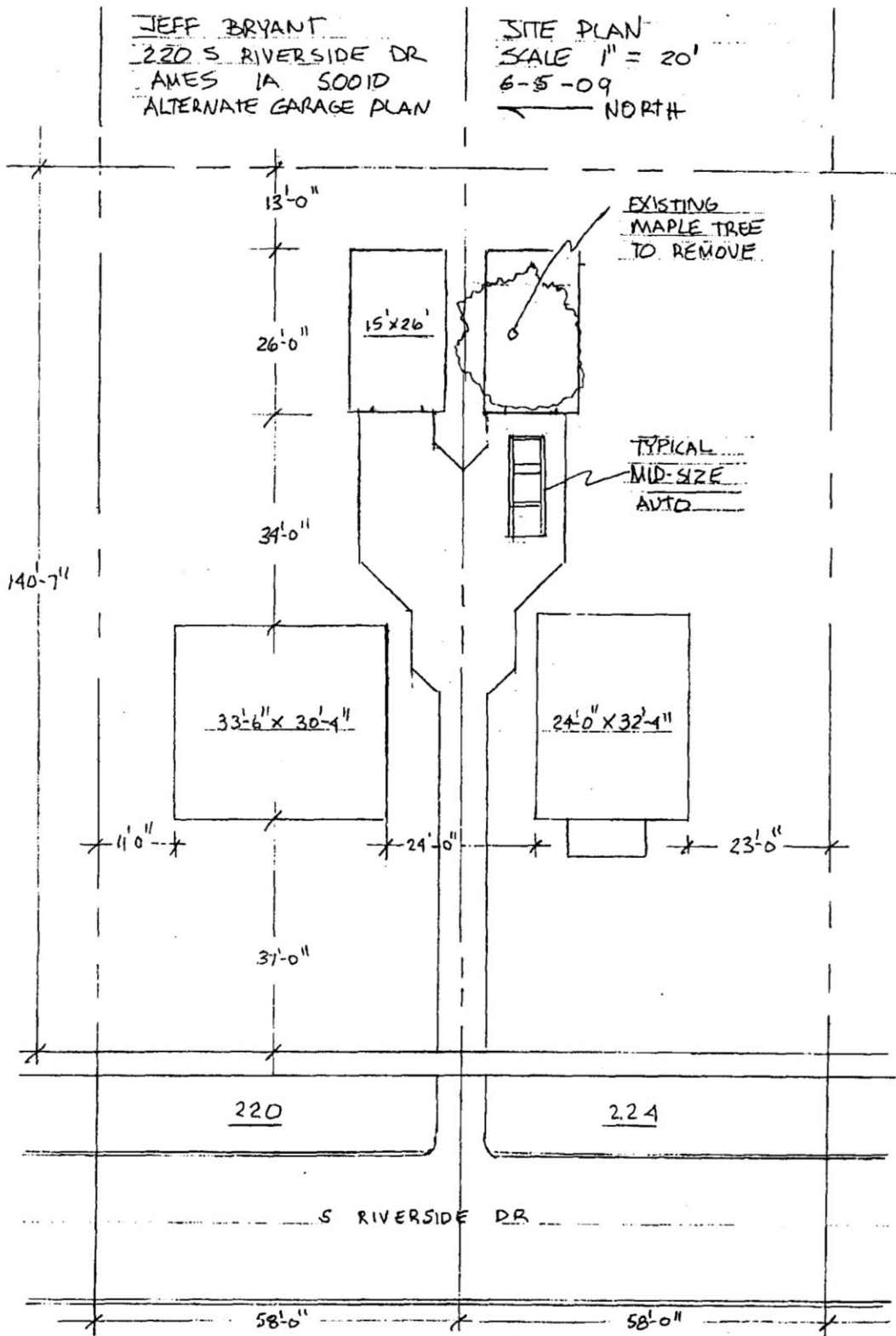
220 S Riverside Dr

224 S Riverside Dr

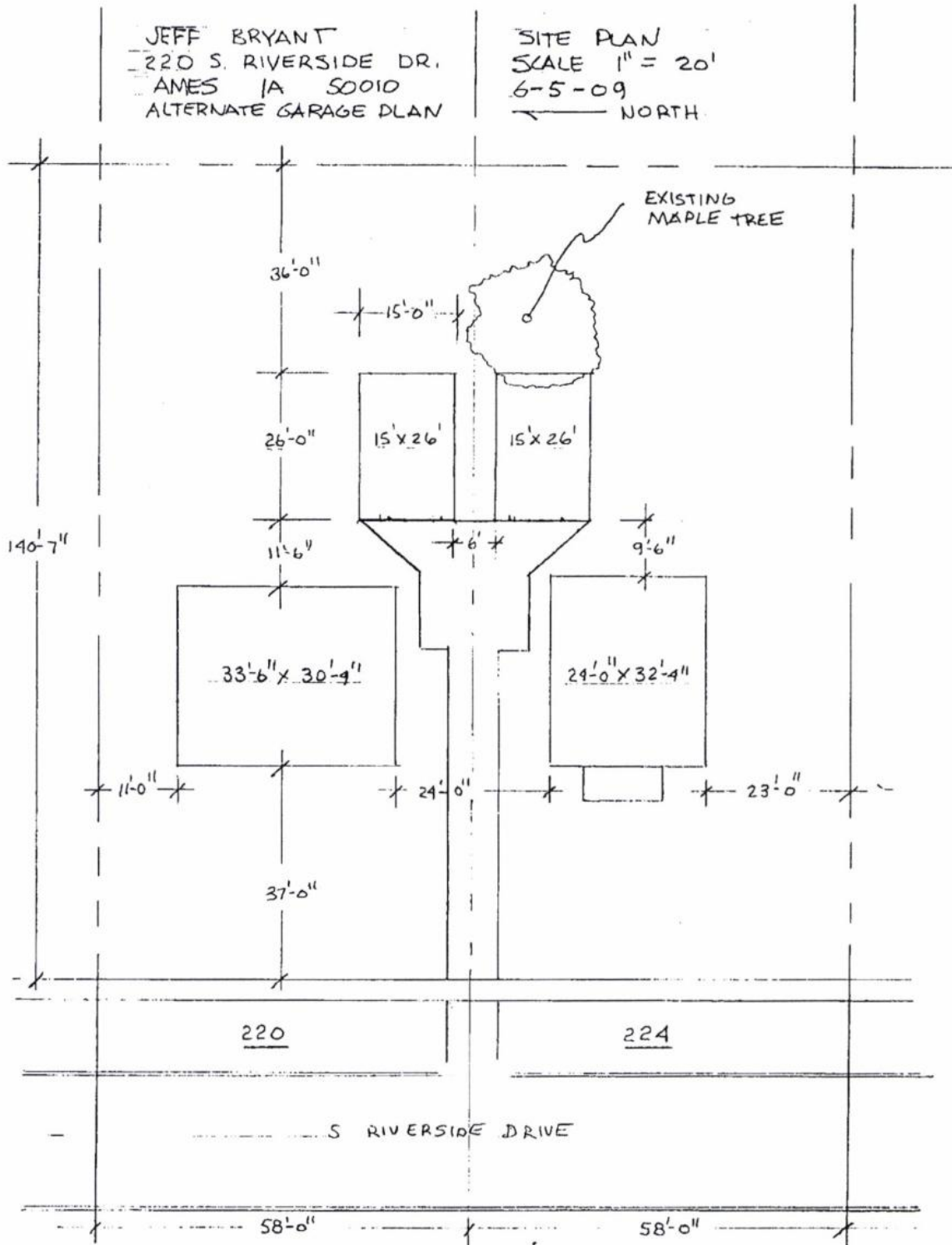
**Attachment 2 (Cont.)**  
Letter and Example Site Plans



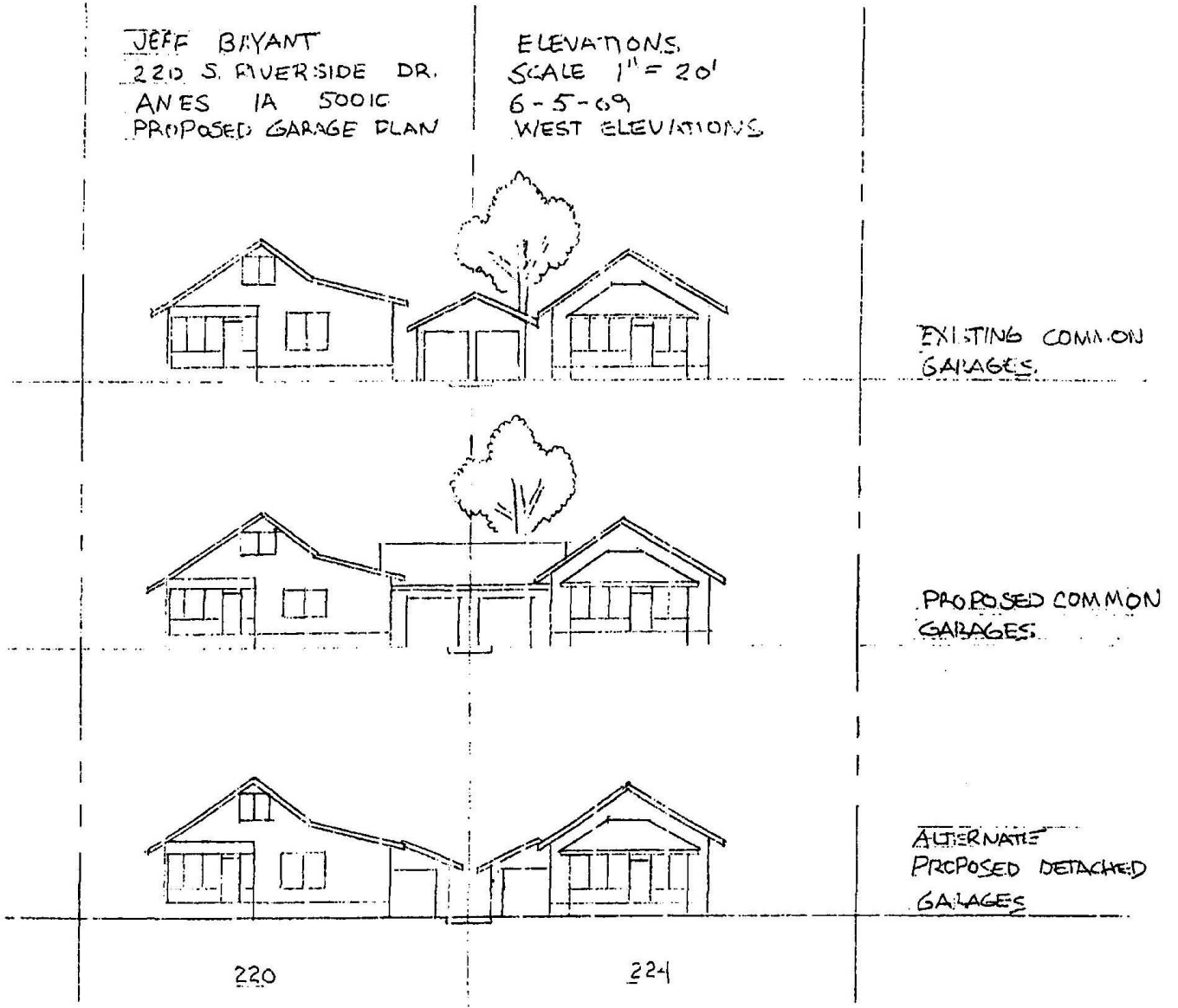
**Attachment 2 (Cont.)**  
Letter and Example Site Plans



**Attachment 2 (Cont.)**  
Letter and Example Site Plans

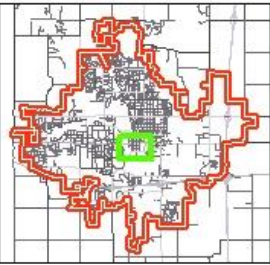
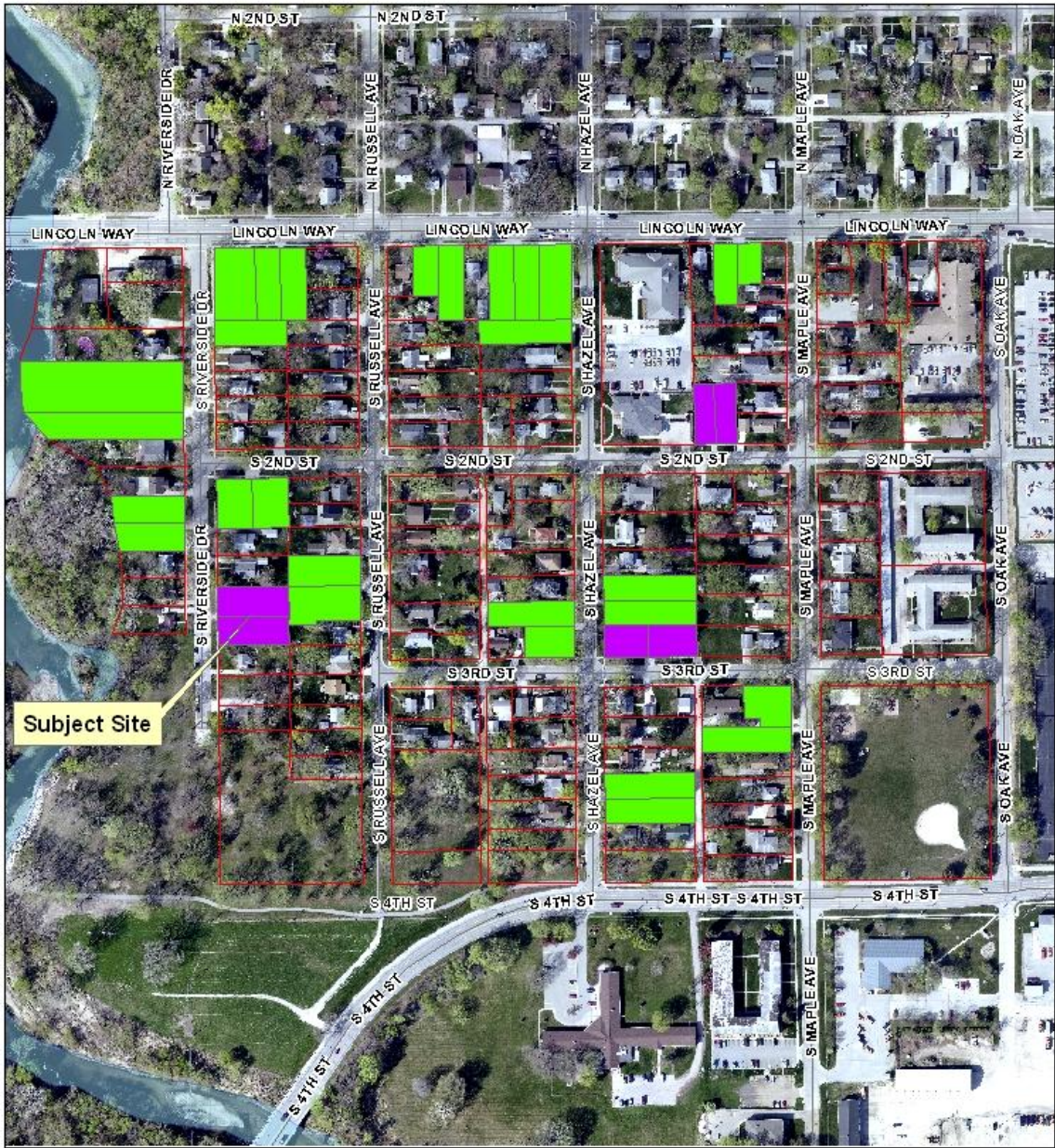


**Attachment 2 (Cont.)**  
Letter and Example Site Plans

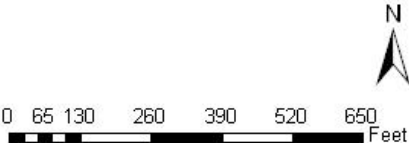




Attachment 3  
Shared Garage and Shared Driveway Map



Shared Garages and Shared Driveways



**COUNCIL ACTION FORM**

**SUBJECT:**      **SMART ENERGY REBATE CHECK FOR MCFARLAND CLINIC**

**BACKGROUND:**

Electric Services' Smart Energy incentive programs are designed to help customers purchase and install energy efficient equipment. The program helps reduce our overall load and particularly helps reduce summer peaks. McFarland Clinic recently participated in the Smart Energy program after making upgrades to its heating and cooling systems.

McFarland Clinic built a new facility at 121 E. 12<sup>th</sup> Street and installed a geothermal heating and cooling system, rather than a standard electric heating and cooling system. It is estimated that the geothermal system will save 60,000 kWh of energy and 53 KW of demand per summer. This will save the customer approximately \$5,800 annually. Future avoided cost (savings) for the City's Electric Services is estimated to be \$59,000. The new geothermal system will also reduce carbon dioxide emissions by about 98,400 pounds (49 tons) annually. This installation qualifies McFarland Clinic for a rebate of \$45,290.

**ALTERNATIVES:**

1. Authorize a Smart Energy rebate payment to McFarland Clinic for \$45,290.
2. Delay this payment.

**MANAGER'S RECOMMENDED ACTION:**

The City Council has a goal to reduce the increase in energy consumed in our community and to have an increasingly more sustainable community. The Smart Energy incentive programs encourage individuals and businesses to invest in more energy-efficient technologies, and have reduced increases in demand on the City's Electric Utility. Particularly important have been the recent reductions in peak demand during the summer months.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative No. 1, thereby authorizing a Smart Energy rebate payment of \$45,290 to McFarland Clinic.

## Staff Report

**LIBRARY RENOVATION AND EXPANSION PROJECT  
CHANGE ORDER RELATED TO HISTORICAL PRESERVATION**

April 23, 2013

**BACKGROUND:**

At its March 21<sup>st</sup> meeting, the Library Board of Trustees approved a resolution recommending that the City Council approve Change Order No. 1, which eliminates subsections 1.3A, 1.4A, 1.4B, 1.4C, 3.5A, 3.5B, 3.6A, and 3.6B of section 01 3591 of the Library Renovation and Expansion construction contract. These subsections (attached) relate to the requirement for a Historic Treatment Specialist. Change Order No. 1 would result in a deduct of \$13,850.

At the March 26<sup>th</sup> City Council meeting, Historic Preservation Commission Chair Sharon Wirth requested that the City Council not approve this change order. She expressed concern over the removal and replacement of the windows in the historic portions of the building, along with concern that these changes might jeopardize a future listing of the Library on the National Register of Historic Places. **At this meeting, the City Council directed the Library Board of Trustees to meet with the Historical Preservation Commission to “clarify the issues and see if they can come back with a recommendation that can respect the goals of historic preservation and the goals of the Library project without ‘bankrupting it.’”**

**Overview of Joint Meeting held on April 11<sup>th</sup>**

The Library Board of Trustees and the Historic Preservation Commission met as directed on April 11<sup>th</sup>. A tour was provided by the Architect, Kate Michaud of MS&R, who discussed the exterior and interior design elements and highlighted the historical elements of the building that were being retained in the current contract for the 1904/1940 portion of the building. Michaud also noted why certain elements were not being maintained with the project, including the wood windows, steel skylight and north exterior stairwell and planter.

The Board and Commission then met in the City Hall’s Council Chambers for formal presentations that included a timeline of prior Board and Commission interactions, an overview by the architect through renderings and graphics of the historical elements of the project that are being maintained, and a presentation by Dan Tindall, the individual who had briefly been utilized as a historical treatment specialist by the general contractor. He had been invited to join the joint meeting by the Historic Preservation Commission.

The Board and Commission discussed what was necessary for the listing to occur on the National Registry of Historic Places and the value of the registry. **This discussion noted that the value to the listing would be realized in the future if federal funds were**

**solicited for repairs to the building, as well as if the building were later sold to a private party and renovated using state and federal historic tax credits.** It was agreed that the State Historic Preservation Office (SHPO) would be contacted to obtain guidance on the importance of the wood windows, skylight, and north exterior stairs/planter as those elements relate to potential listing on the registry.

Ms. Michaud reviewed issues with the skylight construction, and noted that repairing the existing skylight will not stop the issue with condensation dripping onto the ceiling and causing rot and mold over time. This was only noticeable once the damage could be seen on the interior of the building. Only through changing the structure to a new aluminum style skylight will the condensation be eliminated and damaged stopped. **The project does call for the interior, publicly visible wood glass components to be retained and restored. The appearance inside the facility will not change with replacement of the roof top skylight.**

Ms. Michaud also discussed the issue with the exterior north stairs and planter. **She stated that they are so far deteriorated that the only option is to remove it and correct the structural issues that have cause the deterioration over time.** Additionally, the stairs were not constructed with hand rails, which is a safety issue for staff who are using this entrance and exit.

After the joint meeting the following steps were taken:

1) A tour of the building was scheduled with representatives from the State Historic Preservation Office (SHPO) for Monday, April 22nd at 10 a.m. After viewing the building firsthand, SHPO staff will hopefully be able to give a stronger indication as to whether or not the planned changes to the windows, skylight and stairs would negatively affect the listing of the Library on the National Register of Historic Places.

2) Library staff submitted information to David Wadsworth, of Wadsworth Construction in Decorah, Iowa. Wadsworth was recommended to the Library Board of Trustees the Historic Preservation Commission to provide information regarding restoration of the Library's wood windows. On April 18 Mr. Wadsworth was sent extensive information regarding the wood windows and other historic features. Mr. Wadsworth will have an assessment of the costs to repair (as opposed to replace) the windows by Wednesday, April 24.

April 18th Library Board of Trustees Meeting

At their April 18 meeting, the Library Board of Trustees reviewed information then available regarding the windows, skylight and stairway. They noted their continued commitment to making decisions regarding the building project based on energy efficiency, ease of future maintenance, and fiscal stewardship while maintaining the historical character of the 1904 and 1940 buildings as much as practical. **They stated that they while they do not wish to negatively impact the possibility of a listing on the National Historic Register and are willing to consider preservation of the wood windows if that is the only factor**



that would impact the registry, they do not support changes to the plans regarding other historic elements such as the skylights and north exterior stairs and planter.

**The Library Board emphasized that a determination needs to be made regarding the wood windows no later than April 30 in order to maintain the library construction project schedule.** Therefore, after the meeting with SHPO staff and after receiving the information from Mr. Wadsworth, the Library's Building Committee will meet to provide a recommendation to the Library Board of Trustees regarding the impacts of removal of the windows, skylight and north exterior stairs and planter.

**Since the Library Board has deferred contract control to the City Council for this project, the City Council will ultimately have decision making authority on whether or not changes are made to the existing contract. The current contract calls for replacement of the wood windows, skylight, and the north stairs as well as the removal of the planter. Should the Council determine that they do not wish to see any or all of these done, they would need to take action to direct the Library Board to modify the contract accordingly.**

**The Library Board would like to have guidance from the Council by no later than April 30th to help maintain the schedule for the project. The Board is willing to call a special meeting to provide a final recommendation to the Council pertaining to the findings from SHPO and Wadsworth. It is possible that SHPO may not provide any findings that are conclusive prior to April 30th.**

On April 18th, the Library's construction advisor, Brad Heemstra, provided the Library Board with an estimate for abating and retaining the existing windows that was not cost prohibitive. Depending on the condition of the existing windows and sills, the costs for abating and retaining could be cost neutral.

**At the April 18th, Library Board of Trustees meeting, the Board also reaffirmed their March 21, 2013 decision to recommend to the Council the elimination of subsections 1.3A, 1.4A, 1.4B, 1.4C, 3.5A, 3.5B, 3.6A, and 3.6B of section 01 3591 of the Library Renovation and Expansion construction contract that requires the contractor to hire a Historic Treatment Specialist.** In a memo that was part of the April 11<sup>th</sup> joint meeting packet, Ms. Michaud noted that the change order for the Historic Treatment Specialist and the wood windows are two separate issues. She stated, *"Regardless of what is decided about the wood windows, MS&R does not feel that a Historic Treatment Specialist is needed for the project."*

#### **OPTIONS:**

1. Approve Change Order No. 1 with A&P/Samuels Group, A Joint Venture, deleting subsections 1.3A, 1.4A, 1.4B, 1.4C, 3.5A, 3.5B, 3.6A, and 3.6B of section 01 3591 that pertain to hiring a Historic Treatment Specialist.

2. Do not accept Change Order No. 1 and retain the services of the Historic Treatment Specialist.

**LIBRARY BOARD'S RECOMMENDED ACTION:**

The Library Board of Trustees is working to determine if preservation of the historical wood windows is possible and financially feasible. Regardless of the outcome, it is the position of the Library Board members and their consultants that the Historic Treatment Specialist will not be needed. The contract for the project provides language to ensure that the work done on the 1904/1940 portions of the building will be done with appropriate care for the historical elements. Monies from this deduction change order could then be made available for wood window restoration, should that be viable.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving Change Order No. 1 with A&P/Samuels Group, a Joint Venture, deleting subsections 1.3A, 1.4A, 1.4B, 1.4C, 3.5A, 3.5B, 3.6A, and 3.6B of section 01 3591, all of which pertain to hiring a Historic Treatment Specialist.

**CITY STAFF COMMENTS:**

Unfortunately, it appears that a difference of opinion remains between two of your City boards. While the Library Board is willing to consider the possibility of retaining the existing wooden windows based on further information they receive next week, the members do not believe there is a need for a Historic Treatment Specialist. In addition, they do not support changes to the plans regarding other historic elements such as the skylights and north exterior stairs and planter.

Because of the urgency of keeping the project on track, the City Council should decide at the April 23<sup>rd</sup> meeting whether or not to approve the proposed change order. In addition, the City Council should be prepared to hold a special meeting next week to make a final decision regarding the historic elements.

## Staff Report

**WATER RATIONING ORDINANCE**

April 23, 2013

During this presentation staff will review the existing water rationing ordinance with Council, and will highlight areas where staff believes the ordinance should be revised. Council will be asked to provide direction to staff to prepare a revision to the ordinance. Staff will also provide a brief overview of the Water Plant's operational response plan under drought conditions for informational purposes only. No Council action is requested for that item.

**BACKGROUND**

The current water rationing ordinance has roots in the drought of 1976-77. At that time the Ames area experienced about 14 months of significantly below normal precipitation. This resulted in a drastic lowering of groundwater levels and abnormally high drawdown levels in the downtown well field, which was our only source of drinking water at that time. When it reached a point where it seemed likely that demand would exceed available supply, staff put out a call for voluntary water conservation. The response from Ames citizens was almost immediate and water demand dropped.

Despite voluntary efforts, water levels continued to drop. Several times during June and July of 1977 water use exceeded available supply, and staff were forced to draft and implement a mandatory rationing plan. In 1981, with some minor revisions, that rationing plan was adopted in ordinance form. The ordinance was revised in 2001 by adding a four-tier structure intended to provide different degrees of water use reduction to match current conditions. In 2007, a revision was made reducing the tier structure from four stages to three. The only time rationing has ever been implemented was during the drought of 1976-77.

Staff cannot accurately predict future droughts or any subsequent effect on supply and demand. Based on rainfall, the drought we experienced last summer was the most severe since 2000, and required close monitoring of the situation. Fortunately, the City has added capacity in the form of two new well fields since the drought of 1976-77 and we were able to meet customer needs in 2012, despite setting a new record for single day demand of 9.45 million gallons per day. **In preparation for future drought events, staff is reviewing all aspects of our response program in order to be optimally prepared.**

**CURRENT RATIONING ORDINANCE**

The existing water rationing ordinance can be found in the Ames Municipal Code, Chapter 28, Division V-- "Water Rationing":

- The Ames City Council declares, by resolution, a "public water shortage emergency."

- STAGE I: Minor Mandatory Conservation
  - Use of potable water that results in ponding or runoff is prohibited
  - The use of potable water to wash vehicles is prohibited except at commercial locations
  - Watering of outdoor vegetation at each customer location is limited to every other day
  - Owners of newly seeded or sodded lawns can apply for a 10-day exemption
- STAGE II: Moderate Mandatory Rationing
  - All restrictions from STAGE 1 apply.
  - The use of potable water to wash vehicles is prohibited except at commercial locations that utilize water conservation equipment such as, recycle/reuse
  - Watering of outdoor vegetation at each customer location is limited to every five days
  - Irrigation rates shall not exceed one inch per day and are limited to specific time of day
  - Owners of newly seeded or sodded lawns are further restricted to an irrigation rate not to exceed one inch per day plus time of day limits
  - The use of hydrant meters for construction purposes is prohibited
  - Each utility service location within city limits shall pay a surcharge rate of \$0.075 per cubic foot for monthly use in excess of 1.5 times the average amount metered during the previous December, January and February billing cycles (Base Allocation)
  - Rural customers shall pay a surcharge rate that is 1.15 times the rate established for customers within city limits.
- STAGE III: Severe Mandatory Rationing
  - All restrictions from STAGE I and STAGE II apply except the surcharge rate
  - The use of potable water to wash vehicles is prohibited, including commercial locations
  - Outdoor vegetation shall not be irrigated, with a few very restricted exceptions
  - Outdoor flower and vegetable gardens may be watered once per week, not to exceed one inch
  - Each utility service location within city limits shall pay a surcharge rate of \$0.225 per cubic foot for monthly use in excess of 1.1 times the average amount metered during the previous December, January and February billing cycles (Base Allocation)
  - Rural customers shall pay a surcharge rate that is 1.15 times the rate established for customers within city limits.
- Utility customers can appeal to the City Manager for an increase in their Base Allocation which he may grant by specified criteria.
- Utility customers can appeal the surcharge amount to the City Manager who may grant a reduction according to specified criteria.



- The City Manager is authorized to reduce or terminate service of any customer who has received three or more notices of violation of the water rationing provisions.
- Penalties may be enforced in the form of municipal infractions for violation of the water rationing provisions.

### **REASONS TO REVISE THE WATER RATIONING ORDINANCE**

There are two primary concerns that staff would like to address by revising the existing ordinance. First, the existing ordinance surcharge rates have not been updated in step with periodic changes in base rates. In fact, the surcharge rates have not been updated since the ordinance was established in 1981. Also, the base rate structure changed in 2008 from a flat rate to a seasonal inclining block for the majority of customer categories. This necessitates a revision of the rationing ordinance to work in sync with the base rate structure now in place.

Second, in discussions with Utility Customer Service staff, it was determined that the present surcharge method described in the rationing ordinance would require hand calculation for each customer bill for every month the ordinance is in effect, which is on the order of 18,500 customers. This would overwhelm the division and should be avoided. It is possible to pay for custom programming to be developed; however, this is undesirable due to both cost and ongoing issues every time the base software is updated.

### **REVISED WATER RATIONING ORDINANCE**

Below is a conceptual description for revising the water rationing ordinance. Staff is seeking Council reaction to the proposed revisions. **After receiving Council direction, staff will develop the actual ordinance language to be brought back to Council for approval.**

**The proposed ordinance revisions will replace the concept of a Base Allocation and associated surcharge rates with “rationing rates” that are multipliers applied to the base water rates.** Making this change will eliminate the need to update the rationing ordinance every time the base water rates are changed, because rationing rates become a simple multiplier of base rates. Utility Customer Service has confirmed that this method can be implemented easily with the existing billing software without programming modification, thus eliminating additional programming costs. The need for hand-calculation of bills is also completely eliminated.

The following is a description of the “rationing rate” structure staff is proposing.

#### **Section 28.604 Stage II: Moderate Mandatory Rationing**

For each water utility service location, the water utility customer shall pay a rationing rate when Stage II Rationing is in effect. The rationing rate shall be determined by multiplying the rates contained in the below referenced paragraphs by the following factors. The rationing rate shall be effective regardless of the month of the year.

Residential. Multiply the rates in Sec. 28.201(1)(b)(ii)(a) by the following:

First 1,000 cubic feet of usage shall be as shown

Next 1,500 cubic feet shall multiply the rate shown by 2.0

Over 2,500 cubic feet shall multiply the rate shown by 2.0

Non-Residential(Commercial). Multiply the rates in Sec. 28.201 (2)(b)(ii)(a) by the following:

All consumption shall multiply the rate shown by 1.6

Non-Peaking Industrial. Multiply the rates in Sec. 28.201 (3)(b)(ii)(a) by the following:

All consumption shall multiply the rates shown by 1.15

Irrigation & Yard Water. Multiply the rates in Sec. 28.201(4)(b)(ii)(a) by the following:

First 2,000 cubic feet shall multiply the rates shown by 2.0

Next 3,000 cubic feet shall multiply the rates shown by 2.0

Over 5,000 cubic feet shall multiply the rates shown by 2.0

Rural Water Rate. Multiply the rates in Sec. 28.201 (5)(b)(ii)(a) by the following:

First 2,000 cubic feet shall be as shown

Next 3,000 cubic feet shall multiply the rates shown by 2.0

Over 5,000 cubic feet shall multiply the rates shown by 2.0

### **Section 28.605 Stage III: Severe Mandatory Rationing**

For each water utility service location, the water utility customer shall pay a rationing rate when Stage III Rationing is in effect. The rationing rate shall be determined by multiplying the rates contained in the below referenced paragraphs by the following factors. The rationing rate shall be effective regardless of the month of the year.

Residential. Multiply the rates in Sec. 28.201(1)(b)(ii)(a) by the following:

First 1,000 cubic feet of usage shall be as shown

Next 1,500 cubic feet shall multiply the rate shown by 4.0

Over 2,500 cubic feet shall multiply the rate shown by 4.0

Non-Residential(Commercial). Multiply the rates in Sec. 28.201 (2)(b)(ii)(a) by the following:

All consumption shall multiply the rate shown by 2.2

Non-Peaking Industrial. Multiply the rates in Sec. 28.201 (3)(b)(ii)(a) by the following:

All consumption shall multiply the rates shown by 1.6

Irrigation & Yard Water. Multiply the rates in Sec. 28.201(4)(b)(ii)(a) by the following:

First 2,000 cubic feet shall multiply the rates shown by 4.0

Next 3,000 cubic feet shall multiply the rates shown by 4.0

Over 5,000 cubic feet shall multiply the rates shown by 4.0

Rural Water Rate. Multiply the rates in Sec. 28.201 (5)(b)(ii)(a) by the following:

First 2,000 cubic feet shall be as shown

Next 3,000 cubic feet shall multiply the rates shown by 4.0

Over 5,000 cubic feet shall multiply the rates shown by 4.0

Drought Management Plan			
Condition	General Description	Specific Triggers for City Action	City Response or Action
Awareness	<ul style="list-style-type: none"> <li>• Conditions are normal</li> </ul>	<ul style="list-style-type: none"> <li>• Normal rainfall</li> </ul>	<ul style="list-style-type: none"> <li>• Promote the Smart Water Program</li> </ul>
Preparedness	<ul style="list-style-type: none"> <li>• Drier than normal conditions exist</li> <li>• NWS predicts dry conditions to persist</li> </ul>	<ul style="list-style-type: none"> <li>• Stream Flow &lt; 20 cfs at Skunk North gauge</li> <li>• Observation of decreasing well pumping levels.</li> <li>• US Drought Monitor condition of D1 (Moderate) or D2 (Severe)</li> </ul>	<ul style="list-style-type: none"> <li>• Increase groundwater monitoring frequency.</li> <li>• Install batter boards at the low head dam</li> <li>• Engage public in conservation efforts, with emphasis on irrigation.</li> <li>• Acquire permits and prepare to pump at Ada Hayden.</li> <li>• Contact Story County and remind them we have rights to pump at Peterson Pits</li> <li>• Closely watch well levels, rotating wells as water levels dictate.</li> </ul>
Watch	<ul style="list-style-type: none"> <li>• Extended dry weather continues</li> </ul>	<ul style="list-style-type: none"> <li>• Approximately nine months of below normal precipitation and critically low stream levels.</li> <li>• Water level not flowing over batter boards</li> <li>• Well pumping levels less than 7' in 20% (or more) of wells. Some may be unusable because of low levels.</li> <li>• US Drought Monitor condition of D2 (Severe) or D3 (Extreme)</li> </ul>	<ul style="list-style-type: none"> <li>• W&amp;PC staff meet weekly to review drought situation and observed effect on operations.</li> <li>• Brief City Council on water supply status.</li> <li>• Start pump at Ada Hayden Lake.</li> <li>• Further increase conservation efforts. Utilize social web sites such as city web site and Facebook. Reach out to local media outlets.</li> </ul>
Alert	<ul style="list-style-type: none"> <li>• Extended drought period</li> <li>• Critically low water supply</li> </ul>	<ul style="list-style-type: none"> <li>• More than nine months of below normal precipitation and with no stream flow.</li> <li>• Well pumping levels less than 7' in 50% of wells, or limited to 50% overall capacity due to wells being unusable.</li> <li>• Unable to maintain level of water behind dam</li> <li>• US Drought Monitor condition of D3 (Extreme) or D4 (Exceptional)</li> </ul>	<ul style="list-style-type: none"> <li>• Enter Stage 1 (or greater) of water rationing ordinance.</li> <li>• Suspend well rehab program.</li> <li>• Throttle back well isolation valves to manage low well levels (if possible).</li> <li>• Monitor back-up water sources, and consider pumping from Peterson Pits also.</li> <li>• Consider using some Xenia water.</li> </ul>

## Water Plant Status

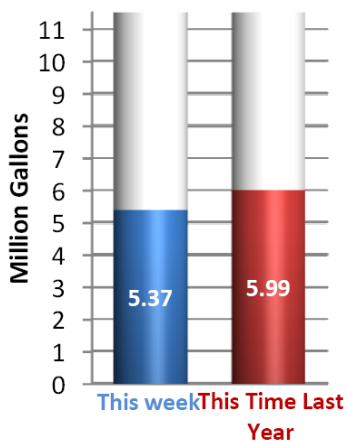
**Record Peak  
Day Demand**  
9.45 MGD

**Record Peak  
3-Day Demand**  
9.08 MGD

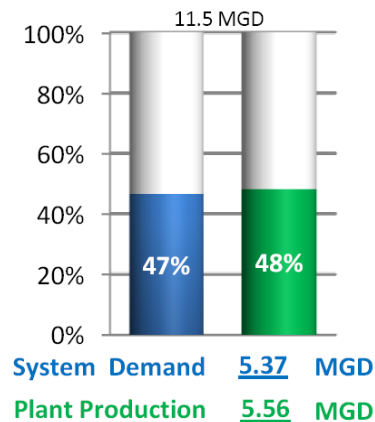
**Water Plant Precipitation Totals [inches]**

7-day	14-day	30-day
2.18	2.18	2.47

**7-Day Average Demand**



**Current Demands & Production  
vs. Plant Capacity**



**Rainfall History  
[Inches]**

**Mar-2013 Rainfall**

Normal	2.1
Actual	1.79
Deviation	-0.31

**12-Month Rainfall**

Normal	34.67
Actual	26.93
Deviation	-7.74

## Water Supply Status

**Running Well Level Status**

**Wells Out of Service**

0

**Wells at Watch Levels**

15

**Wells at Acceptable Levels**

6 7 8 9 10 11 12 13 14 16  
17 18 19 20 21 22 23 24 25  
26 27

21

**Demand vs. Available Water Supply**



Available Well Capacity = 15.00 MGD

Current Demand = 5.37 MGD

Supply:Plant Capacity Ratio= 1.30

Current Demand = 36% of Available Supply

**Estimated Water Supply Status**



15.0 MGD Max. Well Capacity

0.00 MGD Out of Service

0.44 MGD in Watch Status

14.5 MGD in Acceptable Status

**COUNCIL ACTION FORM**

**SUBJECT:** 2012/13 CYRIDE ROUTE PAVEMENT IMPROVEMENTS  
(LINCOLN WAY: FRANKLIN AVENUE TO HAYWARD AVENUE)

**BACKGROUND:**

This is the annual program for pavement improvements to streets that are, or were, bus routes. These streets were originally designed and built for lighter residential traffic. With these streets designated as bus routes, accelerated deterioration of the street pavement occurred. Pavement improvements will now restore or improve these street sections to carry projected traffic volumes.

The 2012/13 project locations will be Todd Drive from South Dakota Avenue to Allcott Drive, and Lincoln Way from Franklin Avenue to Hayward Avenue. The Lincoln Way work involves a mill and overlay of the existing pavement, as well as sanitary sewer and storm sewer repairs identified during the design.

Estimated construction costs for the Lincoln Way segment is \$620,255. Engineering and construction administration costs are estimated at \$95,000, bringing total estimated project costs for this project to \$715,255. Plans for Todd Drive will be designed and let at a separate time. Overall expenses for this program are as follows:

Todd Drive – South Dakota to Alcott (estimated)	\$ 460,000
<b>Lincoln Way – Franklin to Hayward (this project)</b>	<b><u>\$ 715,255</u></b>
	<b>\$1,175,255</b>

This program is financed in the amount of \$1,420,000 with General Obligation Bonds for both projects.

On April 17, 2013, bids on this project were received as follows:

Engineers Estimate	\$620,255.00
Manatt's, Inc.	\$649,697.97

Staff has coordinated with CyRide and Iowa State University regarding timing and access through the project limits. The project is scheduled for construction during the ISU summer session to minimize traffic impacts in the construction area.

**ALTERNATIVES:**

- 1a. Accept the report of bids for the 2012/13 CyRide Route Pavement Improvements (Lincoln Way: Franklin Avenue - Hayward Avenue).

- b. Approve the final plans and specifications for this project.
  - c. Award the 2012/13 CyRide Route Pavement Improvements (Lincoln Way: Franklin Avenue - Hayward Avenue) to Manatt's, Inc. of Ames, Iowa, in the amount of \$649,697.97.
2. Reject the project.

**MANAGER'S RECOMMENDED ACTION:**

By awarding this contract now, it will be possible to restore the structural integrity of this section of Lincoln Way with construction to be completed during the 2013 ISU summer session.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the report of bids, approving the final plans and specifications, and awarding 2012/13 CyRide Route Pavement Improvements (Lincoln Way: Franklin Avenue - Hayward Avenue) to Manatt's, Inc. of Ames, Iowa, in the amount of \$649,697.97.

**COUNCIL ACTION FORM**

**SUBJECT: 2013/14 RESOURCE RECOVERY PRIMARY SHREDDER  
REPLACEMENT (PHASE II)**

**BACKGROUND:**

On March 26, 2013, City Council approved plans and specifications for the replacement of the existing primary shredder and discharge conveyor, along with associated electrical and chute work. Renewable Resource Consultants (RRC) of Maple Grove, Minnesota, completed the plans and specifications with a cost estimate for the project of \$1,154,700. This project was planned to be completed in 14 days and to coincide with the Power Plant fall maintenance outage in October / November 2013.

**On April 18, 2013, one bid was received for the project. However, this bid was deemed non-responsive because a bid bond was not submitted with the proposal form, as required.**

Installation is programmed in the 2013/14 Capital Improvements Plan (CIP) with funding in the amount of \$1,000,000 from Resource Recovery revenue abated General Obligation Bonds. On January 8, 2013, Council also approved funding of \$130,000 from the Resource Recovery Fund for qualified engineering design services, bringing total available funding to \$1,130,000.

**Staff will contact the one bidder and the other plan holders to find out what concerns there may have been with the project. Consultation will also be made with Power Plant staff to investigate possible coordination with their maintenance activities. Any appropriate modifications will be made to the plans and/or the construction schedule. Revised plans will then be presented for City Council consideration at a later date.**

**ALTERNATIVES:**

1. Accept the report of bids for the 2013/14 Resource Recovery Primary Shredder Replacement project (Phase II) and direct staff to rebid the project.
2. Accept the report of bids for the 2013/14 Resource Recovery Primary Shredder Replacement project (Phase II) and direct staff **not** to rebid the project.

**MANAGER'S RECOMMENDED ACTION:**

Only one bid was received for the project, and it was non-responsive due to lack of an accompanying bid bond. However, this is still a very important project for the long-term success of the Resource Recovery System. Staff will contact the plan holders for input on possible plan and schedule modifications and will bring revised plans back to Council at a later date.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the report of bids for the 2013/14 Resource Recovery Primary Shredder Replacement project (Phase II) and directing staff to rebid the project.



**ITEM # ~~10~~**  
**DATE: 04-09-13**

## **COUNCIL ACTION FORM**

**SUBJECT: PUBLIC UTILITY EASEMENT VACATION – 4118 APLIN ROAD**

### **BACKGROUND:**

In fall 2012, staff was contacted by the property owner at 4118 Aplin Road regarding the proposed construction of a garage on the property. The property currently has a 10 foot public utility easement along the south property line that limits the size and location of the new garage. The property owner requested that the easement be vacated to accommodate the construction.

Public Works staff contacted all registered right-of-way users to determine the extent of the utilities in the immediate area and has received responses back from all users. There is one known utility in this easement area; however, the utility is located within the southern five feet of the current easement. This utility owner has stated that in order to accommodate the garage construction, the southern five feet of the existing easement will be sufficient for their utility. The remaining utility owners do not have plans to be in the remaining easement.

The attached map provides more information on the affected area.

### **ALTERNATIVES:**

1. Approve the proposal to vacate the north five feet of the existing easement at 4118 Aplin Road, and set the date of public hearing for April 23, 2013.
2. Direct staff or the property owner to pursue other options.

### **MANAGER'S RECOMMENDED ACTION:**

Only the southern five feet of the existing easement is needed for utility lines. By approving vacation of the northern five feet, the property owner will be able to improve the property by building the garage in 2013.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the vacation of the north five feet of the existing public utility easement, and setting the date of public hearing for April 23, 2013.

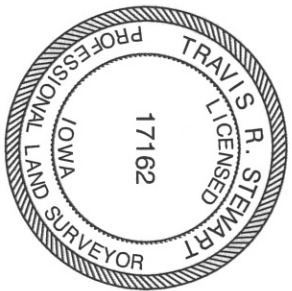
EXHIBIT "A"  
UTILITY EASEMENT VACATION PLAT



LOCATION CITY OF AMES, STORY COUNTY, IOWA  
PROJECT NO. 75953 SUBDIVISION COCHRANE'S FIRST ADDITION LOT NO. 18  
SECTION 8 TOWNSHIP 83 NORTH RANGE 24 WEST  
EXCESS EASEMENT 272 SQ.FT. EXCESS-FEE AC  
VACATED FROM CITY OF AMES



DESCRIPTION OF VACATED AREA  
THE NORTH 5 FEET OF THE SOUTH 10 FEET OF LOT 18 IN COCHRANE'S FIRST ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA, EXCEPT THE EAST 10 FEET THEREOF.



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

Travis R. Stewart, PLS date 4/02/2013  
Iowa License Number 17162  
My License Renewal Date is December 31, 2013  
Pages or sheets covered by this seal: THIS SHEET

LEGEND  
▲ GOVERNMENT CORNER MONUMENT FOUND  
△ GOVERNMENT CORNER MONUMENT SET 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162  
● CORNER MONUMENT FOUND  
○ SET 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162  
( ) RECORDED AS

DRAWN BY WLB DATE 7-20-2012  
SCALE 1"=100' PROJECT NO. 75953.05