

AGENDA
MEETING OF THE AMES AREA METROPOLITAN
PLANNING ORGANIZATION POLICY COMMITTEE
AND REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL
JULY 9, 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.**

AMES AREA METROPOLITAN PLANNING ORGANIZATION
TRANSPORTATION POLICY COMMITTEE MEETING

CALL TO ORDER: 7:00 p.m.

1. Public Hearing on proposed FY 2014-17 Transportation Improvement Program (TIP):
 - a. Motion approving Final FY 2014-17 TIP

COMMENTS:

ADJOURNMENT:

REGULAR CITY COUNCIL MEETING*

*The Regular City Council Meeting will immediately follow the meeting of the Ames Area Metropolitan Planning Organization Transportation Policy Committee.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting of June 25, 2013
3. Motion approving certification of civil service applicants
4. Motion approving Report of Contract Change Orders for June 16 - 30, 2013
5. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
 - a. Class C Liquor – Welch Ave. Station, 207 Welch Avenue
 - b. Class B Native Wine – Artisan Peace Stores, 136 Main Street
 - c. Special Class C Liquor, B Native Wine, & Outdoor Service – Wheatsfield Cooperative, 413 Northwestern Avenue, Ste. 105
 - d. Class B Beer – Pancho's Mexican Grill, 1310 South Duff Avenue
 - e. Class C Liquor – Applebee's, 105 Chestnut Street
 - f. Class C Liquor – Sportsman's Lounge, 123 Main Street
 - g. Class C Liquor & Outdoor Service – Bar, 823 Wheeler Street, Suite 4
6. Resolution approving *Municipal Code* Supplement No. 2013-3

7. Resolution approving contract with EMC Risk Services for Workers Compensation Administrative Services
8. Resolution approving lease with Jefferson Lines at Intermodal Facility
9. Resolution approving Neighborhood Improvement Program grant for Old Town Park project
10. Resolution approving preliminary plans and specifications for Water Pollution Control Facility Methane Engine - Generator Set No. 2 Rehabilitation; setting August 15, 2013, as bid due date and August 27, 2013, as date of public hearing
11. Resolution approving waiver of formal bidding requirements and authorizing purchase of Software Maintenance from Sungard Public Sector
12. Resolution approving waiver of formal bidding requirements and authorizing purchase of Shared Public Safety Software Maintenance from Sungard Public Sector
13. Resolution approving contract and bond for 2012/13 Ames Municipal Cemetery Improvements (Paving Improvements)
14. Resolution approving contract and bond for Power Plant Maintenance Services
15. Resolution approving Change Order No. 1 for CyRide Facility Improvements
16. Resolution approving renewal of contract with Fletcher Reinhardt of Cedar Rapids, Iowa, in accordance with unit prices bid for Watthour Meters for Electric Meter Division
17. South Fork Subdivision, 4th Addition:
 - a. Resolution accepting partial completion of public improvements
 - b. Resolution approving Final Major Plat

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:

18. Motion approving 5-Day Special Class C Liquor License for Olde Main Brewing Company at ISU Alumni Center, 420 Beach Avenue
19. Request from Waters Edge Town Home Association pertaining to parking regulations on Burnham Drive
20. Request from Shelley Jaspering for reserved handicapped accessible parking in CBD Lot X

HEARINGS:

21. Hearing on zoning text amendment to correct Table 29.808(2) pertaining to uses in the Downtown Service Center:
 - a. First passage of ordinance
22. Hearing for vacation of utility easement for 2825 East 13th Street:
 - a. Resolution approving vacating utility easement
23. Hearing on Furnishing of SF6 Circuit Breakers:
 - a. Motion accepting report of bids and delaying award of contract
24. Hearing on Furnishing of Substation Electrical Materials:
 - a. Motion accepting report of bids and delaying award of contract
25. Hearing on Woodview Drive Sanitary Sewer and Water Main Installation Project:
 - a. Resolution adopting Final Resolution of Necessity

26. Hearing on rezoning of property located at 921 9th Street (former Roosevelt Elementary) from Government/Airport (S-GA) to Urban Core Residential Medium Density (UCRM):
 - a. First passage of ordinance

ORDINANCES:

27. Second passage of ordinance to allow conversion of a former school building to an apartment dwelling in the Urban Core Residential Medium Density Zone (UCRM) as a permitted use
28. Second passage of ordinance to allow higher residential density if specified in an Adaptive Reuse Plan approved by the City Council
29. Third passage and adoption of ORDINANCE NO. 4151 pertaining to shared common lot line garages
30. Third passage and adoption of ORDINANCE NO. 4152 setting speed limit on State Avenue

ADMINISTRATION:

31. ASSET priorities for 2014/15
32. Resolution approving extension of Sustainability Coordinator Contract

FINANCE:

33. Staff report on City WiFi Service

LIBRARY:

34. Resolution approving Change Order No. 4 in the amount of \$21,214 to A&P/Samuels Group Contract
35. Resolution approving preliminary plans and specifications for Window Restoration, setting July 31, 2013, as bid due date and August 13, 2013, as date of public hearing

PLANNING & HOUSING:

36. Staff report on development standards for residential zones

PUBLIC WORKS:

37. Staff Report on South Duff Avenue Access Study

COUNCIL COMMENTS:

ADJOURNMENT:

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

**AMES AREA METROPOLITAN PLANNING ORGANIZATION (AAMPO)
TRANSPORTATION POLICY COMMITTEE ACTION FORM**

SUBJECT: FINAL FY 2014 – 17 TRANSPORTATION IMPROVEMENT PROGRAM

BACKGROUND:

In order to receive funds for transportation improvement projects, it is necessary for the projects to be part of the approved Iowa Department of Transportation's (Iowa DOT) Statewide Transportation Improvement Plan (STIP). The initial step in this process is for the AAMPO to develop and approve a Transportation Improvement Plan (TIP) for the MPO region. Regulations require the TIP to include transportation projects for four years.

The attached plan provides for projects consisting of street improvements, CyRide improvements, and trail projects. A number of projects were evaluated as this plan was developed. The FY 2014 street project will be the reconstruction of Sheldon Avenue from Lincoln Way north to Hyland Avenue. The transportation alternative program funds for FY 2013 were banked and are being used along with the FY 2014 transportation alternative program funds for The Skunk River Trail Extension from East Lincoln Way to South River Valley Park, which is scheduled to be constructed as the FY 2014 trail project. It should be noted, however, that completion of this segment will be subject to granting of access easements by the affected property owners.

A public input session was held on May 2, 2013, to provide an opportunity for the public to discuss the TIP with staff and provide comments. No revisions were requested by the public. Comments were also received and addressed from the Iowa DOT, Federal Highway Administration and Federal Transit Administration. The final approved TIP document is to be submitted to the Iowa DOT by July 15, 2013. The FY 2014-17 TIP is attached.

ALTERNATIVES:

1. Approve the final FY 2014 – 17 TIP for submission to the Iowa DOT.
2. Approve the final FY 2014 – 17 TIP with Policy Committee modifications for submission to the Iowa DOT.

ADMINISTRATOR'S RECOMMENDATION:

These projects correlate to the City of Ames 2013-18 Capital Improvement Plan, and the AAMPO Technical Committee has unanimously recommended approval of this plan. Therefore, it is recommended by the Administrator that the Transportation Policy Committee adopt Alternative No. 1, thereby approving the final FY 2014 – 17 TIP for submission to the Iowa DOT.



TRANSPORTATION IMPROVEMENT PROGRAM

FY 2014 – 2017

FINAL
July 9, 2013

"The preparation of this report has been financed in part through grant[s] from the Federal Highway Administration and Federal Transit Administration, U.S. Department of Transportation, under the State Planning and Research Program, Section 505 [or Metropolitan Planning Program, Section 104(f)] of Title 23, U.S. Code. The contents of this report do not necessarily reflect the official views or policy of the U.S. Department of Transportation.

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Federal Highway Administration Section

Project Selection

The Ames Area Metropolitan Planning Organization (AAMPO) uses an informal project selection criteria system as a means of prioritizing submitted projects. All projects submitted to the AAMPO for inclusion in the Transportation Improvement Program (TIP) are reviewed by staff and the Transportation Technical Committee (TTC) and Transportation Policy Committee (TPC). Projects are programmed in the TIP by approval of the TPC based on the recommendation of the TTC and staff.

Projects are prioritized based on public input, need and financial availability. Factors identified in the Long Range Transportation Plan (LRTP) will be used as tools to help determine those projects selected and their respective priority. In addition to the LRTP tools, highway capacity improvement projects are selected using Level of Service criteria; rehabilitation and reconstruction projects are selected based upon pavement condition index and field review. A STP application form shall be submitted along with all STP projects to be considered to receive federal-aid funding. This form can be requested from the AAMPO staff or downloaded from the AAMPO website.

Transportation Alternative projects consist mainly of open space trails that have been developed during the public involvement process for the Long Range Transportation Plan (LRTP) update; new trail segments are identified and ranked by the users and the Parks and Recreation Commission. Trail segments shown in the plan are sized proportionately based upon estimated construction costs. A TAP application form shall be submitted along with all TAP projects to be considered to receive federal-aid funding. This form can be requested from the AAMPO staff or downloaded from the AAMPO website.

Bridge projects consist of necessary repairs recommended by the biennial Iowa Department of Transportation (IDOT) bridge inspections. The IDOT requires these inspections for bridges within the local jurisdictions of the AAMPO. A Candidate List is created by the IDOT Office of Systems Planning based on priority points ranking. Local agencies and the AAMPO work with the IDOT on programming necessary bridge projects based on priority and available funding.

All highway, transportation alternative, and bridge projects are also available for public review and comment through the City of Ames Capital Improvement Plan (CIP) process. This involves public presentations and a formal public hearing before the Ames City Council.

The Transit Board selects operating projects for CyRide as identified in the approved Passenger Transportation Plan (PTP), which serves as a needs assessment for all regional human and health service agencies. The Transit Board also approves matching funds for capital projects based upon identified route expansions.

All projects are consistent with the approved 2035 Long Range Transportation Plan adopted on Oct. 12, 2010.

AAMPO FY 2014 – 17 Transportation Improvement Program

FY 2013 Project Status Report

TPMS #	Project Number	Location	Type of Work	Status	Total Project Cost	Total Federal Aid	Sponsor
9590	RGPL-PA22(PMS)--ST-85	VARIOUS: PAVEMENT MANAGEMENT	Miscellaneous	FHWA Approved / Remove from Programming	\$ 6,000	\$ 5,000	AAMPO
9589	RGPL-PA22(UDS)--ST-85	VARIOUS: STATEWIDE URBAN DESIGN STANDARDS	Miscellaneous	FHWA Approved / Remove from Programming	\$ 5,000	\$ 4,000	AAMPO
18655	STP-U-0155(STATE)--70-85	State Avenue (Oakwood Road to US HW 30)	Pavement Rehab	FHWA Approved / June 18, 2013 Letting	\$ 1,500,000	\$ 1,062,000	City of Ames
21261	STP-U-0155(SHELDON)--70-85	Sheldon Avenue: Lincoln Way to Hyland Avenue	Pavement Rehab	FHWA Approved / Rolling Over Funding	\$ 1,480,000	\$ 1,060,000	City of Ames
19248	STP-U-0155()-70-85	24th St. (UPRR to Northwestern Ave.) and Bloomington Rd. (Eisenhower Ave. to west 500 ft.)	Pavement Rehab	FHWA Approved / Rolling Over Funding	\$ 1,955,000	\$ 1,062,000	City of Ames
21262	STP-U-0155(Meadow)--70-85	Meadowlane Avenue (Carr Drive to E 20th St) / E 20th Street (Duff Ave to Meadowlane Ave)	Pavement Rehab	FHWA Approved / Remove from Programming	\$ 1,530,000	\$ 1,060,000	City of Ames
14982	STP-E-0155(LW)--8V-85	Skunk River Trail: East Lincoln Way to S. River Valley Park	Ped/Bike Grade & Pave	FHWA Approved / Rolling Over Funding	\$ 860,000	\$ 160,000	City of Ames
21260	STP-E-0155(SE 16TH)--8V-85	Skunk River Trail: SE 16th Street to East Lincoln Way	Ped/Bike Structures, Misc.	FHWA Approved / Rolling Over Funding	\$ 860,000	\$ 160,000	City of Ames
16103	RGPL-PA22()-PL-85	Ames MPO Planning: PL Funds for Transportation Planning	Trans Planning	FHWA Approved / Rolling Over Funding	\$ 400,000	\$ 320,000	AAMPO
22052	BRFN()-39-85	US 30: US 69 in Ames (EB)	Bridge Deck Overlay	FHWA Approved / Rolling Over Funding	\$ 477,000	\$ -	DOT District 1
16032	ILL-0155(Grand3)--93-85	Grand Avenue: South 16th Street to Squaw Creek Drive; S.16th/S.Duff Intersection	Grade and Pave, Bridge New	FHWA Approved / STP funding applied to project	\$ 12,650,000	\$ -	City of Ames
18659	ILL-0155()-93-85	North Dakota Avenue: Toronto Street to 215th Street	Bridge New	FHWA Approved / Remove from Programming	\$ 6,600,000	\$ -	City of Ames

Fiscal Constraint

The AAMPO FY 2014 programming targets are \$1,530,877 for STP, \$86,363 for TAP, and \$65,772 for TAP Flex. The project costs shown in the TIP are in year of expenditure dollars. This is accomplished by developing an estimate of costs in the current bidding environment and then applying an inflation factor of 4% per year. The Ames City Council has programmed these projects in the City of Ames 2013-2018 CIP for the local funding allocation. These funds are generated from the City's annual Road Use Tax Fund (RUTF) distribution, Local Option Sales Tax, and General Obligation (GO) Bonds. The transit program does not have targets, and thus the requests involve significant costs in the anticipation of maximizing the amounts received.

Financial Constraint Summary Tables

Table 1 Summary of Costs and Federal Aid								
Federal Aid Program	2014		2015		2016		2017	
	Total Cost	Federal Aid	Total Cost	Federal Aid	Total Cost	Federal Aid	Total Cost	Federal Aid
Surface Transportation Program (STP)	\$1,880,000	\$1,380,000	\$1,867,000	\$1,292,000	\$6,780,000	\$1,760,000	\$8,367,000	\$2,592,000
Transportation Alternatives Program (TAP)	\$1,231,000	\$610,000	\$100,000	\$70,000	\$835,000	\$160,000	\$521,000	\$160,000
Demonstration Funds (DEMO)	\$423,000	\$96,567	\$0	\$0	\$0	\$0	\$0	\$0
Primary Road Funds (PRF)	\$0	\$0	\$456,000	\$0	\$0	\$0	\$0	\$0

Table 2 STP Fiscal Constraint Table				
	2014	2015	2016	2017
Unobligated Balance (Carryover)	\$2,927,354	\$3,144,003	\$3,457,003	\$3,302,003
Region STP Target	\$1,530,877	\$1,538,000	\$1,538,000	\$1,538,000
Region TAP Flex Target	\$65,772	\$67,000	\$67,000	\$67,000
Subtotal	\$4,524,003	\$4,749,003	\$5,062,003	\$4,907,003
Transfer to TAP (STP and Flex)	\$0	\$0	\$0	\$0
Programmed STP Funds	\$1,380,000	\$1,292,000	\$1,760,000	\$2,592,000
Balance	\$3,144,003	\$3,457,003	\$3,302,003	\$2,315,003

Table 3 TAP Fiscal Constraint Table				
	2014	2015	2016	2017
Unobligated Balance (Carryover)	\$707,047	\$183,410	\$201,410	\$129,410
Region TAP Target	\$86,363	\$88,000	\$88,000	\$88,000
STP and Flex Transfer Credit	\$0	\$0	\$0	\$0
Subtotal	\$793,410	\$271,410	\$289,410	\$217,410
Programmed TAP Funds	\$610,000	\$70,000	\$160,000	\$160,000
Balance	\$183,410	\$201,410	\$129,410	\$57,410

Table 4 Forecasted Operations and Maintenance (O&M) Costs on the Federal-Aid System Table						
Source: 2012 City Street Finance Report						
	2012	2013	2014	2015	2016	2017
City of Ames Total Operations	\$295,696	\$307,524	\$319,825	\$332,618	\$345,922	\$359,759
City of Ames Total Maintenance	\$1,110,430	\$1,154,847	\$1,201,041	\$1,249,083	\$1,299,046	\$1,351,008
City of Gilbert Total Operations	\$1,023	\$1,064	\$1,106	\$1,151	\$1,197	\$1,245
City of Gilbert Total Maintenance	\$11,990	\$12,470	\$12,968	\$13,487	\$14,027	\$14,588
Total O&M	\$1,419,139	\$1,475,905	\$1,534,941	\$1,596,338	\$1,660,192	\$1,726,600

Table 5 Forecasted Non-Federal Aid Revenue Table						
Source: 2012 City Street Finance Report						
	2012	2013	2014	2015	2016	2017
City of Ames Total RUTF Receipts	\$5,592,895	\$5,816,611	\$6,049,275	\$6,291,246	\$6,542,896	\$6,804,612
City of Ames Total Other Road Monies Receipts	\$4,779,729	\$4,970,918	\$5,169,755	\$5,376,545	\$5,591,607	\$5,815,271
City of Ames Total Receipts Service Debt	\$13,659,563	\$14,205,946	\$14,774,183	\$15,365,151	\$15,979,757	\$16,618,947
City of Gilbert Total RUTF Receipts	\$102,629	\$106,734	\$111,004	\$115,444	\$120,061	\$124,864
City of Gilbert Total Other Road Monies Receipts	\$3,003	\$3,123	\$3,248	\$3,378	\$3,513	\$3,654
City of Gilbert Total Receipts Service Debt	\$0	\$0	\$0	\$0	\$0	\$0
Total Non-Federal Aid Road Fund Receipts	\$24,137,819	\$25,103,332	\$26,107,465	\$27,151,764	\$28,237,834	\$29,367,348

Network Operations and Maintenance

The capital investment and other measures necessary to preserve the existing transportation system, as well as operations, maintenance, modernization, and rehabilitation of existing and future transportation facilities are annually reviewed and programmed. Preservation, operating, and maintenance costs are included as a priority for funding. Maintenance and rehabilitation projects are also included in the AAMPO LRTP. In addition to STP funding, the City of Ames utilizes RUTF, Local Option Sales Tax, and General Obligation funding for system preservation projects. A program is also included in the City of Ames 2013-2018 CIP to address shared use path maintenance. The LRTP and Land Use Policy Plan (LUPP) both use an intersection efficiency standard of Level of Service (LOS) C.

Public Participation Process

A notice advising the public about the draft TIP and Transportation Planning Work Program (TPWP) reviewed by the AAMPO Technical Committee will be mailed to 43 neighborhood organization chairpersons, representatives of the Ames Main Street District, Campustown Action Association, NAACP, Friends of Central Iowa Biking, International Student Council at Iowa State University (ISU), League of Women Voters, and others in accordance with our approved Public Participation Plan (PPP). In addition, as previously noted, projects are available for public review and comment through the City of Ames CIP process. A public input session was held on May 2nd, 2013 to discuss the TIP and receive comments. No comments were received.

Title VI Compliance

The Ames Area MPO adheres to the City of Ames's Title VI of the Civil Rights Act of 1964 Compliance Plan. The AAMPO carries out its transportation planning processes without regard to race, color, or national origin. The Compliance Plan provides information on the Ames Area MPO Title VI compliance policies, complaint procedures, and a form to initiate the complaint process for use by members of the public. For more information or to file a complaint or concern, please contact the AAMPO Administrator at the City of Ames Public Works Administration Office at 515-239-5160.

Self Certification

The AAMPO Policy Committee certified that transportation planning activities in the Ames metropolitan area are being carried out in accordance with governing Federal regulations, policies and procedures. This certification was at the meeting on March 26, 2013 (a copy of the document is attached in Appendix C).

Revising the TIP

Often after development and subsequent adoption of the TIP, changes may need to be made to the list of programmed projects. Examples of changes might be adding or deleting projects, moving a project between years in the TIP, adjusting project cost, or changing the vehicle numbers of transit vehicles.

A major requirement of a project receiving Federal transportation funds is for the project to be included in the TIP and Statewide Transportation Improvement Program (STIP). Once a project has received Federal Authorization for construction it does not need to be included in the TIP. This is one of two major reasons for adding or deleting a project from the TIP. The other major reason for adding a project is the awarding of a grant or earmark for a project, which can happen throughout the year.

Changes to the TIP are classified as either “administrative modifications” or “amendments”.

Administrative Modifications

Administrative Modifications are minor changes involving the following:

- **Project Cost** – changes that do not increase federal-aid by more than 30% or do not increase total federal-aid by more than \$2 million from the original amount.
- **Schedule Changes** – changes in schedules to projects included in the first four years of the TIP
- **Funding Source** – changes to funding from one source to another
- **Scope Changes** – all changes to the project’s scope

Amendments

Amendments are major changes involving the following:

- **Project Cost** – changes that increase federal-aid by more than 30% or increase total federal-aid by more than \$2 million from the original amount.
- **Schedule Changes** – projects added or deleted from the TIP.
- **Funding Source** – projects receiving additional federal funding sources.
- **Fiscal Constraint** – changes that result in the TIP no longer being fiscally constrained.
- **Scope Changes** – changing the project termini, the amount of through traffic lanes, type of work from an overlay to reconstruction, or a change to include widening of the roadway.

Administrative modifications and amendments are subject to different AAMPO Policy Committee and public review procedures. Administrative modifications are processed internally and are shared with the Policy Committee and the public as informational items. Amendments are presented to the Policy Committee and a public comment period is opened, which lasts until the next Policy Committee meeting (the Policy Committee meets on an as needed basis, giving a 3-4 week public comment period). Public comments are shared at this meeting with the Policy Committee and action is taken to approve the amendment.

Federal Transit Administration Section

FY 2014 TIP FTA Project Justification

The following transit projects identified within the draft FY2014-2017 TIP were included within the 2014 Passenger Transportation Plan (PTP) Update, meeting the requirements to have all federal and state transit funding within an approved PTP prior to TIP approval. The following narrative describes the projects within the initial year of the plan.

General Operations: This funding supports the day-to-day transit operations of the Ames Transit Authority from Ames’ urbanized area federal apportionment, Transit Intensive Cities, and State Transit Assistance funding.

Contracted Paratransit (Dial-A-Ride) Service: According to federal regulations, public transit agencies providing fixed-route transit service in their community must also provide door-to-door transportation service within a ¼ mile area of that fixed-route service. Therefore, CyRide purchases transportation service for its Dial-A-Ride operations in order to meet this ADA requirement. This requirement has been expanded to the entire city limits of Ames.

Associated Transit Improvements: CyRide developed a Bus Stop Plan that recommended an implementation plan for bus stop amenities along CyRide's fixed-route system. From the prioritization of recommended stop improvements, concrete pads will be added for easier boarding/alighting during inclement weather as well as replacing bus shelters with lighted bus shelters to improve the accessibility for patrons and CyRide's image throughout the Ames community. In February 2013, CyRide launched NEXTbus allowing passengers to obtain real-time information of the next buses coming to a particular bus stop. The information can be obtained on CyRide's website, by texting or calling or via LED digital signs at the bus stop. CyRide envisions additional LED digital signage signs next to high ridership stops throughout the Ames community.

Heavy Duty Bus Replacement: Eight buses have exceeded FTA guidelines for useful life. Bus numbers are 00147, 00716, 00715, 00711, 00712, 00713, 00717 and 00743. These units will be replaced with 40' heavy-duty buses, equipped with cameras. These replacement vehicles will be ADA accessible.

Appendix A: FY 2014 – 17 TIP TPMS Printouts

MPO-22 / AAMPO

2014 - 2017 Transportation Improvement Program

TPMS Sponsor Appr. Status	Project # Location Funding Program	Length FHWA# Sec:Twnshp:Rng		Pgm'd Amounts in 1000's				PA: CO: SEQ
				FY14	FY15	FY16	FY17	STIP#
[1] STP - Surface Transportation Program								
Story - 85								
16032 Ames	STP-U-0155(Grand3)--70-85 GRAND AVE: S Grand Ave: 0.1 miles north of S. 16th Street to Squaw Creek Dr / S 5th St:S Grand Ave to S Duff Ave / S 16th & S Duff Ave Instersection	1.21 MI --	Project Total Federal Aid	396 96	0 0	4,650 700	6,500 1,300	22 : 85 : 143
Draft TIP Approved	Grade and Pave,Bridge New	0:0:0	Regional FA	0	0	700	1,300	--
PA NOTE: DEMO ID IA115								
21261 Ames	STP-U-0155(SHELDON)--70-85 SHELDON AVENUE: From Lincoln Way to Hyland Avenue	0.4 MI --	Project Total Federal Aid	1,480 1,060	0 0	0 0	0 0	0 : 85 : 193
Draft TIP Approved	Pavement Rehab	--	Regional FA	1,060	0	0	0	--
16103 MPO-22 / AAMPO	RGPL-PA22(RTP)--ST-85 Ames MPO Planning: PL Funds for Transportation Planning	0 MI --	Project Total Federal Aid	400 320	0 0	0 0	0 0	22 : 85 : 145
Draft TIP Approved	Trans Planning	--	Regional FA	320	0	0	0	--
19248 Ames	STP-U-0155(--70-85 24TH ST AND BLOOMINGTON RD: 24th St. (UPRR tracks to Northwestern Ave.) and Bloomington Rd. (Eisenhower Ave. to west 500 ft.)	0.54 MI --	Project Total Federal Aid	0 0	1,867 1,292	0 0	0 0	0 : 85 : 162
Draft TIP Approved	Pavement Rehab	0:0:0	Regional FA	0	1,292	0	0	--
17023 Ames	STP-U-0155(ELW)--70-85 E LINCOLN WAY: From South Duff Avenue to and including South Skunk River Bridge	1.11 MI --	Project Total Federal Aid	0 0	0 0	2,130 1,060	0 0	22 : 85 : 147
Draft TIP Approved	Pavement Rehab,Bridge Rehabilitation	0:0:0	Regional FA	0	0	1,060	0	--
19961 Ames	STP-U-0155(S 3RD / S 4TH)--70-85 S 3RD ST / S 4TH ST: From Squaw Creek to South Duff Avenue	2.02 --	Project Total Federal Aid	0 0	0 0	0 0	1,867 1,292	0 : 85 : 0
Draft TIP Approved	Pavement Rehab	0:0:0	Regional FA	0	0	0	1,292	--

TPMS Sponsor Appr. Status	Project # Location Funding Program	Length FHWA# Sec:Twncshp:Rng		Pgm'd Amounts in 1000's				PA: CO: SEQ
				FY14	FY15	FY16	FY17	STIP#

[2] TAP - Transportation Alternatives

Story - 85

14980 Ames Draft TIP Approved	STP-E-0155(ADA)--8V-85 Skunk River Trail: From Bloomington Road to Ada Hayden Park Ped/Bike Grade & Pave	0.5 MI -- --	Project Total Federal Aid Regional FA	441 250 250	0 0 0	0 0 0	0 0 0	22 : 85 : 125 --
14982 Ames Draft TIP Approved	STP-E-0155(LW)--8V-85 Skunk River Trail: From East Lincoln Way to S. River Valley Park Ped/Bike Grade & Pave	0.94 MI -- --	Project Total Federal Aid Regional FA	790 360 360	0 0 0	0 0 0	0 0 0	22 : 85 : 127 --
1948 Ames Draft TIP Approved	STP-E-0155(S DUFF)--8V-85 S DUFF AVE: From Squaw Creek to South 5th Street Ped/Bike Grade & Pave	0.16 MI -- 0:0:0	Project Total Federal Aid Regional FA	0 0 0	100 70 70	0 0 0	0 0 0	22 : 85 : 0 --
21260 Ames Draft TIP Approved	STP-E-0155(SE16TH)--8V-85 Skunk River Trail: From SE 16th Street to East Lincoln Way Ped/Bike Structures,Ped/Bike Miscellaneous	1 MI -- --	Project Total Federal Aid Regional FA	0 0 0	0 0 0	835 160 160	0 0 0	0 : 85 : 192 --
14983 Ames Draft TIP Approved	STP-E-0155(SE16th)--70-85 Skunk River Trail: From SE 16th Street to East Lincoln Way Ped/Bike Grade & Pave	1 MI -- --	Project Total Federal Aid Regional FA	0 0 0	0 0 0	0 0 0	521 160 160	22 : 85 : 128 --

[19] PRF - Primary Road Funds

Story - 85

22052 DOT-D01-MPO22 Draft TIP Approved	BRFN-US300)--39-85 30: US 69/BIKE PATH IN AMES (EB) Bridge Deck Overlay	0 MI 48710 --	Project Total Federal Aid Regional FA	0 0 0	456 0 0	0 0 0	0 0 0	22 : 85 : 179 --
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MPO-22 / AAMPO (59 Projects)

Fund	Sponsor	Transit # Expense Class Project Type	Desc / Add Ons / Addnl Info		FY14	FY15	FY16	FY17
STA, 5307	CyRide	914 Operations Misc	General Operations	Total	8,285,462	8,534,026	8,790,047	9,053,748
				FA	2,000,000	2,060,000	2,121,800	2,185,454
				SA	586,171	603,756	621,869	640,525
STA	CyRide	915 Planning Misc	I-35 Ames - Des Moines Corridor Planning	Total		100,000		
				FA				
				SA		80,000		
5310	CyRide	919 Operations Misc	Contracted Paratransit Service	Total	228,580	237,724	247,232	257,121
				FA	182,864	190,179	197,786	205,697
				SA				
5310	CyRide	920 Capital Replacement	Associated Transit Improvements	Total	50,000	50,000	50,000	50,000
				FA	40,000	40,000	40,000	40,000
				SA				
5339	CyRide	945 Capital Expansion	Facility cameras/Proximity Card Access - 20 cameras/10 cards	Total		56,660		
				FA		45,328		
				SA				
5339	CyRide	946 Capital Rehabilitation	Electric distribution rehabilitation	Total		30,000		
				FA		24,000		
				SA				
5339	CyRide	951 Capital Expansion	Automatic passenger counters	Total		500,000		
				FA		400,000		
				SA				
5339	CyRide	953 Capital Replacement	Re-roof Maintenance facility	Total		500,000		
				FA		400,000		
				SA				
5339	CyRide	954 Capital Expansion	Maintenance Facility Expansion	Total		760,000	760,000	
				FA		608,000	608,000	
				SA				
5339	CyRide	957 Capital Rehabilitation	Resurface ISC Commuter Parking	Total			1,000,000	
				FA			720,000	
				SA				
5339	CyRide	1891 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 00970	Total			449,821	
				FA			382,348	
				SA				
5339	CyRide	1894 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 00972	Total			449,821	
				FA			382,348	
				SA				
5339	CyRide	1895 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 00973	Total				463,315
				FA				393,818
				SA				
5339	CyRide	1898 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 00974	Total			449,821	
				FA			382,348	
				SA				
5339	CyRide	1899 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 00975	Total				463,315
				FA				393,818
				SA				

MPO-22 / AAMPO (59 Projects)

Fund	Sponsor	Transit # Expense Class Project Type	Desc / Add Ons / Addnl Info		FY14	FY15	FY16	FY17
5339	CyRide	1900 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 00976	Total FA SA			449,821 382,348	
5339	CyRide	1901 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 00977	Total FA SA			449,821 382,348	
5339	CyRide	1902 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 00711	Total FA SA	424,000 360,400			
5339	CyRide	1903 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 00712	Total FA SA	424,000 360,400			
5339	CyRide	1904 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 00713	Total FA SA	424,000 360,400			
5339	CyRide	1905 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 00714	Total FA SA		436,720 371,212		
5339	CyRide	1906 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 00715	Total FA SA	424,000 360,400			
5339	CyRide	1908 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 00147	Total FA SA	424,000 360,400			
5339	CyRide	1909 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 00716	Total FA SA	424,000 360,400			
5339	CyRide	1910 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 00742	Total FA SA		436,720 371,212		
5339	CyRide	1911 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 00743	Total FA SA	424,000 360,400			
5339	CyRide	1912 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 00717	Total FA SA	424,000 360,400			
ICAAP	CyRide	1913 Capital Expansion	Nextbus Signage/bus stop signage	Total FA SA		100,000 80,000		
5339	CyRide	2434 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 00953	Total FA SA		436,720 371,212		
5339	CyRide	2435 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 954	Total FA SA		436,720 371,212		

MPO-22 / AAMPO (59 Projects)

Fund	Sponsor	Transit # Expense Class Project Type	Desc / Add Ons / Addnl Info		FY14	FY15	FY16	FY17
5339	CyRide	2436 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 00955	Total FA SA			449,821 382,348	
5339	CyRide	2437 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 00956	Total FA SA		436,720 371,212		
5339	CyRide	2438 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 00957	Total FA SA			449,821 382,348	
5339	CyRide	2439 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 00958	Total FA SA		436,720 371,212		
5339	CyRide	2440 Capital Expansion	Heavy Duty Articulated Bus VSS, Low Floor, BioDiesel	Total FA SA		726,150 617,228		
5339	CyRide	2442 Capital Expansion	Heavy Duty Articulated Bus VSS, Low Floor, BioDiesel	Total FA SA		726,150 617,228		
5339	CyRide	2443 Capital Expansion	Heavy Duty Articulated Bus VSS, Low Floor, BioDiesel	Total FA SA		726,150 617,228		
5339	CyRide	2444 Capital Expansion	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel	Total FA SA		436,720 371,212		
5339	CyRide	2445 Capital Expansion	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel	Total FA SA		436,720 371,212		
5339	CyRide	2446 Capital Expansion	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel	Total FA SA		436,720 371,212		
5339	CyRide	2447 Capital Expansion	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel	Total FA SA		436,720 371,212		
5339	CyRide	2448 Capital Replacement	Light Duty Bus (176" wb) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00334	Total FA SA		104,031 88,426		
5339	CyRide	2449 Capital Replacement	Light Duty Bus (176" wb) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00335	Total FA SA		104,031 88,426		
5339	CyRide	2450 Capital Replacement	Light Duty Bus (176" wb) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00336	Total FA SA		104,031 88,426		
5339	CyRide	2451 Capital Replacement	Light Duty Bus (176" wb) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00333	Total FA SA		104,031 88,426		

MPO-22 / AAMPO (59 Projects)

Fund	Sponsor	Transit # Expense Class Project Type	Desc / Add Ons / Addnl Info		FY14	FY15	FY16	FY17
5339	CyRide	2452 Capital Replacement	Light Duty Bus (158" wb) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00337	Total FA SA		98,880 84,048		
5339	CyRide	2453 Capital Replacement	Light Duty Bus (158" wb) Diesel, UFRC, VSS, Low Floor, BioDiesel Unit #: 00338	Total FA SA		98,880 84,048		
5339	CyRide	2454 Capital Replacement	Vehicle Surveillance Systems - 15 units	Total FA SA		120,000 96,000		
5339	CyRide	2833 Capital Expansion	Heavy Duty Articulated Bus VSS, Low Floor, BioDiesel	Total FA SA		726,150 617,228		
5339	CyRide	2834 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 00740	Total FA SA		436,720 371,212		
5339	CyRide	2835 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 00739	Total FA SA		436,720 371,212		
5339	CyRide	2836 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 00971	Total FA SA			449,821 382,348	
5339	CyRide	2837 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 00950	Total FA SA				463,315 393,818
5339	CyRide	2838 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 00951	Total FA SA				463,315 393,818
5339	CyRide	2839 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 00952	Total FA SA				463,315 393,818
5339	CyRide	2840 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 00949	Total FA SA				463,315 393,818
5339	CyRide	2841 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 00504	Total FA SA				463,315 393,818
5339	CyRide	2842 Capital Replacement	Heavy Duty Bus (40-42 ft.) VSS, Low Floor, BioDiesel Unit #: 00502	Total FA SA				463,315 393,818
5339	CyRide	2843 Capital Replacement	Light Duty Bus (176" wb) Diesel Unit #: 7640	Total FA SA	88,000 74,800			

Appendix B: FY 2014 – 17 TIP Roadway Project Information

AAMPO FY 2014 – 17 Transportation Improvement Program

TPMS #	21261	19248	17023	16032	19961	14980	14982	1948	21260	14983	16103	22052
Project Sponsor Government	City of Ames	City of Ames	City of Ames	City of Ames	City of Ames	City of Ames	City of Ames	City of Ames	City of Ames	City of Ames	Ames Area MPO	DOT - District 1
Federal Funding Source	Surface Transportation Program	Surface Transportation Program	Surface Transportation Program	Surface Transportation Program	Surface Transportation Program	Transportation Alternatives Program	Transportation Alternatives Program	Transportation Alternatives Program	Transportation Alternatives Program	Transportation Alternatives Program	Metropolitan Planning Funds	Primary Roads Funds
Federal Fiscal Year	2014	2015	2016	2014, 2016-2017	2017	2014	2014	2015	2016	2017	2014	2015
Route or Street Name	Sheldon Avenue	24 th Street and Bloomington Road	East Lincoln Way	Grand Avenue	South 3rd Street / South 4th Street	Skunk River Trail	Skunk River Trail	South Duff Avenue	Skunk River Trail	Skunk River Trail	Ames Area MPO Transportation Planning	US Highway 30
Termini	Lincoln Way to Hyland Avenue	UPRR tracks to Northwestern Avenue and Eisenhower Avenue to west 500 feet	South Duff Avenue to and including South Skunk River Bridge	Grand Ave: 0.1 miles north of S. 16th St. to Squaw Creek Dr. / S. 5th St.: Grand Ave to S. Duff Ave / S 16th St and S. Duff Ave Intersection	Squaw Creek to South Duff Avenue	Bloomington Road to Ada Hayden Park	East Lincoln Way to South River Valley Park	Squaw Creek to South 5th Street	Southeast 16th Street to East Lincoln Way	Southeast 16th Street to East Lincoln Way	Long Range Transportation Plan Update	US 69/Bike Path in Ames (EB)
Bridge Number	-	-	-	New	-	-	-	-	-	-	-	48710
Length in miles	0.40	0.54	1.11	1.21	2.02	0.5	0.94	0.2	1	1	-	-
Type of Work	Pavement Rehabilitation	Pavement Rehabilitation	Pavement Rehabilitation, Bridge Rehabilitation	Grade and Pave, New Bridge	Pavement Rehabilitation	Ped / Bike Grade & Pave	Ped / Bike Grade & Pave	Ped / Bike Grade & Pave	Ped/Bike Structures, Ped/Bike Miscellaneous	Ped / Bike Grade & Pave	Transportation Planning	Bridge Deck Overlay
Map Included	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes
Total Estimated Cost	\$1,480,000	\$1,867,000	\$2,130,000	\$4,650,000	\$1,867,000	\$395,000	\$790,000	\$100,000	\$835,000	\$521,000	\$400,000	\$456,000
Federal Aid	\$1,060,000 STP	\$1,292,000 STP	\$1,060,000 STP	\$700,000 STP	\$1,292,000 STP	\$151,000 TAP	\$360,000 TAP	\$70,000 TAP	\$160,000 TAP	\$160,000 TAP	\$320,000 PL	\$0
Local Match	\$420,000 G.O. Bond	\$525,000 G.O. Bond	\$970,000 G.O. Bond	\$1,530,000 G.O. Bond	\$525,000 G.O. Bond	\$244,000 LOST	\$430,000 LOST	\$30,000 LOST	\$675,000 LOST	\$361,000 LOST	\$80,000 RUTF	\$0
	\$0	\$50,000 EUF	\$100,000 EUF	\$2,420,000 Other	\$50,000 EUF	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Funding Program Key

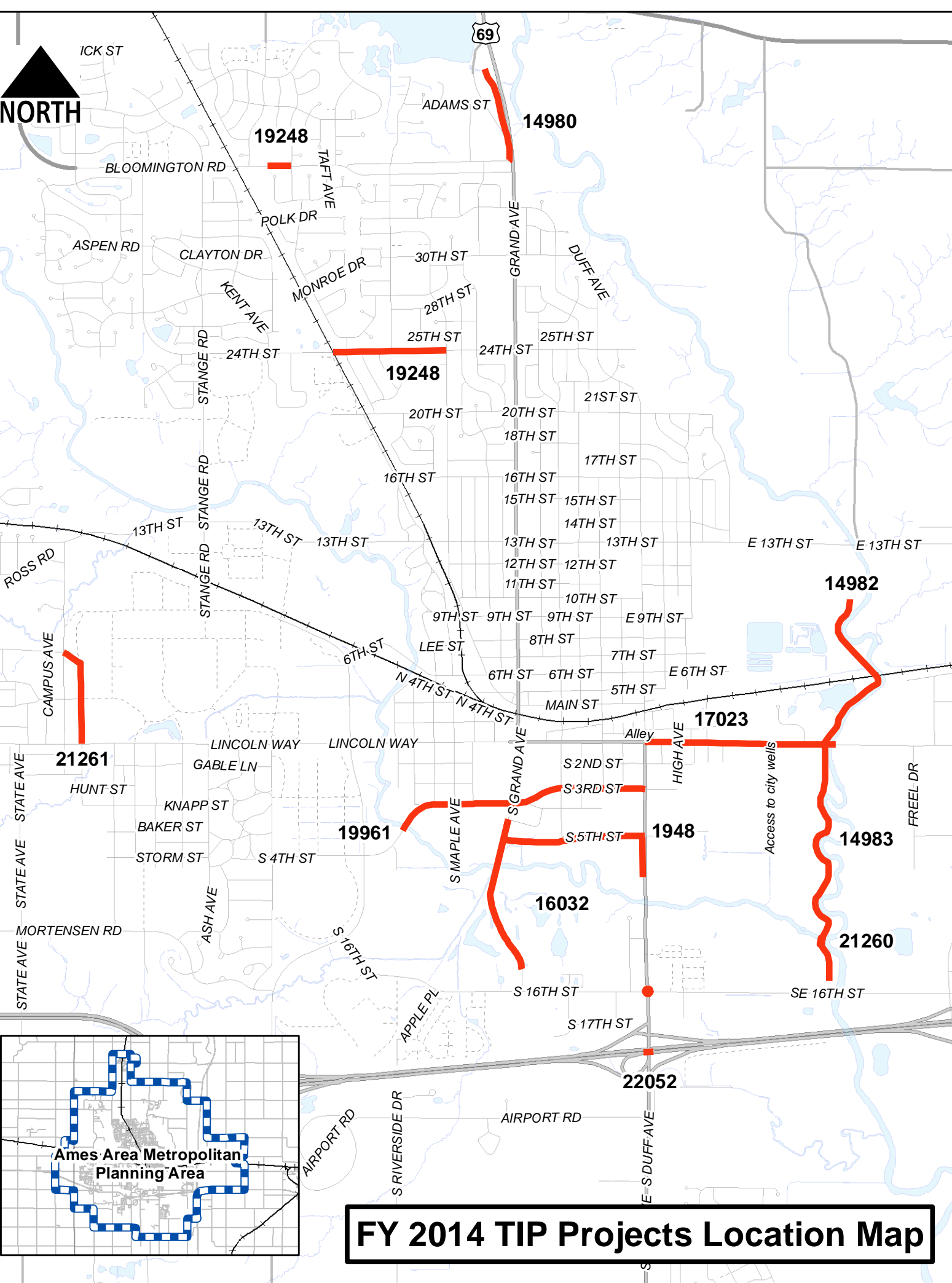
GO Bond General Obligation Bond

EUF Electric Utility Fund

STP Surface Transportation Program

LOST Local Option Sales Tax

RUTF Road Use Tax Fund



FY 2014 TIP Projects Location Map


Appendix C: AAMPO Self Certification

AMES AREA METROPOLITAN PLANNING ORGANIZATION
ANNUAL SELF-CERTIFICATION

In accordance with 23 CFR 450.334, the STATE DEPARTMENT OF TRANSPORTATION and the Ames Area Metropolitan Planning Organization for the Ames, Iowa urbanized area(s) hereby certify that the transportation planning process is addressing the major issues in the metropolitan planning area and is being conducted in accordance with all applicable requirements of:

- (1) 23 U.S.C. 134, 49 U.S.C. Section 5303, and 23 CFR Part 450;
- (2) In nonattainment and maintenance areas, Sections 174 and 176(c) and (d) of the Clean Air Act as amended (42 U.S.C. 7504, 7506(c) and (d) and 40 CFR 93);
- (3) Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C. 2000d-1) and 49 CFR part 21;
- (4) 49 U.S.C. 5332, prohibiting discrimination on the basis of race, color, creed, national origin, sex or age in employment or business opportunity;
- (5) Section 1101(b) of the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (Pub. L. 109-59) regarding the involvement of Disadvantaged Business Enterprises in FHWA and FTA funded planning;
- (6) 23 CFR part 230, regarding the implementation of an equal employment opportunity program on Federal and Federal-aid highway construction contracts;
- (7) The provisions of the Americans with Disabilities Act of 1990 (Pub. L. 101-336, 104 Stat. 327, as amended) and USDOT implementing regulation;
- (8) Older Americans Act, as amended (42 U.S.C. 6101);
- (9) 23 U.S.C. 324, regarding prohibition of discrimination based on gender; and
- (10) Section 504 of the Rehabilitation Act of 1973 and 49 CFR Part 27, regarding discrimination against individuals with disabilities.

For AAMPO:


Ann Campbell, Chair
Transportation Policy Committee

3-26-13
Date

***Appendix D: Transportation Policy Committee Meeting
Minutes***

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

JUNE 25, 2013

Mayor Pro-Tem Jami Larson called the Regular Meeting of the Ames City Council to order at 6:00 p.m. with Council Members Jeremy Davis, Matthew Goodman, Victoria Szopinski, and Tom Wacha present. *Ex officio* Council Member Alexandria Harvey was also present. Mayor Ann Campbell and Council Member Peter Orazem were absent.

PRESENTATION OF CONCEPT PLAN FOR PHASE III OF THE RESEARCH PARK:

Dr. Steven Leath, President of Iowa State University (ISU), commented on the successful partnership that exists between the City and the University, and specifically noted the importance of that partnership as it related to the Research Park. According to President Leath, the Park has grown to contain over 230 acres and currently employs over 1,200 people. He said that it is now at the point where discussions need to occur concerning its future growth. President Leath stated that expansion of the Park will require a sizable investment in effort, time, land, resources, and money; however, will yield significant results in the form of good-paying jobs, great opportunities for students to have internships and eventually jobs, allow additional innovative companies to grow here, and provide additional tax revenue for the City of Ames. He also advised that the Iowa Legislature had recently provided, and the Governor approved, the first significant investment in the Research Park for quite some time, i.e., fully funding the construction of an economic core facility in the center of the Park.

Steve Carter, President of the Iowa State University Research Park Corporation, presented a detailed history of the Park since it began in 1986. He stated that the Park had been a model of economic success in its 25-plus years track record. Currently, the Park consists of over 450,000 square feet of multi-tenant space. There are 60 tenants. Another approximately 40 companies have moved out of the Park, mostly eventually locating in Central Iowa. Mr. Carter listed several of the Park's current tenants and highlighted their major achievements.

The process of developing a plan for Phase III of the Research Park was summarized by Mr. Carter. An overview of the Master Plan for Phase III of the Research Park was given. It will add another 1,000,000 square feet of space and could accommodate an additional 3,000 employees. Mr. Carter described the next steps necessary to be taken to move Phase III of the Park forward.

At the inquiry of Council Member Goodman pertaining to whether the Research Park was property-tax-exempt, City Manager Schainker advised that one of the stipulations of the Development Agreement was that all entities would be assessed property taxes. Mr. Carter advised that \$17,000,000 had been paid to-date out of the Park's operating revenues.

At the request of Council Member Wacha, Steve Carter explained the need for state-of-the-art facilities that have the type of environments that will attract the kinds of employees that they need. Those types of companies are competing on a national and/or international basis to bring employees to Ames.

Mayor Pro-Tem Larson recognized Story County Board of Supervisors Wayne Clinton, Rick Sanders, and Paul Toot who were also present. President Leath defined the "Hub" at the request of Supervisor Sanders. Mr. Sanders also inquired if Phase III of the Research Park would impact the Ames Airport. Responding, President Leath acknowledged the value of the Research Park being located next to an airport and a conference center. It was also asked by Supervisor Sanders if there would be a commercial center, e.g., restaurants, allowed in or near Phase III of the Park.

According to President Leath, discussions are ongoing regarding that question. Story County Supervisor Clinton expressed his appreciation that Story County was included in the beginning of the process for Phase III. Story County Supervisor Toot agreed and noted that economic development anywhere in Story County was beneficial.

CONSENT AGENDA: Mayor Pro-Tem Larson noted that staff had pulled Item No. 18, which was approval of the contract and bond for Power Plant Maintenance Services by staff.

Mr. Larson asked to pull Item 16, which pertained to HIRTA for Dial-A-Ride services, and Item No. 23, a Change Order for the Energy Resource Options Center.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting of June 11, 2013
3. Motion approving Report of Contract Change Orders for June 1 - 15, 2013
4. RESOLUTION NO. 13-278 approving appointment of Council Member Tom Wacha to the Ames Economic Development Commission Board of Directors
5. RESOLUTION NO. 13-279 approving 2013/14 Pay Plan
6. RESOLUTION NO. 13-280 approving Intermodal Facility Commercial Tenant Lease with Executive Express
7. RESOLUTION NO. 13-281 setting date of public hearing for vacation of a public utility easement at 2825 East 13th Street
8. RESOLUTION NO. 13-282 approving Professional Services Agreement with Veenstra and Kimm of West Des Moines, Iowa, in an amount not to exceed \$144,400 for design of biosolids storage tank for Water Pollution Control
9. 2013 Department Bureau Justice Edward Byrne Memorial Justice Assistance Grant (JAG) Program:
 - a. Motion approving submission of Grant application
 - b. RESOLUTION NO. 13-283 approving Memorandum of Understanding with Story County for disbursement of funds
10. RESOLUTION NO. 13-284 approving Memorandum of Understanding with McFarland Clinic for Pedestrian Crossing Flashers
11. RESOLUTION NO. 13-285 approving Addendum to Municipal Airport Fixed Base Operator Contract
12. RESOLUTION NO. 13-286 awarding contract to Stuart C. Irby Company of Fort Dodge, Iowa, in the amount of \$160,000 plus applicable sales taxes for Padmounted Switchgear for Electric Services
13. RESOLUTION NO. 13-287 approving contract to Electronic Engineering Co., of Ames, Iowa, to provide 800 MHZ Trunked Radio Equipment, Pagers, & Related Equipment and Services for City departments from July 1, 2013, through June 30, 2015
14. RESOLUTION NO. 13-288 awarding contract to O'Halloran International of Altoona, Iowa, in the amount of \$78,515 for one single-axle truck chassis
15. RESOLUTION NO. 13-290 approving contract and bond for Resource Recovery Plant New Fire Valve Control Room Addition
16. RESOLUTION NO. 13-292 approving contract and bond for 2012/13 CyRide Route Paving Improvements No. 2 (Todd Drive)
17. RESOLUTION NO. 13-293 approving contract and bond for Lime Sludge Disposal Operation
18. RESOLUTION NO. 13-294 approving contract and bond for 2013/14 Resource Recovery Primary Shredder Replacement

19. RESOLUTION NO. 13-295 approving Change Order No. 2 in the amount of \$123,280 with Hooper Corporation for MEC Interconnection 161-kV Line Construction
 20. RESOLUTION NO. 13-297 accepting completion of Power Plant Mercury Continuous Emissions Monitor
 21. RESOLUTION NO. 13-298 accepting completion of Unit 8 Superheater & Boiler Tube Replacement Project
- Roll Call Vote: 5-0. Resolutions/Motions declared adopted/carried unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

CONTRACT RENEWAL WITH HEART OF IOWA REGIONAL TRANSIT ASSOCIATION (HIRTA) FOR DIAL-A-RIDE SERVICES:

Mayor Pro-Tem Larson noted that there had been complaints from passengers about HIRTA's services and asked for more information. Assistant City Manager Melissa Mundt said that Transit Director Sheri Kyras had noted in the Council Action Form that CyRide staff had worked with HIRTA staff to address each comment received, and through that discussion, HIRTA had modified its telephone service to improve timeliness of telephone calls, worked with its dispatchers and schedulers to better understand the location of buildings on Iowa State University's campus, provided additional training to dispatchers/schedulers on the difference between DAR service and HIRTA's own programs, and adjusted staffing to address service concerns. Since January 2013, the number of customer complaints had been reduced dramatically from several complaints per week to an average of fewer than one per month.

Moved by Larson, seconded by Goodman, to adopt RESOLUTION NO. 13-289 approving the contract renewal with Heart of Iowa Regional Transit Association (HIRTA) for Dial-A-Ride services.

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

CHANGE ORDER NO. 3 FOR THE ENERGY RESOURCE OPTIONS STUDY:

Mayor Pro-Tem Larson asked Electric Services Director Kom to explain the need for the Change Order. Director Kom explained that to study the City's Steam Electric Plant's units to determine what specifically must be done to modify them so that their historical generating output is retained requires detailed analyses and engineering of the units' equipment and structures, well beyond the study's original scope of work. For this reason, the third change order is now needed to study two additional cases whereby Unit 7 & Unit 8 would continue to burn historical fuels (coal, RDF, and fuel oil), in compliance with existing and anticipated environmental regulations, and without de-rating their output. Mr. Kom defined the two additional cases. The estimated cost for this engineering work requested in Change Order 3 is not to exceed \$89,700.

Moved by Larson, seconded by Goodman, to adopt RESOLUTION NO. 13-296 approving Change Order No. 3 in an amount not to exceed \$89,700 for the Energy Resource Options Study. Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

PUBLIC FORUM: Richard Dao, 505 Eighth Street, #2, Ames, asked to make his comments during Council Comments, and if that is not allowed, that the Council members vote on his request. Mayor Pro-Tem Larson stated that Mayor Campbell had already addressed that request in the past, stating that that section of the Agenda is reserved for the City Council Members to make their comments and the Public Forum section is for public input.

Pauline Williams, 1325 Coconino Road, #115, Ames, said that she was not aware that the flowers on graves at the cemetery would be picked up sooner than the date that had been publicized in the newspaper. Ms. Williams said that the public was told that the flowers were to be picked up from the cemetery by the Monday after Memorial Day. She advised that her husband had gone to the cemetery on the morning of the Monday after Memorial Day, and the flowers had already been picked up. Ms. Williams asked to know the opinion of the City Council members as to the City's premature removal of the flowers. She had been told that the flowers were removed because the person who mows the cemetery wanted to mow. Mayor Pro-Tem Larson thanked Ms. Williams for her input and stated that the City will work hard on coming up with a solution.

FIREWORKS PERMIT FOR JULY 5, 2013: Moved by Davis, seconded by Wacha, to approve a permit to shoot fireworks from ISU Lot G7 on July 5, 2013, at approximately 9:45 p.m., with a rain date of July 6, 2013, subject to approval from ISU Risk Management.

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

CLASS C LIQUOR LICENSE FOR OCCASIONS MADE RIGHT: Moved by Davis, seconded by Szopinski, to approve a 5-Day Special Class C Liquor License for Occasions Made Right at Reiman Gardens, 1407 University Boulevard.

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

ENCROACHMENT PERMIT FOR EMERHOFF'S: Moved by Davis, seconded by Wacha, to approve an Encroachment Permit for an awning at Emerhoff's, 215 Main Street.

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

MIDNIGHT MADNESS ON JULY 13, 2013: Roman Lynch, dressed as "Captain Midnight," thanked the people of Ames, City Council, and City departments for helping make Midnight Madness a success for the past 27 years.

Moved by Davis, seconded by Wacha, to approve the following:

- a. RESOLUTION NO. 13-299 approving closure of certain streets and parking lots on July 13 and 14, 2013
- b. RESOLUTION NO. 13-300 approving suspension of parking regulations and enforcement from 6:00 p.m. to 11:00 p.m.
- c. Motion approving 5-day Class B Beer Permit and Outdoor Service Area in City Hall Parking Lot N
- d. Motion approving tapping of up to seven kegs at once during post-race party with maximum of 20 kegs total during the evening

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

FOURTH OF JULY PARADE: Moved by Davis, seconded by Szopinski, to adopt RESOLUTION NO. 13-301 authorizing staff to make additional street closures, if needed, to facilitate the Fourth of July Parade.

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

HEARING ON 2012/13 ARTERIAL STREET PAVEMENT IMPROVEMENTS (STATE AVENUE): Mayor Pro-Tem Larson opened the public hearing. There being no one wishing to speak, the hearing was closed.

Moved by Davis, seconded by Wacha, to adopt RESOLUTION NO. 13-302 approving final plans and specifications and awarding a contract to Manatt's, Inc., of Brooklyn, Iowa, in the amount of \$1,143,124.09.

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

HEARING ON 2012/13 AMES MUNICIPAL CEMETERY IMPROVEMENTS (PAVING IMPROVEMENTS): The public hearing was opened by the Mayor Pro-Tem. He closed same after no one came forward to speak.

Moved by Goodman, seconded by Davis, to adopt RESOLUTION NO. 13-303 approving final plans and specifications and awarding a contract to Manatt's, Inc., of Ames, Iowa, in the amount of \$65,945.10.

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

HEARING ON ZONING TEXT AMENDMENT TO ALLOW CONVERSION OF A FORMER SCHOOL BUILDING TO AN APARTMENT BUILDING: Mayor Pro-Tem opened the public hearing.

Sue Crull, 817 Ridgewood, Ames, representing the neighbors around Roosevelt School, said that they are in favor of starting the process of adaptive reuse of the former school building. According to Ms. Crull, the neighbors are in favor of keeping the building. They feel the plans are very appropriate, and working with the Historic Preservation Commission, the process will be very rewarding for everyone. Ms. Crull said the neighbors believe that bringing 20 owner-occupied dwellings into the neighborhood will be great. She encouraged the Council to approve the ordinance.

After no one else asked to speak, the hearing was closed.

Moved by Davis, seconded by Wacha, to pass on first reading an ordinance to allow conversion of a former school building to an apartment dwelling in the Urban Core Residential Medium Density Zone (UCRM) as a permitted use.

Council Member Goodman questioned the use of the word "apartment" versus "condominium" in the ordinance. He did not believe that there were going to be apartments in the former Roosevelt School building and "owner-occupied" had been specified to the neighbors.

Acting Planning and Housing Director Bob Kindred advised that, in the *Ames Municipal Code*, "apartment" is used in a generic sense to refer to units that could be sold and rented or sold and occupied. Mr. Schainker elaborated that condominium is a legal arrangement that could mean owner-occupied or rented. Mr. Goodman felt that the language was important to the neighbors and hoped that the terminology could be further refined. City Attorney Judy Parks further explained that the *Municipal Code* addresses the type of structure as opposed to the type of ownership.

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

HEARING ON ZONING TEXT AMENDMENT TO ALLOW HIGHER DENSITY IF SPECIFIED IN AN ADAPTIVE REUSE PLAN: Mr. Larson, Mayor Pro-Tem, opened the hearing.

Sue Crull again spoke on behalf of the neighborhood. She said the neighbors are not concerned that there could be more than 20 units in the building; the density had not been an issue. Their concern is that the units be affordable.

No one else wished to speak, and the hearing was closed.

Moved by Davis, seconded by Wach, to pass on first reading an ordinance to allow higher residential density if specified in an Adaptive Reuse Plan approved by the City Council.
Roll Call Vote: 5-0. Motion declared carried unanimously.

HEARING ON REZONING PROPERTY LOCATED AT 4130 LINCOLN SWING: The public hearing was opened by Mayor Pro-Tem Larson.

Sheryl Parks, 4130 Lincoln Swing, Mobile Home #27, Ames, said that she was present for all the residents of the mobile home park. According to Ms. Parks, the residents had been told that a small portion of the land would remain as low-density residential; however, they have since learned that there was a possibility that the owner was looking at building apartments on the property at some point in time. Ms. Parks said that residents of the mobile home park are very concerned as many own their homes and there is no mobile home park in Ames that will accept them because of the age of their mobile homes. Examples of the living conditions for some of her neighbors were given. She asked what will happen to her and other tenants of the mobile home park and what they can do to save their homes. Ms. Parks said that her aunt and uncle originally owned the park. Her uncle had developed it specifically as a place for low-income families to live. She noted that there are many residents of the mobile home park who are purchasing their homes on contract, believing that they will be able to stay in the mobile home park. According to Ms. Parks, since the rezoning notification sign was posted, outdoor maintenance has started to be done by the property owner. She is very concerned that the mobile home park residents will be told to leave and have nowhere to go. Ms. Parks also said that repairs need to be made to the mobile homes that are being rented; some have no running water to the kitchen and laundry facilities and have large holes in the floor.

Alex Galyon, 121 North Russell, Ames, identified himself as one of the owners and Manager of the GW College Park. Mr. Galyon clarified that he, as one of the applicants, was asking for a 3.86-acre plot on Lincoln Swing to be rezoned to High-Density Residential. According to Mr. Galyon, the land in question is surrounded on the north, west, and east by apartment buildings; on the southwest, by duplexes; and on the southeast, by three or four single-family houses. Approximately 85% of the lot is zoned High-Density Residential and 15% is zoned Low-Density Residential. Mr. Galyon advised that the owners are investigating changing the use of the property from a mobile home park to potentially another type of development. After discussing that with the Planning and Housing Department, he was told that because part of the park was low-density, the most-restrictive zoning use controls the entire property; therefore, the entire property would have to be used as low-density and could not be redeveloped as high-density.

Mr. Galyon told the Council that the mobile home park had been located at this site since 1972. It is a non-conforming use with both low- and high-density. A new mobile home park could not

be established on the site; as mobile home parks are only permitted in the Mobile Home Park regions, which are very limited within the City of Ames.

In an attempt to address Ms. Parks' concerns, Mr. Galyon stated that, at some point, the owners will look to redevelop the mobile home park into High-Density Residential. According to Mr. Galyon, this would best meet the needs for housing in the community. He noted that the University has had to move students out of existing leases into apartments clear out on Mortensen Road. As far as disruptions to the mobile home park tenants, Mr. Galyon said that the current leases are valid until July of next year; they would not do anything, even if the zoning is changed, until next year. He advised that if the zoning is changed, they probably would redevelop the property as High-Density Residential. In the opinion of Mr. Galyon, redevelopment of the mobile home park would be in the best interest of the City. Regarding the alleged conditions of the mobile homes and/or the mobile home park, Mr. Galyon said the mowing began when it was spring. Road patching started in March or April. He said they are trying to maintain the mobile home park and make at least some kind of a reasonable return from their investment.

Council Member Szopinski asked for an explanation of the ownership of the mobile home park and the homes inside the park. Mr. Galyon advised that he is one of the owners of the land on which the mobile homes are placed. He said the park consists of 46 lots and one duplex. One lot is currently vacant. Of the 45 lots, Mr. Galyon and his partner own 23 mobile homes that they rent; there are 13 mobile homes owned outright, and there are nine (9) that are in the process of being purchased from him and his partner. According to Mr. Galyon, if the rezoning request is denied, it will keep the land used as a mobile home park in perpetuity.

Ms. Szopinski said this request was causing her great concern because many lives would be impacted. She pointed out that the current residents are concerned where they could even go if displaced from this mobile home park.

Mr. Galyon committed that, when the time comes, he will work with the park's residents to relocate them. He explained that at this point he is only desiring unified zoning of the land in question. According to Mr. Galyon, he bought the mobile home park seven years ago; at that time, it was in tremendously worse condition than it is now. He could have requested rezoning seven years ago when he first bought the property and told the residents that they had to be moved off the property in two months, which is what the law allows. Mr. Galyon said if and when the owners come to the decision to redevelop the land, he would try to work with the residents of the mobile home park to minimize the impacts on them. He alleged that there are some mobile home parks that would still take some of the mobile homes because they have had some move out to the west side of Ames. It was reported by Mr. Galyon that he would give the residents as much notice as possible; however, he does not even have a development plan at this point.

Mary Kay Litzel, 4130 Lincoln Swing, #5, Ames, noted that she had also spoken at the Planning & Zoning Commission meeting. She said that there was an inaccuracy in the Planning & Zoning Commission Minutes in that she did not ask for the zoning to be kept as it is, but to change it to what it should have been all along: RLP or mobile home park zoning. Ms. Litzel refuted the comments made by Mr. Galyon that he has greatly improved the mobile home park. She said that the former owner kept the park immaculate, had rules about the exterior and interior, and required strict adherence as to how yards would be mowed and maintained. Ms. Litzel noted that the amenities that are important to apartment dwellers. e.g., located close to Hy-Vee, on CyRide, etc.,

are why the current residents like to live there. There are those who do not have transportation or are elderly and need to be close to those services. Ms. Litzel pointed out that to have this kind of low-income housing in Ames is very crucial. She asked that the City Council consider this request very carefully because it would really impact the low-income people living in the park.

Martha Olson, owner of property on Beedle Drive east of the property in question, expressed her concerns over the changes that would occur in the neighborhood if a high-rise apartment building were built at 4130 Lincoln Swing, e.g., traffic, additional people. She believes that if the rezoning were to be approved, there would be no stopping the construction of another large apartment building in Ames. Ms. Olson asked that the Council consider how the rezoning of the land would affect the residents of the mobile home park and the residents of the surrounding neighborhood.

Mayor Pro-Tem Larson closed the hearing as no one else requested to speak.

Council Member Goodman asked Attorney Parks if the land in question could be zoned for a mobile home park. Ms. Parks advised that an application would have to be filed first before staff would even consider it. She would have to investigate the requirements; however, because it would likely still be a non-conforming use, staff would probably not be supportive of that kind of change.

It was also asked by Council Member Goodman if requirements could be placed on the rezoning (contract zoning). City Attorney Parks advised that reasonable conditions could be imposed, but would have to be agreed to by the applicant/owner and the City before the closing of the public hearing. Since that has not occurred during this hearing up to this point, the hearing would have to be continued. Also, there are parameters delineated by the *Iowa Code* as to what could be imposed.

Council Member Larson asked if it would be possible to subdivide the land so that an apartment building could be located only on the high-density residential portion of the lot. Planner Karen Marren advised that that would not be allowed under the City's Subdivision Code as there is no street frontage for the portion that is zoned for low-density residential.

Mr. Galyon said that the property owners would be willing to enter into some type of notice, e.g., minimum six months' notice to the tenants. He committed that they would try to give more than that, if possible.

Council Member Szopinski cited her specific concerns about rezoning the property: (1) displacement of the residents, and (2) the issue over what the land should be zoned, i.e., low-density or high-density. Ms. Szopinski believes that there is a need for single-family homes in the community. Mr. Galyon stated that he, as an owner of the land, will not make an application for Low-Density Residential. He alleged that the area is not conducive to the development of single-family homes.

Council Member Wacha said that it makes sense to him to use the land as prescribed in the Future Land Use Map. He believes that is what the Council should be basing its decision on.

Moved by Wacha, seconded by Davis, to pass on first reading an ordinance rezoning property located at 4130 Lincoln Swing from Residential Low-Density ("RL") to Residential High Density ("RH").

Council Member Szopinski believes that the Council needs to look at the community as a whole and perhaps consider that Ames has a lot of apartment buildings. This may be an opportunity to look at redevelopment of the land for single-family housing. She said she was pointing this out out of concern for individuals, concern for the future of the City, and the opportunity to bring more single-family, owner-occupied affordable housing into the community. Mr. Wacha noted that the owner of the land had stated that he would not make an application to rezone the area to Low-Density Residential.

Council Member Davis pointed out that the owner could effectively close the mobile home park and, within 60 days, require that the current mobile home owners vacate the land. City Attorney Parks concurred.

Council Member Goodman said he believes that there might be a zoning choice that is more appropriate for the land. He asked that the Council members consider denying the rezoning request and consider something more of a mixed-use type of development for the area.

Citing safety concerns expressed by current residents of the mobile home park, Mayor Pro-Tem Larson asked if the units in the mobile home park were subject to City rental housing inspections. Building Official Seana Perkins said that any mobile homes that are rented are governed by the Rental Code and the City's inspections process. Mr. Galyon agreed that the units that are rented are subject to City inspections; that comprises approximately 50% of the mobile homes.

Noting that there is an ordinance prepared as part of the hearing, Mayor Pro-Tem Larson asked if that ordinance could be revised if a six-month notice to the tenants were to be required. City Attorney Parks said that it would be best to deny the rezoning request and then move to refer it back to staff to investigate if contract zoning could come back with agreed-upon terms.

Motion withdrawn by Wacha.

City Attorney Parks recommended that the hearing be reopened and then postponed until an agreement had been reached as to the conditions to be imposed on the rezoning.

Mayor Pro-Tem reopened the hearing.

Moved by Goodman, seconded by Wacha, to postpone the hearing until Council hears back from staff on the idea of a six-month notice requirement in the contract zoning on the property.
Vote on Motion: 5-0. Motion declared carried.

HEARING ON VACATION OF UTILITY EASEMENTS IN THE FIRST ADDITION OF AMES INDUSTRIAL PARK SUBDIVISION: Mayor Pro-Tem Larson opened the hearing and closed same after no one came forward to speak.

Moved by Davis, seconded by Wacha, to adopt RESOLUTION NO. 13-304 approving the vacation of utility easements in the First Addition of Ames Industrial Park Subdivision.
Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Davis, seconded by Wacha, to adopt RESOLUTION NO. 13-305 approving the Final Plat for Mary Greeley Subdivision.

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

The meeting recessed at 8:14 p.m. and reconvened at 8:20 p.m.

WATER SERVICE TO NORTHERN GROWTH AREAS: Assistant City Manager Bob Kindred presented the staff report regarding providing water service to the northern growth areas. He stated that one of the problems facing Ames, as a growing community, is that it is surrounded by rural water districts. Mr. Kindred pointed out that Ames wants and needs to grow. When land is annexed into the city limits, the City has a responsibility to provide water service to the annexed lands.

Mr. Kindred referenced a 1996 agreement with Xenia Rural Water District whereby Xenia gained the right to provide water service north of Ames' city limits. With the previous changes to the Land Use Policy Plan (LUPP), the City Council had indicated its willingness to annex land in the City's northern growth area for residential development. Presently, there are two annexation requests in the northern growth area for residential development. However, those are on hold pending determination of how water service will be provided, and annexation requests have not yet been received for two other properties.

According to Mr. Kindred, after reviewing the report, staff will need direction in order to negotiate a final water service agreement with Xenia. There are two scenarios for how the water service issue can be resolved. One is for the City to "buy out" the service territory from Xenia. The second is for Xenia to provide the service in accordance with requirements set by the City and to buy City water to serve the area. Each scenario involves unique costs and time frames that will have different long-term impacts on water service to the northern growth area. Mr. Kindred advised that it will take months for either scenario to get a finalized agreement due to the steps that Xenia would have to go through.

The current status of Xenia Rural Water District was shared with the City Council by Mr. Kindred. Xenia has had tremendous financial struggles in recent years. It has \$128 million in debt and is in danger of bankruptcy. Consequently, its staff and operations have been scaled back greatly, and it has imposed major rate increases on its existing customers in order to survive. A forbearance agreement was eventually reached with Xenia's creditors. Its creditors, particularly Assured Guaranty, now have approval and veto power over any service territory transfers or other major contracts that affect the debt that they hold. After reviewing financial statements for Xenia, the City's Finance Director indicated that a decision that would allow Xenia to provide water service to Ames residents would carry significant risk due to Xenia's financial health. There are also concerns with the ability of Xenia to continue to operate.

Mr. Kindred advised that Xenia had proposed three scenarios: (1) Ames would "buy out" and take over the annexed areas and serve the areas with City water; (2) Xenia would serve the annexed areas with water from the Boone Water Treatment Plant, and (3) Xenia would serve the annexed areas with water purchased from Ames. In order for Xenia to purchase water from Boone, a 1,000,000-gallon water tower adjacent to Ames would have to be constructed, which would be costly for Xenia and exacerbate urban sprawl in Ames' urban fringe.

Detailed explanations of Scenarios 1 and 2 were given. Mr. Joiner showed the Council a table outlining the approximate costs to provide water to the northern growth area and who would bear those costs.

John Dunn, Director of Water and Pollution Control, said that, from Xenia's perspective, under Scenario 1, it wants to receive the greatest buy-out payment possible in order to satisfy its creditors. Under Scenario 2, Xenia wants to add as many new customers to its system as possible in order to spread its debt repayment and overhead costs. Xenia staff had indicated to Ames staff that they see growth in urbanized areas like Ames as the key to increasing its customer base. From the City's perspective, the key decision under Scenario 1 involves the amount that will be paid to Xenia. City staff would prefer to keep any surcharge required by Xenia to a minimum in order to minimize any differential between current customers and those who move into the northern growth area.

Director Dunn provided three options that had been developed by City and Xenia staff that could justify various buy-out amounts. He specifically noted that Xenia's initial proposal to Ames was for a one-time up-front payment of \$6,720,000. That amount was based on Xenia's calculation of having 1,000 new customers pay the \$240.01 annual share of Xenia's average net cash flow and fixed costs over the 28-year life of its indebtedness. The City's proposal was to pay \$265,000 for the buy-out based on staff's calculation of the value of adding 1,000 new customers to the City's water utility.

Representing Xenia, L. D. McMullen, PhD, said that he had only been on the job for about five months. He acknowledged that Xenia was going through some "tough times." However, within the past two months, it had been able to refinance its debt service with the USDA to the point that they switched from approximately 4 ½ percent interest to 1 7/8 percent interest. Mr. McMullen provided information on Xenia's debt service. Mr. McMullen clarified that Ames customers would only pay for their share of the service to them and their share of the overhead costs for Xenia's operations. Ames' customers would not be paying for any of the debt to other parts of Xenia's system. According to Mr. McMullen, a significant part of the debt service payment is that Xenia anticipates growing the revenue of the utility for at least the next three years at six percent and growing the revenue of the utility at three percent from there on. If it cannot make that amount from increased sales, it will have to increase rates to its customers to be able to meet its debt obligations. As to whether the City could approve Xenia's rates, Mr. McMullen advised that that would not be acceptable to Xenia's creditors; setting rates is the responsibility that falls on the governing body of the particular utility. Mr. McMullen told the Council that if Xenia failed, he could almost guarantee that the receiver would not discontinue water and sewer services to customers. He would also be willing to talk to Xenia's creditors in an attempt to ensure that Ames would have the first rights to the territory.

Chuck Winkleblack, 105 S. 16th Street, Ames, said the historic average in Ames is 175 single-family homes built annually. He noted that there are very few lots left in Ames. When those are built-out, there is no more land available. Mr. Winkleblack expressed an urgency in resolving the water issue. He noted that it made no difference to him which entity provides the service, but they need something to be done. Mr. Winkleblack said that it is very likely that developers will be out of buildable lots prior to the water issue being resolved.

Discussion ensued as to the current status of the pending annexation requests. Mayor Pro-Tem Larson noted that rural water is not the only issue.

Kurt Friedrich, Friedrich Land Development, 100 Sixth Street, Ames, stated that he is just looking for a solution, whether it be Xenia or the City providing the water. Mr. Friedrich said that there is nothing impeding them from moving forward relative to their Development Agreements for Rose Prairie except for the rural water issue.

Council Member Goodman advised that the only option that made sense to him was the monthly buy-out. One of his big concerns, however, is the \$1.8 million the City plans to spend on infrastructure. He asked if that cost could be added to the buy-out costs and make the rate a little higher. That way, no current customer would pay for the infrastructure investment. City Manager Schainker said that would be a change in philosophy as the City makes improvements that service one part of the City, but the costs are not allocated that way.

In Mr. Goodman's opinion, the City needs more land available on the perimeter that has at least another rural water provider so that the City will not only be negotiating with one "desperate company" to create lots. Council Member Wacha noted that, right now, Xenia is demanding \$6.7 million because of bad decisions made by them. He added that he feels that amount is "insane" and this is not a "grow at all costs" scenario for him. Council Member Goodman said he believes the City should be looking at different areas in which to grow.

At the inquiry of Mayor Pro-Tem Larson as to where else Xenia wraps around Ames, Director John Dunn advised that Xenia serves areas on the north, west, and south of Ames. He noted that there is not a defined service territory to the south or southwest that the City has released.

Council Member Wacha said that he believes that the buy-out option is the only thing that makes sense. The monthly fee makes the most sense, but he does not want the future homeowners to bear all the costs; the developers should have to pay some of the costs. Mayor Pro-Tem Larson noted that, without annexation, the area would not develop and Xenia would "not get a dime."

Council Member Goodman offered his opinion that the precedent to be set by Council on this issue on the basis of pressure to create more lots is something that could haunt the community for a long time. He recommended that the City get more aggressive at pursuing annexing areas where the rights to serve have not been relinquished. Mr. Goodman adamantly stated that the City should not wrap Xenia's financial failures into the negotiations.

Moved by Davis, seconded by Wacha, to direct staff to keep working on the monthly buy-out option with Xenia to get more reasonable numbers than what have been proposed and to arrive at an amount that is more equitable based on the acreage in comparison to what the Xenia District has as a whole and to include the historic equivalent buy-out options for a one-time developer fee.

Council Member Davis clarified that Xenia holds only 9,400 customers and they are looking at adding a projected 1,000 customers; therefore, it needs to be more equitable.

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

Moved by Goodman, seconded by Wacha, to request staff to provide a map to Council of the rural water contracts and non-contracted areas in the fringe.

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

REMOTE PARKING EASEMENT FOR 605/615 EAST LINCOLN WAY: Kurt Friedrich, 100 Sixth Street, Ames, said it had been very difficult to schedule outside work because of all the rain. At the inquiry of Mr. Larson, Mr. Friedrich noted that it is likely that the parking lot construction will not be completed by July 1, 2013. Mr. Larson then asked if Council could direct staff to grant an extension of time to complete the parking lot improvements, if needed. City Attorney Park advised that that could be added to any approval of the Easement.

Moved by Goodman, seconded by Davis, to adopt RESOLUTION NO. 13-306 approving the Remote Parking Easement whereby parking is provided at 615 East Lincoln Way to meet the parking requirement for use of the entire building at 605 East Lincoln Way; and to allow a 45-day extension from July 1, 2013, to complete the parking lot improvements.

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

AGREEMENT WITH RITTS LAW GROUP FOR CONSULTING SERVICES RELATED TO CLEAN AIR ACT: Moved by Goodman, seconded by Davis, to adopt RESOLUTION NO. 13-307 authorizing extension of the Engagement and Retainer Agreement with Ritts Law Group of Alexandria, Virginia, in an amount not to exceed \$50,000 for consulting services related to the Clean Air Act.

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

LEED COMMISSIONING SERVICES FOR NEW WATER TREATMENT PLANT: Moved by Goodman, seconded by Davis, to adopt RESOLUTION NO. 13-308 approving the Professional Services Agreement with Ritts Law Group of Alexandria, Virginia, in an amount not to exceed \$50,000 for consulting services related to the Clean Air Act.

Council Member Wacha noted that this was a requirement for the \$6 million grant.

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

EXCESS WORKERS COMPENSATION FOR 2013/14: Moved by Davis, seconded by Goodman, to adopt RESOLUTION NO. 13-309 approving a contract with Safety National for Excess Workers Compensation for 2013/14.

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

LIABILITY INSURANCE FOR 2013/14: Moved by Goodman, seconded by Szopinski, to adopt RESOLUTION NO. 13-310 approving a contract with Iowa Communities Assurance Pool (ICAP) for liability insurance for 2013/14.

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

PROPERTY INSURANCE FOR 2013/14: Moved by Davis, seconded by Goodman, to adopt RESOLUTION NO. 13-291 approving a contract with Willis (Chubb for municipal buildings and Aegis for power generation) for FY 2013/14 property insurance.

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

ORDINANCE TO CLARIFY TIME PERIOD FOR NON-COMPLIANT RENTAL HOUSING

CONDITIONS: Moved by Davis, seconded by Goodman, to pass on second reading an ordinance revising *Ames Municipal Code* Section 13.402(3)(f) to clarify the time period for non-compliant rental housing conditions.

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

Moved by Goodman, seconded by Davis, to suspend the rules necessary for the adoption of an ordinance.

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

Moved by Davis, seconded by Wacha, to pass on third reading ORDINANCE NO. 4150 revising *Ames Municipal Code* Section 13.402(3)(f) to clarify the time period for non-compliant rental housing conditions.

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

ORDINANCE PERTAINING TO SHARED COMMON LOT LINE GARAGES: Moved by Goodman, seconded by Davis, to pass on second reading an ordinance pertaining to shared common lot line garages.

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

ORDINANCE SETTING SPEED LIMIT ON STATE AVENUE: Moved by Goodman, seconded by Davis, to pass on second passage an ordinance setting the speed limit on State Avenue from a point 250 feet north Meadow Glen Road to a point 250 feet south of Oakwood Road.

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

ORDINANCE REZONING PROPERTY AT 920 CARROLL AVENUE: Moved by Davis, seconded by Goodman, to pass on third reading and adopt ORDINANCE NO. 4146 rezoning property at 920 Carroll Avenue (former Willson-Beardshear School) from “S-GA” (Government/Airport) to “UCRM” (Urban Core Residential Medium Density).

Roll Call Vote: 4-0-1. Voting aye: Davis, Goodman, Larson, Szopinski. Voting nay: None. Abstaining due to a conflict of interest: Wacha. Ordinance declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

WATER RATIONING ORDINANCE: Moved by Davis, seconded by Wacha, to pass on third reading and adopt WATER RATIONING ORDINANCE NO. 4147.

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

Moved by Davis, seconded by Goodman, to pass on third reading and adopt ORDINANCE NO. 4148 revising Appendix N.

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

STREET AND SECURITY LIGHTING RATE ORDINANCE: Moved by Davis, seconded by Wacha, to adopt the Street and Security Lighting Rate ORDINANCE NO. 4149.

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

COUNCIL COMMENTS: Moved by Goodman, seconded by Wacha, to direct staff to communicate with Pauline Williams concerning her issues pertaining to flowers placed at the cemetery.
Vote on Motion: 5-0. Motion declared carried unanimously.

Moved by Goodman, seconded by Wacha, to request that staff continue to work with the Metropolitan Coalition, Iowa League of Cities, and Municipal Utilities Board, and to reach out to see if there is any possible partnership in terms of lobbying that could occur with the private sector business community at a local, state, and/or federal level to see if there is interest in helping resolve the rural water issues.

City Manager Schainker explained that there is a process working now with the Iowa League of Cities, which has taken the lead on this issue. Council Member Goodman clarified that he was asking staff to see if the City could get more partners to deal with the rural water issue in a legislative way, beyond just the League and the Metropolitan Coalition. Assistant City Manager Bob Kindred reported that the City had also been working over the last year with the Iowa Association of Municipal Utilities.

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

ADJOURNMENT: Moved by Davis to adjourn the meeting at 10:40 p.m.

Diane R. Voss, City Clerk

Jami Larson, Mayor Pro-Tem

MINUTES OF THE AMES CIVIL SERVICE COMMISSION

AMES, IOWA

JUNE 27, 2013

The Ames Civil Service Commission met in regular session at 8:15 a.m. on June 27, 2013, in the Council Chambers of City Hall, 515 Clark Avenue, with Commission Members Adams, Crum, and Shaffer present.

APPROVAL OF MINUTES: Moved by Shaffer, seconded by Crum, to approve the minutes of the May 23, 2013, Civil Service Commission meeting as written.

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

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

Fleet Technician:	Dale Halbur	89
	Chad Trickey	87
	Jason Frederick	80
	Alan Henze	78
Human Resources Officer:	Krista Robinson	81
	Edward Bullard	78
	Mary Hentges Hoeger	75
	Darla Gabrielson	74
Purchasing Clerk:	Kari Braumann	91
	Susan Clifford	91
	NaTasha Mills	90
	Kim Anh Tran	90
	Kerri Fichter	88
	Jill Rhodes	88
	Angela Sexsmith	88
	Scott Bauer	87
	George Esper	87
	Jared Hobbs	87
	Cynthia Sneller	87
	Jonathan Wolfe	87
	Gwenda Dunahoo	86
	Dirk Lindaman	86
	Marie Manske	86
	Sheri Nelson	86
	Samantha Perry	86
	Blake Pinneke	86
	Kayleen Catus	85
	Naomi Giackero	85
	Veronica Rau-Mason	85
	John Sanderson	85
	Jill Smith	85
	Brian Carr	84
	Ann Dvorsky	84

Ann Keigley	84
Megan Spangler	84
Laura Swanson	83
Brenda Askland	81
Joshua Bomett	81
Tenann Everly	81
Melinda Buyck	80
Amy Edwardson	80
Susan Francescon	80
Richard Kolbe	80
Amber Wiedmann	80
Chance Frerichs	79
Benjamin Lievens	79
Robert Padgett	79
Elisabeth Peters	79
Brad Proffitt	79
Jim Schreitmueller	79

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

COMMENTS: The next regularly scheduled Civil Service Commission meeting was set for July 25, 2013, at 8:15 a.m.

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

Terry Adams, Chair

Jill Ripperger, Recording Secretary



REPORT OF CONTRACT CHANGE ORDERS

Period:	<input type="checkbox"/>	1 st – 15 th
	<input checked="" type="checkbox"/>	16 th – end of month
Month and year:	June 2013	
For City Council date:	July 9, 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
Electric Services	Power Plant Mercury Continuous Emissions Monitor	1	\$251,818.87	Thermo Environmental Instruments, Inc.	\$0.00	\$(-18,264.39)	B. Trower for D. Kom	CB
Electric Services	Technical Services for GE Turbine No. 8 Overhaul	1	\$256,870.00	GE International, Inc.	\$0.00	\$29,345.00	B. Kindred	CB
Electric Services	Steam Turbine No. 8 Overhaul	6	\$807,800.00	NAES Corporation	\$320,312.95	\$10,309.39	B. Trower for D. Kom	CB
Public Works	Toronto Area Water Main Replacement	1	\$298,735.47	J & K Contracting LLC	\$0.00	\$17,511.18	J. Joiner	MA
Water & Pollution Control	NCAH Pump Station and Wastewater Metering Improvements	4	\$860,000.00	C. L. Carroll Company, Inc.	\$17,771.00	\$13,750.00	S. Schainker	MA
			\$		\$	\$		



MEMO

*Caring People
Quality Programs
Exceptional Service*

5a-g

TO: Mayor Ann Campbell and Ames City Council Members

FROM: Lieutenant Jeff Brinkley – Ames Police Department

DATE: June 27, 2013

SUBJECT: Beer Permits & Liquor License Renewal Reference City Council Agenda
July 9, 2013

The Council agenda for July 9, 2013, includes beer permits and liquor license renewals for:

- Class C Liquor – Welch Avenue Station, 207 Welch Ave
- Class B Native Wine – Artisan Peace Stores, 136 Main St
- Special Class C Liquor, B Native Wine, and Outdoor Service – Wheatsfield Cooperative, 413 Northwestern Ave
- Class B Beer – Panchero's Mexican Grill, 1310 S Duff Ave
- Class C Liquor – Applebee's, 105 Chestnut St
- Class C Liquor – Sportsman's Lounge, 123 Main St
- Class C Liquor and Outdoor Service – Bar, 823 Wheeler St, Suite 4

A routine check of police records found no violations for Welch Avenue Station, Artisan Peace Stores, Wheatsfield, Panchero's, Sportsman's, or Bar. There was one citation written to Applebee's on a police compliance check in November 2012. Applebee's passed the follow-up compliance check.

The Police Department would recommend renewal of all these licenses.

RESOLUTION NO. _____

**RESOLUTION APPROVING AND ADOPTING
SUPPLEMENT NO. 2013-3 TO THE AMES MUNICIPAL CODE**

BE IT RESOLVED, by the City Council for the City of Ames, Iowa, that in accordance with the provisions of Section 380.8 Code of Iowa, a compilation of ordinances and amendments enacted subsequent to the adoption of the Ames Municipal Code shall be and the same is hereby approved and adopted, under date of July 1, 2013, as Supplement No. 2013-3 to the Ames Municipal Code.

Adopted this _____ day of _____, 201__.

Attest:

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

COUNCIL ACTION FORM

**SUBJECT: RENEWAL OF CONTRACT FOR WORKERS COMPENSATION AND
FOR MUNICIPAL FIRE AND POLICE SYSTEM CLAIMS
ADMINISTRATION**

BACKGROUND:

This request for Council action involves the contract with EMC Risk Services, LLC, of Des Moines, Iowa, for third party administration (TPA) of workers compensation and municipal fire and police "411 System" claims. On July 27, 2009, City Council awarded a contract to EMC for the period from August 1, 2009, through July 31, 2010. The award was based on a competitive proposal process. The contract included a renewal option for four additional one-year periods through July 31, 2014. This request is for the August 1, 2013 through July 31, 2014 period.

Services provided by EMC include administering workers compensation claims for City employees, including police and fire employee groups, medical case management and bill review, self-insured loss fund management, injury-related disability claims management and litigated claims assistance. EMC also performs essential administrative services that include governmental regulatory filings, maintaining the City's qualification as a self-insurer and maintaining on-line claims data access.

The approved FY 2013/2014 budget for workers compensation claims administration includes \$55,000 for these services, and the proposed renewal contract, as with preceding years, is written as a not-to-exceed contract in the amount of \$55,000. Fees are based on per claim unit prices for administering claims and a percentage fee for medical bill review cost reductions. There are also annual flat fees for on-line access to claims data and reports. Claims administration fees, along with actual claims payments, are budgeted and charged to individual departmental budgets. Rates and flat fees remained unchanged from 8/1/09 through the current agreement expiring July 31, 2013. The proposed contract includes several fee increases shown in the table below, plus two improvements: a \$12,000 "cap", or maximum, on large medical bill review fees and improved financial reporting.

EMC Fee Changes in New Contract

Fee Exhibit	Old Fee Fiscal Years 2009–12	New Fee Fiscal Year 2013-14	Change	Volume Based on FY2012-13 claims
Claim Set Up, Incident Only	\$30 per claim	\$35 per claim	16.6%	24
Claim Set Up, Medical Only	\$125 per claim	\$125 per claim	0%	48
Claim Set Up, Lost Time	\$925 per claim	\$950 per claim	2.7%	11
Medical Bill Review	\$9.50/claim 30% PPO Savings 20% Non-PPO Savings Max. Savings not capped	\$9.50/claim 30% PPO Savings 30% Non-PPO Savings \$12,000 per claim cap	0% 0% 50%	# bills reviewed 545 0 Savings \$73,444 1 claim exceeded \$12,000 fee in 2012

EMC Exhibit of Annual Fee Impacts on Total Cost

Description	Actual Fees 2011/12	Estimated* FY 2012/13, Expiring Fees	Estimated** FY 2013/14, New Fees	% Change, FY2012 to FY2013
Claims Count, all types	76	83	83	0
EMC Admin Fees (<i>excluding large claim bill review fees</i>)	\$40,743	\$44,517	\$47,501	+6.7
Budget	\$34,000	\$55,000	\$55,000	0
Average Administrative Fee Cost per Claim	\$536	\$536	\$572	+6.7

*FY2012-13 final figures are not available and are subject to adjustment.

**2013/14 using 2012/13 volumes.

ALTERNATIVES:

1. Approve the renewal contract with EMC Risk Services, LLC, Des Moines, Iowa, to provide third party administration of the City's workers compensation and municipal fire and police "411 System" claims for the period from August 1, 2013 through July 31, 2014 at a cost not to exceed \$55,000.
2. Reject the EMC renewal option and direct Staff to seek other claims administration alternatives.
3. Reject the renewal option and revert to performance of these services by Human Resources staff and outside consultants hired on an as-needed basis.

MANAGER'S RECOMMENDED ACTION:

EMC Risk Services, LLC, has been an effective provider of professionally administered Workers' Compensation claims and associated medical bill reviews. They've been responsive and sensitive to the needs of City employees in the management of their injury and disability claims. The claims data accessible on-line from EMC provides a frequently utilized tool for analyzing injury types and targeting safety programs.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the renewal contract with EMC Risk Services, LLC, Des Moines, Iowa, for third party administration of workers compensation and municipal fire and police "411 System" claims for the period from August 1, 2013, through July 31, 2014, at a cost not to exceed \$55,000.

COUNCIL ACTION FORM

SUBJECT: JEFFERSON LINES LEASE AT INTERMODAL FACILITY

BACKGROUND:

Under the approved Intermodal Facility operating agreement between the City of Ames and Iowa State University, CyRide staff is charged with negotiating leases for the terminal area of the building. Last year, staff prepared a one-year agreement for Jefferson Lines that expired June 30, 2013 and is currently operating month-to-month until a new agreement can be approved. Their service began operating from the Intermodal Facility on July 1, 2012. Over the last seven months, staff has worked with the carrier to negotiate a second year lease agreement that will provide office/waiting room space for Jefferson.

In negotiating a new lease agreement, the following sections of the existing lease agreement were modified.

- Contract term
- Determination of utility costs
- Parking spaces for employee vehicles within the facility
- Insurance and indemnity clauses
- New section on termination for convenience

Each of the contract terms that were changed are summarized below and highlighted in red.

1. Basic Provisions –

- Lease starts on July 1, 2013 and expires June 30, 2016 with an option of two additional years upon mutual consent of both parties (Discussions about the renewal would start in January of each year.)
- \$900.00 per month lease rate with Producer's Price Index used to calculate the increase each year. Utilities would be \$200 per month with an annual reconciliation of actual versus paid tenant costs. Rent would be paid to ISU's Parking Division Manager.
- Two parking spaces will be provided, one at no cost, with the second one at the covered annual permit rate.

2. Insurance and Indemnity –

- CyRide/City of Ames is insured against all risk for full replacement cost
- Jefferson will have a comprehensive general liability policy for its premises of single limit liability of \$1 million per occurrence, provide a certificate of insurance to CyRide and a new one upon its expiration, and that, not maintaining this insurance is a material default of the contract. City of Ames, CyRide, ISU and Board of Regents will be named on coverage as additional insureds.
- Tenant will have a personal property policy for the premises for full replacement cost value. The landlord has no obligation to insure and no liability for personal property.

- Tenant will have an automobile insurance policy for \$1,000,000 combined single limit for owned, leased, unowned, hired or employee's vehicles.
 - Tenant will have worker's compensation and employer's liability for Coverage A and B in the amounts listed in the lease.
 - Insurance companies providing the coverage will have AM Best Rating of A-VII.
 - Each party indemnifies the other for actions of negligence or wrongful acts of its employees. ISU, Board of Regents and State of Iowa are added to this provision. Jefferson/CyRide will provide their own legal counsel to defend against a claim filed against their firm/agency.
3. **Termination for Convenience** – Tenant or landlord can terminate the lease when it is in their best interest with 90 days notice in writing.

The agreement has been reviewed and approved by:

- City of Ames Legal Counsel and Risk Manager
- ISU's Project Manager for the Intermodal Facility as well as its legal and risk management personnel

The 2013-2014 lease rate was unchanged from the first year based on a review of the Producer's Price Index (PPI) as of January 2013, which is unchanged from the 2012 PPI rate.

The Transit Board of Trustees approved the Jefferson three-year lease at its June 12, 2013 meeting

ALTERNATIVE:

1. Approve the Ames Intermodal Facility Commercial Tenant Lease with Jefferson for a three year period.
2. Direct staff to renegotiate a lease with Jefferson, with City Council direction on items to be renegotiated.
3. Do not approve a lease with Jefferson for space within the Ames Intermodal Facility.

MANAGER'S RECOMMENDED ACTION:

One of the two main purposes of the Ames Intermodal Facility is to coordinate transportation services within a single location. This agreement allows for this coordination to continue based on a negotiated lease rate. With Executive Express, Jefferson Lines and Burlington Trailways all housed at this facility, Ames residents and visitors can easily access transportation to locations outside of the community.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby entering into a three-year agreement with Jefferson for space within the Ames Intermodal Facility.

COUNCIL ACTION FORM

SUBJECT: 2013/14 NEIGHBORHOOD IMPROVEMENT PROJECT GRANT

BACKGROUND:

The City Council has appropriated Local Option Sales Tax funds to finance the Neighborhood Improvement Program (NIP). As listed in the approved Capital Improvements Plan, \$50,000 has been approved for neighborhood programs, with \$25,000 earmarked for the NIP and the remaining \$25,000 allocated for a broader array of neighborhood projects to be determined by the City Council.

There are two main goals of the NIP: (1) to strengthen a neighborhood's appearance with the addition of permanent physical improvements, and (2) to promote a greater sense of community through resident participation in a neighborhood project.

Each project application is rated on the following 100-point system. A project must achieve at least 50 points to be considered:

Resident Involvement (30 points maximum):*

...the number of residents donating their time and/or labor to accomplish the project

...the number of residents donating funds to the project

*10 points 1-25 people; 20 points 26-50 people; 30 points over 50 people

Project Impact (30 points maximum):**

...the number of residents who will be positively affected by the improvement

**10 points 1-25 people; 20 points 26-100 people; 30 points over 100 people

Safety (10 points maximum):

...enhancement of safety in the neighborhood

Public Space (10 points maximum):

...promotion of social interaction by utilizing public space

Improved Housing (10 points maximum)

Environment (10 points maximum):

...support for the environment

One grant application for FY 2013/14 has been received to date. It was scored by the Review Panel on July 2, 2013, and received more than enough points to be recommended for approval by the City Council.

The project is as follows:

HISTORIC OLD TOWN PARK IMPROVEMENTS: The project includes a fence, two additional benches, and a landscaped perennial bed along the east side of Old Town Park (826 Douglas Avenue). The proposed bed would be edged in limestone to match the two existing beds. A Certificate of Appropriateness has been received from the Planning and Housing Department ensuring that the fence meets Old Town Historic District design guidelines. The Historic Old Town Neighborhood Association has been involved in planning and maintaining the landscaped areas of the Park for many years. This project is Part 3 of a four-part plan for the Park.

The total cost of the project is \$9,650.53. The City's Parks and Recreation Department is providing \$3,000 in funding and installing the benches, which is valued at \$1,400. Requested City grant funding is in the amount of \$2,625.27. The applicants will be providing in-kind labor and cash in the amount of \$2,625.27.

ALTERNATIVES:

1. The City Council can approve the expenditure of \$2,625.27 to fund a NIP grant for the Historic Old Town Park Improvements Project.
2. The City Council can reject the project for funding at this time.

MANAGER'S RECOMMENDED ACTION:

Supporting projects that strengthen neighborhoods is in keeping with one of the City Council's goals. It is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving a Neighborhood Improvement Program grant in the amount of \$2,625.27 for the Historic Old Town Park Improvements.

**Request for Funding
NIP Grant
by the
Historic Old Town
Neighborhood
Association
June 11, 2013**

1. Describe the improvement project:

This project includes a fence, two additional benches, and a landscaped perennial bed along the east side of Old Town Park at 826 Douglas Ave. The Historic Old Town Neighborhood Association (HOTNA) has been involved in planning and care of the landscaped areas of the park for many years. This project is part three (3) of a four-part plan for the park. The proposed bed would be edged in limestone to match two existing beds.

To the east of the bed, bordering the alley, is the fence location. The fence will provide a barrier along the park edge delineating the east park boundary. The children's play equipment is located just to the west of the landscaped bed. Benches (supplied and installed by Parks and Rec staff) would be located between the bed and the playground. These benches will match those installed at the northwest corner of the play equipment. The fence would be composed of decorative wooden posts and historic wire mesh materials. A certificate of appropriateness has been received from the city planning department insuring that the fence meets Old Town Historic District design guidelines (see attachment 1).

2. List names and addresses of those people who will benefit.

All people visiting the park will benefit from this project. This includes neighborhood residents, hospital-medical staff, visitors to the neighborhood, and especially children as the fence enhances safety along the east side of the park. The bed and fence will enhance the appearance of the park and contribute to the enjoyment of all visitors to the park. The park is heavily used, but, statistics are not available as to specific numbers. All 39 people specifically listed on form C, along with others, will benefit by completion of this project.

3. Attach drawings, sketches, or plans of the project.

See attachment 2.

4. What is the total estimated cost of the proposed project?

Also see forms A+B

Detailed Budget Work Sheet

Fence

materials	\$1175.00
labor	900.00
Total	\$2075.00

Limestone Bed

Total	\$3,645.53
-------	------------

Perennial plants	\$1,500.00
Bench installation	1,400.00
HOTNA labor	1,030.00
Project Grand Total	\$9,650.53
from P&R:	
cash	- 3,000.00
bench installation	- 1,400.00

**Project total for
NIP purposes \$5,250.53**

NIP grant Request	\$2,625.27
HOTNA	
inkind labor*	\$1,030.00
cash	\$1,595.27
total match	\$2,625.27

*in kind labor match:

planning/leadership team	20 hrs x \$10/hr = \$200
landscape design for the bed	5 hrs x \$10 = \$50
planting	4 hours x 9 people x \$10 = \$ 360
weeding, watering	6 hours x 5 people x \$10 = \$300
board members (meetings)	2 hrs x 6 people x \$10 = \$120
Total inkind labor	\$1030.00

5. Names and addresses, with signatures of those who will contribute.

Use form C (see attached)

6. Explain how the project will enhance safety in the neighborhood.

Currently there is no separation between the east border of the park and the north-south alley (see picture 3). Previously there was a raised bed framed with railroad ties in this location. The ties were badly deteriorated and pins holding the ties together were sticking up through the framing members creating a dangerous situation. Plants in the bed were overgrown and difficult to maintain. This bed was removed in the fall of 2012 leaving the east border of the park with no separation from the adjacent alley. Installation of a fence along this east boundary greatly enhances the safety of children using the park by clearly delineating where the park ends and separating children from alley traffic. The landscaped bed will act as a buffer between the play area and the fence enhancing the safety function of the fence.

7. How will the project promote usage of public space as a gathering place for neighbors?

The fence, landscaped bed, and the additional benches will enhance usage of the gathering space by providing a safe separation between the alley and the play equipment. The benches are conveniently located near the play equipment. Many parents of young children use this play equipment. Near-by benches would promote gathering and conversations between parents and visitors as children use the equipment. Additional seating in the park encourages all visitors to linger and converse with others in the park.

8. Improvement of housing in the neighborhood. Not applicable.

9. How will the project benefit the environment?

The fence and landscaped bed will both function as alley improvements since they border the alley running behind the park. Currently this space is bare dirt (see picture 3). The bed and plants will prevent water run off and soil erosion from this area of the park. The plants also filter the air and contribute to good air quality. The bed contributes to the beauty of the park and the alley. The HOTNA has been working to establish a "garden appearance" in the park with the addition of landscaped beds. This would be the third such bed contributing to this plan. Perennials of various colors and bloom periods will contribute to the overall beauty and garden theme of the park.

Applicant Name: Historic Old Town Neighborhood Association

Project Leaders:

Sharon Wirth, 803 Burnett Ave; sharonwirth@yahoo.com;
home: 233-2415; work: 294-6964

Nick Howell, 918 Burnett Ave; nhowell42@msn.com
home: 233-3553

Peter Hallock, 114 8th St; phhallock@yahoo.com
cell: 509-1488

Date Submitted: June 11, 2013

Attachment 1

City of Ames Certificate of Appropriateness for *826 Douglas Avenue*

Property Owner: *City of Ames*
Legal Description: *Lot 12, Block 29, Blairs Add.*
Zoning District: *RM, O-SFC*
Preservation District: *Old Town Historic District*

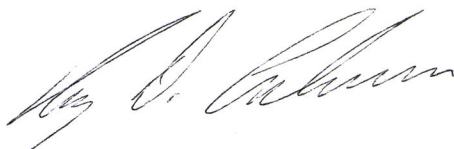
Certificate For:

- Construction of a fence with decorative wood posts and historic wire mesh materials that meet the permitted materials and design for fences in the Old Town Historic District, in the location shown on the drawing included with the application for a Certificate of Appropriateness.*

*Administrative Approval

- Approval of this Certificate of Appropriateness is effective for one (1) year from the date of approval.

Dated this 16th day of May, 2013.



Ray D. Anderson, Planner
Department of Planning & Housing

Certificate No. 2013-2

Attachment 2



SCALE 1" = 10'

DATE



fencing

Alley

8" LIMESTONE
SOIL BY CITY
BASE BY VA

APPROX. 1.8EA
LEIGHERS

Landscaped Bed
w/ limestone
edging

CONCRETE SLAB W/ BENCHES
PROVIDED BY CITY

MULTI-ALL-DIR AREAS
UNDER MAPLE

EXISTING PLAY
STRUCTURE

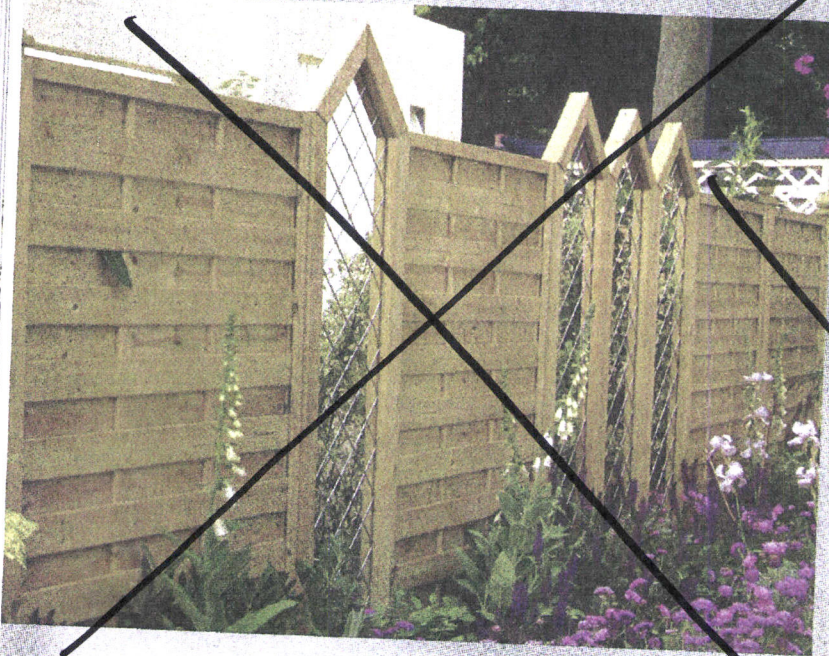
WALK

Douglas Ave

N

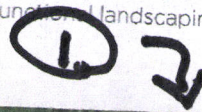
Attachment 2, Picture 1

STYLE GALLERY



Mesh fencing is first and foremost a utility-duct, as shown in the animal enclosure to the right. With creativity, however, it can be used for a number of decorative landscaping and architectural purposes.

this is a historic
wire mesh

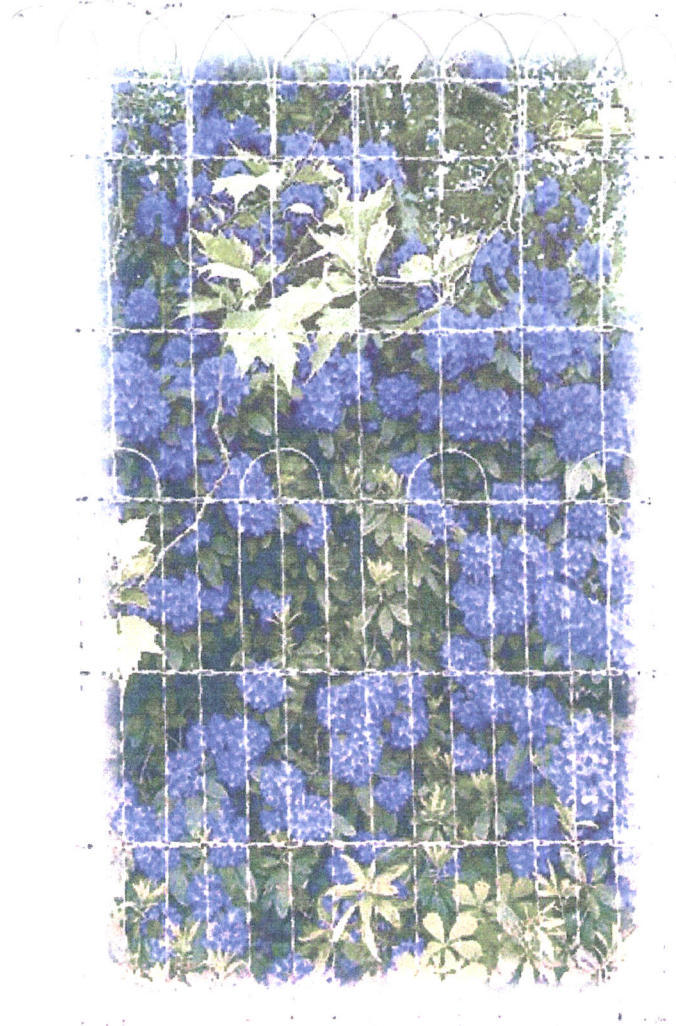


Attachment 2, Picture 2

Large Image Popup on Hutchison Incorporated

Page 1 of 1

Close Window



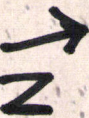
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Picture 3



↑ Fence Location

Alley



Forms A, B, and C

Form A: Worksheet for itemizing materials

Description of Item	Quantity	Unit	Unit Price	Extended Cost
Fence materials				1175
Fence labor				900
Limestone bed edging and labor				3,645.53
Perennial plants				1,500
Total Cost of Materials				\$7,220.53

FORM B: Worksheet for calculating in-kind labor

Description	Neighbor Hours	\$/Hour	Extended Value
planning/leadership team time	20	x \$10	\$ 200
landscape bed planting design	5	x 10	50
planting	36	x 10	360
watering, weeding	30	x 10	300
board meetings discussion	12	x 10	120
Total In-Kind Labor			\$1030.00

FORM C: List individuals who will contribute to your project.

Make copies of this form as needed.

Name	Address	Signature	Donation
Sandra Leaf	723 Duff Ave.	<i>[Signature]</i>	labor materials cash
Torey Looft	723 Duff Ave.	<i>[Signature]</i>	labor materials cash
Anne Kinzel	720 Duff Ave	<i>[Signature]</i>	labor materials cash
Lou Cathcart	720 Duff Ave	<i>[Signature]</i>	labor materials cash
Kathy Bennett	111 8 th St	Kathy Bennett	labor materials cash
Cheryl Binner	707 Burnett	Cheryl Binner	labor materials cash
			labor materials cash
			labor materials cash
			labor materials cash

FORM C: List individuals who will contribute to your project.

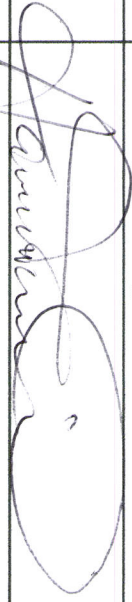

Make copies of this form as needed.

Name	Address	Signature	Donation
Sharon Wirth	803 Burnett	Sharon K Wirth \$20	labor materials cash
Sue Prins	411 8th	SAE Prins \$20	labor materials cash
Karen Jacobs	911 Burnett Ave	Karen Jacobs \$20	labor materials cash
Nick Howell	918 Burnett Ave	Nick Howell	labor materials cash
Peter Hallack	114 - 8th St	Peter Hallack	labor materials cash
Virginia H. Sherk Ginny Sherk	720 Kellogg Apt. 302	Virginia H. Sherk	labor materials cash
Linda Sherk	904 Clark Ave	Linda Sherk	labor materials cash
Judy Wase	903 Clark Ave	Judy Wase	labor materials cash
Jim Popken	920 Clark Ave	Jim Popken	labor materials cash

paid

FORM C: List individuals who will contribute to your project.

Make copies of this form as needed.

Name	Address	Signature	Donation
Hannah Frederick	816 Burnett		816 labor materials cash
Molly McDermott	1015 Clare Ave		labor materials cash
Rachel Beckwith	820 Douglas Ave	Rachel Beckwith	labor materials cash
Kim Corbin	721 BURNETT AVE	Kim Corbin	labor materials cash
Bret Cobb	316 11 th Street	Bret Cobb (Brett)	labor materials cash
Ruth Powell	413 10 th St	RP	labor materials cash
Shariene Ragan	809 Burnett Ave	Shariene	labor materials cash \$5
Leah Hong	818 Burnett Ave.	Leah Hong	labor materials cash
Whitney Ferreira	810 Burnett Ave	Whitney Ferreira	labor materials cash


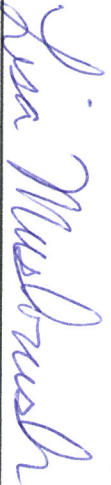

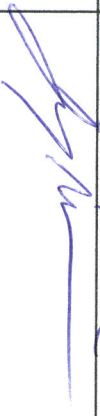


Kylie Hopper

810 Burnett Ave.

Kylie Hopper

labor

Make copies of this form as needed.

Name	Address	Signature	Donation
David Carter	700 Douglas Ave		labor materials cash
Jim Muehlbach	213 7th St		labor materials cash
Morseum Shandow Mazel Sardout	700 Kellogg		labor materials cash
Tammy Westbrook Abby Rodiska	704 Kellogg Ave		labor materials cash
Doug Paris Becky Paris	709 DUFF AVE		labor materials cash
Phiamon Hansen	722 Douglas Ave		labor materials cash
			labor materials cash
			labor materials cash
			labor materials cash

Turn in Sunday 6:00PM to Sharon
\$700

Make copies of this form as needed.

[illegible]

Make copies of this form as needed.

[illegible]

COUNCIL ACTION FORM

**SUBJECT: WATER POLLUTION CONTROL FACILITY METHANE ENGINE-
GENERATOR SET NO. 2 REHABILITATION**

BACKGROUND:

The City's Water Pollution Control (WPC) Facility has a Caterpillar engine that drives an electrical generator rated at 300 kW. This engine-generator set is currently not operational. It was installed in the mid-1980s and has approximately 47,028 hours of service. Rehabilitation of the engine is not a routine maintenance task, but is something that can be expected approximately every 30,000 hours.

The engine drives a generator that is connected to the plant's electrical grid via automatic switchgear. Hot water from the engine is used to heat the primary digesters in order to treat the sludge generated by the WPC Facility. This process, in turn, produces methane that powers the Caterpillar engine that drives the electrical generator. Thus, electrical energy is generated via using byproducts from the treatment process.

Overhaul costs for this engine have risen significantly due to low availability of parts for the aging unit. This rehabilitation was previously bid during the summer of 2012, but all bids exceeded the available budget for the work and staff recommended the work be postponed to allow a long-term strategy for methane engine maintenance to be incorporated into the Capital Improvements Plan (CIP). On November 27, 2012 Council concurred with staff's recommendation and rejected all bids.

The FY 13/14 CIP includes \$200,000 for one more overhaul of unit #2 before its scheduled replacement in 2019. The engineer's estimate for the overhaul is \$185,000. An engineering services contract has already been awarded in the amount of \$2,000. Bid materials are completed and the work is ready for a Notice to Bidders to be issued.

ALTERNATIVES:

1. Grant preliminary approval to the plans and specifications, issue a Notice to Bidders, and set August 15, 2013 as the bid due date and August 27, 2013 as the date for public hearing and award.
2. Do not approve plans and specifications at this time.

MANAGER'S RECOMMENDED ACTION:

Methane Engine-Generator Set No. 2 is the main workhorse of the digester heating and electrical energy production systems. Sludge stabilization is an integral and vital component of the treatment process at the WPC Facility. Additionally, production of electrical energy through the use of byproducts from the treatment process is an excellent example of "Green Energy." It is in the City's best interest to restore this unit to service as soon as possible.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the plans and specifications and issuing a Notice to Bidders for this project.

COUNCIL ACTION FORM

**SUBJECT: REQUEST TO WAIVE FORMAL BIDDING REQUIREMENTS AND
AUTHORIZE PURCHASE OF SOFTWARE MAINTENANCE FROM
SUNGARD PUBLIC SECTOR**

BACKGROUND:

The approved FY 2013/2014 budget includes \$94,302 for Sungard Public Sector software maintenance. The City paid \$90,067 in FY 2012/2013 for maintenance.

Sungard Public Sector is the City's software vendor for the integrated financial, utility billing, building permits, and citation management applications. The City contracts with the vendor on an annual basis for maintenance services. Sungard Public Sector is the sole provider of maintenance for these software applications.

Included in this yearly maintenance is 24-hour programming support, software upgrades on all applications throughout the year, and eligibility to participate in the annual Sungard Users' Group meeting where software enhancements are requested and formalized for the next year.

ALTERNATIVES:

1. Waive formal bidding requirements and authorize City staff to enter into FY 2013/2014 software maintenance contracts with Sungard Public Sector at an estimated cost of \$94,302.00.
2. Do not authorize continuing software maintenance contracts with Sungard Public Sector.

MANAGER'S RECOMMENDED ACTION:

Sungard Public Sector is the sole provider of the maintenance services for the integrated financial, utility billing, building permits, and citation management software. The agreement for these applications includes software maintenance.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby waiving formal bidding requirements and authorizing City staff to enter into FY 2013/2014 software maintenance contracts with Sungard Public Sector at an estimated cost of \$94,302.

COUNCIL ACTION FORM

**SUBJECT: REQUEST TO WAIVE FORMAL BIDDING REQUIREMENTS AND
AUTHORIZE PURCHASE OF SHARED PUBLIC SAFETY SOFTWARE
MAINTENANCE FROM SUNGARD PUBLIC SECTOR**

BACKGROUND:

On June 14, 2005, the City entered into a 28E Agreement with Iowa State University and the Story County Sheriff's Office supporting a joint computer network for public safety. This agreement included sharing of the network costs.

The total cost associated with the operation of the network was approved by the City Council as part of the FY 2013/2014 budget process and included \$142,663 for existing Sungard Public Sector software maintenance. The cost of this maintenance was \$139,178.68 in FY 2012/2013. As part of the 28E Agreement, the City is responsible for arranging and payment of software maintenance. This cost is later shared per terms of the agreement. There may be additional costs as applications are expanded.

Sungard Public Sector is the shared public safety software vendor for the Public Safety Computer Aided Dispatch, Police Records, Jails Records, Phase II Mapping, NCIC/State Interface, and reporting applications. The City contracts with the vendor on an annual basis for maintenance services. Sungard Public Sector is the sole provider of maintenance for these software applications.

Included in this yearly maintenance is 24-hour programming support, software upgrades on all applications throughout the year, and eligibility to participate in the annual Sungard Users' Group meeting where software enhancements are requested and formalized for the next year.

ALTERNATIVES:

1. Waive formal bidding requirements and authorize City staff to enter into FY 2013/2014 software maintenance contracts with Sungard Public Sector at an estimated cost of \$142,663.
2. Do not authorize continuing software maintenance contracts with Sungard Public Sector.

MANAGER'S RECOMMENDED ACTION:

Sungard Public Sector is the sole provider of the maintenance services for the shared public safety network software. The agreement for these applications includes software maintenance. Software maintenance is required to continue service delivery and to keep systems up-to-date.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby waiving formal bidding requirements and authorizing City staff to enter into FY 2013/2014 software maintenance contracts with Sungard Public Sector at an estimated cost of \$142,663.



MEMO

To: Mayor and Members of the City Council

From: City Clerk's Office

Date: July 3, 2013

Subject: Contract and Bond Approval

There are no Council Action Forms for Item Nos. 13 and 14. Council approval of the contract and bond for these projects is simply fulfilling a *State Code* requirement.

/jr

COUNCIL ACTION FORM

SUBJECT: CYRIDE FACILITY CONSTRUCTION CHANGE ORDER

BACKGROUND:

CyRide's facility construction project began in March 2013. This project includes bus storage expansion, flood wall/gate, and storage building duct work to raise the ceiling height. The City Council awarded Henkel Construction Company a construction contract on February 12, 2013 for this work at a total price of \$4,489,000 and included \$361,120 or an 8% construction contingency.

The project is currently scheduled for substantial completion May 30, 2014. **The contractor has an important interim deadline of August 7, 2013, prior to the beginning of the ISU fall semester to have the driveway, parking lot, ceiling raised and a portion of the expansion completed so that fueling and bus washing can resume.** However, wet weather has created significant construction challenges and delays.

The construction of a new driveway on the north side of the property extending from the east to the west is significantly behind schedule. The drive will primarily carry buses that circulate from the interior of CyRide's building to the fuel/wash bay for servicing each night and for general bus circulation within the property. As cost saving measure, rock under this roadway was not included in the construction specification believing that the warm, dry weather would continue as was predicted. **However, the unanticipated wet weather pattern this year has prohibited the driveway from being poured.**

This portion of the project is more than four weeks behind schedule. It is a critical piece for CyRide bus circulation through the property. In order to meet schedule of August 7th, 2013, 6" of rock is needed on the entire driveway area to allow for the paving to be completed. Additionally, poor soil was found in one particular area of the driveway that will require 12" of rock to be laid in this portion of the driveway (approximately 8,000 square feet).

This driveway change to add rock is Change Order #1 for \$93,360.60, which will increase the total contract amount to \$4,582,360.60. If approved, the contingency budget will be reduced from \$361,120 to \$267,759.40.

The Transit Board of Trustees approved this change order request at its meeting on June 27, 2013.

ALTERNATIVE:

1. Approve change order #1 to place rock on the new drive area where buses will operate.
2. Do not approve change order #1 for rock on the driveway.

MANAGER'S RECOMMENDED ACTION:

Due to the wet spring/early summer experienced, the soil is not able to pass soil tests allowing the driveway to be paved. The contractor has drained the roadway at least six times in the past three weeks and recompact the soil each time only to have the soils test fail. This expenditure is the only solution to allow the paving to be started so that CyRide has use of the property when more than 70 buses and 160 employees begin operating service for the fall semester.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving CyRide's construction Change Order #1.

COUNCIL ACTION FORM

SUBJECT: AWARD OF CONTRACT RENEWAL FOR ELECTRIC METERS FOR ELECTRIC SERVICES

BACKGROUND:

This contract renewal is for the purchase of residential single phase, poly phase, programmable demand type, and power quality socket type electric meters to meet the needs of the Electric Services Department. The term of this contract will be from August 1, 2013 through July 31, 2014.

These materials are standard Electric Services Department Technical Services Division items. The approved FY 2013/2014 budget includes \$95,827 for the purchase of electric meters.

Bids for these materials were received on June 14, 2012, as shown on the attached report. Bid prices are exclusive of sales taxes, which are applicable to the purchase of this equipment and are paid directly by the Utility. For evaluation purposes, the bids received were calculated using estimated needs for the coming fiscal year, however the actual costs will be based on quantities received and unit prices bid, but will not exceed available funding. No contract amount is being authorized at this time, since payments will be made as meters are purchased. This is the first of four possible renewals of the contract for power quality meters and Fletcher Reinhardt's original bid included a 1% increase for the 2013/2014 renewal period.

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

ALTERNATIVES:

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

MANAGER'S RECOMMENDED ACTION:

This contract renewal will provide for the annual needs of the Electric Services Department for single phase, poly phase, programmable demand type, and power quality socket type electric meters.

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

City of Ames
 Invitation to Bid 2012-217
 Bid Results

	Est Qty. for FY 12/13	Fletcher Reinhardt	RESCO	RESCO	Electro Industries	Vision Industries
Single Phase			Opt. 2	Opt. 1		
Form 1S	8	\$57.50	\$157.61	\$29.35		
Form 2S, 200 class	864	\$28.50	\$157.61	\$26.63		Mfg. Not
Form 2S, 320 class	12	\$57.50	\$173.91	\$38.04	No Bid	Preapproved
Form 2K	4	\$136.00	\$157.61			
Form 25S	192	\$65.50	\$54.00	\$41.30		
Est. Total		\$38,894.00	\$150,521.28	Group Incomplete		
Poly Phase & Demand						
Form 3X	4	\$177.00	\$190.22			
Form 9S/8S	12	\$176.00	\$190.22			
Form 45S	4	\$175.00	\$190.22			
Form 2S	4	\$169.00	\$190.22	No Bid	No Bid	No Bid
Form 12S	4	\$175.00	\$190.22			
Form 16/15S	16	\$175.00	\$190.22			
Form 25S	4	\$175.00	\$190.22			
Est. Total		\$8,396.00	\$9,130.56			
Power Quality Socket Type						
Form 9S	12	\$3,224.00	\$5,829.93	No Bid	\$3,836.00	No Bid
Est. Total		\$38,688.00	\$69,959.16		\$46,032.00	

City of Ames
Invitation to Bid 2012-217
2013/14 Contract Pricing

Single Phase	FY 12/13	FY 13/14
Form 1S	\$ 57.50	\$ 58.08
Form 2S, 200 class	\$ 28.50	\$ 28.79
Form 2S, 320 class	\$ 57.50	\$ 58.08
Form 2K	\$ 136.00	\$ 137.37
Form 25S	\$ 65.50	\$ 66.16
Poly Phase & Demand		
Form 3X	\$ 177.00	\$ 178.79
Form 9S/8S	\$ 176.00	\$ 177.78
Form 45S	\$ 175.00	\$ 176.77
Form 2S	\$ 169.00	\$ 170.71
Form 12S	\$ 175.00	\$ 176.77
Form 16/15S	\$ 175.00	\$ 176.77
Form 25S	\$ 175.00	\$ 176.77
Power Quality Socket Type		
Form 9S	\$3,224.00	\$3,256.57