

AGENDA
SPECIAL MEETING OF THE AMES CITY COUNCIL
AND REGULAR MEETING OF THE AMES CITY COUNCIL
CITY COUNCIL CHAMBERS
AMES CITY HALL
FEBRUARY 9, 2016

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

CALL TO ORDER: 5:15 p.m.

FY 2016/17 BUDGET WRAP-UP

1. Council Budget Presentations:
 - a. Public Art
 - b. Arts Funding (COTA)
 - c. Human Services (ASSET)
 - d. Outside Funding Requests
 - e. Other Requests
2. Public Input on Capital Improvements Plan (CIP) and Budget
3. Final Council Decisions:
 - a. Set salaries for Council appointees
 - b. Amendments to 2016-2021 CIP
 - c. Vote on motion to approve 2016-2021 CIP, as amended
 - d. Amendments to FY 2015/16 budget
 - e. Vote on motion to approve proposed budget amendments for FY 2015/16
 - f. Motion to set March 1, 2016, as date of public hearing on proposed budget amendments for FY 2015/16
 - g. Amendments to proposed FY 2016/17 budget
 - h. Vote on motion to approve proposed budget for FY 2016/17, as amended
 - i. Motion to set March 1, 2016, as date of final public hearing on proposed budget for FY 2016/17

REGULAR CITY COUNCIL MEETING*

*The Regular City Council meeting will immediately follow Budget Wrap-Up.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Special Meetings of January 23, January 29, and February 2, 3, and 4, 2016, and Regular Meeting of January 26, 2016
3. Motion approving certification of civil service applicants
4. Motion approving Report of Contract Change Orders for January 16-31, 2016

5. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Liquor & Outdoor Service – Cy’s Roost, 121 Welch Avenue
 - b. Class C Liquor & Outdoor Service – Mickey’s Irish Pub, 109 Welch Avenue
 - c. Class E Liquor, C Beer, & B Wine – Fareway Store #386, 619 Burnett Avenue
 - d. Class E Liquor, C Beer, & B Wine – Fareway Store #093, 3619 Stange Road
 - e. Class C Liquor – El Azteca, 2727 Stange Road
 - f. Class B Liquor – Holiday Inn Ames, 2609 University Boulevard
 - g. Class C Beer & B Wine – Gateway Expresse, 2400 University Boulevard
 - h. Class C Liquor – Taking It Easy Lounge, 129 Lincoln Way
 - i. Class C Liquor – Ge’Angelo’s, 823 Wheeler Street, #9
 - j. Class C Beer and B Wine – Almost Always Open, 419 Lincoln Way
6. Motion approving new Class C Liquor & Outdoor Service for The District, 2518 Lincoln Way
7. Motion approving 8-month Class B Beer Permit & Outdoor Service for Homewood Golf Course, 401 East 20th Street
8. Motion approving Ownership Change of Special Class C Liquor License for HuHot Mongolian Grill, 703 South Duff Avenue, Suite 105
9. Motion approving Ownership Change of Class C Liquor License for Sips and Paddy’s Irish Pub, 126 Welch Avenue, Suites 101 & 201
10. Resolution approving 2015 Resource Recovery Annual Report
11. Resolution authorizing retention of outside counsel to assume City prosecutions
12. Resolution adopting a Pre-Levy Resolution authorizing issuance of Essential Corporate Purpose General Obligation Bonds and General Obligation Refunding Bonds in an amount not to exceed \$13,225,000 and setting the date of public hearing for March 1, 2016
13. Resolution approving Settlement Agreement and Contract Modification for Economic Development Financial Assistance with the Iowa Economic Development Authority and Boehringer Ingelheim Vetmedica, Inc., and the Cities of Ames, Fort Dodge, and Sioux Center
14. 3505 and 3515 Lincoln Way Urban Revitalization Area:
 - a. Motion approving application
 - b. Resolution setting March 22, 2016, as date of public hearing
15. Resolution setting date of public hearing for February 23, 2016, for vacation of existing public utility easement at 3121 Grand Avenue
16. Resolution approving preliminary plans and specifications for 2015/16 Water System Improvements Program #2 (South Duff Avenue); setting March 2, 2016, as bid due date and March 22, 2016, as date of public hearing
17. Resolution approving preliminary plans and specifications for WPC Sludge Pumping Heat Recovery Unit Replacement; setting March 9, 2016, as bid due date and March 22, 2016, as date of public hearing
18. Resolution approving preliminary plans and specifications for WPC Biosolids Hauling Contract; setting March 31, 2016, as bid due date and April 12, 2016, as date of public hearing
19. Resolution approving preliminary plans and specifications for City Hall Roof Project; setting March 10, 2016, as bid due date and March 22, 2016, as date of public hearing
20. Resolution approving contract and bond for Ada Hayden Heritage Park Water Service Line Project
21. Resolution approving contract and bond for WPC Facility Decant Line Replacement
22. Resolution approving Change Order No. 1 to Power Plant Maintenance Services Contract with ProEnergy Services, LLC, in the amount of \$148,445
23. Resolution approving Change Order No. 9 to Power Plant Fuel Conversion - Mechanical Installation General Work Contract with TEI Construction Services, Inc., in the amount of \$175,496.89

24. Resolution accepting partial completion of public improvements and lessening security requirement for Northridge Heights Subdivision, 18th Addition
25. Resolution approving Final Plat for ISU Research Park Subdivision, Phase III, 2nd Addition

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.**

PLANNING & HOUSING:

26. Resolution approving/motion denying 2016 Urban Revitalization tax abatement requests
27. ACCESS
 - a. Resolution authorizing sale of ACCESS property contingent on repayment of \$80,000 to the City upon completion of the sale
 - b. Resolution approving allocation of \$80,000 to ACCESS after acceptance of its purchase offer for a property that meets zoning requirements and restrictive covenant

PUBLIC WORKS:

28. Resolution approving Federal grant for additional \$150,000 for Airport Terminal Building and Hangar Project

ORDINANCES:

29. Third passage and adoption of ORDINANCE NO. 4246 rezoning property at 1110 Delaware Avenue from Residential Low-Density (RL) to Residential High-Density (RH)
30. Third passage and adoption of ORDINANCE NO. 4247 rezoning property with Master Plan at 5440 and 5442 Grant Avenue from Agricultural (A) to Suburban Residential Low-Density (FS-RL)
31. Third passage and adoption of ORDINANCE NO. 4248 revising *Municipal Code* Section 29.408(5) pertaining to visibility triangle at intersections
32. Third passage and adoption of ORDINANCE NO. 4249 prohibiting the use of electronic smoking devices in public places

COUNCIL COMMENTS:

CLOSED SESSION:

33. Motion to hold closed session as provided by Section 20.17(3), *Code of Iowa*, to discuss collective bargaining strategy:
 - a. Resolution ratifying contract with IUOE Local 234 (Blue Collar Unit)
 - b. Resolution ratifying contract with IAFF Local 625 (Firefighters)

ADJOURNMENT:

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

MINUTES OF THE CITY COUNCIL RETREAT

AMES, IOWA

JANUARY 23, 2016

The Ames City Council was called to order by Mayor Ann Campbell at 8:36 a.m. on the 23rd day of January, 2016, in Parks and Recreation Office, 1500 Gateway Hills Park Drive. City Council Members present were Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem. City Manager Steven Schainker, City Attorney Judy Parks, Assistant City Manager Bob Kindred, and Management Analyst Brian Phillips were also present. *Ex officio* Council Member Sam Schulte was also present.

TEAM-BUILDING AND ROLES: City Manager Steve Schainker welcomed the City Council to the goal-setting retreat. Mr. Schainker reviewed the purpose for this retreat and reviewed the agenda. Assistant City Manager Bob Kindred led the Council Members through a team-building exercise.

Mayor Campbell led a discussion for City Council Members to share advice for Council Member Beatty-Hansen. Mayor Campbell then asked Council Member Beatty-Hansen and Council Member Nelson to share comments they heard on the campaign trail. The Mayor discussed her role in leading the City Council and asked Council Members for input as to how to manage the meeting length.

Mayor Campbell asked Mr. Schainker to review what makes an effective decision-making body, a discussion held during the last goal-setting session. Mr. Schainker then reviewed the role of City staff in relation to the City Council.

The meeting recessed at 11:10 a.m. and resumed at 11:24 a.m.

2016-2017 PRIORITIES: Following a team-building exercise, Mr. Schainker turned the City Council's attention to establishing priorities for 2016-2017. He reviewed the distinctions between goals, objectives, and tasks. Mr. Schainker invited the Council Members to share initiatives, which were written on flipchart paper and placed along the wall of the room. The Council Members were given eight votes to use for each of the initiatives. A list of initiatives remaining was then established, to include:

- Define the public's role (codes, incentives) in repurposed properties (e.g., Sheldon Munn, Crawford, Edwards, Lincoln Way Corridor, School District)
- Indoor Pool/Recreation Facility – Explore partnering with MGMC, ACSD, Heartland, ISU
- Human Services outcomes measurement system (and still need needs assessment)
- Strengthen Downtown and Campustown – explore public/private improvements for public/private space (e.g., entertainment, parking, housing, amenities)

- Trail system park connections – public/private, target dates, funding
- Trail connection to the Heart of Iowa trail (support Story County; Worle trail in town)
- Improve planning processes – predictable, more strategic, more timely
- Economic development – E industrial annexation and utilities
- Transportation safety – pedestrians in Campustown
- Redevelopment of Old Middle School site for affordable housing and 6th Street property
- Solar power – create a community solar project
- Standardize Campustown parking (fees, standardize regulations, and surrounding neighborhoods)

Mr. Schainker indicated that City staff would develop proposals for grouping these initiatives and developing them into a draft set of goals, objectives, and tasks. The proposal would then be returned to the City Council for discussion at another retreat.

OTHER ISSUES THAT THE MEMBERS WOULD LIKE TO DISCUSS: Council Member Betcher raised a concern about referring issues related to the Land Use Policy Plan as the City was moving toward a comprehensive re-write of that plan.

It was moved by Corrieri and seconded by Orazem to request a memo from staff outlining how many requests and referrals for Land Use Policy Plan amendments were received in the last year and when they were received.

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

WRAP UP: Council Member Gartin mentioned the Story County Cornerstone to Capstone process and indicated that he would be sending the feedback form to the City Council. He also reminded the City Council that any questions regarding the CyRide incident should be referred to Legal.

ADJOURNMENT: The meeting concluded at 2:18 p.m.

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

AMES, IOWA

JANUARY 29, 2016

The Ames City Council met in special session at 2:04 p.m. on January 29, 2016, in the Council Chambers of City Hall, 515 Clark Avenue, pursuant to law with Mayor Ann Campbell presiding and the following Council members present: Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, and Peter Orazem. Council Member Chris Nelson arrived at 2:06 p.m. *Ex officio* Member San Schulte was absent.

FY 2016/17 BUDGET OVERVIEW: City Manager Steve Schainker told the Council that the FY 2016/17 budget he was recommending totaled \$229,192,769. This includes the Operating Budget as well as the first year of public improvements. He reported that the recommended budget reflects an overall property tax rate decrease of 2.4% from \$10.63/\$1,000 of taxable valuation to \$10.37/\$1,000 of taxable valuation.

Mr. Schainker reported positive indicators of an economic resurgence. There will be no rate increases in the Electric Utility, Water Utility, Sewer Utility, and no increase in the per capita or tipping fees at Resource Recovery. There will be an increase of 4.9% property tax dollars collected through the Transit Levy.

Finance Director Duane Pitcher presented a summary of the overall budget. He stated that the City's levy makes up 32.97% of a property's total tax bill: the School District makes up 44.06% (if in the Ames Community School District); 20.87% is the County's share (includes the City Assessor); and 2.10% goes to Des Moines Area Community College. Mr. Pitcher gave a comparison of City Property Tax Valuations and Total Levies to be collected for fiscal year 2015/16 for the 13 largest cities in Iowa. Ames has the second-lowest total city tax levy per \$1,000 valuation; the one lower is Urbandale.

Finance Director Pitcher presented a breakdown of the tax levy, including General, Employee Benefits, and Transit. The levy rate per \$1,000 without debt service equates to 6.96. Net debt service adds 3.41. He noted that, without Local Option Tax, the levy would be \$12.17, instead of \$10.37. Mr. Pitcher reported a very nice Increase in TIF valuation. He emphasized that the main part of the levy goes into the TIF, but that the \$10.8 million in taxable TIF value is subject to the Debt Service Levy.

Finance Director Pitcher presented an analysis of changes in taxable value for residential, commercial, industrial, and utilities (not including utilities subject to excise tax). He specifically noted that the total change in taxable value will be an increase of 6.5%. Over the past ten years, that represents the highest percentage in increase in taxable valuation. Increases in taxable valuation occurred in all classes of property. Taxable values in all classes (Residential, Commercial/Multi Residential, Industrial, Utilities) increased. The net change on existing property will be \$94,748,584.

The Police and Fire Trust Fund was explained by Mr. Pitcher. For FY 2015/16, the tax rate is estimated to be 0.71908. According to Finance Director Pitcher, it is assumed that the contribution rate will continue to decrease.

The Debt Service cost allocation for 2016/17 was reviewed by Mr. Pitcher. He reiterated that, for FY 2016/17, the Debt Service Levy equates to 3.41%. The 2016/17 CIP General Obligation issue will equate to a total of \$5,945,000. He brought the Council’s attention to the projects for which the CIP General Obligation Bond proceeds will be used.

Mr. Pitcher gave a detailed analysis of dollar value and percentage change of total levy by property type. Sample tax calculations for residential, commercial, and industrial properties were provided by Mr. Pitcher. He reviewed the major items that impacted the rate of taxable valuation. Revenue increases equated to approximately \$807,000; those are really helping with the Proposed Budget.

The costs of City services for 2016/17 per residence from property taxes (based on a \$100,000 home) were summarized, as follows:

Streets/Traffic	\$	144
Police Protection		132
Fire Protection		85
Library (includes Debt Service for renovated library)		73
Recreation and Parks		50
Transit		36
General Support Services		25
Planning		10
Storm Sewer System		6
Resource Recovery		6
Facilities/Cemetery/Airport		5
Animal Control		4
Building Safety		1
TOTAL	\$	<u>577/\$100,000</u>

City Manager Steve Schainker acknowledged the contribution of Iowa State University towards fire Protection. Without its contribution, the City’s cost would be much higher.

Finance Director Duane Pitcher reported that Ames will receive a significant increase (about \$1 million) in Road Use Tax Revenue, and that has been reflected in the Draft Operating Budget for 2016/17. Those funds are used for maintenance and construction of roads. At the inquiry of Council Member Orazem, these rates are updated every ten years. Council Member Nelson asked if the Road Use funds had to be used for roads for vehicular projects or if they could be used for shared use paths. Public Works Director John Joiner answered that the shared use path must be part of a road project in order to use Road Use Tax funding.

An historic review of budget information from 1995/96 to 2016/17 was given, including residential and commercial/industrial rollback.

Projected Utility Rate Summary. Mr. Schainker reviewed the projected utility rates, as follows: The only rate increase will be to the storm water fee, which will be 36% in FY 2016/17. Electric rates are projected to increase by 4% in 2017/18. Water and Sewer will increase 4% and 5%, respectively, in 2018/19. Water will increase again by 4% in 2019/20. Sewer rates will increase by 6% in FY 2020/21. At the request of Council Member Gartin about the rationale for increasing the storm sewer rates by 36% at one time, Mr. Pitcher advised that, for most customers, the impact on the total bill will be very small. Also, there will be no other utility rate increases. He gave utility bill rate samples for electric and water users. For median use residential customers, the increase will be \$1.25/month or a little less than 1%. For small commercial residents, the increase will be \$2.50/month. For commercial users, the increase will be \$3.75/month. For larger commercial users, their bill will increase by \$11.20/month.

Council Member Orazem asked if Iowa State University pays storm water fees. Municipal Engineer Tracy Warner advised that Iowa State has its own MS4 Permit. The City does not charge storm water fees for Iowa State property; ISU does its own improvements. The Council's attention was brought to the comparison of Iowa Storm Water Utility Fees for Iowa cities.

Finance Director Pitcher noted the fees for Parks and Recreation as approved by the Commission. The FY 2016/17 Rental Housing Fee Schedule was reviewed. The percentage of increase is an estimate; it could change if more or few units are constructed. The final numbers will not be generated until April 2017.

City Manager Schainker noted that staff will be proposing an increase to cemetery fees for 2016/17.

Moved by Betcher, seconded by Beatty-Hansen, to provide data on the outstanding exemptions (in dollar amount) for TIF and abatements.

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

Fund Summaries. Budget Officer Nancy Masteller outlined the Fund Sheets beginning with the General Fund. She stated that the ending balance of the General Fund was substantially higher than what was anticipated: \$10,688,193 was the Actual for FY 2014/15; however, \$6,940,667 was the Adopted for 2015/16. Finance Director Pitcher noted the recommended policy of retaining a 25% of revenues as fund balance reserve; that would equate to \$7,691,509, which yields an Unreserved Fund Balance of \$1,338,532. City Manager Schainker advised that funding for one-time capital expenditures has historically been used from that General Fund Reserve.

Noting the Utility Assistance Fund, Council Member Gartin asked to know if there is an unmet need in the Ames community for utility assistance. City Manager Schainker said that it would be difficult

to ascertain that. It is known that everyone who requested assistance received something; it might not mean the entire amount of the bill. Staff will provide Council the information that was sent to the Electric Utility Operations Review and Advisory Board.

Ms. Masteller continued the explanation of Special Revenue Fund Sheets and Capital Projects - Special Assessments, Airport Improvements, Park Development, and Bond Proceeds. Permanent Funds - Cemetery and Donald and Ruth Furman Aquatic Center Trust - were reviewed. It was noted that the Park Development Capital Project Fund now includes donations and grants for park development as well as \$100,000 transferred annual from Local Option Sales Tax.

Council Member Orazem asked where the donations from fund-raising efforts from the Friends of Emma McCarthy Lee Park and Munn Woods were showing up in the Operating Budget. Budget Officer Masteller said that no donations had come in from the Friends of Emma McCarthy Lee Park. Mr. Orazem recalled the City entering into an agreement with that Friends group. Parks and Recreation Director Keith Abraham explained that all the Friends groups (for park improvements) with whom the City has entered into agreements are all are separate groups, do their own fund-raising, and then if they want to assist with a City project will make a donation to the City or purchase an amenity for the park.

Council Member Orazem left the meeting at 3:48 p.m.

Enterprise Funds were then summarized by Budget Officer Masteller for the Water Utility, Water Construction (accounts for proceeds received from the State Revolving Loan Fund), Water Sinking, Sewer Utility, Sewer Improvements, Sewer Sinking (accounts for State Revolving Fund loan payments for sewer utility projects), Electric Utility, Electric Construction, Electric Sinking (principal and interest payments for Electric Revenue Bonds), and Parking Operations.

The meeting recessed at 4:02 p.m. and reconvened at 4:06 p.m.

Ms. Masteller continued with the Enterprise Funds for Transit Operations, GSB Transit Trust, Transit Capital Reserve, Transit Intermodal Facility Construction (should end in 2015/16), Storm Sewer Utility, Ames/ISU Ice Arena, Ice Arena Capital Reserve, Homewood Golf Course, and Resource Recovery.

Council Member Betcher noted that the Government of Student Body has re-branded itself as Student Government. She asked if the City names its funds; if so, it should be changed to reflect the correct name of the organization. Mayor Campbell noted that there might be legal reasons to keep it named as is depending on what the name is on the agreement between the City and that organization. It was agreed that the City would use the name "Iowa State Student Government Transit Trust."

Internal Services were summarized, including Fleet Services, Fleet Reserve, Information Technology, Technology Reserve, Risk Management, and Health Insurance. Council Member Betcher asked if the purchase of new technology will cause additional work for the Information Technology staff, specifically asking if it should be noted in the IT budget as well. City Manager Schainker stated that when new technology is added, analyses are conducted to see the total impact the additional technology will have on operations.

City Manager Schainker recognized City staff for putting together a budget such as the one just reviewed. Not all cities are as fortunate and some are having to make lay-offs.

Council Member Gartin asked to have information from Finance Director Pitcher on the significance that new growth is having on lowering taxes for all residents.

COUNCIL COMMENTS: Council Member Betcher reminded the Council members that evaluations of the Council appointees are due to Council Member Orazem today.

Council Member Gartin noted that the Mayor has put out a call for those interested in serving on a Board or Commission to complete an application and return to the City Clerk's office by the deadline of February 15, 2016, at 5 PM.

ADJOURNMENT: Moved by Gartin to adjourn the meeting at 4:20 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

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

AMES, IOWA

FEBRUARY 2, 2016

The Ames City Council met in special session at 5:15 p.m. on February 2, 2016, in the Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Ann Campbell presiding and the following Council members present: Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem. *Ex officio* Member Sam Schulte arrived at 5:33 p.m.

FY 2016/17 BUDGET PROPOSALS:

Library Services. Library Director Lynne Carey presented the proposed budget for Library Operations, including Administration, Operations Services, Resource Services, Adult Services, Customer Account Services, and Information Services. Utility costs for the renewed building are much higher than anticipated. Another unbudgeted expense resulted from a serious issue with the sanitary sewer line in the 1940 building. Jerri Heid, Youth Services Manager, gave highlights of the Youth Services Division. Tracy Briseño, Customer Accounts Services Manager, provided information about the Technology and Self Service Division and the Mobile Branch (Bookmobile).

Ex officio Member Sam Schulte arrived at 5:33 p.m.

Water Operations. John Dunn, Water and Pollution Control Assistant Director, provided an overview of the service objectives of divisions and programs of the Water Department: Administration, Production, Treatment, and Pumping, W&PC Metering, and W&PC Laboratory. Under Administration, the budget shows a .25 increase in the Secretary position to make it full-time. Mr. Dunn reported that the Water Pollution Control Facility has completed 25 consecutive years of 100% compliance with its discharge Permit. There will not be a rate increase in the Water or Sewer Fund for the next two years.

Public Works. Public Works Director John Joiner gave an overview of the major work activities for the Public Safety Program, which included Traffic Engineering, Traffic Operations, and Street Lights. Ms. Beatty-Hansen asked for information about improving safety for multi-modal traffic on Ontario. Director Joiner said that when traffic counts reached a certain level on Ontario, a turn lane would be added. Parking on both sides of Ontario would be impacted.

Moved by Beatty-Hansen, seconded by Nelson, to direct staff to add a traffic study to be done on Ontario to explore the possibility of adding a bicycle boulevard.

Council Member Gartin said that he would be uncomfortable adding this project at this point because he did not have enough information on it. Director Joiner said that it would not create a large burden on staff to add this study.

Moved by Beatty-Hansen, seconded by Nelson, to direct staff to add the Ontario traffic study to the traffic engineering studies page in the CIP.

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

Moved by Beatty-Hansen, seconded by Nelson, to request staff to look at the Clark intersection with 6th Street radar signal detection units for bikes.

Mr. Joiner said that there are funds budgeted for the bike radar signal detection units. If Council desired, staff could prioritize the Clark/6th intersection to be done first. City Manager Schainker emphasized that there would not be any additional money added to this program.

Council Member Gartin said that he did not want to micro-manage staff's prioritization of projects under these programs. Director Joiner advised that staff had not yet prioritized the list. In this case, it did make sense to make the improvements at the Clark/6th Street intersection due to the improvements already being done on Clark.

City Manager Schainker reviewed the Storm Water Utility Fee Increase (36%) to the current 4-Tier Structure adopted in FY 2012/13. Discussion ensued on how to make all customers aware well in advance of when the increase will take effect. Public Relations Officer Susan Gwiasda offered suggestions on how to notify residents. Also, there will be a probable fee increase in the fees at the Resource Recovery.

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

Budget highlights of the Utilities Program, which included Utility Maintenance, Storm Sewer Maintenance, and Resource Recovery were given. Key components of the Street System, Parking Operations, and Airport Operations were presented. Lastly, Mr. Joiner provided highlights of the budgets for the Cemetery, Administration, and Engineering. The Council was told that staff is analyzing an increase in fees for the cemetery. A cemetery rate comparison had been done. Even with fee increases, General Fund support in the amount of \$39,273 will still be needed.

Fleet Services. Director Corey Mellies provided details of the budget for Fleet Services. He said that approximately 80% of service is done in-house. Fuel prices are expected to continue to decrease. Seventeen percent of the Fleet is considered "green."

Facilities. Director Mellies advised that the Facilities budget provides for the routine operations and maintenance expenses at two facilities: City Hall (including parking, grounds, and the Veterans' Memorial) located at 515 Clark Avenue and the Maintenance Facility (including associated parking lots) located at 2207 Edison Street. Major projects will include the City Hall Roof Replacement, West Parking Lot Reconstruction, and Space Needs.

Finance Services. Finance Director Duane Pitcher presented the budgets for Economic Development and Financial Services, including Administration, Purchasing Services, Information Technology, Utility Customer Service, and Parking Violation Collection. Under Economic Development, the budget for FY 2016/17 is up due primarily to the first year of Kingland TIF pass-through and an increase in the Hotel/Motel pass-through. Lastly, City Council Contingency and Merit Adjustments were explained by Mr. Pitcher.

ADJOURNMENT: Moved by Gartin to adjourn at 7:23 p.m.

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

AMES, IOWA

FEBRUARY 3, 2016

The Ames City Council met in special session at 5:18 p.m. on February 3, 2016, in the Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Ann Campbell presiding and the following Council members present: Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem. *Ex officio* Member Sam Schulte was also present.

FY 2016/17 BUDGET PROPOSALS:

Parks & Recreation. Director Keith Abraham gave highlights of Administration, and Instructional, Athletic, and Aquatics programs. Mr. Abraham noted that they are requesting to move the Auditorium and Bandshell Management position from half-time to full-time. A major focus of the new staff person's time would be to bring in revenue-producing shows, maximize use of the Auditorium, lower the subsidy; and maintain, develop, and/or enhance relationships with existing and/or new users.

Budget information for the Wellness program and Parks Maintenance, and the two enterprise funds (Homewood Golf Course and Ames/ISU Ice Arena) was given. The various groups with whom Parks and Recreation partners were listed. Some of the new programming was described.

Mr. Abraham explained the offering of scholarships to residents who meet requirements set by Mid-Iowa Community Action. Council Member Gartin said he wants to ensure that there is enough money allocated to scholarship funding. Noting that the Ames Racquet and Fitness Center is going to close one of its locations, Council Member Orazem asked if the City would be interested in taking over that facility. Mr. Abraham advised that the Harvest Church will be purchasing the building. Harvest Church will be keeping two of the courts open to the public and has asked the City if it wants to manage those courts. Mr. Gartin noted that if those courts go away, there will be no indoor tennis courts. Mr. Abraham stated that the operational budget would be large if the City were to manage the courts.

Lastly, Mr. Abraham told the Council that one of the Department's goals to be accomplished by 2015 is to have no trimming in the Parks.

Electric Services. Donald Kom, Director of Electric Services, highlighted the operations budgets for each division (Administration, Production, Fuel Purchases, Distribution, Technical Services, and Engineering). He announced that the large project of converting the Power Plant from coal to natural gas is currently underway.

Under Administration, Demand Side Management has played a significant role in reducing peak; that program began in 2007. Last year, there were 15 solar projects completed; 111 new solar projects are projected for 2016/17. The pilot Industrial Interruptible/Off-Peak Rate project has proven to be very successful. Mr. Kom named the projects that are currently occurring. The Electric Peak occurred on July 17, 2015 at 122.4 MW. The all-time peak occurred on July 25, 2012 at 130.7 MW. The largest program in the budget is Fuel/Purchased Power at \$33,167,839. Mr. Kom emphasized that it does cost more to burn gas than it does from coal. Renewal energy equates to approximately 15.3% of City usage (10.5% from wind and 4.8% from refuse-derived fuel).

Law Enforcement. Details were given by Police Chief Chuck Cychosz of the budget for the Public Safety Program, which included Administration and Records, Crime Prevention and Police Services, General Investigation, Emergency Communications, Forfeiture/Grants, Animal Control, and Parking Enforcement. Chief Cychosz described some of the policing challenges. The Department attempts to meet those challenges through outreach, training, and commitment. The Law Enforcement budget is up 3.5%, which includes some enhancements (new police officer; .25 increase to the Mental Health Advocate position; body cameras). Fleet expenses are down a little, and retirement costs are down. The Chief shared that the Department receives 29,000 calls/year, which results in 2,000 cases.

Council Member Orazem asked if it was time to revisit the issue of cameras in Campustown. Chief Cychosz advised that staff has been getting feedback from the Campustown Action Association. Additional public discussion will ensue and information will be brought back to the City Council. Council Member Gartin would like to have conversations about the usage of body cameras before the Department moves forward. Chief Cychosz advised that the Department is having those conversations. Procedures and policies need to be in place. City Manager Schainker advised that if the Council supports funding body cameras, policies and procedures will be brought to the City Council for review. The cameras will not be purchased until the Council approves the policies and procedures.

Accident data from 2011 (1,303 accidents) to 2015 (1,676 accidents) were given; that is a 29% increase. Council Member Gartin would like those numbers expressed in per capita terms.

Noise complaints were down even through apartment complexes increased by 23%. There were 54 Nuisance Party citations issued.

Chief Cychosz emphasized the important role social media plays for the Police Department.

The Mental Health Advocate program was explained. They are requesting a .25 increase to the position.

Highlights of the Animal Control budget were given. There were 2,304 calls last fiscal year.

The meeting recessed at 7:40 p.m. and reconvened at 7:48 p.m.

Fire Department. Chief Shawn Bayouth detailed the budgets for Fire Safety, Administration and Support, Suppression and Emergency Action, and Building Safety.

The 9.2% increase in Administration and Support is due to the addition of a new full-time-equivalent Training Chief position.

Mr. Bayouth highlighted some of the benefits of mutual aid partnerships. Pictures of different fire scenes from incidents that had occurred during 2015 were shown.

Chief Bayouth recognized Iowa State University for its contribution (25%) to the Fire Department's operation budget.

Public education events attended by fire fighters were up in 2015.

Highlights of the Building Safety/Inspections Division were given by Chief Bayouth. The *2017 National Electrical Code* will be adopted this fiscal year. Rental Housing fees will increase from 3.3% to 3.5% in 2016/17.

As a reminder to the Council, Chief Bayouth noted that they are coming up to the final extension for the requirement for sprinklers to be installed in Greek Houses. That requirement was directed by the City Council years ago.

ADJOURNMENT: Moved by Beatty-Hansen to adjourn the meeting at 8:19 p.m.

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

AMES, IOWA

FEBRUARY 4, 2016

The Ames City Council met in special session at 5:17 p.m. on February 4, 2016, in the Council Chambers in City Hall, 515 Clark Avenue, pursuant to law. The following Council members were present: Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, and Chris Nelson. Mayor Ann Campbell, Council Member Peter Orazem, and *Ex officio* Member Sam Schulte were absent. City Attorney Judy Parks called the meeting to order and announced that Mayor Campbell is ill and Mayor Pro Tem Orazem would also be absent. Therefore, the first thing that the Council members needed to do was to elect a Temporary Chair to preside over this meeting.

Moved by Corrieri, seconded by Betcher, to name Council Member Chris Nelson as the Temporary Chairperson to preside over this meeting.

Vote on Motion: 4-0. Motion declared carried unanimously.

Temporary Chairperson Nelson began presiding over the meeting.

FY 2016/17 BUDGET PROPOSALS:

Transit System. Transit Director Sheri Kyras gave highlights of the budgets for Administration and Support. She reviewed revenues and expenses. The big change to expenses was the decrease in fuel costs. There will be an increase of \$6.75 in the student fee, which equates to \$73.10/semester. Next year, off-site storage of buses will occur for the first time; there is \$50,000 budgeted to cover that expense. In order to address driver hiring challenges, there is a new Trainer position in the budget as well as incentivizing bonuses for new drivers. There are currently 145 drivers.

Ms. Kyras reviewed new and major projects that will be initiated in the next fiscal year. She also explained major projects for the Fixed Route Service program and detailed the budget for the Dial-a-Ride program.

City Council. Assistant City Manager Brian Phillips provided the Council with a summary of tasks and objectives they had set for FY 2014/15. He highlighted annual activities attended by the Mayor and City Council.

City Manager. Highlights of the major projects supported by the City Manager's Office were given by Mr. Phillips.

City Clerk. Diane Voss, City Clerk, presented the City Clerk's Division budget. Many of the services provided by the City Clerk's Office were summarized. Major sources of revenue and the largest expenses were highlighted.

Public Relations. Susan Gwiasda, Public Relations Officer, listed ways that the City communicates internally and externally. She specifically highlighted press releases (169 in FY 2014/15), newsletters, the newly designed Web site, social media (17 *Facebook* pages and seven *Twitter* accounts), brochures, and community branding. Ms. Gwiasda listed many of the events that the City will be hosting during the next four months.

Cable TV. Ms. Gwiasda highlighted the programming awards earned by Derek Crisler, Cable Coordinator, during the past year. Mr. Crisler continues to make improvements to the City's programming. The City is now broadcasting in HD. It will begin HD streaming simulcast this fall.

Legal Services. City Attorney Judy Parks summarized the services provided by the Legal Department. Ms. Parks noted that there is one Assistant City Attorney position vacant. She said that in beginning the recruitment for that position, she is keeping in mind the importance of stability in staffing. City Attorney Parks showed the Department's funding sources and how they are allocated. Major projects accomplished during the past fiscal year and those continuing into this fiscal year were listed. Another major task of this Department is Property Assessment Appeals. Civil litigation requiring City Attorney representation was noted.

Human Resources. Director Kaila Kenjar summarized the initiatives for the Human Resources Department. During the past fiscal year, new individuals have or will have filled the Director, both Human Resource Officers, and Human Resources Analyst positions. Ms. Kenjar noted that the City is undergoing bargaining efforts with all five of the Unions. She also showed information on employee and leadership development. The Council was told that there had been 45 recruitments initiated in 2015/16 with 2,000 applications received.

Risk Management. Human Resources Director Kenjar highlighted the main risk management initiatives and activities. She noted the largest expenses were Property and Liability Premiums. Dave Eaton, Risk Manager, said he had completed the OSHA Authorized Trainer Program. He said the City will continue implementation of Functional Job Assessments (FJA).

Health Insurance Management. Human Resources Director Kenjar presented highlights for the Health Insurance Management program. Health insurance rate increases from FY 2011-12 to the current year were shown. A Service Objective is to keep yearly rate increases below 10%.

Health Promotion Program. Ms. Kenjar reviewed key services and programs that are offered to employees. She summarized the wellness and health care service delivery initiatives. Some of the services and programs were highlighted. It was noted that many of the Council members were participating in the Live Healthy Iowa initiative.

Long-Range Planning and Current Planning. Planning and Housing Director Kelly Diekmann stated that the budget now reflects one program of planning services, merging the Current Planning program and Long-Range Planning program. He presented a pie chart of the planning activities and how much time they take. The Department has one vacant Planner position; that position should be filled by Spring 2016. Highlights of the Long-Range Planning activities were given. A summary of Planning Division priorities as set by the City Council was distributed to the Mayor and City Council. Current Planning highlights were provided. A map of likely development areas (2016/17) were shown.

City-Wide Affordable Housing. Vanessa Baker-Latimer, Housing Coordinator, noted the city-wide housing activities for 2015/16 and 2016/17. She said that program accounts for expenses incurred by the City's Housing Division that are not eligible for reimbursement under the federal government's Community Development Block Grant program to assist low- and moderate-income households. For 2015/16 and 2016/17, staff will continue to host community forums and events to train, educate, and engage the public regarding various housing topics/awareness.

Community Development Block Grant. The Community Development Block Grant (CDBG) activities accomplished and those that will be occurring were highlighted for 2015/16. Ms. Bakerlatimer advised that the 2016/17 CDBG allocation for the City has not yet been announced. The City's CDBG allocation was \$484,297 in FY 2015/16. Funds from this account were used to purchase the ten-plus acre parcel at 321 State Avenue (former Ames Middle School site). That land will be made available for future redevelopment into affordable housing. In 2016/17, staff will begin the process for determining the type and number of lots to be developed for affordable housing for 321 State Avenue.

Conclusion. Finance Director Duane Pitcher provided a summary of the budget decisions pending for the Budget Wrap-Up session to be held on February 9, 2016. He brought the Council's attention to a memo pertaining to the Impact of East Industrial Area Utility Extension on Utility Rates. That memo was in response to a Council directive made at its January 26, 2016, meeting to add a project to the CIP in FY 2016/17 to extend water and sewer utilities to the eastern limits of a proposed East Industrial Annexation Area.

ADJOURNMENT: Moved by Gartin to adjourn at 7:47 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

JANUARY 26, 2016

The Ames City Council met in Regular Session at 6:00 p.m. on the 26th day of January, 2016, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Ann Campbell presiding and the following Council members present: Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson and Peter Orazem. *Ex officio* Member Sam Schulte was also present.

CONSENT AGENDA: Mayor Campbell announced that the City Council would be working off an Amended Agenda. City Attorney Judy Parks had requested the addition of an item where the City Council would authorize her to secure outside counsel for prosecutions. She advised that one of the Assistant City Attorneys had accepted a position with West Des Moines. Council Member Nelson asked to pull Item No. 12 (2015/16 Arterial Street Pavement Improvements project) for separate discussion.

Moved by Beatty-Hansen, seconded by Corrieri, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving minutes of Regular Meeting of January 12, 2016, and Special Meeting of January 19, 2016
3. Motion approving Report of Contract Change Orders for January 1-15, 2015
4. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Liquor & Outdoor Service – West Towne Pub, 4518 Mortensen Road, #101
 - b. Class C Liquor & Outdoor Service – Dublin Bay, 320 S. 16th Street
 - c. Special Class C Liquor – Shogun of Ames, 3704 Lincoln Way
 - d. Class B Beer & Outdoor Service – Torrent Brewing Company, 504 Burnett Avenue
 - e. Class B Beer & B Native Wine – Indian Delights Express, 120 Welch Avenue
5. Motion approving Class C Beer Permit for Casey's General Store #2560, 3020 South Duff Avenue
6. Motion authorizing City Attorney to secure outside counsel for prosecutions
7. RESOLUTION NO. 16-034 approving Addendum to Medication Therapy Management Services Agreement between the City and Outcomes Incorporated
8. RESOLUTION NO. 16-035 approving preliminary plans and specifications for 2013/14 Shared Use Path System Expansion - Skunk River Trail Extension, Phase 2; setting February 16, 2016, as bid due date and February 23, 2016, as date of public hearing
9. RESOLUTION NO. 16-036 approving preliminary plans and specifications for 2015/16 Asphalt Street Pavement Improvements and 2015/16 Water System Improvements; setting February 17, 2016, as bid due date and February 23, 2016, as date of public hearing
10. RESOLUTION NO. 16-037 approving preliminary plans and specifications for 2015/16 Concrete Pavement Improvements Program #1 (Friley Road); setting February 17, 2016, as bid due date and February 23, 2016, as date of public hearing
11. RESOLUTION NO. 16-038 approving preliminary plans and specifications for 2015/16 Water Systems Improvements Program #1 - Water Main Replacement (Country Club Boulevard); setting February 17, 2016, as bid due date and February 23, 2016, as date of public hearing
12. RESOLUTION NO. 16-039 approving preliminary plans and specifications for 2015/16 Clear

Water Diversion (Duff Avenue, East 9th Street, and McDonald Drive); setting February 17, 2016, as bid due date and February 23, 2016, as date of public hearing

13. RESOLUTION NO. 16-041 awarding contract to ARGO Turboserve Corporation of Lyndhurst, New Jersey, for purchase of parts for Unit 8 Turbine in the amount of \$64,367
 14. RESOLUTION NO. 16-042 accepting partial completion of public improvements and lessening security for Scenic Valley Subdivision, 1st Addition
 15. RESOLUTION NO. 16-043 accepting final completion of Vet Med Substation Capacitor Bank Foundation Installation
 16. RESOLUTION NO. 16-044 accepting final completion of 2014/15 Traffic Signal Program (13th Street and Stange Road)
 17. RESOLUTION NO. 16-045 accepting final completion of Water Pollution Control Facility Make-Up Air Unit and Heat Recovery Units Replacement Project
 18. RESOLUTION NO. 16-046 approving Plat of Survey for 2328 - 240th Street
- Roll Call Vote: 6-0. Resolutions/Motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

2015/16 ARTERIAL STREET PAVEMENT IMPROVEMENTS (13th STREET - FURMAN AQUATIC CENTER TO UNION PACIFIC RAILROAD): Council Member Nelson said that, in light of some of the feedback that was received during the 24th Street project last summer, he would like assurance that the City is communicating with the public as to what this project will entail. Municipal Engineer Tracy Warner reported that, at the project informational meeting and outreach to residents, staff had explained that the Stange Bridge would be closed for approximately two months (May and June). Sixth Street is closed now; that is anticipated to be open in August. Staff wanted that to be clear so that the public would be informed and could provide candid feedback. The feedback received indicated that they would like to minimize the closure, but they would rather have it closed to allow for the work to be done as quickly as possible versus piecing it together and stringing out the construction a lot longer. Ms. Warner said that staff was very conscious about how this might affect the Furman Aquatic Center. The closure will occur after the Labor Day weekend (after the Furman Aquatic Center closes). She emphasized that the road will be totally closed. Safety is also an issue with large equipment. Ms. Warner commented that the City always looks at safety for its residents, but also for the contractors. Council Member Gartin asked that the City be as proactive as possible using social media to get the word out about this project. Ms. Warner advised that City staff personally delivers notices to the residents adjacent to the project.

Moved by Nelson, seconded by Betcher, to adopt RESOLUTION NO. 16-040 approving preliminary plans and specifications for 2015/16 Arterial Street Pavement Improvements (13th Street from Furman Aquatic Center to Union Pacific Railroad); setting March 15, 2016, as bid due date and March 22, 2016, as date of public hearing.

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

PUBLIC FORUM: Mayor Campbell opened Public Forum and closed same after no one requested to speak.

2016-2021 CAPITAL IMPROVEMENTS PLAN: Mayor Campbell invited members of the public to provide input on the 2016-2021 CIP. She specifically noted that the vote on the CIP would be taken at Budget Wrap-Up on February 9, 2016.

Cheryl Langston, 1710 Northwestern Avenue, Ames, stated that she was speaking on behalf of Healthiest Ames. Healthiest Ames encouraged the Council to provide additional funding to the current system of trails and that the City be mindful of all types of users and modes of transportation. She referenced the partnership between Healthiest Ames and Community Design Lab at the University. The Community Design Lab has conducted a review of other communities' Complete Streets Policy and they will continue to work with Healthiest Ames and the City in the creation of a Complete Streets Policy. She encouraged the City to take advantage of their expertise. Ms. Langston requested that the Council be as proactive as possible in funding positive changes.

Trevin Ward, 1012 Grand Avenue, Ames, said that he was speaking on behalf of the Ames Bicycle Coalition (ABC). Mr. Ward stated that his comments pertained to the multi-modal and shared use path programs in the CIP. The ABC had presented a proposal to the City requesting that \$2.5 million in additional funding be allocated to those programs in the CIP over a five-year span. It was also requested that the City implement short-term long-range transportation projects over the next seven years, instead of over ten years. Mr. Ward offered that one project in the CIP that could be delayed was the construction component of the Cherry Avenue Expansion; doing so could make up the entire five-year cost gap of all of the proposals for expedited improvements in ABC's proposal. Other areas of the Transportation budget that could be delayed or shifted were suggested. He also commented that the improvements being requested by the ABC would benefit the entire community, not just a few. Mr. Ward told the Council that multi-modal roadway improvements have a multiplier effect on spending; they pay off significantly more dollar-for-dollar than roadway improvements. He said that the multi-modal improvements suggested by the ABC would have positive impacts City-wide.

Carol Williams, 628 - 8th Street, Ames, also spoke as a member of the ABC. She also advocated for more money to be allocated to multi-modal roadway improvements and informed the Council of two "take-aways" from last Friday's Bike Summit that she had attended was that trails should be designed for people eight years old to 80 so that all feel safe and every person's front door should lead to a trail. Ms. Williams believes that a person shouldn't have to get in a car to access a trail. She has waited a long time for the Skunk River Trail and was pleased to see it on tonight's Agenda. According to Ms. Williams, the Worle Creek Trail (from HyVee to Airport Road) is a key trail for commuters and recreational cyclists. She asked that the Council be mindful of that Trail in light of the Grand Avenue Extension project. Ms. Williams asked the Council to be bold in its funding decisions regarding multi-modal transportation.

Betty Baird, 2707 Duff Avenue, Ames, spoke as an individual and also as a member of the Ames Progressive Alliance. She voiced her support for the Ames Community Solar Initiative after learning about the project from attendance at an EUORAB meeting. Ms. Baird advised that people can learn more by going to the Web site (www.amescommunitysolar.org) or by visiting their *Facebook* page of the same name. Ms. Baird asked the City to act in an expeditious manner to support this Initiative.

Helen Gunderson, 1626 Burnett, Ames, also spoke in favor of multi-modal roadway improvements. She told the Mayor and Council that she sold her vehicle in 2009 and now uses CyRide and her bicycle as her primary modes of transportation. The challenge in Ames is finding safe routes. She believes that Ames infrastructure sometimes leads to unsafe conditions for cyclists. Ms. Gunderson believes that climate change will force people to simplify. She listed the benefits of using a bicycle, rather than a motor vehicle. Ms. Gunderson said that she had reviewed the ABC's CIP budget proposal and supports it. She urged the Council to think outside the box of ordinary thinking and do everything within its power to make the requested improvements, which would be a big step toward creating a healthier Ames.

Elizabeth Wentzel, 1125 Marston Avenue, Ames, stated that she was speaking as a member of Kidical Mass and the ABC. According to Ms. Wentzel, Kidical Mass Cycling provides family fun rides to help them be comfortable riding in the streets. Ms. Wetzel noted that one of the challenges is the lack of proper infrastructure to provide for the safety of cyclists and make parents uncomfortable for their children to ride in the streets. She advised that she has not owned a vehicle for many, many years. There are incredible challenges, however, there are areas with no shared use paths. Ms Wetzel asked for improvements that will make cycling safer in Ames.

Joseph Lekowski, 819 Ash Avenue, Ames, said he was speaking on behalf of Ames residents and Iowa State University. Mr. Lekowski advocated for turning some of City-owned property into edible landscapes . According to Mr. Lekowski, this is part of a nationwide movement to make more locally available food to people; to have more urban food centers. The group is currently looking for an ideal location, e.g., an unused piece of City land. One possible location that had been suggested to the group would be on the north side of South Fourth Street by Squaw Creek. Council Member Gartin asked if the group had any specific plans for the Council to consider. Mr. Lekowski said that at this time, he just wanted to bring the concept to the Council to consider.

Sharon Stewart, 937 Hilltop Road, Ames, spoke on biking in Ames. She and her husband commute via bike nearly every day. The only days when she does not bike are when she has to take her son to daycare. According to Ms. Stewart, the reason is that she does not bike at those days is that she does not feel it is safe with her son in a chariot behind her bike. Ms. Stewart said that her husband would also like her to mention that they would like to see straight bike paths along major roadways for commuters.

Sarah Cady, 2812 Arbor Street, Ames, Iowa, also spoke on bicycling in Ames. She noted that she had moved to Ames from Sioux Falls, which has recreational trails to which its residents don't have to drive. Ms. Cady believes that was achievable in Sioux Falls and would be do-able in Ames. It is disappointing to her that recreational cyclists have to drive to Ada Hayden or to the trails that connect to other communities. She thinks that the future will be walkable and bikeable, and Ames should plan for this type of infrastructure now instead of making improvements later at higher costs.

Mayor Campbell noted that the budget input begins in early October.

City Manager Steve Schainker stated that the final decisions on the CIP and the Operating Budget, which includes the first year of public improvements funding, will be made on February 9. If there

are any alterations that the Mayor and/or Council members would like to see, he would like that direction to staff tonight. Staff would then put those numbers into the CIP and provide updated funding strategies.

Council Member Gartin suggested a change to the Eastern Industrial Area CIP page to address both the annexation and extension of infrastructure to 590th Street. City Manager Schainker advised that the existing CIP shows an extension of only sewer to just east of I-35 in the amount of \$2 million. The project would slide into FY 2016/17 with funding in the amount of \$4.8 million for sewer and water lines to be extended to 590th Street (and a reduction of \$2 million would be shown in the CIP in 2015/16). Mr. Schainker cautioned that the cost estimates were calculated two years ago; those might go up or down. He recalled that the City had already raised fees to help the Water and Sewer Utilities pay for this. The G. O. Bond debt had already been incurred; the payments for that would be recouped over 12 years.

Moved by Gartin, seconded by Orazem, to direct staff to develop a page for FY 2016/17 to extend water and sewer all the way to 590th Street.

Council Member Orazem asked if there would be any cost advantages to the City doing the entire project at once instead of piecemeal. Public Works Director John Joiner answered that there would be a cost benefit to do the project all at once. He explained that costs will continue to increase each year. If the project were larger, it normally would attract more bidders. Also, the Engineering could be done one time.

Council Member Betcher said that she had heard comments that development in this area might add a large burden to City utilities. She wanted to ensure that if the City builds the lines out, it would not necessarily be committing to any certain type of development. City Manager Schainker said it would be the intention of the City to control the use. Planning and Housing Director Kelly Diekmann stated that the concerns of use would be addressed in the Industrial Site Plan.

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

Council Member Gartin raised the concept of a Miracle Park that was presented to the Council at its last Regular Meeting. City Manager Schainker advised that it had been determined that when the City injects funds into a public improvement project, there is a state requirement that the project be bid and managed by the City. He noted that the group advocating for the construction of this Park wants to fund-raise, build the project, and then turn it over to the City. City staff needs to study this more to ascertain how the City can provide support for the project without having to bid the project or manage it. Mr. Schainker stated that this project should not be inserted into the CIP at this time. He advised that whatever funding support the City is able to provide should come from the Park Development Fund.

Council Member Gartin asked Public Works Director if he had had a chance to review the ABC's proposal for the FY 2016-2021 CIP. Mr. Joiner answered that he had. Mr. Gartin asked if those projects would place a burden on the current staffing level. Director Joiner stated that it would definitely be challenging as a number of the suggested projects would exceed the capacity of the staff. However, there are aspects of the proposal that could be done without too far exceeding the work load of staff. Mr. Joiner named a number of projects proposed by the ABC that are already planned in the

CIP. Mr. Gartin summarized that the two issues for him would be funding and staffing. It appeared to him that there might be some projects that are already in the pipeline and there are some projects that could be accelerated. Mr. Schainker noted that the street improvement projects need to be considered as well. This would be more difficult to change this right now because it will affect a lot of other transportation projects. Funding for additional shared use path/multi-modal projects would have to be taken from those other road projects. Director Joiner said that it would be beneficial to have some lead time to determine which of the suggested improvements could be done. City Manager Schainker concurred, pointing out that the 2016/17 Budget process is well underway. He reiterated that to change the funding for these projects now would mean changes to many of the transportation projects. Mr. Schainker suggested that perhaps some of the more minor requested changes could be made this year with direction from the Council as to how much funding it wants to allocate to multi-modal and shared use paths in the future.

Council Member Beatty-Hansen said she would like to offer what she considers a compromise. She suggested that the Council ask staff to reach an average of \$1.2 million annually between multi-modal and shared use paths starting when staff develops the CIP for 2017/18.

Council Member Beatty-Hansen suggested that a couple projects move into this year's CIP because she felt that would be do-able. She named them as one-block shared use path extensions on 13th Street, from Ridgewood to Northwestern; and on Grand Avenue, from Murray to 16th Street. Ms. Beatty-Hansen also asked that money be set aside for planning (not constructing) the Vet Met Trail in FY 17/18. It is a huge commuter avenue between the Research Park and Downtown. She also suggested that the City seek out possible private partnerships with other entities for the construction of that Trail, e.g., the Research Park.

Council Member Orazem noted that there are more funds allocated to multi-modal transportation other than the \$2.65 million shown on Page 89 (Shared Use Path System Expansion) of the Draft 2016-2021 CIP. Some are already included in street projects. The actual dollar amounts are actually spread through many projects. He noted sharrows were included in the funding for many other street projects.

Moved by Beatty-Hansen, seconded by Betcher, to increase the Shared Use Path Expansion budget by \$110,000 for FY 2016/17 for 13th Street, Ridgewood to Northwestern; and Grand Avenue, Murray to 16th Street (\$80,000); and \$30,000 for planning the Vet Med Trail a/k/a Worle Creek Trail.

It was specified by Director Joiner that the Worle Creek Trail that was being referenced was actually the Vet Med Trail.

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

Moved by Beatty-Hansen, seconded by Betcher, to direct staff when developing the CIP next fall to reach an average of \$1.2 million annually for the next five years to the Multi-Modal and Shared Use Path Expansions and whatever other categories relate.

Council Member Orazem reiterated that the \$2.65 million shown on Page 89 is only part of the improvements to shared use paths. Other street projects include multi-modal and shared use improvements. City Manager Schainker said that he would not recommend increasing or accelerating improvements to shared use paths to the detriment of street improvements.

Council Member Gartin wanted to ensure that the City would be able to keep its commitments to other aspects of the transportation program if \$1.2 million annually is dedicated to Multi-Modal and Shared Use Path Extensions. Director Joiner said that it appeared to him that the motion would be manageable at this time; it will have to be further analyzed. City Manager Schainker noted that discussion on this would actually occur during the next budget cycle, which would give staff time to develop funding strategies. Those would be brought back to the Mayor and Council, and they would need to decide if that is workable.

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

AGREEMENT WITH CENTRAL IOWA WATER AUTHORITY: City Manager Schainker reported that in January 2014, the City Council established “to promote economic development” as one of its goals. An objective that went along with that goal was for staff to negotiate with Central Iowa Rural Water Association (CIWA) to resolve the rural water service territory issue east of Interstate 35. Mr. Schainker noted that current federal law preserves the right of CIWA to provide water service to the property east of Interstate 35 in the area where Ames hopes to expand its city limits for industrial land use. However, federal law only requires a rural water entity to provide potable water, but not to a level that would ensure proper fire protection to the industries that might locate there. Mr. Schainker noted the importance of the City being able to provide water for potable uses and fire protection to the industrial properties within its boundaries.

Mr. Schainker explained that the area covered by the proposed Agreement represents approximately 1,200 acres of land. Most of that land is along East Lincoln Way and involves property that has yet to be annexed into the City. This also includes a portion of the land along East 13th Street that was previously annexed into the City that is planned for regional commercial uses. City Manager Schainker gave credit to Assistant City Manager Bob Kindred and to the representatives of CIWA who worked out the details of the Agreement to mutual satisfaction between the entities.

Highlights of the Agreement were provided by City Manager Schainker, as follows:

Term of the Agreement. The term of the Agreement is 20 years; however, after ten years, either party may cancel if it provides a 24-month written notice to the other party.

Continuing Members. CIWA wanted to retain its eight existing customers and also felt a responsibility to add new customers within Phase I upon request (“Continuing Members”). The City preferred that CIWA not expand its customer base in Phase I in order to ensure that the largest possible amount of land is made available for large industrial entities to develop within the City. As a compromise, CIWA will be able to add customers after the effective date of the Agreement, but the amount of land that will be allocated to any new Continuing Member will be only one acre in size.

Purchase Price. The Agreement is structured so that a buy-out is possible when an industrial customer chooses to develop on land within Phase I. For the first five years of the Agreement, the cost of the buy-out will be \$2,500/acre. For the following five years of the Agreement, the buy-out will remain firm after it is adjusted for inflation based on the Consumer Price Index - All Urban Consumers, All Cities, all Items. If the Agreement remains in effect after ten years, the buy-out cost will be adjusted every five years in a similar manner.

Release of CIWA Service Territory to Continuing Members. The following three events must occur before the property will be released by CIWA to the City's water service territory:

1. Approval must be given by CIWA for the transfer
2. The appropriate purchase price must be paid to CIWA
3. A reasonable disconnection fee must be paid to CIWA

Release of CIWA Service Territory to Non-Continuing Members. CIW is required to release to the City the remainder of those properties not allocated to a Continuing Member. In those cases, the only event that must occur is for the appropriate purchase price to be paid to CIWA.

Requirements of CIWA When Operating in the City's Right-of-Way. City staff had hoped that CIWA would agree to be subject to the provisions of the City's Right-of-Way Ordinance; however, CIWA did not want to subject itself to that Ordinance for fear that the requirements would add operating requirements in excess of what they are currently required to do when work is done in Story County's rights-of-way. In lieu of a blanket commitment to the City's Ordinance, CIWA agreed to some of the major components of the Ordinance. That will help reduce the possibility of damage to utility lines owned by the City and by other utilities in the City's rights-of-way. The Agreement also grants a hold harmless promise to protect CIWA from claims arising out of the city's work or facilities in the rights-of-way that might adversely affect CIWA.

Sharing of Water Consumption Information. Continuing Members within Phase I could be served water from CIWA and receive sanitary sewer service from the City. Because sanitary sewer service fees are traditionally based upon water consumption, it is critical that CIWA provide that information to the City so that sanitary sewer bills can be calculated. CIWA has agreed to provide water consumption information for any such Continuing Members to the City within 30 days after the end of each month.

Effective Date of the Agreement. The Agreement will not become effective until: (1) the Agreement is approved by the United States Department of Agriculture and CIWA's financier (The National Bank for Co-Operatives) and (2) the Agreement is recorded by the City Clerk.

Moved by Nelson, seconded by Corrieri, to adopt RESOLUTION NO. 16-047 approving the Agreement with Central Iowa Water Association for water service transfer east of Interstate 35.

Council Member Beatty-Hansen expressed her concerns that the City will pay a lot of money to run water and sewer to the area east of Interstate 35 and then be asked for more money if the area does not develop. She believes that the City should be cautious about this.

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

803 LINCOLN WAY (HAYNES KENTON SUBDIVISION): City Planner Justin Moore stated that the property in question is owned by Haynes Kenton LC. The request is for approval of a Final Plat for a Minor Subdivision of the 3.34 acres of land. It is currently addressed as 809 E. Lincoln Way. The proposed plat shows the division of the 3.34 acres into two lots of 1.54 acres and 1.80 acres. The

current property has a gas station and small distribution business on the west half of the property, which were approved for construction in 1985. A large open grass area remains on the east half of the site. The proposed subdivision would divide the parcel between the occupied area of the lot on the west and the grass lot on the east.

Planning and Housing Director Kelly Diekmann reported that the applicant is requesting a waiver to the street access standards found in the Chapter 23.403(9)(b). He explained that the city has established street standards for subdivisions that include a limitation on how lots have access to arterial streets. Staff believes that that section of the Code restricts new lots from having access to arterial streets and that only existing access points can be accommodated with new lots. That means that a property owner would not be precluded from subdividing, but that new lots must use existing access points. The request for the waiver is based upon the existing conditions of the eastern Cenex driveway near the proposed lot line and the desire of the property owner to not encumber the property with a shared access easement. Staff has reviewed the proposal to have a direct access from Lincoln Way to the proposed Lot 2 and has found that there is a limited area located at the far east end of the property that, if the waiver is granted, could meet SUDAS standards for spacing and design. The access point would be a minimum of 170 feet away from Sondrol Avenue and the current Cenex driveway.

Moved by Nelson, seconded by Corrieri, to adopt RESOLUTION NO. 16-048 approving the request for a waiver from the Subdivision Street standard of 23.403(9)(b) with a condition that Lot 2 with only one driveway access to Lincoln Way that meets SUDAS spacing requirements and accept the Improvement Agreement for installation of a five-foot sidewalk within three years.

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

Moved by Nelson, seconded by Corrieri, to adopt RESOLUTION NO. 16-049 approving the Final Plat of Haynes Kenton Subdivision upon findings that the Final Plat conforms to relevant and applicable design standards, ordinances, policies, and plans.

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

REQUEST FOR EXEMPTION TO MINIMUM FLOOR-TO-AREA RATIO IN THE DOWNTOWN SERVICE CENTER ZONE: Planner Justin Moore noted that a request had been made to the City Council on December 22, 2015, to consider initiating a Zoning Text Amendment to allow religious institutions in the Downtown Service Center (DSC) Zoning district to operate under an exception to the minimum floor area ratio and minimum height requirements in the DSC zoning regulations. After reviewing the memo provided by the staff, the Council, on January 12, 2016, asked that this item be placed on a future agenda. The property owner, United Church of Christ located at 217-6th Street, desires to enclose a walkway entering into the Church as part of a long-term Master Plan for its facility. The Church already greatly exceeds the maximum allowed Floor Area Ratio (FAR) and building coverage allowances of its underlying Neighborhood Commercial zoning and cannot expand its existing structure as desired. The Church desires to rezone the property to DSC so as to not be restricted by a maximum floor area and coverage standard. However, if rezoned to DSC, the Church would then be non-compliant within the DSC Zoning District as it would not achieve the minimum 1.0 FAR standard and potentially the two-story minimum height requirement.

According to Director Diekmann, Neighborhood Commercial and Downtown Service Center zoning were created as part of the 2000 zoning Ordinance update. Prior to that time, Downtown was zoned as General Commercial and the property on which the Church sits was Planned Commercial – neither of those zoning districts still exists. The DSC standards were crafted with the purpose of promoting Downtown as an urban district that continued the feel and look of a traditional Main Street downtown area. Most of the historic buildings in Downtown are two stories and have a FAR that is greater than 1.0. Those standards were written to ensure that new development would be of similar character as existing buildings and would not be underdeveloped with one-story buildings and substantial amounts of surface parking.

At the request of Council Member Beatty-Hansen, Director Diekmann explained in detail the options available to the City Council, as follows:

1. Initiate a text amendment to the DSC development standards to exempt uses requiring a Special Use Permit from the minimum FAR and building height requirements.

This option would have limited applicability by generally applying to institutional and miscellaneous uses, but not to trade, office, or entertainment uses. It would allow for a case-by-case review by the Zoning Board of Adjustment (ZBA) of how such a use would fit within its surroundings and meet the purpose and objectives of the zoning district. Under this option, the focus of the Special Use permit would not be specifically on the Far and building height.

2. Initiate a text amendment to modify the exception process to include FAR and height.

This change would have limited applicability by generally applying to institutional and miscellaneous uses, but not to trade, office, or entertainment uses. It would allow for a case-by-case review by the ZBA of how such a use would fit within its surroundings and meet the purpose and objectives of the Zoning District. The focus of the Special Use Permit would not be specifically on the FAR and building height.

3. Initiate a text amendment to clarify that a nonconforming building may be added onto without having to meet minimum FAR or height requirements.

This option would deal with the issue of nonconformity on a site rather than the standard itself. It would apply to all types of uses, not just religious institutions. This option would allow for incremental property changes and additions without having to fully meet the floor area and height requirements that would be expected of new developments, but it would function within the limited options of a non-conforming use and approvals through staff and the ZBA.

4. Initiate a text amendment that make exempt religious institutions from minimum FAR and height standards, without approval of a Special Use Permit or Exception.

This option would directly exclude religious uses from the standards, but would not exclude them from needing a Special Use Permit for review of their use in general.

5. Decline to initiate a text amendment and have the property owner seek a Variance from the zoning Board of Adjustment.

Trevin Ward, 1012 Grand Avenue, Ames, spoke as the current Campustown Action Association President. He noted that the CAA Board has not met on this issue, but he wished to express the historic concern for the building towards maintaining a relatively narrow scope for these types of uses.

John Lott, 1022 Douglas Avenue, Ames, spoke as the architect for the Church. The space that is being requested to be enclosed is not even visible from the street. To use the Special Use Permit process makes sense to him because the use would be defined.

Council Member Betcher noted that the City Council had received a letter from the owner of Adams Funeral Home. She asked how the issue that Adams Funeral Home has relates to this case. Director Diekmann noted that the FAR is just one of the issues facing the Adams Funeral Home in its request for a parking lot. Mayor Campbell suggested that Ms. Betcher refer the Adams Funeral Home issues to staff under Council Comments since it had not been listed on the Agenda for this meeting.

Moved by Beatty-Hansen, seconded by Corrieri, to initiate a text amendment to the DSC development standards to exempt uses requiring a Special Use Permit from the minimum FAR and building height requirements.

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

AIRPLANE DISPLAY AT AMES MUNICIPAL AIRPORT: Traffic Engineer Damion Pregitzer provided the history of this issue. He advised that Hunziker Development has been working with the Ames Foundation and approached the City of Ames with a proposal to apply to the United States Armed Forces (USAF) Static Display Program to receive an historical aircraft to be used as a piece of public art at the Ames Municipal Airport.

Mayor Campbell said she was perplexed as to why a city without a military base would want an historical aircraft to be used as piece of public art at its airport. Council Member Corrieri noted that she would like to see something more modern since the Airport is being significantly upgraded. Council Member Betcher gave a

Moved by Orazem, seconded by Corrieri, to reject the request and ask the Ames Public Art Commission to work on soliciting an appropriate piece of art to serve as an entry into the Ames Municipal Airport/Research Park.

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

ORDINANCE REZONING PROPERTY AT 1110 DELAWARE AVENUE: Moved by Betcher, seconded by Nelson, to pass on second reading an ordinance rezoning property at 1110 Delaware Avenue from Residential Low-Density (RL) to Residential High-Density (RH).

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

ORDINANCE REZONING PROPERTY WITH MASTER PLAN AT 5440 AND 5442 GRANT AVENUE: Moved by Orazem, seconded by Nelson, to pass on second reading an ordinance rezoning property with Master Plan at 5440 and 5442 Grant Avenue from Agricultural (A) to Suburban Residential Low-Density (FS-RL).

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

ORDINANCE REVISING MUNICIPAL CODE SECTION 29.408(2) PERTAINING TO FENCES IN SETBACKS: Moved by Gartin, seconded by Betcher, to pass on second reading an ordinance revising *Municipal Code* Section 29.408(2) pertaining to fences in setbacks.

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

Moved by Nelson, seconded by Gartin, to suspend the rules necessary for the adoption of an ordinance.

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

Moved by Orazem, seconded by Gartin, to pass on third reading and adopt ORDINANCE NO. 4245 revising *Municipal Code* Section 29.408(2) pertaining to fences in setbacks.

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

ORDINANCE REVISING MUNICIPAL CODE SECTION 29.408(5) PERTAINING TO VISIBILITY TRIANGLE AT INTERSECTIONS: Moved by Orazem, seconded by Gartin, to pass on second reading an ordinance revising *Municipal Code* Section 29.408(5) pertaining to the visibility triangle at intersections.

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

ORDINANCE PROHIBITING THE USE OF ELECTRONIC SMOKING DEVICES IN PUBLIC PLACES: Moved by Betcher, seconded by Corrieri, to pass on second reading an ordinance prohibiting the use of electronic smoking devices in public places.

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

COUNCIL COMMENTS: Moved by Betcher, seconded by Gartin, to direct that staff look at the Adams letter and determine how it fits with the DSC concerns and attempt to make it work in the simplest way.

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

Moved by Orazem, seconded by Corrieri, to refer to staff, the email from Joe Jarassic requesting signs be installed in the area of Westbend Drive to bring attention to the dangers of skateboarders coming down Westbend Drive into the intersection at the bottom of the hill.

Vote on Motion: 4-2. Voting aye: Betcher, Beatty-Hansen, Corrieri, Orazem. Voting nay: Gartin, Nelson. Motion declared carried.

ADJOURNMENT: Moved by Corrieri p.m. to adjourn the meeting at 8:47 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

MINUTES OF THE AMES CIVIL SERVICE COMMISSION

AMES, IOWA

JANUARY 28, 2016

The Ames Civil Service Commission convened in regular session at 8:15 a.m. on January 28, 2016, in the Council Chambers of City Hall, 515 Clark Avenue. Because it was impractical for the Commission members to be present in person, Commission Members Crum, Pike, and Ricketts were brought into the meeting telephonically. Human Resources Director Kaila Kenjar attended the meeting.

APPROVAL OF MINUTES: Moved by Pike, seconded by Ricketts, to approve the minutes of the December 17, 2016, Civil Service Commission meeting as written.

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

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

Police Officer:	Joseph Christensen	*90
	Anthony Isely	*87
	Spencer Baltes	85
	Mitchell Koepping	85
	Andrew Buck	83
	Logan Godar	83
	Adam Good	81
	Steven McCarville	80
	Garron Stratton	*79
	Nicholas Anderson	78
	Laci Holder	76
	Jared Brackens	74
	Dario Gamino Barrientos	73
	Rodney Briggs	*72

*Includes five veteran's preference points.

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

CERTIFICATION OF PROMOTIONAL-LEVEL APPLICANTS: Moved by Ricketts, seconded by Pike, to certify the following individuals to the Ames City Council as entry-level applicants:

Police Lieutenant:	Heath Ropp	87
	Mike Arkovich	85
	Mark Watson	77
	Joel Congdon	76
	Christine Crippen	76
	Derek Grooters	74
Shift Commander:	Karen Tapper	84

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

COMMENTS: The next regularly scheduled Civil Service Commission meeting was set for February 25, 2016, at 8:15 a.m.

ADJOURNMENT: The meeting adjourned at 8:21 a.m.

Michael R. Crum, 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 & Year:	January 2016	
For City Council Date:	February 9, 2016	

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 (Buyer)
Electric Services	Engineering Services for 69kV Substation Panel and Transmission Line Terminal Upgrades	3	\$113,514.00	Black & Veatch Corporation	\$10,174.30	\$7,988.89	D. Kom	CB
Electric Services	Power Plant Fuel Conversion - UPS System	2	\$98,560.00	Graybar Electric	\$(-1,010.00)	\$1,789.00	D. Kom	CB
Water & Pollution Control	Well Rehabilitation Project	2	\$59,212.00	Northway Corporation	\$949.40	\$3,059.00	C. Murphy	MA
Transit	CyRide Fixed Route Service Contract #3	1	\$114,000.00	CIT Charters, Inc.	\$0.00	\$22,800.00	S. Kyras	MA
Parks & Recreation	Ames/ISU Ice Arena - 2015 Evaporative Condenser Replacement	1	\$115,700.00	A. J. Allen Mechanical Contractors, Inc.	\$0.00	\$3,802.95	K. Abraham	MA
Parks & Recreation	Ames/ISU Ice Arena - 2015 Evaporative Condenser Replacement	2	\$115,700.00	A. J. Allen Mechanical Contractors, Inc.	\$3,802.95	\$1,145.34	K. Abraham	MA

Electric Services	Repair / Replacement of Expansion Joints on Unit 8	2	\$680,328.00	Frenzelit North America, Inc.	\$19,173.00	\$2,935.00	D. Kom	CB
Public Works	2014/15 Asphalt Street Pavement Improvements (Ferndale Ave, Coy Street)	1	\$1,217,069.78	Manatt's Inc.	\$0.00	\$12,138.75	J. Joiner	MA

*Caring People
Quality Programs
Exceptional Service*

5a-j

TO: Mayor Ann Campbell and Ames City Council Members

FROM: Lieutenant Dan Walter – Ames Police Department

DATE: January 29, 2016

SUBJECT: Beer Permits & Liquor License Renewal Reference City Council Agenda
February 9, 2016

The Council agenda for February 9, 2016, includes beer permits and liquor license renewals for:

- Class C Liquor & Outdoor Service – Cy’s Roost, 121 Welch Avenue
- Class C Liquor & Outdoor Service – Mickey’s Irish Pub, 109 Welch Ave
- Class E Liquor, C Beer, & B Wine – Fareway Store #386, 619 Burnett
- Class E Liquor, C Beer, & B Wine – Fareway Store #093, 3619 Stange Road
- Class C Liquor – El Azteca, 2727 Stange Road
- Class B Liquor – Holiday Inn Ames, 2609 University Blvd
- Class C Beer & B Wine – Gateway Express, 2400 University Blvd
- Class C Liquor – Taking It Easy Lounge, 129 Lincoln Way
- Class C Liquor – Ge’ Angelo’s, 823 Wheeler Street #9
- Class C Beer and B Wine – Almost Always Open, 419 Lincoln Way

A routine check of police records for the past twelve months found no violations for Fareway Store #386, Fareway Store #093, El Azteca, Gateway Express, Taking It Easy Lounge, and Ge’ Angelo’s. The police department recommends renewal of these licenses.

Violations

Almost Always Open was cited for selling alcohol to minors during a police compliance check on 6/18/2015 and 12/16/2015. We will monitor compliance and conduct follow-up compliance checks to ensure adherence to state law.

Cy’s Roost had 3 On premises violations, two possession of manufactured ID violations and one overcrowding charge in the previous 12 months. Most of these violations occurred in a short period of time and corrective measures appear to have been taken.

Mickeys Irish Pub had 4 on premises violations and one failure to prevent minor from consuming charge in the last 12 months. Three of these citations occurred on one evening.

We are continuing to monitor compliance but also recommend renewing the licenses for Almost Always Open, Cy's Roost and Mickey's Irish Pub.

Applicant License Application ()

Name of Applicant: <u>Augusta Partners, LLC</u>		
Name of Business (DBA): <u>The District</u>		
Address of Premises: <u>2518 Lincoln Way</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50014</u>
Business <u>(515) 357-8467</u>		
Mailing <u>2518 Lincoln Way</u>		
City <u>Ames</u>	State <u>IA</u>	Zip: <u>50014</u>

Contact Person

Name <u>Brandon Fick</u>	
Phone: <u>(515) 357-8467</u>	Email <u>fickbrandon89@gmail.com</u>

Classification Class C Liquor License (LC) (Commercial)

Term: 12 months

Effective Date: 02/20/2016

Expiration Date: 01/01/1900

Privileges:

Class C Liquor License (LC) (Commercial)

Outdoor Service

Sunday Sales

Status of Business

BusinessType: <u>Limited Liability Company</u>	
Corporate ID Number: <u>515306</u>	Federal Employer ID <u>81-1150484</u>

Ownership

Brandon Fick

First Name: Brandon

Last Name: Fick

City: Ames

State: Iowa

Zip: 50014

Position: Owner

% of Ownership: 100.00%

U.S. Citizen: Yes

Insurance Company Information

Insurance Company: <u>Illinois Casualty Co</u>	
Policy Effective Date:	Policy Expiration
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective Date	Temp Transfer Expiration Date:

Name of Applicant: <u>City of Ames</u>		
Name of Business (DBA): <u>Homewood Golf Course</u>		
Address of Premises: <u>401 E 20th St</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010</u>
Business <u>(515) 239-5363</u>		
Mailing <u>1500 Gateway Hills Park Dr</u>		
City <u>Ames</u>	State <u>IA</u>	Zip: <u>50010</u>

Contact Person

Name <u>Lisa Lang</u>
Phone: <u>(515) 239-6363</u> Email <u>llang@city.ames.ia.us</u>

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

Term: 8 months

Effective Date: 03/18/2016

Expiration Date: 01/01/1900

Privileges:

- Class B Beer (BB) (Includes Wine Coolers)
- Outdoor Service
- Sunday Sales

Status of Business

BusinessType: <u>Municipality</u>
Corporate ID Number: Federal Employer ID <u>10-426004218</u>

Ownership

Steve Schainker

First Name: Steve **Last Name:** Schainker
City: Ames **State:** Iowa **Zip:** 50010
Position: City Manger
% of Ownership: 0.00% **U.S. Citizen:** Yes

Lisa Lang

First Name: Lisa **Last Name:** Lang
City: Ames **State:** Iowa **Zip:** 50010
Position: Recreation Coordinator
% of Ownership: 0.00% **U.S. Citizen:** Yes

Insurance Company Information

Insurance Company: <u>Iowa Communities Assurance Pool</u>
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Insurance Company: Iowa Communities Assurance Pool

Policy Effective Date:

Policy Expiration

Bond Effective

Dram Cancel Date:

Outdoor Service Effective

Outdoor Service Expiration

Temp Transfer Effective

Temp Transfer Expiration Date:

Insurance Company Information

Insurance Company: <u>Scottsdale Insurance Company</u>	
Policy Effective Date: <u>08/15/2015</u>	Policy Expiration <u>08/15/2016</u>
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

Name of Applicant: <u>The Scene, LLC</u>		
Name of Business (DBA): <u>Sips and Paddy's Irish Pub</u>		
Address of Premises: <u>126 Welch Ave.</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50014</u>
Business <u>(515) 296-1400</u>		
Mailing <u>124 Welch Ave</u>		
City <u>Ames</u>	State <u>IA</u>	Zip: <u>50014</u>

Contact Person

Name Andrew White	
Phone: (515) 231-8388	Email whitecor@aol.com

Classification Class C Liquor License (LC) (Commercial)

Term: 12 months

Effective Date: 04/14/2017

Expiration Date:

Privileges:

Class C Liquor License (LC) (Commercial)

Status of Business

BusinessType: <u>Limited Liability Company</u>	
Corporate ID Number: <u>219961</u>	Federal Employer ID <u>42-1476552</u>

Ownership

Andrew White

First Name: Andrew **Last Name:** White
City: Urbandale **State:** Iowa **Zip:** 50323
Position: managing member
% of Ownership: 42.50% **U.S. Citizen:** Yes

Kelly White

First Name: Kelly **Last Name:** White
City: Urbandale **State:** Iowa **Zip:** 50323
Position: member
% of Ownership: 42.50% **U.S. Citizen:** Yes

Insurance Company Information

Insurance Company: <u>Founders Insurance Company</u>	
Policy Effective Date:	Policy Expiration

Bond Effective

Dram Cancel Date:

Outdoor Service Effective

Outdoor Service Expiration

Temp Transfer Effective

Temp Transfer Expiration Date:

COUNCIL ACTION FORM

SUBJECT: 2015 RESOURCE RECOVERY ANNUAL REPORT

BACKGROUND:

A calendar year report is prepared annually for the Resource Recovery System. Based on this annual report, and in accordance with existing contracts, billings are prepared for the participating communities and Iowa State University.

The 2015 Resource Recovery Annual Report shows that 54,394 tons of Municipal Solid Waste (MSW) was generated within the system during 2015, with 4,041 tons received from Iowa State University. Approximately 47,753 tons (88%) of the total tons received at the plant were processed, and 25,194 tons (53%) of this became Refuse Derived Fuel (RDF). Also, 2,201 tons of metal and 177 tons of glass were recovered for recycling. Over 11 tons of Household Hazardous Material was diverted from the landfill.

Revenues from all sources totaled \$4,205,529, and total expenses were \$4,342,664. This resulted in net reduction of \$137,136 to the Resource Recovery fund for 2015. This reflects the major repairs and capital improvements made at the Power Plant during 2015, necessitating that MSW be taken directly to Boone County landfill while those improvements were being made.

The proposed fees for 2016 will remain the same. **The tipping fee was last raised in 2002 and the per capita was lowered in 2011. The per capita charge will be maintained at \$9.10**, which is payable on July 1, 2016 and December 1, 2016. The per capita charges are based on the certified 2010 census. **The tipping fee rate remains at \$52.75 per ton** and the car line rates continue to be \$8 for cars/passenger vans and \$22 for pickups/trailers. **However, financial projections show that an increase in per capita and/or tipping fees will likely be needed in the near future.**

ALTERNATIVES:

1. Accept the attached 2015 Resource Recovery Annual Report as presented, and authorize staff to distribute the report and to bill the participating communities and Iowa State University.
2. Request further information from staff.

MANAGER'S RECOMMENDED ACTION:

Council acceptance of this report will allow staff to bill our participating partners for their respective portions of the Resource Recovery System's 2015 costs.

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

ARNOLD O. CHANTLAND RESOURCE RECOVERY SYSTEM 2015



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Thank you to our partners in sustainability!

- Nevada
- Story City
- Huxley
- Slater
- Roland
- Gilbert
- Maxwell
- Cambridge
- Zearing
- McCallsburg
- Kelley
- Story County
- Iowa State University



February 10, 2016

Dear Resource Recovery System Members:

We saw 2015 mark the 40th Anniversary of the Resource Recovery System. An Open House was held Saturday, September 19, celebrating 40 years of landfill diversion for the City of Ames. We are truly grateful to the member agencies for our long standing partnership and their **continuing commitment to sustainability!** Our continuing partners are **Nevada, Story City, Huxley, Slater, Roland, Gilbert, Maxwell, Cambridge, Zearing, McCallsburg, Kelley, Story County, and Iowa State University.**

The Resource Recovery System continues to be one of the most successful methods of landfill diversion in the state of Iowa. Over the last 20 years, approximately **65% of the waste processed at the plant became Refuse Derived Fuel (RDF)**, which replaced a portion of the coal used for electric generation at the City of Ames Power Plant. **For 2015, more than 2,200 tons of metal and 177 tons of glass** were recovered for recycling. Drop-off of Household Hazardous Materials (HHM) continues to be offered by appointment, keeping **over 11 tons** of HHM from the landfill. Therefore, the total amount of waste processed at the plant along with the amount of recovered materials represented 92% of the total waste stream in the system.

The proposed fees for 2015 will remain the same. **The tipping fee was last raised in 2002 and the per capita was lowered in 2011. The per capita charge will be maintained at \$9.10**, which is payable on July 1, 2016 and December 1, 2016. The per capita charges are based on the certified 2010 census. **The tipping fee rate remains at \$52.75 per ton** and the car line rates continue to be \$8 for cars/passenger vans and \$22 for pickups/trailers. **However, financial projections show that an increase in per capita and/or tipping fees will likely be needed in the near future.**

There were several **changes in leadership** of the system in 2015. Gary Freel retired as Resource Recovery Superintendent after 39 years at the plant. **Bill Schmitt** was promoted to Resource Recovery Superintendent and **Mark Peebler** was promoted to Assistant Resource Recovery Superintendent.

If you or any of your constituents have questions about this annual report or any of the activities of the Resource Recovery System, please do not hesitate to contact me or Bill Schmitt (515-239-5137).

Sincerely,

A handwritten signature in blue ink that reads 'John C. Joiner'.

John C. Joiner, P.E.
Public Works Director

CITY OF AMES, IOWA
RESOURCE RECOVERY SYSTEM
ANNUAL BILLING

Participating Communities
For Calendar Year 2015

REVENUES:

Per Capita	717,216.50	
Refuse Derived Fuel-Electric	746,802.00	
Sale of Metals	120,315.52	
Public Fees	65,108.85	
Regular Customers	2,251,107.73	
Reimbursements and Refunds	1,923.53	
Other Governmental Agencies	21,920.10	
Out of County Revenue	--	
Scrap Tires	3,218.25	
I.S.U. Solid Waste Share	255,123.29	
Interest Revenue	22,793.05	
Sale of Glass	--	
		\$4,205,528.82

EXPENSES:

Operations	4,186,445.38	
Debt Service	156,218.99	
		<u>\$4,342,664.37</u>
	Net	
	Income/Expenses	(\$137,135.55)

**MATERIALS, REVENUES & EXPENSES
RESOURCE RECOVERY SYSTEM**

Year	Total Refuse (Tons)	***Refuse Not Processed (Tons)	Refuse Processed (Tons)	% of Total Processed	Metals (Tons)	Glass (Tons)	RDF (Tons)	RDF (% of Processed)	Total Diverted %	Revenue	Expense
1996	28,484	32	28,452	99.9%	835	0	18,875	66%	69%	\$2,237,072	\$2,628,208
1997	45,435	2,791	42,644	94%	1,464	0	27,746	65%	68%	\$3,081,928	\$3,163,332
1998	48,643	953	47,690	98%	1,903	0	31,138	65%	69%	\$3,373,503	\$3,183,602
1999	49,164	2,794	46,370	94%	1,654	0	30,434	66%	69%	\$3,161,495	\$3,220,240
2000	48,896	4,499	44,397	91%	1,401	0	28,095	63%	66%	\$3,097,282	\$3,313,053
2001	50,093	5,138	44,955	90%	1,104	0	30,435	68%	70%	\$3,353,739	\$3,281,503
2002	50,267	1,550	48,717	97%	1,258	0	35,147	72%	75%	\$3,731,348	\$3,110,513
2003	51,906	4,770	47,136	91%	1,678	0	33,146	70%	74%	\$3,803,639	\$3,527,346
2004	53,788	2,762	51,026	95%	2,332	0	34,334	67%	72%	\$4,017,107	\$3,462,794
2005	54,493	1,025	53,468	98%	2,250	0	32,621	61%	65%	\$4,285,110	\$3,716,566
*2006	55,500	4,511	50,989	92%	2,229	54	30,180	59%	64%	\$4,250,337	\$4,449,985
2007	57,333	4,513	52,820	92%	2,102	96	34,182	65%	69%	\$4,392,686	\$4,531,663
2008	57,470	4,754	52,716	92%	2,068	115	36,060	68%	73%	\$4,632,493	\$3,725,904
2009	53,395	6,748	46,647	87%	1,987	130	31,040	67%	71%	\$3,956,279	\$5,507,045
2010	58,756	1,262	57,494	98%	2,347	129	37,865	66%	70%	\$4,937,018	\$4,605,121
2011	55,270	4,659	50,611	92%	2,166	150	34,422	68%	73%	\$4,697,573	\$3,729,248
2012	53,106	3,725	49,381	93%	2,177	145	32,329	65%	70%	\$4,641,704	\$4,089,447
2013	54,159	10,066	44,093	81%	1,873	171	28,262	64%	69%	\$4,062,010	\$4,196,226
2014	55,698	8,204	47,494	85%	2,104	173	29,595	62%	67%	\$4,501,455	\$4,555,974
**2015	54,394	6,641	47,753	88%	2,201	177	25,194	53%	58%	\$4,205,529	\$4,342,664
20-YR TOTAL	1,036,250	81,397	954,853	92%	37,133	1,340	621,100	65%	71%	\$78,419,307	\$76,340,434

* Closed for one month for air knife installation

** Closed for 6 weeks for power plant upgrades

***Reflects tons to Boone County landfill from planned shut downs, unplanned shut downs, and non-beneficial MSW from the waste stream

CITY OF AMES, IOWA

**POPULATION – PERCENTAGE – CHARGES
Annual Billing - Calendar 2015
Per Capita - \$9.10**

	<u>POPULATION</u> ¹	<u>PERCENT OF POPULATION</u>	<u>TOTAL</u>
Ames	49,765 ²	63.14%	\$452,861.50
Story County	8,706	11.05%	\$79,224.60
Nevada	6,798	8.63%	\$61,861.80
Story City	3,431	4.35%	\$31,222.10
Huxley	3,317	4.21%	\$30,184.70
Slater	1,489	1.89%	\$13,549.90
Roland	1,284	1.63%	\$11,684.40
Gilbert	1,082	1.37%	\$9,846.20
Maxwell	920	1.17%	\$8,372.00
Cambridge	827	1.05%	\$7,525.70
Zearing	554	0.70%	\$5,041.40
McCallsburg	333	0.42%	\$3,030.30
Kelley	309	0.39%	\$2,811.90
TOTALS	78,815	100.00%	717,216.50

¹ Based on 2010 U.S. Census

² 58,965 minus I.S.U. 9,200

**CITY OF AMES, IOWA
RESOURCE RECOVERY PLAN VOLUMES
12/31/2015**

CLASS	2015 TRIPS	2015 WEIGHT	PERCENT OF TOTAL WEIGHT
Non-Scale Refuse (Car line)	4,315	1,230	2.3%
Commercial Haulers	9,197	42,135	77.4%
Private Industry/Contractors	405	326	0.6%
City of Ames	49	40	0.1%
Iowa State University	1,058	4,041	7.4%
Iowa Dept of Transportation	287	95	0.2%
U.S.D.A. Lab	135	197	0.4%
Directly to Boone	1,330	6,330	11.6%
TOTALS	16,776	54,394	100.0%

**CITY OF AMES, IOWA
RESOURCE RECOVERY SYSTEM
FEE SCHEDULE**

YEAR	PER CAPITA	TIPPING FEE	CARLINE	
			CARS	PICKUPS
2005/06	\$10.50	\$52.75/TON	\$8.00	\$22.00
2006/07	\$10.50	\$52.75/TON	\$8.00	\$22.00
2007/08	\$10.50	\$52.75/TON	\$8.00	\$22.00
2008/09	\$10.50	\$52.75/TON	\$8.00	\$22.00
2009/10	\$10.50	\$52.75/TON	\$8.00	\$22.00
2010/11	\$10.50	\$52.75/TON	\$8.00	\$22.00
2011/12	\$9.10	\$52.75/TON	\$8.00	\$22.00
2012/13	\$9.10	\$52.75/TON	\$8.00	\$22.00
2013/14	\$9.10	\$52.75/TON	\$8.00	\$22.00
2014/15	\$9.10	\$52.75/TON	\$8.00	\$22.00
2015/16	\$9.10	\$52.75/TON	\$8.00	\$22.00



MEMO

Legal Department

To: Mayor Campbell and Members of the City Council

From: Judy K. Parks, City Attorney

Date: February 5, 2016

Subject: City Prosecutions - Approval of Agreement for Retained Counsel

As you learned recently, the Legal Department's Assistant City Attorney who handled prosecutions has taken a position with the City of Des Moines. Since the prosecution caseload is a critical component of service we provide to the Ames community, but is continual and time sensitive, it is very difficult for the remaining attorneys to absorb that work for very long.

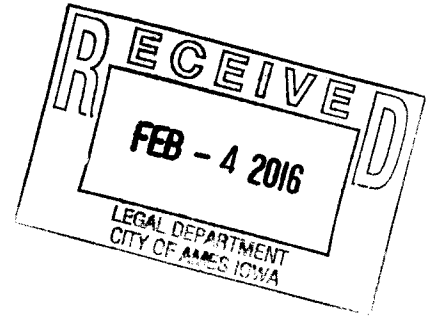
When a similar staffing shortage occurred a few years ago, a temporary resolution was to hire outside counsel to do prosecutions for the City. At your meeting of January 26, 2016, you authorized me to pursue that option.

I am pleased to advise that Megan Flynn, Esq., of the law firm of Coppola, McConville, Hockenberg, & Scalise of Des Moines, and I have been able to reach an agreement for her to assume doing that work for the City. Megan has past experience with doing this very same task for us. She was associated until recently with the Dorsey and Whitney firm, and was part of the team of attorneys that Dorsey provided in both 2010 and again in 2013 to do our prosecutions when we needed to hire outside counsel temporarily for that task. Her assistance in doing this work for us again will allow the Legal Department to continue doing prosecutions for the City while we search for a permanent replacement for the vacancy.

The proposed retainer agreement is attached, and I am requesting your approval of it.



CITY OF
Ames[™]
Smart Choice



January 28, 2016

Ms. Megan Flynn
Coppola, McConville, Coppola, Hockenber & Scalise, P.C.
Suite 210
2100 Westown Parkway
West Des Moines, IA 50265

Re: Engagement Agreement with City of Ames, Iowa

Dear Megan:

This letter sets forth the basic terms upon which we have engaged you, with consent from your firm, to serve as legal counsel for the purpose of prosecuting municipal criminal and infraction violations for City of Ames, Iowa. The purpose of this letter is to acknowledge our mutual acceptance of this engagement, to set forth the anticipated scope of services, to describe the billing policies and practices that will apply to the engagement and to set forth other basic terms of the representation.

1. Scope of Engagement. We have indicated that we will be calling upon you to provide legal advice, counsel and representation in the area of prosecution of municipal criminal and civil law violations. The timeframe in which these services will be performed is not certain, but will probably range from five to six months.

2. No Conflict of Interest. You have reviewed your firm's client list and, based on our understanding of the scope of the agreement, the representation of your firm's current clients does not conflict with your representation of the City of Ames. Should it later be discovered that a possible conflict of interest does exist, we will immediately notify you of the same, and you agree to do likewise. At such time, both entities will make appropriate arrangements for continuing representation, subject to the approval of the other.

Ms. Megan Flynn

Page 2

January 28, 2016

3. Billing Policies and Procedures. It has been my experience that the retainer relationship is best served when there is a mutual understanding of our billing policies and procedures.

We understand that you have an established hourly rate commensurate with your respective level of skill and experience. The City will pay you for the required representation on the basis of your current hourly rate of \$250.00 per hour.

It is understood that you may be called upon to use, to a limited extent, the resources and support systems available within your firm, which it is understood have their cost allocation determined in accordance with the extent of usage by individual clients. Therefore, in addition to our fees for legal services, we expect that you may also need to charge separately for certain costs and expense disbursements, including phone services, copying charges, document retrieval charges, charges for use of computer research facilities (WestLaw, LEXIS) and other costs and expenses incurred on the City's behalf. It is also understood that your mileage associated with the City representation will be paid by the City.

Time records related to your representation shall be kept and will be reviewed monthly by the City Attorney. Billing statements ordinarily will be expected to be tendered to the City on a monthly basis, with the expectation that these include disbursements in the statement for the month in which the disbursements are incurred. However, it is understood that some disbursements may not be available until the following month, in which case a supplemental statement will be rendered for these additional charges. It is understood that billing statements are due and payable upon receipt.

4. General Responsibilities of Attorney and Client. It is expected that you will keep the City apprised of developments as necessary to perform our services and you will consult with City staff as necessary to ensure the timely, effective and efficient completion of our work.

Ms. Megan Flynn

Page 3

January 28, 2016

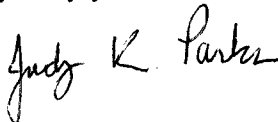
It is understood that the City will provide you with such factual information and documents as you may require to perform the services requested by us. We also understand that you will make any business or technical decisions and determinations as are appropriate to facilitate the completion of your services. Finally, it is our further understanding that the City will remit payment of your billing statements promptly upon receipt, in accordance with the procedures described above.

5. Place of Performance and Governing Law. It is agreed that the legal services provided by you in connection with this engagement are deemed to be performed in the state of Iowa. It is further agreed that our relationship is governed by the laws of the state of Iowa, regardless of any conflict of laws.

We are looking forward to working with you on this engagement. Should you ever wish to discuss any matter relating to your legal representation, please do not hesitate to call me.

Obviously, if you have any questions concerning the foregoing, please let me know promptly. Otherwise, please sign and return the enclosed extra copy of this letter.

Very truly yours,



Judy K. Parks
City Attorney

APPROVED AND AGREED:

MEGAN FLYNN, ESQ.

By  _____

Date 2-2-16 _____

COUNCIL ACTION FORM

SUBJECT: PUBLIC HEARING AND NOTICE OF INTENT TO ISSUE \$9,890,000 ESSENTIAL CORPORATE PURPOSE GENERAL OBLIGATION BONDS, \$3,335,000 GENERAL OBLIGATION REFUNDING BONDS AND ASSOCIATED TAX LEVY FOR DEBT SERVICE

BACKGROUND:

The FY 2016/17 budget includes a number of General Obligation (G.O.) Bond-funded capital improvements. A public hearing is required to authorize issuance of bonds and the levy of property taxes for debt to be issued. The dollar amounts and corresponding property tax levy for the planned G.O. bond issue are included as part of the FY 2016/17 budget.

The G.O. Bonds and debt service levy for the FY 2016/17 budget were based on projects listed in the table below. **Council authorization will be required at a later date to authorize the sale of the bonds.** Bonds are expected to be issued shortly after the start of the new fiscal year. In addition to the G.O. Bonds to fund capital improvement projects, we have identified a potential refunding for bonds issued in 2008 that may provide savings in debt service costs. Though Council will be holding a public hearing and notice of intent on the sale of bonds, **the refunding sale will not go forward unless adequate savings are expected.**

Please note that in addition to the amount to fund the \$5,945,000 in G.O. Bond-funded capital projects, the not-to-exceed amount for the issuance includes a \$645,000 additional authorization to allow for issuance costs and the option to sell our bonds at a premium over the par or face value of bonds. In any case, debt will not be issued in an amount where debt service exceeds the property tax levy included in the proposed budget.

The Capital Improvements Plan's 2016/17 G.O. Bond issue includes the following:

East Industrial Utility Extension	\$ 3,300,000	
Debt Abated by other Revenues		\$ 3,300,000
Flood Mitigation	500,000	
Storm Water Erosion Control	250,000	
Asphalt Street Improvements	1,250,000	
Grand Avenue Extension	1,300,000	
Concrete Pavement Improvements	1,050,000	
Arterial Street Pavement Improvements	345,000	
Downtown Street Pavement Improvements	375,000	
CyRide Route Improvements	525,000	
Bridge Rehabilitation Program	350,000	
Subtotal Tax Supported Bonds		\$ 5,945,000
Refunding Bonds		3,335,000
Issuance Cost and Allowance for Premium		645,000
Grand Total – 2016/17 G.O. Issue		\$ 13,225,000

ALTERNATIVES:

1. Adopt a pre-levy resolution authorizing the issuance of Essential Corporate Purpose General Obligation Bonds and General Obligation Refunding Bonds in an amount not to exceed \$13,225,000 and the debt service property tax levy to pay principal and interest on the bonds and set the date of public hearing for March 1, 2016.
2. Reject the pre-levy resolution authorizing the issuance of Essential Corporate Purpose General Obligation Bonds, reduce the FY 2016/17 property tax levy, and delay the capital projects. Rejection of the Essential Corporate Purpose Bonds will prevent the City from completing the bond-funded projects reflected in the CIP.

MANAGER'S RECOMMENDED ACTION:

Prior to the issuance of this debt, state law requires that this pre-levy resolution be adopted. This is a required step in order to accomplish the Council's approved capital improvements for the upcoming fiscal year.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby adopting a pre-levy resolution authorizing the issuance of Essential Corporate Purpose General Obligation and General Obligation Refunding Bonds in an amount not to exceed \$13,225,000 and the debt service property tax levy to pay principal and interest on the bonds and set the date of public hearing for March 1, 2016.

COUNCIL ACTION FORM

SUBJECT: APPROVAL OF SETTLEMENT AGREEMENT AND CONTRACT MODIFICATION FOR ECONOMIC DEVELOPMENT FINANCIAL ASSISTANCE WITH THE IOWA ECONOMIC DEVELOPMENT AUTHORITY AND BOEHRINGER INGELHEIM VETMEDICA, INC. AND THE CITIES OF AMES, FORT DODGE, AND SIOUX CENTER

BACKGROUND:

In July 2011, Council approved and entered into an economic development assistance agreement with Boehringer Ingelheim Vetmedica, Inc. (BIVI), the Iowa Economic Development Authority (IEDA), and the cities of Fort Dodge and Sioux Center. The agreement was related to the acquisition of Fort Dodge Animal Health by BIVI and an expansion of Iowa-based operations, including the BIVI Health Management Center located in the ISU Research Park. At the Ames location, the company promised to retain 41 jobs and create an additional 15 jobs. **The City provided a loan of \$61,000 as a local match for their expansion project in Ames which is to be forgiven if the job requirements are met.** The overall project also included expansion of existing facilities in Fort Dodge and Sioux Center.

Though the company has met employment requirements of the agreement in Ames, it has not in other locations. Because of this, the IEDA has initiated a settlement agreement reducing incentives and modification of the contract for the maintenance period. All parties will need to sign off on the settlement and modification since all were part of the original agreement.

The settlement agreement only provides adjustment to the IEDA incentives. The City of Ames and BIVI will settle on the local match in April of 2016 per the terms of separate agreement for the local match. BIVI has met the requirements of the local match agreement with the City of Ames, and we expect that the agreement will be closed in April with BIVI, meeting all terms.

Please note that this incentive agreement was separate from and prior to the agreement that included the construction of the new BIVI facility at the ISU Research Park.

ALTERNATIVES:

1. Adopt a resolution approving the settlement agreement and contract modification for economic development with the Iowa Economic Development Authority and Boehringer Ingelheim Vetmedica, Inc., and the cities of Ames, Fort Dodge, and Sioux Center.
2. Do not approve the contract.

MANAGER'S RECOMMENDED ACTION:

Approval of the settlement agreement and contract modification will have no impact on the City of Ames local match agreement and will allow the Iowa Economic Development Authority and other parties to move forward on the settlement of the economic development agreement. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby adopted a resolution approving the settlement agreement and contract modification for economic development with the Iowa Economic Development Authority and Boehringer Ingelheim Vetmedica, Inc., and the cities of Ames, Fort Dodge, and Sioux Center.

COUNCIL ACTION FORM

SUBJECT: SET PUBLIC HEARING DATE FOR WALNUT RIDGE MIXED USE URBAN REVITALIZATION AREA AT 3505 AND 3515 LINCOLN WAY

BACKGROUND:

Turn Key Development, LLC, and Chuck Winkleblack, property owners, are requesting the designation of 3505 and 3515 Lincoln Way as an Urban Revitalization Area. The subject site consists of two properties with a total area of 2.23 acres that are zoned Highway Oriented Commercial with the Lincoln Way Mixed Use Overlay. The site was recently approved for development as a mixed-use project with 10,912 square feet of commercial uses on the ground floor and 18 apartments. A location map is found in Attachment A.

The history of the site includes a prior use as a mobile home park that the current property owner removed with the intent of developing a small subdivision to the north and commercial development on the subject area. The property owner requested determination by City Council in June 2008 that the site was underutilized as described in the City's former policy for commercial tax abatement for HOC zoned property. City Council adopted a resolution in 2008 recognizing redevelopment of the subject site with the commercial area as meeting the underutilized threshold of the 2008 Commercial Policy. However, no formal designation of the site as an Urban Revitalization Area occurred at that time.

On October 27, City Council directed staff to proceed with creation of an Urban Revitalization Area for the project. The Council directed that the Major Site Development Plan (approved by City Council in September 2015) be established as the criteria for the revitalization area with the addition of criteria requiring participation in the Crime Free Housing Programs with the Police Department.

URBAN REVITALIZATION PLAN:

The draft Walnut Ridge Mixed Use Urban Revitalization Plan (Attachment B) meets state requirements and also includes qualifying criteria. These criteria are found in Attachment 3 of the Urban Revitalization Plan and require substantial conformance to the Major Site Development Plan approved by Council and participation in the Ames Crime Free Housing program. The draft plan also identifies that it will expire on December 31, 2021.

If City Council is satisfied with the draft Urban Revitalization Plan and qualifying criteria, it must next set a public hearing date to consider approval of the plan. The next available Council meeting that meets public notice requirements is March 22, 2016. At the March 22 meeting, the City Council will conduct a public hearing, act on a resolution to approve the Urban Revitalization Plan, and act on the first reading of an ordinance

exempting the improvements from property taxes within the Urban Revitalization Area for projects that meet the qualifying criteria.

ALTERNATIVES:

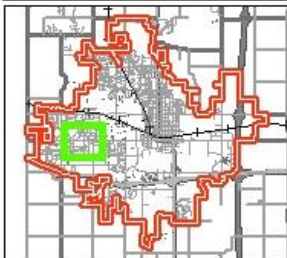
1. If the City Council accepts the draft Lincoln Way Mixed Use Urban Revitalization Plan for 3505 and 3515 Lincoln Way, it can set March 22, 2016, as the date of the public hearing for the adoption of the Plan and the approval of the Urban Revitalization Area.
2. The City Council may amend the draft South Lincoln Way Mixed Use Urban Revitalization Plan for 3505 and 3515 Lincoln Way and direct staff to set March 22, 2016, as the date of the public hearing for the adoption of the Plan and the approval of the Urban Revitalization Area.
3. The City Council may choose not to proceed with establishing an Urban Revitalization Area for the subject site.

CITY MANAGER'S RECOMMENDED ACTION:

The attached plan is in conformance with the direction that was given in October for drafting an Urban Revitalization Plan for 3505 and 3515 Lincoln Way.

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

ATTACHMENT A: LOCATION MAP



**Location Map
3505 and 3501 Lincoln Way**

ATTACHMENT B: DRAFT URA PLAN

Walnut Ridge Mixed Use Urban Revitalization Plan

Approved by the Ames City Council on _____, 2016
In accordance with Chapter 404, Code of Iowa

Legal Descriptions (See Attachment 1: Location Map)

3505 Lincoln Way

Parcel ID# 09-05-451-244

Legal Description:

A part of Lots 1 and 2 in Walnut Ridge Subdivision First Addition to the City of Ames, Story County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of said Lot 2; thence S00°17'39"E, 48.23 feet along the East line of said Lot 2 to the point of beginning; thence S00°17'39"E, 78.02 feet to a corner of said Lot 2; thence N88°27'12"W, 104.06 feet to a corner of said Lot 2; thence S00°26'33"E, 149.91 feet to the Southeast Corner of said Lot 2; thence N88°44'41"W, 182.72 feet along the South line thereof; thence N00°00'00"E, 221.11 feet; thence S90°00'00"E, 285.14 feet to the point of beginning, containing 1.12 acres.

3515 Lincoln Way

Parcel ID# 09-05-451-248

Legal Description:

A part of Lots 1 and 2 in Walnut Ridge Subdivision First Addition and the East 73.74 feet of the alley in Edgewood Fifth Addition, all in the City of Ames, Story County, Iowa, more particularly described as follows: Beginning at the Southwest Corner of said Lot 1; thence N00°01'39"E, 246.80 feet to the Northwest Corner thereof; thence N00°23'07"W, 23.91 feet to the North line of said alley; thence S89°23'05"E, 73.74 feet to the Northeast Corner of said alley; thence S89°25'59"E, 337.94 feet to the Northeast Corner of said Lot 2; thence S00°17'39"E, 48.23 feet along the East line thereof; thence N90°00'00"W, 285.14 feet; thence S00°00'00"W, 221.11 feet to the South line of said Lot 1; thence N88°44'41"W, 126.76 feet to the point of beginning, containing 1.11 acres.

Owners and Addresses

Property	Owner Name	Owner Address
3505 Lincoln Way	Charles E. Winkleblack	5854 Oak Crest Circle Ames IA 50010
3515 Lincoln Way	Turn Key Investments LLC	2615 Northridge Parkway Ste.#102 Ames IA 50010

Assessed Valuations

Property	Land Value	Building Value	Total Value
3505 Lincoln Way	\$425,600	\$0	\$425,600
3515 Lincoln Way	\$311,200	\$0	\$311,200

Zoning and Land Uses (See Attachment 2: Zoning of Proposed URA)

Property	Existing		Proposed	
	Zoning	Land Use	Zoning	Land Use
3505 Lincoln Way	HOC, O-LMU	Vacant	Highway Commercial with Mixed Use Overlay	Commercial\Residential Mixed Use
3515 Lincoln Way	HOC, O-LMU	Vacant	Highway Commercial with Mixed Use Overlay	Commercial\Residential Mixed Use

HOC= Highway Oriented Commercial
O-LMU=Lincoln Way Mixed Use Overlay

Proposed Expansion of Services

The proposed urban revitalization area will continue to receive all services from the City of Ames. There is no proposed extension or increase in the level of service.

Applicability

Revitalization is applicable only to new construction and only in conformance with the approved site development plan and that the principal buildings have received building certificates of occupancy. Revitalization is available to all allowed uses on the site that meet the qualifying criteria found in Attachment 3 of this Plan.

Relocation Plan

There are no occupied residential structures in the proposed area. No relocations are anticipated, in the event relocation is necessary it is at the sole expense of the property owner.

Tax Exemption Schedule

The property owner may choose one of the following options:

The exemption period for ten (10) years. The amount of the partial exemption is equal to a percent of the Actual Value added by the improvements, determined as follows:

For the first year	80%
second	70%
third	60%
fourth	50%
fifth	40%
sixth	40%
seventh	30%
eighth	30%
ninth	20%
tenth	20%

The exemption period for five (5) years.

For the first year	100%
second	80%
third	60%
fourth	40%
fifth	20%

The exemption period for three (3) years. All qualified real estate is eligible to receive a 100% exemption on the Actual Value added by the improvements for each of the three years.

Required Increase in Valuation

The project shall require an increased in assessed valuation of at least fifteen percent.

Federal, State or Private Funding

No federal, state, or private funding (other than the developer's financing) is anticipated for this project.

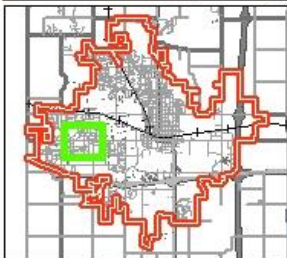
Duration

The Urban Revitalization Area shall expire on December 31, 2021. All projects seeking tax abatement must have been completed prior to expiration. Projects already determined to be eligible for tax abatement shall continue to receive tax abatement consistent with the chosen schedule for abatement and in accordance with state law.

Additional Criteria

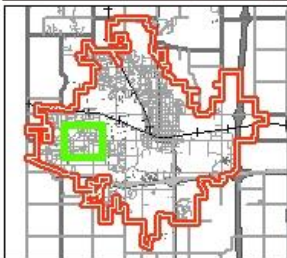
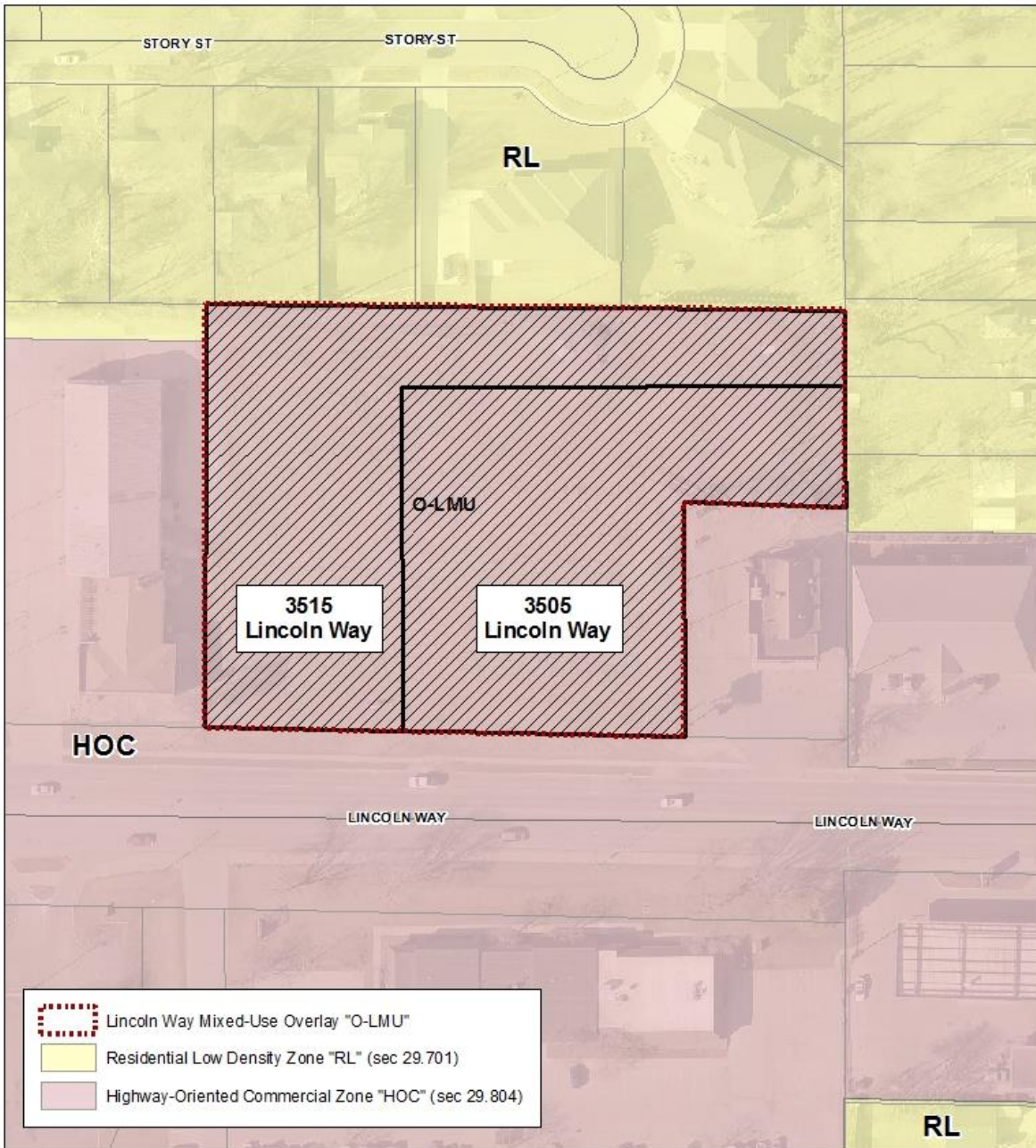
In order to be eligible for tax abatement, a project must be consistent with City ordinances and also meet the criteria in Attachment 3.

ATTACHMENT 1: LOCATION OF PROPOSED URBAN REVITALIZATION AREA



**Location Map
3505 and 3501 Lincoln Way**

ATTACHMENT 2: ZONING OF PROPOSED URBAN REVITALIZATION AREA



**Zoning Map
3505 and 3501 Lincoln Way**

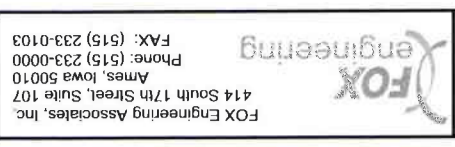
ATTACHMENT 3: ADDITIONAL QUALIFYING CRITERIA

1. The project shall be built in substantial compliance with the Major Site Development Plans (Attachment 4) by City Council on September 8, 2015 and in accordance with the conditions of Resolution #15-561, or as amended.
2. The residential project shall receive and maintain certification for the Iowa Crime Free Multi-Housing Program administered by the Ames Police Department.

ATTACHMENT 4: APPROVED MAJOR SITE DEVELOPMENT PLAN

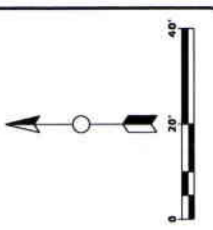
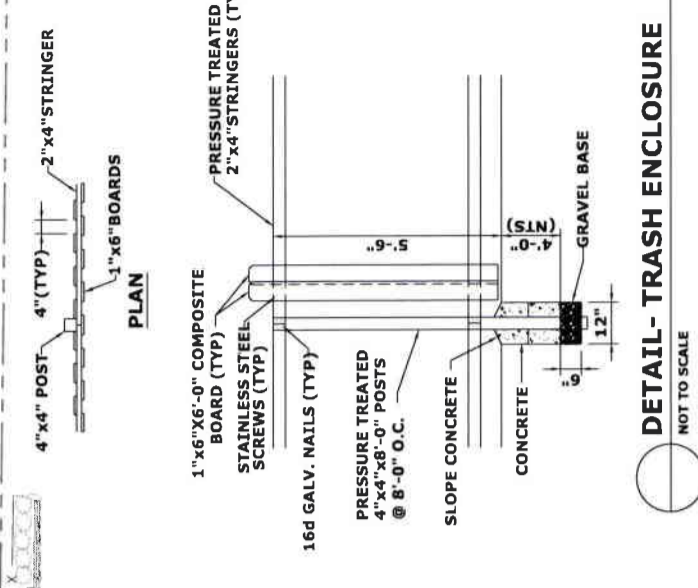
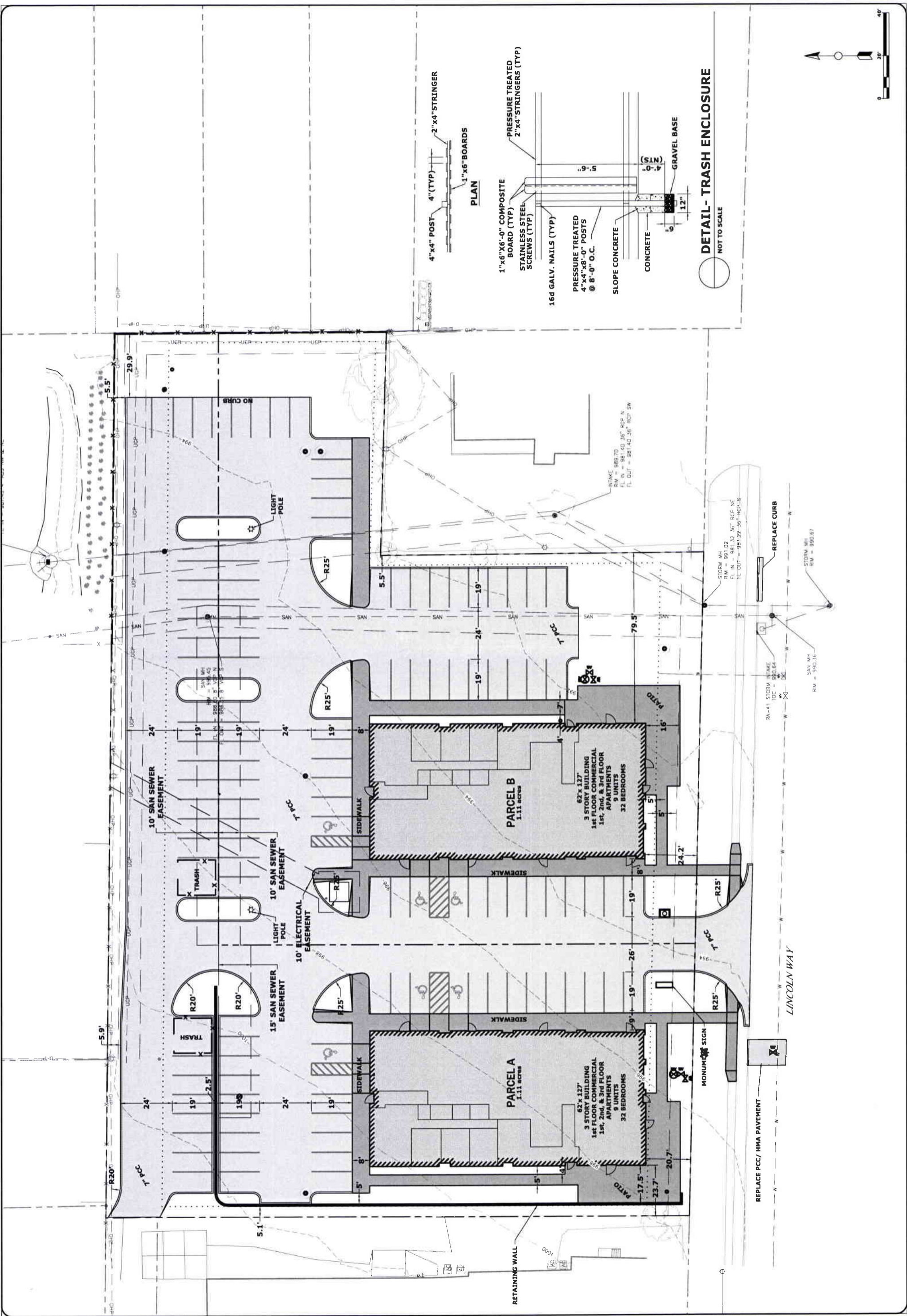
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REVISION		SRS	07/15
		CHECKED	
		DESIGNED	
		AS PER DRC COMMENTS DATED 7/17/15	
DATE	07/30/15		
LAST UPDATE:	07/30/15		

FOX Engineering Associates, Inc.
 Ames, Iowa 50010
 Phone: (515) 233-0000
 FAX: (515) 233-0103



3515 & 3505 LINCOLN WAY
 AMES, IA
 WALNUT RIDGE COMMERCIAL
 SITE LAYOUT AND DIMENSIONING PLAN

PROJECT NO
 5404-15A
 SHEET
C2.0



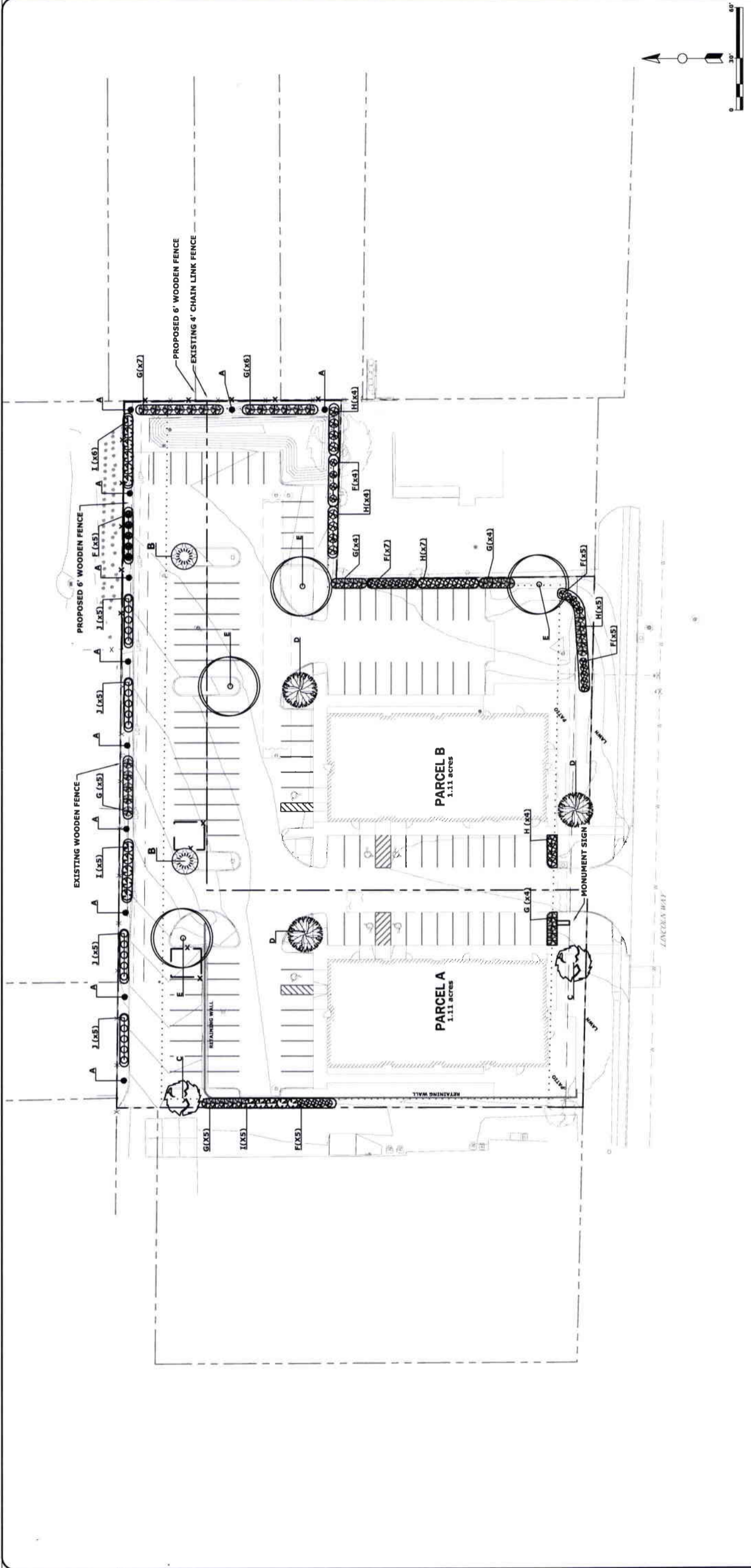
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 PLOT STYLE TABLE
 Fox\GrayScale.ctb
 LAYOUT NAME
 C2.0
 LAYER MGR NAME
 Fox\GrayScale.ctb

DATE	BY	SAW	07/15
REVISION		DESIGNED	07/15
		BRAWN	07/15
		CHECKED	
		AS PER DRC COMMENTS DATED 7/17/15	
		DATE	07/20/15
		LAST UPDATE:	07/30/15

DATE	07/20/15
AS PER DRC COMMENTS DATED	7/17/15

FOX Engineering
 414 South 17th Street, Suite 107
 Ames, Iowa 50010
 Phone: (515) 233-0000
 FAX: (515) 233-0103

3515 R. 3505 LINCOLN WAY
 WALNUT RIDGE COMMERCIAL
 SITE LANDSCAPING PLAN
 PROJECT NO. 5404-15A
 SHEET C5.0



Plant Schedule

Symbol	Number	Common Name	Botanical Name	Size	Container	Mature Height	Mature Width	Comments
A	11	Taylor Juniper	Juniperus Virginiana 'Taylor'	1 1/2" Caliper	3' B&B	30	3	
B	2	Pagoda Dogwood	Cornus alternifolia	1 1/2" Caliper	4' B&B	30	30	
C	2	Korean Maple	Acer Pseudosieboldianum	1 1/2" Caliper	#7 Cont.	20	20	
D	3	Japanese True Lilac	Syringa Reticulata 'Ivory Silk'	1 1/2" Caliper		25	20	
E	4	State Street Maple	Acer Miyabei 'Morton'	1 1/2" Caliper		30	30	
F	31	Blue Muffin Arrowhead Viburnum	Viburnum Dentatum 'Christom'		#2	4	4	
G	35	Red Prince Weigela	Weigela Florida 'Red Prince'		18" Pot	5	5	
H	24	Dakota Sunspot Potentilla	Potentilla Fruticosa 'Fargo'		#2	5	5	
I	16	Mohican Viburnum	Viburnum Lantana 'Mohican'		24" Pot	6	6	
J	20	Goldmound Spirea	Spirea Japonica 'Goldmound'		#2	3	4	



ARCHITECTURAL
CONSTRUCTION



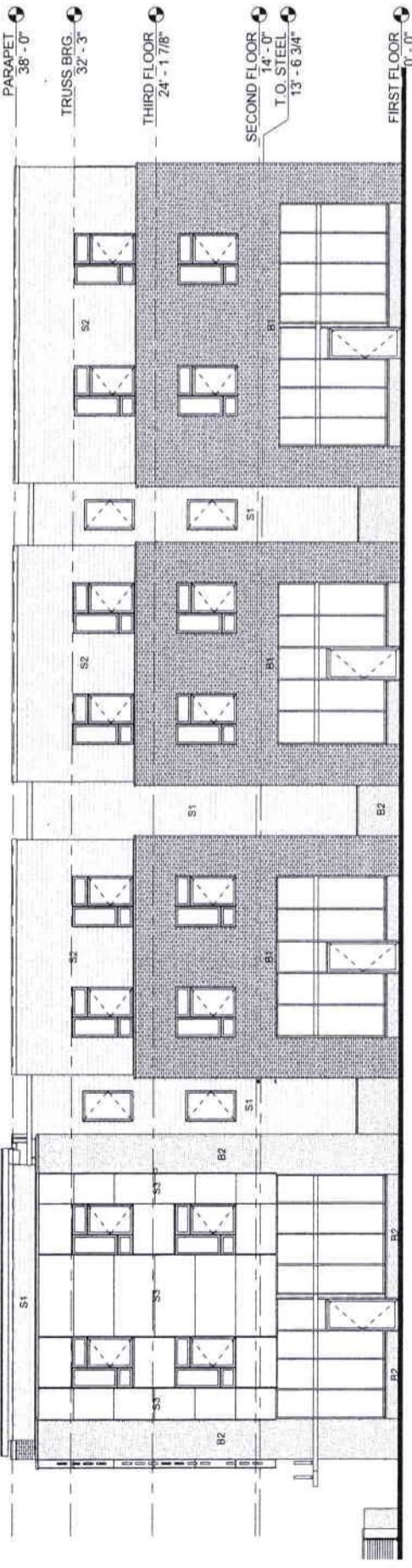
STRUCTURAL
ENGINEERING

P.O. BOX 159 HUXLEY, IA 50124
P: 515.597.5457
F: 515.597.5461
WWW.JCORP.BIZ

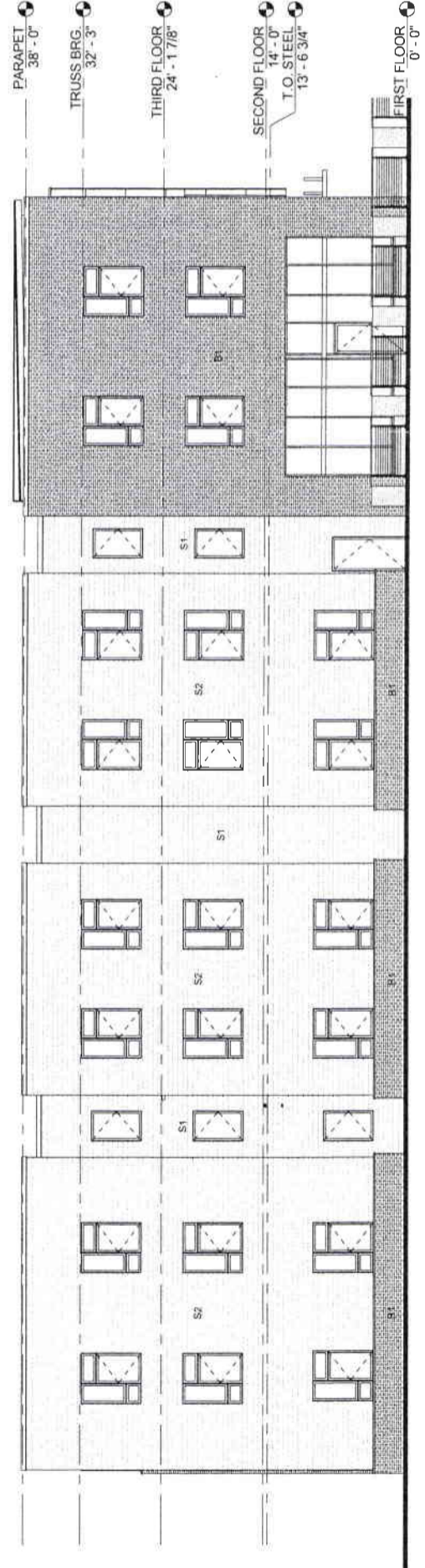
Lincoln Way Mixed-Use

Perspective
06/23/15

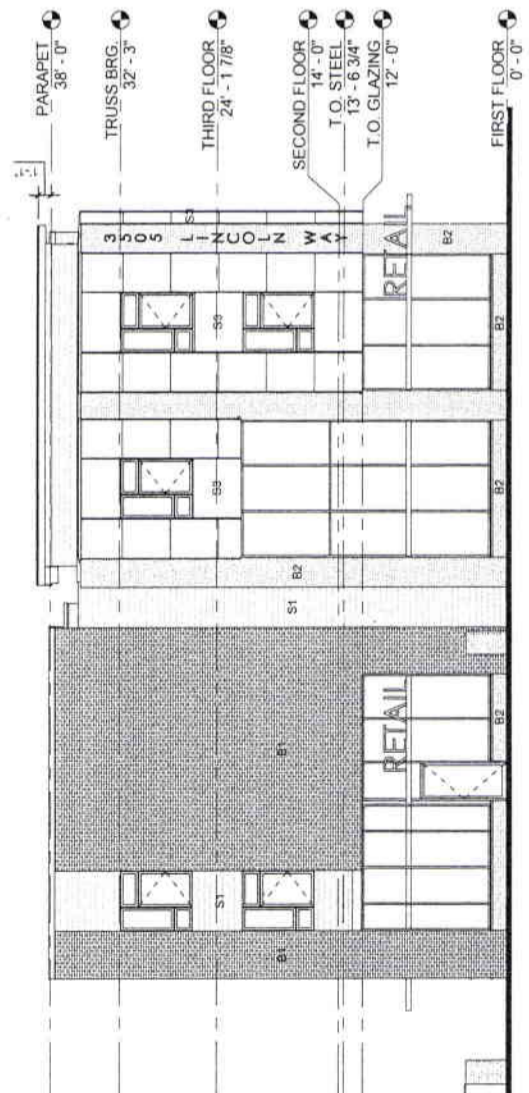
Type Mark	Description
B1	Brick - Dark Grey
B2	Brick - Light Tan
S1	Hardie Siding - Charcoal
S2	Hardie Siding - Grey
S3	Hardie Reveal Panel System



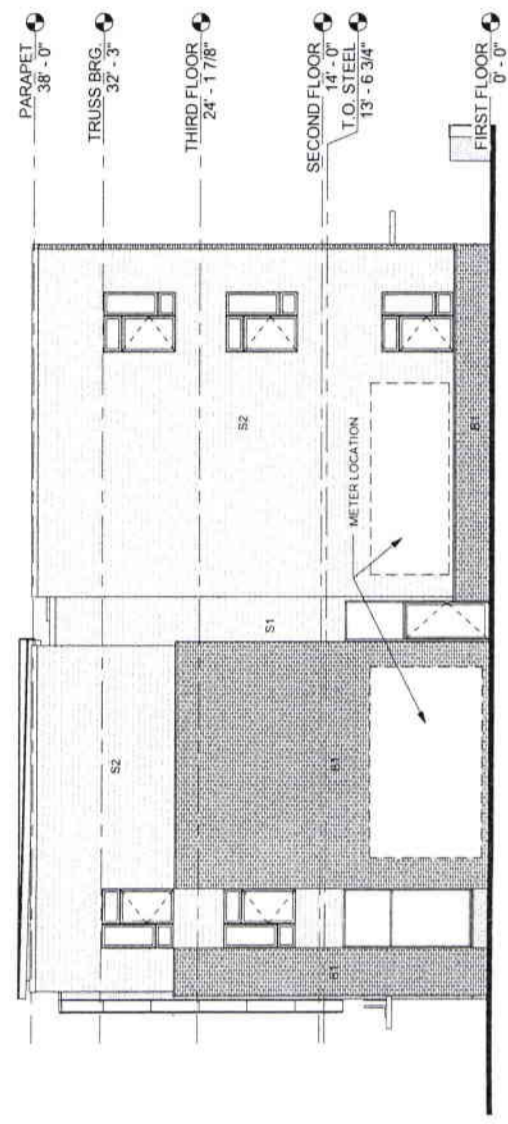
4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



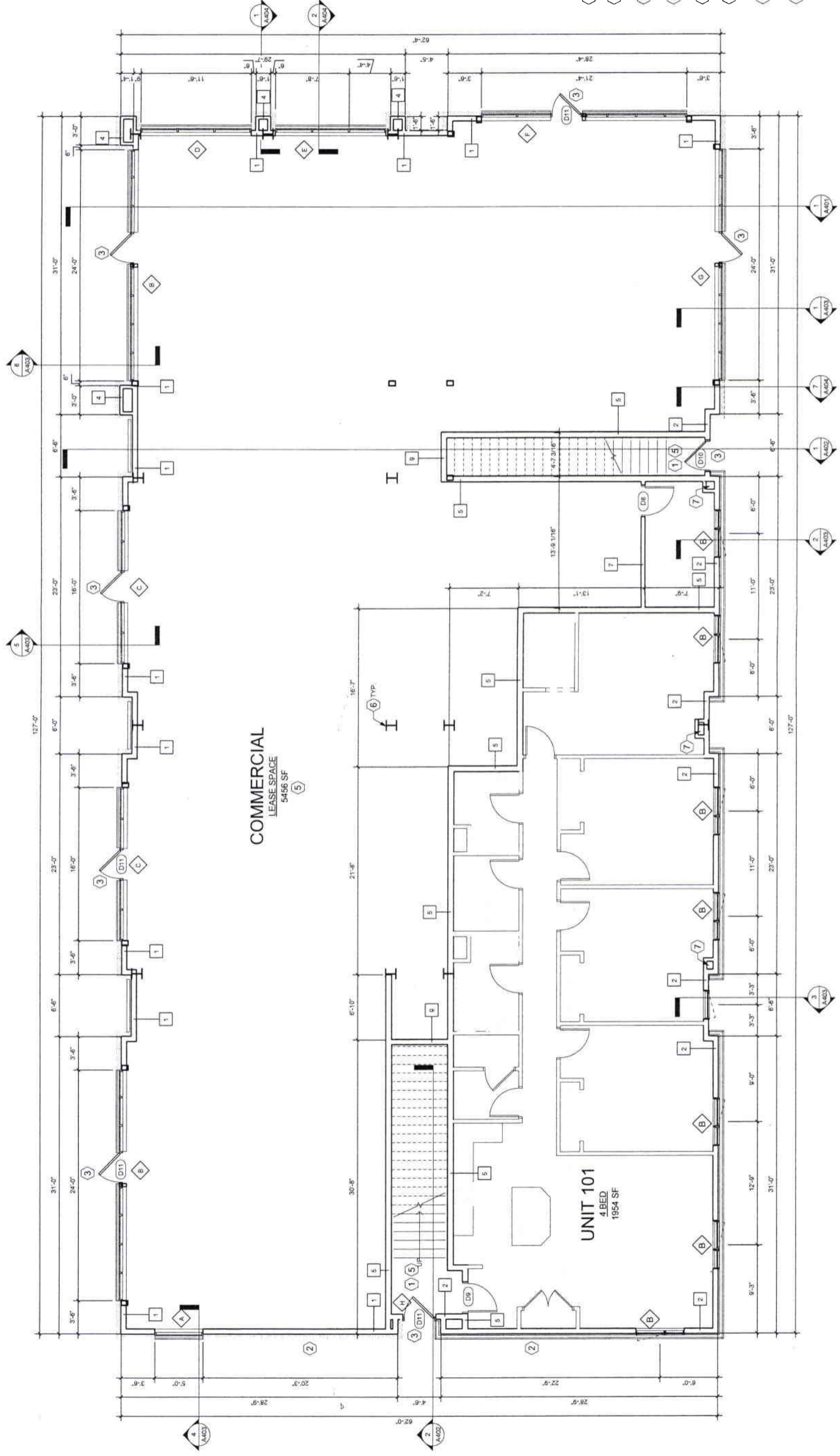
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

JUL 30 2015

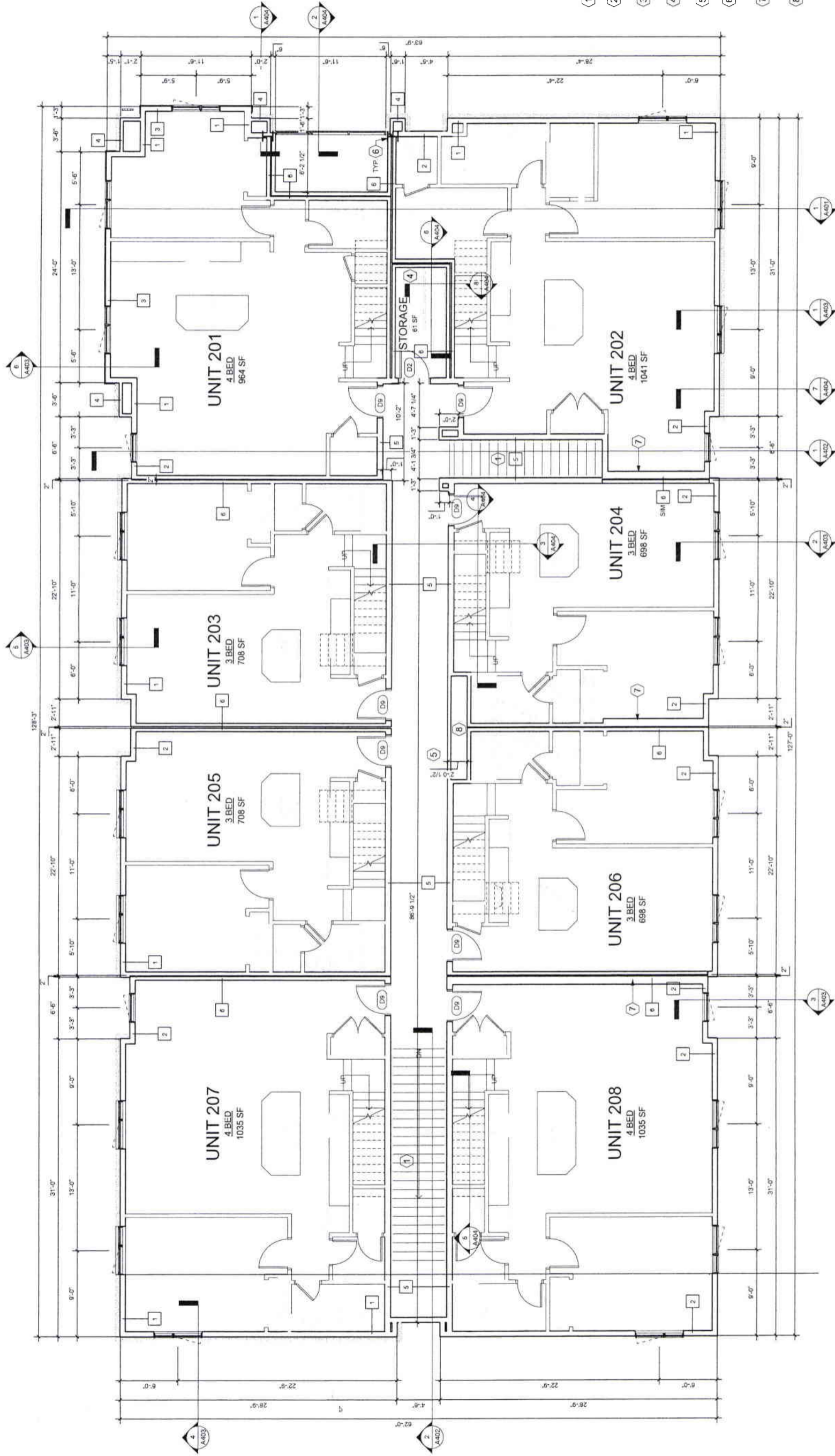
CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING



PLAN NOTES

- (1) STAIRS - RE. STAIR PLAN AND STAIR SECTIONS
- (2) METER LOCATION - COORDINATE FINAL SIZE AND PLACEMENT OF EQUIPMENT WITH CONTRACTOR
- (3) CONCRETE STOOP, TYP. ALL EXTERIOR ENTRANCES - RE. STRUCTURAL
- (4) SHIPS LADDER AND ROOF ACCESS HATCH BY MANUFACTURER
- (5) ACCESSIBLE HARDWARE IN ALL COMMON AREAS TYP. AS OCCURS
- (6) COLUMN AND LOCATION RE. STRUCTURAL
- (7) INTERNAL ROOF DRAIN LOCATION - COORDINATE FINAL SIZE AND PLACEMENT WITH PLUMBING CONTRACTOR. 2x8 WALL OR 2x4 FLOORING AS OCCURS TO CONCEAL DRAIN PIPE
- (8) CHASE SPACE FOR FUTURE MECHANICAL

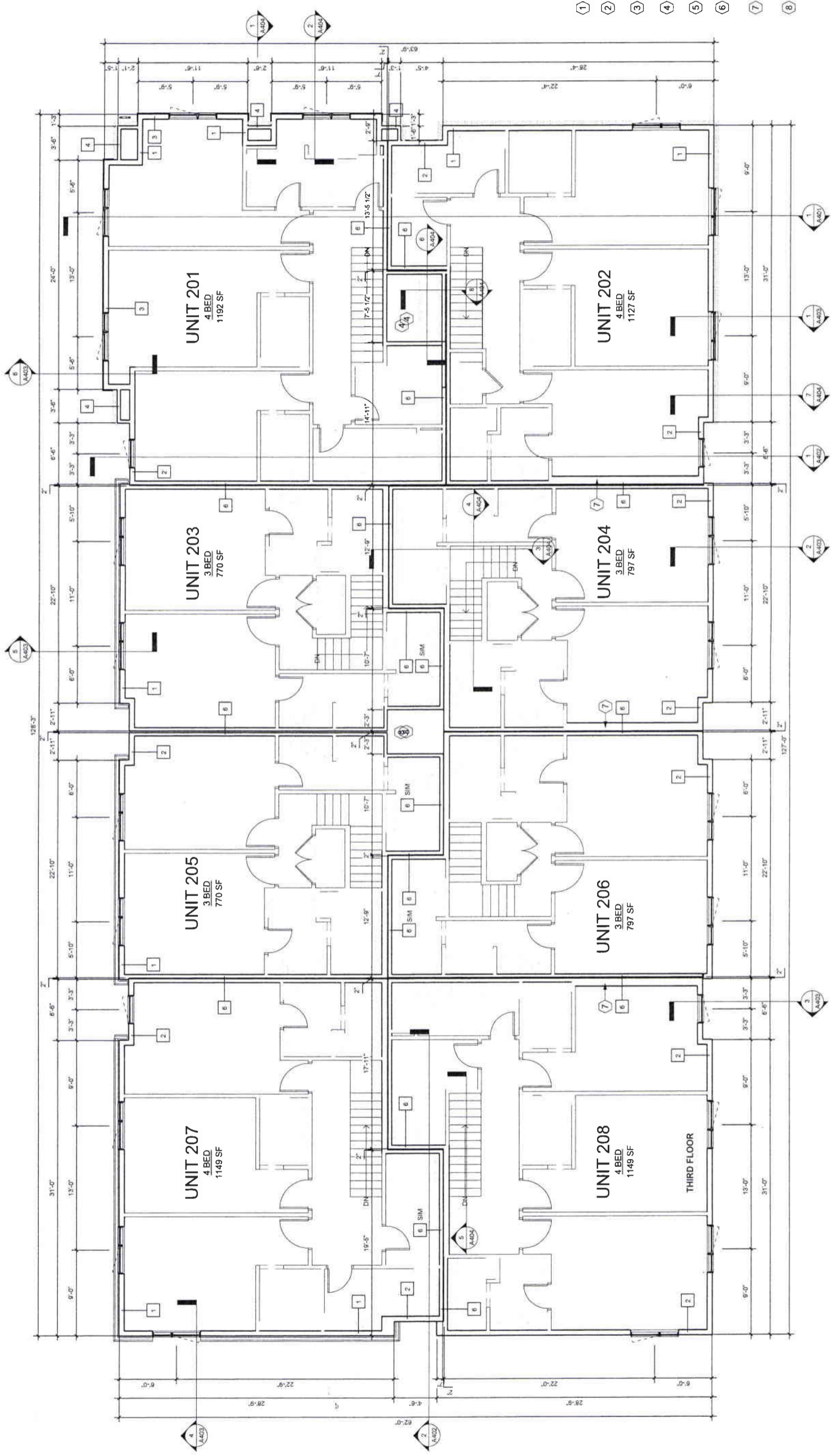
NORTH **FIRST FLOOR PLAN**
SCALE: 3/16" = 1'-0"



PLAN NOTES

- 1 STAIRS - RE STAIR PLAN AND STAIR SECTIONS
- 2 METER LOCATION - COORDINATE FINAL SIZE AND PLACEMENT OF EQUIPMENT WITH CONTRACTOR
- 3 CONCRETE STOOD: TYP. ALL EXTERIOR ENTRANCES - RE STRUCTURAL
- 4 SHIPS LADDER AND ROOF ACCESS HATCH BY MANUFACTURER
- 5 ACCESSIBLE HARDWARE IN ALL COMMON AREAS, TYP. AS OCCURS
- 6 COLUMN AND LOCATION RE STRUCTURAL
- 7 INTERNAL ROOF DRAIN LOCATION - COORDINATE FINAL SIZE AND PLACEMENT WITH PLUMBING CONTRACTOR. 2x8 WALL OR 2x4 FURRING AS OCCURS TO CONCEAL DRAINPIPE
- 8 CHASE SPACE FOR FUTURE MECHANICAL

NORTH **1** **SECOND FLOOR PLAN**
SCALE: 3/16" = 1'-0"



PLAN NOTES

- ① STAIRS - RE STAIR PLAN AND STAIR SECTIONS
- ② METER LOCATION, COORDINATE FINAL SIZE AND PLACEMENT OF EQUIPMENT WITH CONTRACTOR
- ③ CONCRETE STOOPT, TYP. ALL EXTERIOR ENTRANCES - RE STRUCTURAL
- ④ SHIPS LADDER AND ROOF ACCESS HATCH BY MANUFACTURER
- ⑤ ACCESSIBLE HARDWARE IN ALL COMMON AREAS, TYP AS OCCURS
- ⑥ COLUMN AND LOCATION RE STRUCTURAL
- ⑦ INTERNAL ROOF DRAIN LOCATION - COORDINATE FINAL SIZE AND PLACEMENT WITH PLUMBING CONTRACTOR. 2x6 WALL OR 2x4 FLOORING AS OCCURS TO CONCEAL DRAIN PIPE
- ⑧ CHASE SPACE FOR FUTURE MECHANICAL

NORTH **1** **THIRD FLOOR PLAN**
SCALE: 3/16" = 1'-0"

COUNCIL ACTION FORM

**SUBJECT: PUBLIC UTILITY EASEMENT VACATION – WALMART
SUPERCENTER, 3121 GRAND AVENUE**

BACKGROUND:

The owner of 3121 Grand Avenue is in the process of redeveloping this property along with 3105 Grand Avenue to construct a new Walmart Supercenter and needs to build over an existing public utility easement, which would not be allowed. Staff received a request from the property owner to vacate the existing easement, as shown in Attachment A.

Public Works staff reached out to all registered right-of-way users to determine if there were any existing utilities in the easement or future plans to utilize the easement. Staff has received responses and only City of Ames Electric has facilities in the existing easement. City of Ames Electric will be accommodated in another location as the site plan approval process progresses. No other registered right-of-way users have an intention to utilize the easement.

ALTERNATIVES:

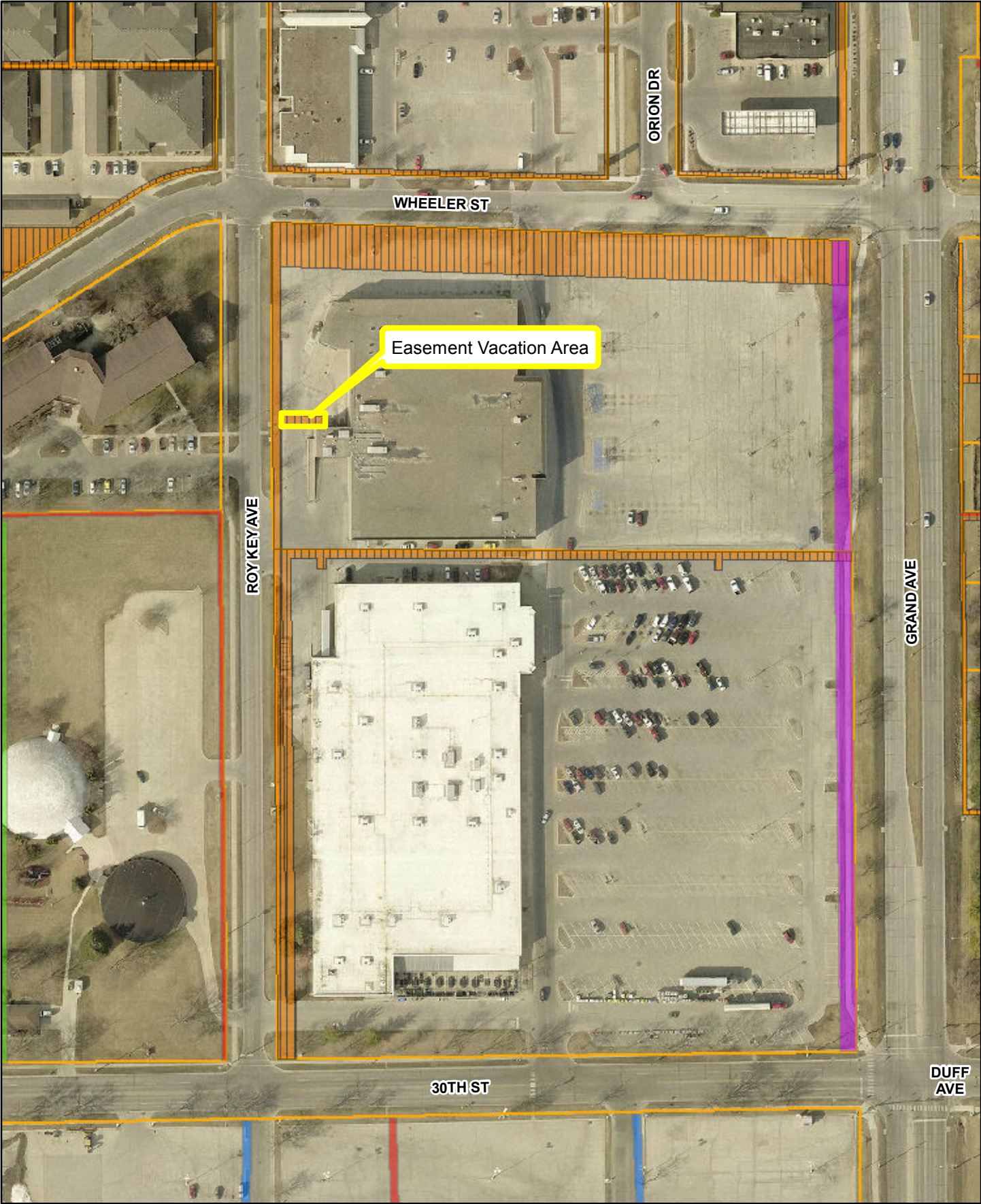
1. Set the date of public hearing as February 23, 2016 for approving the vacation of the existing public utility easement at 3121 Grand Avenue.
2. Choose not to approve vacation and maintain control of the current easement.

MANAGER'S RECOMMENDED ACTION:

The owner will relocate the City electric facilities at their cost when the site is redeveloped. By approving vacation of the easement at this time, Council will meet this property owner's need to move forward with redevelopment of the site.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby setting the date of public hearing as February 23, 2016 for approving the vacation of the existing public utility easement at 3121 Grand Avenue.

Attachment A



Geographic Information System (GIS) Product Disclaimer: City of Ames GIS map data does not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership & land use nor does it replace field surveys of utilities or other features contained in the data. All features represented in this product should be field verified. This Product is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the User.



Easement Vacation Area
Proposed Walmart Super Center



Scale: 1 in = 150 ft
Date: 1/26/2016

COUNCIL ACTION FORM

SUBJECT: 2015/16 WATER SYSTEM IMPROVEMENTS PROGRAM #2 – WATER MAIN REPLACEMENT (SOUTH DUFF AVENUE)

BACKGROUND:

The Water System Improvements program provides for replacing water mains in areas that are experiencing rusty water problems. It also provides for installing larger distribution mains in areas that have a high concentration of 4” supply lines, transferring water services from 4” water mains in streets where larger water mains exist, and abandoning 4” water mains. Eliminating duplicate water mains, where possible, improves water flow and helps reduce rusty water. Installing larger distribution lines in areas that have a high concentration of 4” supply lines and less than desirable fire-fighting capacity (predominantly in the older areas of the community) provides larger supply quantities in relation to the current and proposed land uses, in accordance with the Land Use Policy Plan.

The location for water main replacement with this project is South Duff Avenue (South 5th Street to Lincoln Way).

Staff has completed plans and specifications for this contract with a total estimated construction cost of \$356,328. Engineering and construction administration costs are estimated at \$53,449, bringing **total estimated costs for this project to \$409,777.**

The Water System Improvements are shown in the 2015/16 Capital Improvements Plan (CIP) with \$975,000 in funding. From this program, approximately \$250,000 will be utilized for the water main replacement on Wellons Drive that is planned with the 2015/16 Asphalt Street Pavement Improvements project and \$222,399 will be utilized for the water main replacement on County Club Boulevard that is planned with the FY 2015/16 Water System Improvements Program #1. This leaves approximately \$500,000 in available funding for this project.

Please note, the FY 2015/16 CIP locations for this program were adjusted to mirror street improvement projects scheduled in the same CIP fiscal year; which are also a high priority for replacement of the water main pipe due to age, number of breaks, or the size of the pipe. By combining both a street improvement project with a water main replacement project, the City typically sees a significant cost savings. In this instance, East 3rd Street and East Avenue water main replacement projects were identified to be replaced in the FY 2015/16 CIP in conjunction with the street improvements anticipated for these same locations. However, the above mentioned street improvement projects have been reprioritized and thus the water main replacements have also been reprioritized.

ALTERNATIVES:

1. Approve the plans and specifications for the FY 2015/16 Water System Improvements Program #2 (South Duff Avenue) project and establish March 2, 2016, as the date of letting and March 22, 2016, as the date for report of bids.
2. Do not approve this project.

MANAGER'S RECOMMENDED ACTION:

By approving these plans and specifications, it will be possible to improve the reliability of the water system and to improve water quality for our citizens in this area.

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

COUNCIL ACTION FORM

SUBJECT: WATER POLLUTION CONTROL FACILITY SLUDGE PUMPING BUILDING HEAT RECOVERY UNIT REPLACEMENT

BACKGROUND:

The Water Pollution Control (WPC) Facility's heat recovery unit serving the Sludge Pumping Building is used to provide ventilation and seasonal heating to the space. The Sludge Pumping Building can develop a hazardous atmosphere and the operation of the heat recovery unit ensures that WPC staff can safely access the space at all times. The heat recovery unit was installed in 1989 and has reached the end of its useful life.

The project was originally budgeted in the final amendments to the 2014/15 Capital Improvements Plan as part of the WPC Mechanical & HVAC Replacements Project, and has been carried over into the current fiscal year. An additional transfer of savings from carryover in the WPC Electrical Systems Improvement Project is included in the FY 15/16 mid-year budget amendments (currently pending before the City Council), providing a budget of \$92,000.

Funding Sources:

FY 14/15 Carryover	\$ 54,548
Savings from FY 14/15 WPC Electrical System Improvements Project	<u>37,452</u>
	\$ 92,000

Veenstra & Kimm, Inc., (V&K) was previously awarded a contract in the amount of \$8,800 for engineering services to design the unit. V&K has prepared plans and specifications for the purchase and installation of a new heat recovery unit and disposal of the old equipment. The Engineer's Estimate for construction is \$83,400. The total estimated project cost including engineering is \$92,200.

ALTERNATIVES:

1. Grant preliminary approval of the plans and specifications and issue a Notice to Bidders for the Water Pollution Control Facility Sludge Pumping Building Heat Recovery Unit Replacement, setting March 9, 2016, as the bid due date and March 22, 2016, as the date for public hearing and award.
2. Do not approve plans and specifications at this time.

MANAGER'S RECOMMENDED ACTION:

The Sludge Pumping Building heat recovery unit is essential to the operations and maintenance of the Water Pollution Control Facility. Due to long lead times for equipment fabrication, it is important that this project remain on schedule to allow for replacement before the fall 2016 heating season begins.

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

COUNCIL ACTION FORM

SUBJECT: WATER POLLUTION CONTROL FACILITY 3-YEAR BIOSOLIDS HAULING PROJECT

BACKGROUND:

The City of Ames Water Pollution Control Facility (WPCF) produces approximately 30,000 gallons of Class II biosolids each day. Throughout the year, biosolids are stored in the facility's biosolids storage lagoon and secondary digester and ultimately disposed of by land application as fertilizer on city-owned farm ground directly adjacent to the WPCF. The bulk of the land application occurs in the fall after crops have been harvested. However, some land application is performed throughout the year to maintain adequate storage capacity. Primary hauling in the fall is conducted by a contracted hauler and periodic hauling throughout the year is performed by City staff. The previous three-year biosolids hauling contract has expired with all work being successfully completed on time and under budget.

Specifications have been prepared to solicit proposals for a new biosolids hauling contract. **The contract will be a one-year agreement, with up to two additional one-year renewals at the City's discretion. Funding for the first year is included in the FY 2016/17 operating budget at \$100,000.** Subsequent years will also be funded out of the operating budget.

ALTERNATIVES:

1. Grant preliminary approval to the plans and specifications and issue a Notice to Bidders, setting March 31, 2016, as the bid due date and April 12, 2016, as the date for public hearing and award.
2. Do not approve plans and specifications at this time.

MANAGER'S RECOMMENDED ACTION:

Disposal of biosolids at the WPC Facility is necessary for uninterrupted operation of the facility and continued compliance with the facility's NPDES permit. 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: CITY HALL ROOF IMPROVEMENTS PROJECT

BACKGROUND:

The City Hall Roof is currently 26 years old, last being replaced in 1990 with the remodel of City Hall. Due to its age the roof is continuing to leak and require continual patching and maintenance. During the development of the FY 2015/16 budget, \$700,000 in one-time savings was directed to replace the roof.

City staff contracted with Terracon to provide engineering services. Terracon has completed plans and specifications with a total estimated construction cost of \$701,400. The estimate is higher than originally anticipated cost due to the replacement of the skylights for the gym. Since the new roof flashing will be incorporated into the skylight system, it was determined that replacing skylights at the same time would be the appropriate decision.

Replacing the skylights accounts for \$70,400 of the total estimated construction cost. In addition, there will be engineering costs of \$21,375 and construction inspection costs of \$12,500. **This would bring the total project cost to \$735,275.** Staff has identified the additional \$35,275 needed to fund this project from the City Hall Improvement Program. There currently is \$205,216 in this CIP project to help fund the roof replacement.

ALTERNATIVES:

1. Approve plans and specifications for the City Hall Roof Improvements Project and establish March 10, 2016, as the date of letting and March 22, 2016, as the date for report of bids.
2. Do not approve this project.

MANAGER'S RECOMMENDED ACTION:

By replacing the roof the City will eliminate continued maintenance and the possibility of damage caused by a leaking roof. The new roof will provide a twenty year warranty.

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



CITY OF
Ames™

Caring People ♦ Quality Programs ♦ Exceptional Service

MEMO

To: Mayor and Members of the City Council

From: City Clerk's Office

Date: February 5, 2016

Subject: Contract and Bond Approval

There are no Council Action Forms for Item Nos. 20 and 21 . Council approval of the contract and bond for these projects is simply fulfilling a *State Code* requirement.

/jr

COUNCIL ACTION FORM

SUBJECT: POWER PLANT MAINTENANCE SERVICES CONTRACT – CHANGE ORDER NO. 1

BACKGROUND:

The Electric Utility has two coal-fired, high-pressure steam generation units within the City's Power Plant, referred to as Units No. 7 and 8. These units require regular professional maintenance and repair. This consists of both emergency and planned repairs and service. Services include a large variety of boiler and pressure vessel maintenance and repairs, structural steel, pump and piping work, coal handling system, coal pulverizer work, and other miscellaneous mechanical Power Plant work.

The repair of the equipment on these generation units requires professional trade crafts such as boilermakers, steam/pipe fitters and millwrights. The crafts are certified to install and repair high-pressure vessel and piping systems and other apparatus of the generation units. One of the most important aspects of this work is to provide the dependable, high pressure certified repairs and documentation required by State Code.

On April 28, 2015, Council approved the contract renewal with ProEnergy Services LLC, Sedalia, MO, for the Power Plant Maintenance Services Contract for the one-year period from July 1, 2015, through June 30, 2016 in the amount not-to-exceed \$720,000.

The proposed change order would be Change Order No. 1. This change order will add an additional \$148,445 to the current contract for FY2015/16. This will bring the total contract amount to \$868,445. This Change Order is needed so that ProEnergy Services can provide a specific skill set for a specific project. **Council will recall that on November 24, 2015 they approved a contract with Frenzelit to provide emergency service to repair the Power Plant Unit #8 expansion joints. This Change Order with ProEnergy Services will prove insulation materials and installation labor to re-insulate in and around the area were the expansion joints were replaced.** The amount of the Change Order, \$148,445, is based on a Lump Sum quote received by the City.

The FY 2015/16 operating budget for Electric Production includes \$720,000 for this contract. **Additional funding to cover this change order is available from savings realized in the budget from burning less coal than expected due to a plant shutdown in December. This resulted in a \$1,200,000 savings to the utility in FY 2015/16.**

ALTERNATIVES:

1. Approve contract Change Order No. 1 to ProEnergy Services LLC, in the amount of \$148,445. This will bring the total FY2015/16 contract value to a not-to-exceed amount of \$868,445.
2. Do not approve the change order. This action will result in the City not insulating the Unit #8 precipitator.

MANAGER'S RECOMMENDED ACTION:

This work, under Change Order #1, is necessary to provide insulation services to Unit #8. The cost is higher than one might expect due to the fact that the work will be performed outside in the winter, on scaffolding that is build 250 feet in the air. Insulating the Unit #8 precipitator will limit condensation and extend the life of the repair work already performed.

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

COUNCIL ACTION FORM

**SUBJECT: POWER PLANT FUEL CONVERSION – MECHANICAL INSTALLATION
GENERAL WORK CONTRACT - CHANGE ORDER NO. 9**

BACKGROUND:

In November of 2013, the City Council approved the conversion of the City's Steam Electric Plant from coal to natural gas. In May of 2014, the City Council approved the selection of Sargent & Lundy of Chicago, Illinois, to provide engineering and construction oversight services for the conversion project.

On September 22, 2015, City Council approved the award of a contract to TEI Construction Services, Inc. (TEI), Duncan, South Carolina for the General Work Contract for Mechanical Installation in the amount of \$1,572,019.

The action being requested now is to approve Change Order No. 9 to the Mechanical Installation Contract. This Change Order is for TEI to supply and install the refractory that is required around the nine (9) new natural gas burners for Unit 8.

Refractory materials are typically "clay-like" substances, that when cured harden and appear like masonry cement or concrete, and contain special minerals and chemical compounds that are used in boilers, furnaces, kilns, etc. to shield and protect metal surfaces from damage from exposure to fire, extreme heat, corrosive or abrasive atmospheres, etc. In our case, the refractory is used to protect the boiler tubes and the metal surfaces of the burners from the fire and heat in the boiler, and also from the possible corrosive atmosphere in the boiler from burning refuse-derived fuel (RDF). Additionally, unique and critically important to our conversion of the power plant (from coal to natural gas), the refractory around the new natural gas burners has to be shaped and profiled quite precisely in order to properly channel the air for combustion to the burner to optimize the natural gas flame.

The supplier of the burners for our natural gas conversion, Alstom (now GE Power), provided the refractory for the burners as a part of their bid. This product has apparently been Alstom's standard for many years. Once placed, it soon needs to be progressively and continuously heated to a very high temperature (at least 1750°F) to cure properly. Unfortunately, this is not possible to do given the integrated tasks and the sequence of events that must be undertaken to ready Unit 8's boiler and the rest of the power plant for firing natural gas. **After an extensive amount of investigation and discussion, a consensus was reached that there was no way to properly cure the originally supplied refractory, and that we needed to try to find a suitable alternate refractory.**

Staff researched alternate refractories and found a manufacturer and supplier of refractory materials that had a product deemed to be suitable for our application. This supplier, Stellar Materials, has a refractory that can be cured successfully given our set

of conditions. The down side is that this refractory is difficult and tricky to apply, and it takes a knowledgeable and experienced crew to properly apply this material. The product is also expensive. However, Alstom will warranty their burner equipment and installation if this refractory is used.

TEI will hire Hi-Tech Industrial Services, Inc. as a subcontractor to supply and install the refractory for the natural gas burners in Unit 8 boiler. This company has the required expertise and experience to successfully apply and cure this particular refractory.

The price of this change order is \$175,496.89 and includes the subcontractor's labor, equipment, refractory materials, scaffolding, freight, and sales tax, plus TEI's markup.

CHANGE ORDER HISTORY:

Eight change orders have previously been issued for this project.

Change Order No. 1 for \$8,750 was for TEIC to procure Nordstrom valves.

Change Order No. 2 for \$156,131 was for TEIC to supply natural gas control and on-off valves.

Change Order No. 3 for \$187,984 was for TEIC to provide and modify platforms, stairs, grating, toe plates, railings, etc. on four levels associated with the installation of natural gas burners and igniters on Unit 8 boiler and to provide Unit 7 & 8 Steam turbine front standard installation work including probe removal, worm gear removal, disconnecting linkages, and valve installation.

Change Order No. 4 for \$9,785.37 was for TEIC to provide material, equipment, and labor necessary to fabricate and install structural steel angle frames onto the outside of the burner windboxes on three burner levels of Unit 8 boiler to facilitate the mounting of nine burners.

Change Order No. 5 for \$3,032.17 was for TEIC to remove & reinstall operating cylinder pump at the direction of the GE representative.

Change Order No. 6 for \$7,725.98 was for TEIC to provide the necessary material, equipment, and labor to remove the existing burner support rings and replace them with rings at Elevation 127'-3" on Unit 8 boiler.

Change Order No. 7 for \$3,032.16 was for TEIC to provide equipment and labor to remove, inspect, adjust, and reinstall the pilot valve on Unit 8 turbine.

Change Order No. 8 for \$21,673.58 was for TEIC to cut the piping and weld flanges in each of the nine (9) natural gas igniter valve assemblies to facilitate the maintenance and removal (if necessary) of the gas control valves, plus install fittings along with shutoff valves to be able to isolate pressure gauges for maintenance and removal without having to shut down the system to perform the work.

The total cost of previous eight (8) change orders was \$398,114.26. With Change Order No. 9, the new change order total is \$573,611.15.

PROJECT COST HISTORY:

The Engineer's estimate of the cost for this phase of the project was \$5,115,000. With this change order, the total costs for the Mechanical Installation General Work Contract portion of the project will be increased to \$2,145,630.15.

Overall, the total project dollar amount committed to date (inclusive of this Change Order No. 9) is \$17,198,810.65. The approved FY 2015/16 Capital Improvements Plan includes \$26,000,000 for the Unit 7 and Unit 8 fuel conversion. However, some of the funding of the conversion project is coming from the sale of Electric Revenue bonds. Considering that the project is coming in much less than the budgeted amount, staff has chosen to reduce the size of the bonds issuance and has reflected the budgeted amount accordingly. The project budget to date is shown on page 4 and 5. It should be noted if there are future Change Orders that cause the budget to exceed the remaining balance, the bond request cannot/will not be adjusted. Staff at that time will look at cancelling or delaying lower priority projects to fund the change.

ALTERNATIVES:

1. Approve contract Change Order No. 9 with TEI Construction Services, Inc., Duncan, SC for the Power Plant Fuel Conversion - Mechanical Installation General Work Contract in the amount of \$175,496.89.
2. Reject contract Change Order No. 9. With this alternative will be a higher risk of improperly curing the original refractory.

MANAGER'S RECOMMENDED ACTION:

The original refractory included by Alstom would not work given the Electric Utility's commissioning process. Therefore, an acceptable alternative had to be identified in order to keep the project on schedule and meet Alstom's warranty.

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

PROJECT BUDGET

The overall project budget and commitments to date are summarized below. To date, the project budget has the following items encumbered:

\$17,475,000	FY 2015/16 CIP amount budgeted for project \$26,000,000 less reduced bonds issuance by \$8,525,000
	<u>Sargent & Lundy, LLC</u>
\$1,995,000	Encumbered not-to-exceed amount for Engineering Services
\$2,395,000	Engineering Services Contract Change Order No. 1
\$174,000	Engineering Services Contract Change Order No. 2
	<u>Alstom Power Inc.</u>
\$3,355,300	Contract cost for Natural Gas Conversion Equipment
\$29,869	Equipment Contract Change Order No. 1
(-\$321,600)	Equipment Contract Change Order No. 2
(-\$51,000)	Equipment Contract Change Order No. 3
	<u>Emerson Process Management Power & Water Solutions, Inc.</u>
\$1,595,000	Contract cost for DCS equipment
\$39,377	DCS Contract Change Order No. 1
\$12,611	DCS Contract Change Order No. 2
	<u>GE Energy Control Solutions, Inc.</u>
\$814,920	Contract cost for TCS equipment Bid 1
\$244,731	TCS Bid 1 Contract Change Order No. 1
\$34,000	TCS Bid 1 Contract Change Order No. 2
	<u>General Electric International, Inc.</u>
\$186,320	Contract Cost for Turbine Steam Seal System - TCS Bid 2
\$24,536	TCS Bid 2 Contract Change Order No. 1
\$150,000	TCS Bid 2 Contract Change Order No. 2
	<u>Henkel Construction Co.</u>
\$898,800	Contract cost for Control Room Installation General Work Contract
\$66,782	Control Room Contract Change Order No. 1
	<u>TEI Construction Services, Inc.</u>
\$1,572,019	Contract cost for Mechanical Installation General Work Contract

\$8,750	Mechanical Contract Change Order No. 1
\$156,131	Mechanical Contract Change Order No. 2
\$187,984	Mechanical Contract Change Order No. 3
\$9,785.37	Mechanical Contract Change Order No. 4
\$3,032.17	Mechanical Contract Change Order No. 5
\$7,725.98	Mechanical Contract Change Order No. 6
\$3,032.16	Mechanical Contract Change Order No. 7
\$21,673.58	Mechanical Contract Change Order No. 8
\$175,496.89	Mechanical Contract Change Order No. 9
	<u>FPD Power Development, LLC</u>
\$3,145,149	Contract cost for Electrical Installation General Work Contract
	<u>Graybar Electric</u>
\$98,560	Contract cost for UPS System
(-\$1,010)	UPS System Contract Change Order No. 1
	<u>Hertz Equipment Rental Corporation</u>
<u>\$166,835.50</u>	Contract cost for Portable Electric Space Heaters
\$17,198,810.65	Costs committed to date for conversion
\$276,189.35	Remaining Project Balance to cover miscellaneous equipment and modifications to the power plant needed for the fuel conversion



Public Works Department
515 Clark Avenue, Ames, Iowa 50010
Phone 515-239-5160 ♦ Fax 515-239-5404

February 9, 2016

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

Ladies and Gentlemen:

I hereby certify that the public utility installation, curb and gutter construction, and base lift of asphalt paving required as a condition for approval of the final plat of **Northridge Heights 18th Addition** have been completed in an acceptable manner by **Ames Trenching and Excavating of Ames, IA and Manatts, Inc of Ames, IA**. The above-mentioned improvements have been inspected by the Engineering Division of the Public Works Department of the City of Ames, Iowa and found to meet City specifications and standards.

As a result of this certification, it is recommended that the financial security for public improvements on file with the City for this subdivision be reduced to **\$106,875**. The remaining work covered by this financial security includes installation of the final asphalt surfacing, pedestrian ramps and walks, shared used path, final adjustment of utility features, erosion control, and street lighting.

Sincerely,

John C. Joiner, P.E.
Director

JJ/jc

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

Northridge Heights 18th Addition

February 9, 2016

Page 2

Description	Unit	Quantity
Excavation Class 13	CY	5,600
Sanitary Sewer Gravity Main, Trench 8"	LF	1,212
Sanitary Sewer Service Stub, 4"	EA	27
Storm Sewer, Trench, PVC, 6"	LF	476
Storm Sewer, Trench, RCP, 15"	LF	470
Storm Sewer, Trench, RCP, 24"	LF	128
Subdrain, Perforated PVC, 6"	LF	502
Subdrain Cleanout, 6"	EA	4
Storm Sewer Service Stub	EA	27
Water Main, Trenched, 8"	LF	1522
Water Main, Trenched 12"	LF	532
Fittings, 8", 22.5 Degree MJ Bend	EA	2
Fittings, 8", 11.25 Degree MJ Bend	EA	1
Fittings, 8" MJ Tee	EA	1
Water Service Stub, 1"	EA	27
Valve, 8"	EA	8
Valve, 12"	EA	2
Fire Hydrant Assembly, 8"	EA	3
Fire Hydrant Assembly, 12"	EA	2
Flushing Device (Blowoff)	EA	1
MH, Type SW-301 (Sanitary)	EA	5
MH, Type SW-301 (Storm)	EA	1
Intake Type SW-501	EA	7
Intake Type SW-503	EA	1
Intake Type SW-505	EA	1
Intake Type SW-506	EA	1
Intake Type SW-512, 30"	EA	1
Stablized Construction Entrance	EA	1
Inlet protection Device	EA	22
Subgrade Preparation	SY	7,080
30" Curb & Gutter	LF	3,980
6" HMA Base	SY	3,505
7.5" HMA Base	SY	1,556
2" HMA Surface	SY	5,061
Sidewalk 6", PCC	SY	6
Sidewalk 4", PCC	SY	243
Detectable Warnings	SF	16
Shared Use Path, 4"	SY	513
Adjust Water Valve	EA	1
Adjust Manhole	EA	7

COUNCIL ACTION FORM

SUBJECT: FINAL PLAT (MINOR SUBDIVISION) FOR IOWA STATE UNIVERSITY RESEARCH PARK, PHASE III, SECOND ADDITION

BACKGROUND:

Iowa State University Research Park requests approval of a Final Plat for a Minor Subdivision of property located at 3200 University Boulevard (*see Attachment A – Location Map*). Although this area was previously part of a Preliminary Plat and final platted within the First Addition, **the property owner has proposed to create one additional lot beyond those which were originally approved. The Subdivision Code classifies the addition of one lot as a minor amendment to be processed as a Minor Subdivision, rather than as a new Major Subdivision.**

The proposed Final Plat includes the division of Outlot A (37.13 acres) of the First Addition into Lot 1 and Outlot B. Lot 1 (6.00 acres) would be available for development in the Research Park Innovation (RI) zoning district. Outlot B (31.13 acres) includes a designated flood plain, storm water detention areas, open space, and a future network of pedestrian trails for public use. One of three recently constructed roundabouts on University Boulevard abuts the west boundary of Outlot A, and will serve as access to Lot 1. Proposed Outlot B abuts University Boulevard, but no vehicular access from University Boulevard is planned. The sidewalk agreement approved by City Council for the First Addition covers the responsibilities of construction of sidewalks along the east side of University Boulevard for the proposed Second Addition.

Upon review of the proposed Final Plat, staff finds that it complies with the approved Preliminary Plat (Res. #15-446), adopted plans (including the City's Land Use Policy Plan), and all other relevant design and improvement standards required by the Municipal Code.

ALTERNATIVES:

1. The City Council can approve the Final Plat of Iowa State University Research Park, Second Addition, based upon findings that the Final Plat conforms to relevant and applicable design standards, other City ordinances and standards, to the City's Land Use Policy Plan, and to the City's other duly adopted plans.
2. The City Council can deny the Final Plat of Iowa State University Research Park, Second Addition, if it finds that it does not comply with the applicable ordinances, standards or plans.
3. The City Council can refer this request back to staff or the applicant for additional

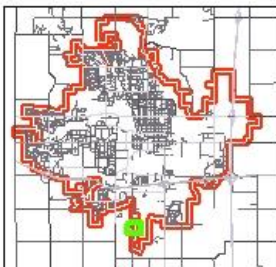
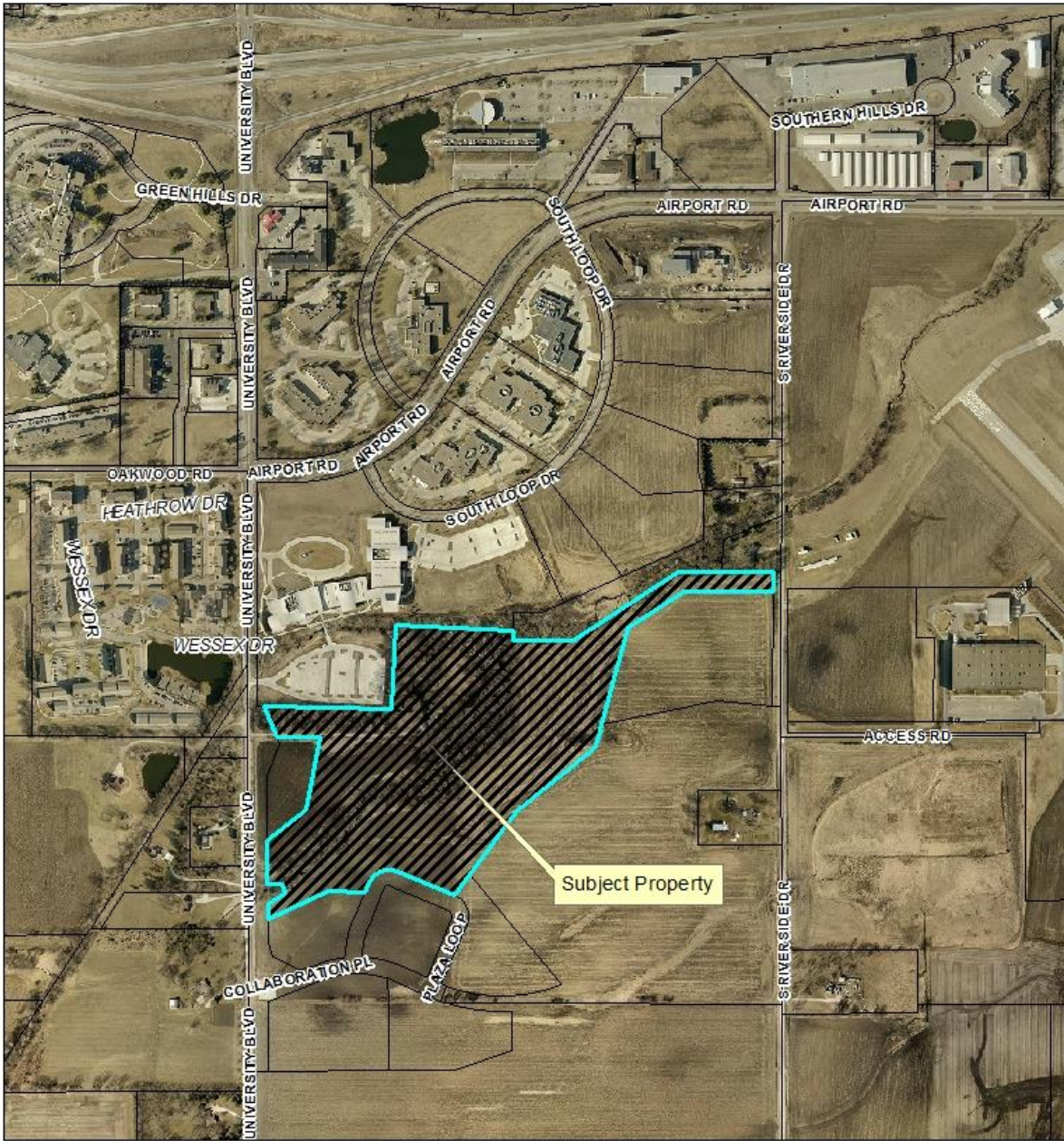
information. (The *Municipal Code* requires a final decision regarding final plat approval be rendered by the City Council within 60 days of the complete application for Final Plat approval of a Minor Subdivision. City Council must approve, approve subject to conditions, or disapprove this Final Plat application no later than March 18, 2016, to meet the 60 day deadline.)

CITY MANAGER'S RECOMMENDED ACTION:

City staff has evaluated the proposed final subdivision plat and determined that the proposal is consistent with the preliminary plat approved by City Council, the required frontage improvements are complete or secured, and the plat conforms to the adopted ordinances and policies of the City as required by Code.

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

ATTACHMENT A: LOCATION MAP

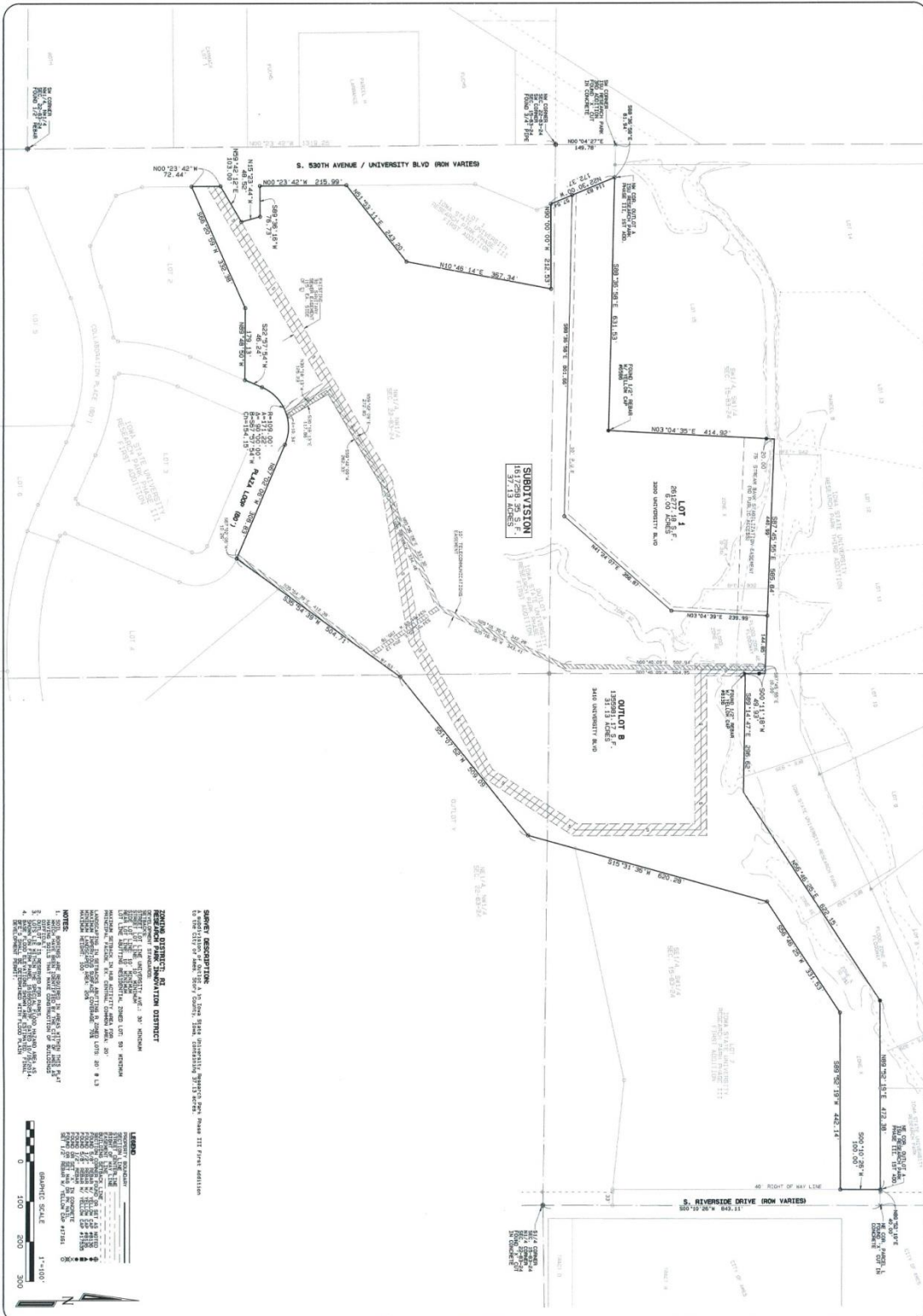


Location Map ISU Research Park Phase III, Second Addition



0 250 500 1,000 1,500
Feet

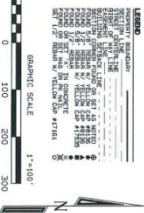
ATTACHMENT B: PROPOSED SUBDIVISION



SURVEY DESCRIPTION:
 A SURVEY OF THE LAND SHOWN ON THE ATTACHED PLAT, TO BE KNOWN AS THE SECOND ADDITION TO RESEARCH PARK PHASE III, PER THE PLAT THEREON.

GENERAL DESCRIPTION:
 THE SURVEYED AREA IS A PORTION OF THE LAND SHOWN ON THE ATTACHED PLAT, TO BE KNOWN AS THE SECOND ADDITION TO RESEARCH PARK PHASE III, PER THE PLAT THEREON.

NOTES:
 1. THE SURVEYED AREA IS A PORTION OF THE LAND SHOWN ON THE ATTACHED PLAT, TO BE KNOWN AS THE SECOND ADDITION TO RESEARCH PARK PHASE III, PER THE PLAT THEREON.
 2. THE SURVEYED AREA IS A PORTION OF THE LAND SHOWN ON THE ATTACHED PLAT, TO BE KNOWN AS THE SECOND ADDITION TO RESEARCH PARK PHASE III, PER THE PLAT THEREON.
 3. THE SURVEYED AREA IS A PORTION OF THE LAND SHOWN ON THE ATTACHED PLAT, TO BE KNOWN AS THE SECOND ADDITION TO RESEARCH PARK PHASE III, PER THE PLAT THEREON.
 4. THE SURVEYED AREA IS A PORTION OF THE LAND SHOWN ON THE ATTACHED PLAT, TO BE KNOWN AS THE SECOND ADDITION TO RESEARCH PARK PHASE III, PER THE PLAT THEREON.



STUMBO & ASSOCIATES
LAND SURVEYING
 510 S. 17th STREET, SUITE 102 AMES, IOWA 50010
 PHONE 515-233-3609 FAX 515-233-4403

FINAL PLAT
IOWA STATE UNIVERSITY
RESEARCH PARK PHASE III
SECOND ADDITION
 JOB #16649FP2 DATE: 2/03/16 PAGE: 1 of 1

Certification: I hereby certify that this land surveying document was prepared and the related survey was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
 # _____ Date: _____
 # License renewal date is December 31, 2017



ATTACHMENT C APPLICABLE LAWS

The laws applicable to this case file are as follows:

Code of Iowa, Chapter 354.8 states in part:

A proposed subdivision plat lying within the jurisdiction of a governing body shall be submitted to that governing body for review and approval prior to recording. Governing bodies shall apply reasonable standards and conditions in accordance with applicable statutes and ordinances for the review and approval of subdivisions. The governing body, within sixty days of application for final approval of the subdivision plat, shall determine whether the subdivision conforms to its comprehensive plan and shall give consideration to the possible burden on public improvements and to a balance of interests between the proprietor, future purchasers, and the public interest in the subdivision when reviewing the proposed subdivision and when requiring the installation of public improvements in conjunction with approval of a subdivision. The governing body shall not issue final approval of a subdivision plat unless the subdivision plat conforms to sections 354.6, 354.11, and 355.8.

Ames *Municipal Code* Section 23.303(3) states as follows:

(3) City Council Action on Final Plat for Minor Subdivision:

(a) All proposed subdivision plats shall be submitted to the City Council for review and approval in accordance with Section 354.8 of the Iowa Code, as amended or superseded. Upon receipt of any Final Plat forwarded to it for review and approval, the City Council shall examine the Application Form, the Final Plat, any comments, recommendations or reports examined or made by the Department of Planning and Housing, and such other information as it deems necessary or reasonable to consider.

(b) Based upon such examination, the City Council shall ascertain whether the Final Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan and to the City's other duly adopted plans. If the City Council determines that the proposed subdivision will require the installation or upgrade of any public improvements to provide adequate facilities and services to any lot in the proposed subdivision or to maintain adequate facilities and services to any other lot, parcel or tract, the City Council shall deny the Application for Final Plat Approval of a Minor Subdivision and require the Applicant to file a Preliminary Plat for Major Subdivision.

Attachment D
Excerpt Subdivision Code 29.403 (emphasis added)

(14) Sidewalks and Walkways:

(a) Sidewalks and walkways shall be designed to provide convenient access to all properties and shall connect to the City-wide sidewalk system. A minimum of a five-foot wide concrete sidewalk shall be installed in the public right-of-way along each side of any street in all zoning districts except General Industrial and Planned Industrial. A minimum of a five-foot wide concrete sidewalk shall be installed in the public right-of-way along one side of any street in the General Industrial and Planned Industrial zoning districts. If sidewalks on adjacent property are greater than five feet, the subdivider shall install sidewalks to match. If constraints exist that preclude installation of a sidewalk within the public right-of-way, the subdivider shall install the required sidewalk on adjacent land within a sidewalk easement. All required sidewalks shall connect with any sidewalk within the area to be subdivided and with any existing or proposed sidewalk in any adjacent area.

b) Exception: For any final plat for which a preliminary plat has been approved prior to January 1, 2015, the following standard shall be met: Sidewalks and walkways shall be designed to provide convenient access to all properties and shall connect to the Citywide sidewalk system. A minimum of a four-foot wide concrete sidewalk shall be installed in the public right-of-way Sup #2015-3 23-23 Rev. 07-1-15 along each side of any street within residentially and commercially zoned areas and along at least one side of any street within industrially zoned areas. Such a sidewalk shall connect with any sidewalk within the area to be subdivided and with any existing or proposed sidewalk in any adjacent area. Any required sidewalk shall be constructed of concrete and be at least four feet wide.

(c) A deferment for the installation of sidewalks may be granted by the City Council when topographic conditions exist that make the sidewalk installation difficult or when the installation of the sidewalk is premature. Where the installation of a sidewalk is deferred by the City Council, an agreement will be executed between the property owner/developer and the City of Ames that will ensure the future installation of the sidewalk. The deferment agreement will be accompanied by a cash escrow, letter of credit, or other form of acceptable financial security to cover the cost of the installation of the sidewalk.

COUNCIL ACTION FORM

SUBJECT: 2016 URBAN REVITALIZATION TAX ABATEMENT REQUESTS

BACKGROUND:

In accordance with Chapter 404 of the *Code of Iowa*, the City Council has established Urban Revitalization Areas (URAs) which, among other things, specifies standards for physical improvements that provide public benefits. When property within one of these URAs is developed, redeveloped, rehabilitated, or remodeled, the property owner is eligible for abatement of property taxes on the incremental increase in property value after the improvements are completed. This abatement can extend for three, five, or ten years.

The City Council has adopted URAs for the following areas and purposes:

- HOC Commercial Program
- Sprinkler Retrofit Program
- Downtown URA
- Campustown URA
- East University Impacted URA
- West University Impacted URA
- North Sheldon URA
- South Lincoln URA

Every year, owners who have made improvements to property within the City's URAs during the previous year may apply for tax exemption on the incremental added value of their properties. The City must determine if the completed improvements meet the standards in the Urban Revitalization Plan for the URA in which the property is located. If the City Council finds that the standard is met, this approval is forwarded to the City Assessor, who then reviews the request and determines the value of the abatement.

Property owners of two development projects are requesting tax exemptions for projects completed in the 2015 calendar year. These exemptions will be reflected in taxes due beginning in September, 2017 and March, 2018.

The property owners have reported construction value totaling \$1,430,000 for these two projects. The estimates are based on construction cost and may not be the same as the added property value. Under the Urban Revitalization Plan for the East University and HOC Commercial Urban Revitalization Areas, the owner may elect the exemption to be applied over three, five, or ten years.

307 Ash Avenue (Zeta Delta House Corporation of Alpha Phi International) in the East University URA:

The East University URA was established in 2006. The URA requires that the property be an existing or former Greek house and that 70 percent of the exterior walls be retained. The former apartments at 307 Ash Avenue were converted to a sorority and an addition was added to the front of the building. These changes meet the East University URA criteria. The owner is requesting a ten-year, graduated exemption on the increased value. The cost of improvements is estimated at \$930,000.

517 Lincoln Way (Squeaky Clean, Inc) in the HOC Commercial URA

Criteria for the HOC Commercial URA were established in 2010 although a specific area was not created. In 2015, the property at 517 Lincoln Way was designated at the request of the owner who demonstrated compliance with the criteria. The improvements on that property include a new commercial building with two tenants. The improvements are complete and the owner is requesting a three-year, 100 percent exemption on the increased value. The cost of improvements is estimated at \$500,000.

Previously Approved Exemptions

The City Council also gave previous approval to two projects in Campustown in 2015. One, in August, was 2300 Lincoln Way, a \$10,500,000 commercial and residential project which requested the ten-year exemption. The other, in December, was 2320 Lincoln Way, a \$12,470,000 commercial and residential project which also requested the ten-year exemption.

ALTERNATIVES:

1. The City Council can approve the requests for tax exemption for 307 Ash Avenue and 517 Lincoln Way as conforming to the respective Urban Revitalization Plans.
2. The City Council can deny these requests for approval of the tax exemptions if Council finds the improvements are not in conformance with the respective Urban Revitalization Plans.

MANAGER'S RECOMMENDED ACTION:

Staff has examined these projects as of January 2016, and finds that the work conforms to the respective Urban Revitalization Plans approved by the City Council.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving the two requests for tax exemption as conforming to the respective Urban Revitalization Plans. This action will allow the qualifying requests for tax exemption to be processed by the City Assessor, who will determine the value of the respective tax exemptions.

EAST UNIVERSITY URA CRITERIA AND MAP

Effective Date: March 25, 2013

URBAN REVITALIZATION CRITERIA

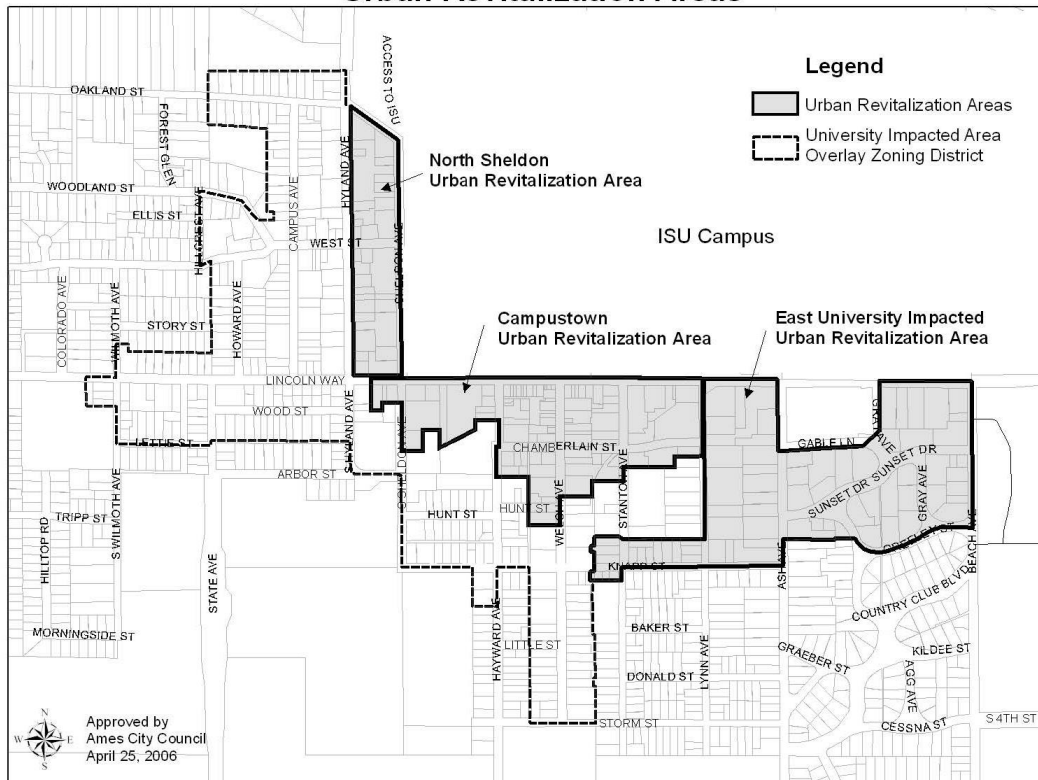
EAST UNIVERSITY IMPACTED

NORTH SHELDON AREA

REQUIRED	REQUIRED
<p>Existing or former residence recognized by Iowa State University as part of the Greek Residence system.</p> <p>AND</p> <p>Seventy percent (70%) of the area of the existing exterior walls of the structure will remain.</p> <p>NOTE: Sprinkler retrofit projects within this area qualify if all improvements add 5% or more to the actual value of the property.</p>	<p>The building on the site was originally built before 1941.</p> <p>AND</p> <p>Seventy percent (70%) of the area of the existing exterior walls of the structure will remain.</p> <p>AND</p> <p>Original or historical materials and designs will be preserved and/or restored.</p>

Effective Date: March 25, 2013

University Area Urban Revitalization Areas



307 ASH AVENUE URA APPLICATION

Effective Date: March 25, 2013

University Area Urban Revitalization Program

Application Form

(This form must be filled out completely before your application will be accepted.)

1. **Property Address:** 307 Ash Avenue
2. **Property Identification Number (Geocode):** List Attached
3. **Urban Revitalization Area:** East University Impacted URA
4. **Legal Description** (attach, if lengthy): See attached
5. **Description of Improvements - Attach if lengthy:** See attached

Improvement costs: \$ <u>≈ 930,000</u>
Beginning construction date: <u>May 2015</u>
Estimated or actual completion date: <u>Fall 2015</u>
Assessment year for which exemption is being claimed: <u>2016</u>
Exemption schedule (3, 5, or 10 years): <u>10 years</u>

6. **Property Owner:** _____

Business: Zeta Delta House Corporation of Alpha Phi International
Fraternity, Inc.

Address: 1930 Sherman Avenue Evanston, IL 60201
(Street) (City) (State) (Zip)

847-475-0663 847-475-6820 CKoessler@alphaphi.org
(Phone) (Fax) (e-mail)

I (We) certify that I (we) have submitted all the required information to apply for approval of the University Area Urban Revitalization Program and that the information is factual.

Signed by: Lillahangi Date: 10/2/15
Property Owner(s) - House Corp President

Linda Kahangi
Print Name

(Note: No other signature may be substituted for the Property Owner's Signature.)

517 LINCOLN WAY URA CRITERIA AND PLAN

1. Eligibility criteria:

- *Improvements must be proposed that will increase actual property value by 5% or more.*
- **Properties eligible for tax abatement must be within the Highway-Oriented Commercial zoning district, and also fit within one or more criteria.**
 - a. *Properties from which the principal building has been removed and the property has been vacant for at least seven years.*
 - b. *Properties with a principal building that has been determined by the Building Official as meeting the definition of "Public Nuisance" in the Ames Municipal Code, Chapter 5, "Building, Electrical, Mechanical and Plumbing Code" (Currently Section 5.401(7)).*
 - c. *Development or redevelopment of Brown Fields. Brown Fields include abandoned or underused industrial and commercial facilities or sites available for re-use or redevelopment. Expansion or redevelopment of such a facility or site is complicated by environmental contaminations.*
 - d. *Properties with at least 20% of the property area being within 1,000 feet of a City of Ames water well and within the Floodway-Fringe Overlay zoning district. The Developer must demonstrate that the proposed project cannot be configured or designed in a manner to avoid significant extra impact to the project because of its location near a City well head.*
- **Non-qualifying Uses.** *Notwithstanding compliance under the above categories, tax abatement shall not be granted for properties developed for or otherwise used for the following uses:*
 - a. *Mini-storage warehouse facilities or other industrial uses*
 - b. *Transportation, communications, and utility uses*
 - c. *Institutional uses*
 - d. *Automotive, boat, and/or RV sales*
 - e. *Adult entertainment businesses*
 - f. *Detention facilities*
 - g. *Agricultural or industrial equipment sales*

URBAN REVITALIZATION PLAN
517 Lincoln Way Urban Revitalization Area

1. Property Address: 517 Lincoln Way (see Attachment A).
2. Legal Description: Lot 3 and the west 40 feet of Lot 2 all in Block 48 in the Fourth Addition to Ames, Iowa.
3. Assessed Valuation: Land: \$395,900. Buildings: (none).
4. Owners: Name & Address: Squeaky Clean Inc., 116 K Avenue, Nevada, Iowa 50201.
5. Zoning District and Classification: Highway Oriented Commercial.
6. City Services: No enhancements are planned.
7. Applicability of Revitalization: Revitalization shall be applicable only to that subset of eligible property within the above legal description that qualifies under the Urban Revitalization Highway Oriented Commercial Redevelopment Criteria (see Attachment B).
8. Duration: There is no end date.
9. Relocation: The plan does not require the displacement of any persons, and there will be no relocation benefits provided.
10. Percent Increase in Value Required: The value-added requirement is a five (5) percent increase in actual value.
11. Federal, State, or Private Grant/Loan Programs for Residential Improvements: Not a residential project.
12. Existing Land Use: Vacant.
13. Geocode: 09-02-357-040.
14. Tax Exemption Schedule: The exemption period is for either three (3) years, five (5) years, or ten (10) years. All qualified real estate is eligible for tax exemption of the value added by the improvements according to the terms of the exemption selected. The overall improvement value to the property will need to be at least 105% of the current assessed value to qualify for the program.

517 LINCOLN WAY URA APPLICATION

Effective Date: March 25, 2013

RECEIVED

Urban Revitalization Program

DEC 01 2015

Application Form

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

(This form must be filled out completely before your application will be accepted.)

1. **Property Address:** 517 Lincoln Way, Ames, IA. 50010
2. **Property Identification Number (Geocode):** 09-02-397-040
3. **Legal Description** (attach, if lengthy): Lot 34 the West 40ft. of Lot 2 all in block 48 in the 4th Addition to Ames, IA.

4. Description of Improvements:

Established Urban Revitalization Areas

- | | |
|---|--|
| <input type="checkbox"/> Downtown | <input type="checkbox"/> North Sheldon |
| <input type="checkbox"/> Campustown | <input type="checkbox"/> South Lincoln |
| <input type="checkbox"/> East University Impacted | |

Urban Revitalization Policy Areas

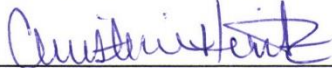
- | | |
|--|---|
| <input type="checkbox"/> Southeast 16 th Street | Address _____ |
| <input checked="" type="checkbox"/> Other Commercial Area | Address <u>517 Lincoln Way, Ames IA 50010</u> |
| <input type="checkbox"/> University Impacted Area – West | Address _____ |

Improvement costs: \$ <u>approx. \$500,000</u>
Beginning construction date: <u>approx. 9-15-14</u>
Estimated or actual completion date: <u>TCO 4-22-15 Ste #102 TCO 10-14-15 #10</u>
Assessment year for which exemption is being claimed: <u>2016</u>
Exemption Schedule (3, 5, or 10 years): <u>3 years</u>

5. **Property Owner:** Squeaky Clean Inc.
Business: Squeaky Clean, Inc.
Address: 116 K Ave. Nevada IA. 50201
(Street) (City) (State) (Zip)
Telephone: 515-291-5299 515-232-2274
(Home) (Business) (Fax)

Effective Date: March 25, 2013

I (We) certify that I (we) have submitted all the required information to apply for approval of the Urban Revitalization Program and that the information is factual.

Signed by:  Date: 12-1-15
Property Owner(s)
Cristine Heintz
Print Name

(Note: No other signature may be substituted for the Property Owner's Signature.)

COUNCIL ACTION FORM

SUBJECT: CONSENT TO SALE OF PROPERTY AND REINVESTMENT OF \$80,000 FOR THE FUTURE PURCHASE OF AN EMERGENCY SHELTER PROPERTY ON BEHALF OF THE ASSAULT CARE CENTER EXTENDING SHELTER AND SUPPORT (ACCESS)

BACKGROUND:

Back in 1984, the City utilized \$80,000 of Community Development Block (CDBG) funds to purchase and rehabilitate a property on Duff Avenue to be used as an emergency shelter on behalf of the Assault Care Center Extending Shelter and Support (ACCESS). **The granting of the funds included a restrictive covenant whereby the property could not be sold without approval of the City and the \$80,000 initial investment would need to be repaid to the City.**

In March 2004, the City Council approved a request from ACCESS to sell its property on Duff Avenue and reinvest the \$80,000 in the purchase of a larger facility on Lynn Avenue with the same restrictive covenant mentioned above.

ACCESS is now seeking permission to sell the Lynn Avenue property in compliance with the restrictive covenant which will result in the repayment of the \$80,000 to the City. Additionally, ACCESS is requesting that the City Council commit to reinvestment of \$80,000 into a new property. This request was referred to the staff at the January 12, 2016 Council meeting.

The ACCESS Board concluded as part of its FY 2016-17 strategic planning (see Attachment A) that the future needs of ACCESS require a change in its service model. ACCESS desires to transition from a single shelter location to operation of a “scattered sites” model. Under this model, its emergency housing needs would be met in several separate locations. These locations would not include its staff or administrative offices.

The Planning & Housing staff recently met with the ACCESS Director and a board member to discuss the scattered sites model and how it relates to our Zoning Ordinance. The shelter use is classified as a Social Services Provider. The Zoning Ordinance only allows facilities for Social Services Providers to occur in Residential High Density (RH), Residential Medium Density (RM), Floating Suburban Residential Medium Density (FSRM) areas, or the South Lincoln Mixed Use District.

The first step in its new model is to sell the current facility. ACCESS has accepted an offer for the purchase of their property located on Lynn Avenue in the amount of \$1.12 million. ACCESS would like to close on the sale of the property within the next week, but will maintain possession of the property until August 2016. ACCESS would look for new sites between February and August. ACCESS has indicated as a first priority that it would like to acquire two to three residential properties (two duplexes and a single-family dwelling) within the City limits of Ames.

At the time that the City Council approved ACCESS to sell the property on Duff, ACCESS had already identified and had an accepted a purchase offer for the property on Lynn, and therefore, it was able to retain the \$80,000 as part of the sale proceeds to use toward the

down payment on the Lynn property.

At this time ACCESS has not identified any property which it would like to purchase. Therefore, the \$80,000 will have to be repaid to the City at the closing on the property on Lynn. Once ACCESS has identified a property that meets the zoning requirements for use by a Social Services Provider, a check can be issued to the ACCESS to use toward the purchase of the new property, which will include a restrictive use covenant agreement to be recorded against the property similar to the two previous covenants for the Duff and Lynn properties.

ALTERNATIVES:

1. The City Council can authorize the following:
 - a) Grant permission to ACCESS to sell its current property on Lynn Avenue and repay the City \$80,000 upon completion of the sale.
 - b). Direct staff to pay ACCESS \$80,000 once ACCESS has an accepted purchase offer for a property that meets the zoning requirements for the City of Ames, along with a new restrictive covenant with similar language from the previous two restrictive covenants (requirements for the City's consent to sell and repayment to the City).
2. The City Council can authorize ACCESS to sell its current property on Lynn Avenue and require ACCESS to repay (as part of the closing transaction) the \$80,000 back to the City and release the restrictive covenant lien without a future commitment to provide \$80,000 for the purchase of a new site.
3. The City Council can deny authorizing ACCESS to sell its property on Lynn Avenue.

MANAGER'S RECOMMENDED ACTION:

It has been the practice of the City to support this type of reinvestment of grant funds to non-profit organizations that provide a valuable service for the citizens in our community. The difference in this case is that a new property has not yet been identified by ACCESS and, therefore, the \$80,000 from the sale of the Lynn property must initially be repaid to the City at the time of closing. The City will place the sale funds in a restricted account until such time ACCESS is ready to close on an eligible property and a new restricted covenant has been created similar to the previous two covenants.

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

ATTACHMENT A



ACCESS Housing Plan 2016-2017

Brief Summary

Presented to members of the ASSET Administrative Team (Jean Kresse, Deb Schildroth, Brian Phillips, and Karla Webb), as well as Vanessa Baker-Latimer from the City of Ames on November 4, 2015

ACCESS strives to offer the best comprehensive housing plan for all victims we serve, in all of our counties. In considering our plan to offer housing services, ACCESS is committed to the following principles:

Trauma Informed Care & Survivor Empowerment:

Victims of domestic violence, sexual assault, stalking, trafficking or other crimes should be served in a way that ensures dignity. Whenever possible, ACCESS staff and programs will allow victims to determine their own needs, and to be responsible for their own well-being.

Housing First:

Like safety, housing is a basic need. ACCESS advocates work to ensure that all victims we serve are safely housed. When a victim can be safely and stably housed, we know that we can alleviate their trauma, allowing the victim to attend to all needs in a responsible manner, and be a more healthy and adaptive person overall.

Best Practices & Quality Assessment:

ACCESS housing efforts shall be guided by best practices and quality assessment. We strive to ensure that we are meeting victims' needs in the best way possible, which includes an assessment of the victim, but also an assessment of practices that have proven beneficial to victims in other areas. Through this assessment, ACCESS advocates will make every effort to match the victim to the most appropriate housing solution.

Smart Maintenance & Growth:

Although housing is a key component of services to victims, ACCESS needs to constantly evaluate all of the victims we serve and all of the services we offer, to ensure that we are following our mission and keeping our core services strong. Resource allocation shall be balanced, to allow all victims the opportunity for safety and healing.

In order to follow these principles and to ensure that ACCESS is able to meet victim's needs appropriately, the following activities are detailed to serve as a guide in understanding and developing ACCESS's housing program.

Shelter Diversion (SD)

ACCESS Domestic Abuse Program advocates (non-shelter staff), are charged with working with unstably housed victims, in an effort to divert victims away from shelter. This is done through various efforts, including but not limited to:

Emergency crisis response to assist the victim in getting to a safe location, either through safety planning, transportation assistance, or through connecting the victims to protections which will allow for them to return to their own residence safely.

Hotel stays may be used (often 24-48 hours) to allow the victim time and safety in order to make a short term plan more viable.

Currently, one Domestic Abuse Program Advocate is able to specialize in housing advocacy, and ACCESS is working to increase the capacity of all the advocates to work on diversion in several ways. One way this has been instituted is through training on the use of the VI-SPDAT assessment tool. As diversion and housing system advocacy becomes more ingrained in the landscape of domestic abuse advocacy, ACCESS will need to continue to invest in advocacy and/or training of advocacy to work within housing systems.

Emergency Shelter (ES)

Continue to offer emergency shelter as needed. Maintain the capacity to offer 3000 or more bed nights per year, a majority of which are intended for Story County residents. Offer a combination of supervised and non-supervised sheltering options

- Scattered site sheltering: Two or more locations. One staffed/supervised location and one or more unsupervised locations.
- Hotel/motel use when appropriate

Emergency shelter is considered last resort. Individuals should have been offered many other alternatives and shall have been assessed thoroughly. If safety or housing cannot be attained in another manner, this option is offered. Goal of ES is stay of 20 days or less, with permanent housing achieved directly following that stay.

Rapid Rehousing (RR)

Rapid-rehousing is funding to allow a victim to quickly attain housing, through payment of first month's rent, deposit, and other related costs. This funding can also be used for subsequent month's rent when appropriate to help ensure that this housing option is a successful placement for a victim beyond the very initial stages.

ACCESS has been able to offer Rapid Rehousing through the use of HUD/ESG funds. We began in calendar year 2013. We have made significant strides in teaching ourselves the best practices around administering these funds.

In order to continue to develop rapid rehousing as an effective option, ACCESS will look to continue to increase the amount available from ESG. Also, either through ESG or other funds, ACCESS will need to invest in community based housing advocacy to achieve the following results:

- Landlord engagement/ housing identification
- Housing case management geared toward long-term housing and economic stability.

Transitional Housing (TH)

In the next month, ACCESS will begin to utilize transitional housing in Story, Boone and Marshall Counties. This will consist of leased apartments, two 2-bedroom and two 1-bedroom in Story County, one 2-bedroom and one 1-bedroom unit in Boone County, and one 1-bedroom and one 2-bedroom unit in Marshall County. These apartments are reserved for victims with the highest barriers. These victims will be able to reside in the units for six (6) to twenty-four (24) months. The program will employ a case manager, responsible for addressing the long-term stability of the resident. This program will be able to offer a range over 2000-4000 bed nights in all of the counties it serves, with a majority of those nights being administered within Story County.

Permanent Supportive Housing (PSH)

ACCESS is not offering PSH at this time. In the short term, ACCESS's TH program will likely serve as the substitute for PSH.

ACCESS could pursue funding to offer this service when we are ready/able. PSH is essential for many homeless persons, many who have been victimized, to eliminate the overall instability in that person's life. If a victim can be permanently housed, and has support through an agency like ACCESS, studies show that the victim or person will be more likely to stabilize in other areas of her/his life. In that case, the person takes less of a toll on other resources, such as community emergency services (which would include ACCESS Emergency Shelter).

COUNCIL ACTION FORM

SUBJECT: AIRPORT TERMINAL BUILDING AND HANGAR PROJECT

BACKGROUND:

The City's FY 2015-2020 Capital Improvements Plan (CIP) includes a project to construct a new terminal building, itinerant hangar, and related site improvements at the Ames Municipal Airport. The current budget for the Terminal Building portion of the project is as follows:

<u>Revenues</u>		<u>Expense</u>	
G.O. Bonds	\$867,000	Site Design	\$144,800
Bond (Abated) ¹	\$943,000	Site Construction ²	\$744,000
Federal	\$600,000	Terminal Design	\$266,700
State	\$150,000	Terminal Construction (estimated)	\$2,154,500
ISU	\$250,000		\$3,310,000
Hotel/Motel Tax	\$250,000		
AEDC	\$250,000		
	<u>\$3,310,000</u>		

1. Abated with increased revenue from FBO management agreement and backed by ISU.
2. Updated cost after savings in the field, original cost was \$772,000.

On July 28, 2015, the City of Ames accepted the first \$450,000 in federal grants as part of the approval for the site work associated with the Terminal Building and Hangar project. This \$450,000 represented 3-years of federal entitlements that were saved up over time for the project. The updated budget reflected a total of \$600,000 in federal funding; this will commit a fourth and final \$150,000 in entitlement funds.

ALTERNATIVES:

1. Approve the Federal grant for an additional \$150,000 for the Airport Terminal Building and Hangar Project.
2. Reject the Federal grant, and direct staff to identify an alternative funding source.

MANAGER'S RECOMMENDED ACTION:

By approving this grant the City of Ames will secure the final federal funding identified for the new Terminal Building and Hangar project, thereby allowing the project to move forward on schedule for construction beginning this year.

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