

AGENDA
REGULAR MEETING OF THE AMES CONFERENCE BOARD
AND REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL
FEBRUARY 23, 2016

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

REGULAR MEETING OF THE AMES CONFERENCE BOARD

CALL TO ORDER: 5:30 p.m.

1. Roll Call
2. Motion approving minutes of January 12, 2016, meeting
3. Public hearing on proposed 2016/17 budget for City Assessor's Office:
 - a. Motion adopting budget

CONFERENCE BOARD COMMENTS:

ADJOURNMENT:

REGULAR MEETING OF AMES CITY COUNCIL*

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

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

1. Motion approving payment of claims
2. Motion approving Regular Meeting of February 9, 2016
3. Motion approving Report of Contract Change Orders for February 1-15, 2016
4. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class E Liquor, C Beer, & B Wine – Wal-Mart Supercenter #4256, 534 South Duff Avenue
 - b. Class C Liquor & Outdoor Service – Buffalo Wild Wings, 400 South Duff Avenue
 - c. Special Class C Liquor & Outdoor Service – Stomping Grounds, 303 Welch Avenue, #101
 - d. Class C Liquor – Sips/Paddy's Irish Pub, 124 Welch Avenue
 - e. Class C Beer & B Native Wine – Casey's General Store #2905, 3612 Stange Road
5. Requests from Healthiest Ames for Open Streets on Sunday, April 24:
 - a. Motion approving blanket Temporary Obstruction Permit

- b. Resolution approving street closure and suspension of parking enforcement for Main Street from Douglas Avenue to Pearle Avenue from 8:00 a.m. to 6:00 p.m.
- c. Resolution approving waiver of fee for electrical usage
- 6. Resolution approving appointment of Amelia Schoeneman to fill vacancy on Zoning Board of Adjustment
- 7. Resolution approving submission of application for 2016/17 Governor’s Traffic Safety Bureau Enforcement Grant, and if awarded, authorizing participation by Police Department
- 8. Resolution setting date of public hearing for April 12, 2016, for transfer of property and granting of Easements to Iowa Department of Transportation for I-35 improvements
- 9. Resolution waiving City’s Purchasing Policy requirement for formal bidding procedures and awarding a contract to Open Systems International, Inc., of Medina, Minnesota, for Monarch Diamond Support for Power Plant SCADA in the amount of \$98,056
- 10. Resolution approving purchase of one Mini-Bus from Hoglund Bus and Truck in the amount of \$81,153
- 11. Resolution awarding contract to RESCO of Ankeny, Iowa, for purchase of Distribution Transformers for Electric Services in accordance with unit prices bid
- 12. Resolution approving Change Orders for 2015/16 Airport Terminal Building and Hangar (Phase 1: Site Work) in a net reduction amount of \$28,469
- 13. Resolution approving Change Order No. 5 with Knutson Construction of Minneapolis, Minnesota, for New Water Plant Project - Contract 2, in the amount of \$21,790
- 14. Resolution accepting completion of Water and Pollution Control Facility Raw Water Pump Station Elbow Replacement Project
- 15. Resolution accepting completion of Water and Pollution Control Facility Screw Pump Repainting and Drive Replacement Project

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.**

ADMINISTRATION:

- 16. Discussion of Resident Satisfaction Survey policy questions
- 17. Staff Report on “Protest” Ordinances

FLEET SERVICES:

- 18. Staff Report on Police Vehicle Purchases

HEARINGS:

- 19. Hearing on rezoning of property at 217-6th Street from Neighborhood Commercial (NC) to Downtown Service Center (DSC):
 - a. First passage of ordinance
- 20. Hearing on vacation of existing Public Utility Easement at 3121 Grand Avenue:
 - a. Resolution approving vacation of Easement
- 21. Hearing on Ames/ISU Ice Arena Flooring Project:
 - a. Motion rejecting bid

- b. Resolution approving preliminary plans and specifications; setting April 6, 2016, as bid due date and April 12, 2016, as date of public hearing
- 22. Hearing on 2013/14 Shared Use Path System Expansion - Skunk River Trail Extension, Phase 2 - East Lincoln Way to South River Valley Park:
 - a. Resolution approving final plans and specifications and awarding contract to Peterson Contractors, Inc., of Reinbeck, Iowa, in the amount of \$673,442.95
- 23. Hearing on 2015/16 Asphalt Street Pavement Improvements (Dotson Drive, Baughman Road, Beedle Drive, Wellons Drive, Wellons Circle, Jeffrey Lane, Harris Street, Aplin Road) and 2015/16 Water System Improvements (Wellons Drive, Wellons Circle):
 - a. Resolution approving final plans and specifications and awarding contract to Manatt's, Inc., of Ames, Iowa, in the amount of \$1,762,335.45
- 24. Hearing on 2015/16 Concrete Pavement Improvements Program #1 (Friley Road):
 - a. Resolution approving final plans and specifications and awarding contract to Manatt's, Inc., of Ames, Iowa, in the amount of \$317,971.73
- 25. Hearing on 2015/16 Water Systems Improvements Program #1 - Water Main Replacement (Country Club Boulevard):
 - a. Resolution approving final plans and specifications and awarding contract to KE Builders, LLC, of Boone, Iowa, in the amount of \$183,323.50
- 26. Hearing on 2015/16 Clear Water Diversion (Duff Avenue, East 9th Street, and McDonald Drive):
 - a. Resolution approving final plans and specifications and awarding contract to Ames Trenching & Excavating, Inc., of Ames, Iowa, in the amount of \$68,496

COUNCIL COMMENTS:

ADJOURNMENT:

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

**MINUTES OF THE REGULAR MEETING OF THE
AMES CONFERENCE BOARD**

AMES, IOWA

JANUARY 12, 2016

REGULAR MEETING OF THE AMES CONFERENCE BOARD

The regular meeting of the Ames Conference Board was called to order by Chairman Ann Campbell at 5:30 p.m. on January 12, 2016. Present from the Ames City Council were Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem. Story County Board of Supervisors present were Wayne Clinton and Rick Sanders. Representing the Ames School Board were Lewis Rosser and Bill Talbot. Gilbert Community School District and United School District were not represented.

MINUTES OF JULY 28, 2015, MEETING OF THE CONFERENCE BOARD: Moved by Sanders, seconded by Corrieri, to approve the minutes of the July 28, 2015, Meeting of the Ames Conference Board.

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

ASSESSOR'S BUDGET PROPOSALS: Ames City Assessor Greg Lynch highlighted information from the City Assessor's 2016/17 Annual Report.

It was noted by Mr. Lynch that two new appraisers, Don Wacker and Chris Malloy, were hired in December 2015. One position remains vacant, which is the Information Technology position.

Mr. Lynch also brought the Board's attention to Page 4 of the Report, which showed assessed and taxable values. According to Mr. Lynch, the 6.4% increase is the largest in the six years that he has been the Assessor. It means that there has been a lot of growth in the City.

The recommendation is for a 3% increase in staff salaries. Mr. Lynch publicly thanked his staff for their hard work in getting the assessment letters out. It was pointed out that in FY 2016/17, there will be 27 Pay Periods, instead of the normal 26 Periods. Supervisor Sanders noted that the percentage of change between the Proposed and Current Budget at 3.2% is a bit deceiving; it would be more like 1.7% without that 27th Pay Period. According to Mr. Lynch, there had been a significant increase in insurance costs.

Moved by Clinton, seconded by Rosser, to approve the recommendations of the Assessor's Report. Roll Call Vote: 3-0. Motion declared carried unanimously.

Moved by Corrieri, seconded by Sanders, to receive the proposed budget (adoption of the budget will occur after the hearing is held).

Roll Call Vote: 3-0. Motion declared carried unanimously.

Moved by Betcher, seconded by Sanders, to set 5:30 p.m. on February 23, 2016, as the date of public hearing on the proposed FY 2016/17 City Assessor's budget.

Roll Call Vote: 3-0. Motion declared carried unanimously.

ADJOURNMENT: Moved by Rosser, seconded by Gartin, to adjourn the Ames Conference Board at 5:48 p.m.

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

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

AMES, IOWA

FEBRUARY 9, 2016

SPECIAL MEETING OF THE AMES CITY COUNCIL

The Ames City Council met in Special Session for the budget wrap-up at 5:15 p.m., followed by its Regular Meeting, on the 9th day of February, 2016, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Pro-Tem Peter Orazem presiding. Other Council members present were Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson. Mayor Ann Campbell was absent. *Ex officio* Member Sam Schulte was also present.

PUBLIC ART COMMISSION (PAC): Sarah Buss, Chairperson of the Commission On The Arts (COTA), stated that the request for funds will be in the same amount as was allocated last year: \$41,000. A letter will be submitted shortly. It was not submitted yet because the last COTA meeting was canceled due to inclement weather.

ARTS FUNDING (COTA): Assistant City Manager Brian Phillips recalled the decision made by the City Council to allocate 5% over the FY 2015/16 allocation. The COTA volunteers were recommending awarding \$152,040 in Annual Grants and \$4,130 in Spring/Fall Special Grants.

HUMAN SERVICES FUNDING (ASSET): Mr. Phillips noted that the City Council had approved a 5.5% increase in ASSET funding over last year's allocation. He reported that at the time of the Council's decision, the amounts from the other funders were stated. Since that time, United Way's funding allocation ended up being higher; it came in at 8.2% instead of 6%. In addition, the Story County Board of Supervisors wanted funds that were previously allocated through the County's Juvenile Court Services in the amount of \$99,000 to be allocated through the ASSET process. With the addition of that \$99,000, it appears that the County's increase is 17.3%; however, without the \$99,000, Story County's funding increase is still 6%. Mr. Phillips reported that Eyerly Ball had requested a significant increase for Crisis Services: \$55,000 in FY 2016/17 up from \$18,022 in FY 2015/16. The City is working with Eyerly Ball to develop a mental health crisis service program that meets the desires of the Police Department and dovetails with the services provided by the City's Mental Health Advocate. The City is the only funder from whom Eyerly Ball has requested funding. Staff from other agencies (United Way and CICS) has indicated that crisis services, once finalized, would be a good fit for their agencies' priorities. Because that program is not yet well-defined, the ASSET volunteers decided to allocate \$10,000 as a placeholder for the time being. Additional funding might be requested in the future, with that funding being spread among the funders.

Council Member Gartin noted that the Emergency Residence Project (ERP) had been requested for detailed data that would document the need for funding, but has not provided same. He noted that all the other service providers had been asked for specific information and had provided that information. Mr. Gartin expressed his concern that he has no idea what the level of needs are for Ames. Information that was provided indicated that people from Ohio had recently used the ERP; he wants to ensure that the ASSET funds are being used for people in the Ames community, not from other communities or even states.

Council Member Corrieri asked if the other agencies being funded were providing data as to whom they were providing services to prove that Ames citizens were receiving those services. Mr. Phillips answered that they were providing that data. Mr. Gartin suggested that the City gradually pull back on its support until the information is received. Mr. Phillips stated that one of the options available to the Council would be to condition the awarding of the contract to the ERP until the requested data have been received.

OUTSIDE FUNDING REQUESTS: Brian Phillips, Assistant City Attorney, said that funding applications had been received from five organizations. He noted that the City Council had authorized a total of \$143,748 for Outside Funding Requests, excluding the request from the Ames Economic Development Commission (AEDC). This year's evaluation team recommended allocating a total of \$136,900 or an increase of 5.6% over last year. Funding for the following agencies and in the amounts listed had been recommended by the panel:

Ames Historical Society:	\$37,000
Ames International Partner Cities:	\$ 5,000
Campustown Action Association:	\$27,000
Hunziker Youth Sports Complex:	\$28,300
Main Street Cultural District:	\$39,600

Regarding the request of the AEDC pertaining to the Buxton services, Mr. Phillips advised that the City wants to see more formal reporting on how the service is being used and the results. The request is for the City to share the cost of the Buxton retail analysis service, which would equate to \$7,500. If it ultimately gets approved, the funding would come from Hotel/Motel Tax, not Local Option Tax.

According to Mr. Phillips, the Main Street Cultural District (MSCD) had requested \$68,000. The funding panel recommended \$39,600, which is a 10% increase over last year's allocation. Twenty thousand dollars had been requested for replacement of the Downtown holiday lighting. The panel did not recommend funding the \$20,000 through the Outside Funding Requests process.

Council Member Betcher asked if Iowa State University continues to fund the Campustown Action Association (CAA). Mr. Phillips indicated that it does; last year's allocation was in the amount of \$25,000.

PUBLIC INPUT ON CAPITAL IMPROVEMENTS PLAN (CIP) AND OPERATING BUDGET: Cindy Hicks, Executive Director of the Main Street Cultural District, 304 Main Street, Ames, requested funding in the amount of \$20,000 (which is one-fourth of the \$80,000 needed) to replace the lighting on Downtown buildings. She indicated that fund-raising efforts had yielded \$45,000. Fifty percent (50%) of that has come from Downtown businesses and agencies and employees. Local residents; businesses in Ames, but not located in Downtown; a business in Nevada; and Des Moines Historic Valley Junction, have also sent donations. Ms. Hicks stated that the lighting is projected to last over 20 years.

At the inquiry of Council Member Betcher, Ms. Hicks stated that it will be possible to expand the scope of lighting in the future. Ms. Betcher also asked if the company that will be providing the lights would require full payment up front or if it would take a commitment for funds. Ms. Hicks advised that the company will take a commitment for funds. If anyone would like to

donate to this cause, Ms. Hicks advised that a check should be made payable to the Ames Foundation and mailed to the Main Street Cultural District, 304 Main Street, Ames, Iowa, 50010.

Merlin Pfannkuch, 1424 Kellogg Avenue, Ames, expressed his disappointment that the City Council had decided on January 26, 2016, to extend the utilities in the Industrial Area all the way to 590th Street. He would like that removed from the budget. Mr. Pfannkuch noted that he had alleged at the Council's meeting on January 12, 2016, that the Council was not including the public in this decision. He noted that the cost to extend the utilities to 590th Street is estimated to cost \$5.3 million. According to Mr. Pfannkuch, there has been no discussion as to whether expanding the Industrial Area is a good idea; it is not known whether the public is supporting of this expansion. He asked why the City Council shows such deference to the Ames Economic Development Commission as he does not believe that it has a good track record. Mr. Pfannkuch asked if there is demand from industries to come to Ames. He emphatically wants the public included in this discussion and believes that there needs to be public buy-in.

Council Member Gartin noted that expanding the Industrial Area has been in the works for a very long time. He assured Mr. Pfannkuch that the Council has been transparent in its discussions about this project. Mr. Gartin asked City Manager Steve Schainker to provide the history behind it.

City Manager Schainker stated that discussions pertaining to the need to expand utilities to the industrial area dates back at least two to three years. Discussions regarding the need to expand available land uses for industrial and residential areas, specifically for single-family homes, dates back more than three years. Mr. Schainker said that the Ames Economic Development Commission had come to the City due to there being a lack of adequate space to handle large-lot developments. The expansion of the industrial area is in keeping with the City's Land Use Policy Plan, which dates back to 1997. Discussions on expanding utilities across the Interstate had occurred at the same time as the discussion with the City of Nevada that the dividing line would be 590th. The City was running out of available land and what was available was smaller lots. There was also an issue about Rural Water. A study was done on what it would cost to expand utilities east of the Interstate. At that time, the cost was estimated at \$4.8 million dollars (approximately three years ago). Council placed \$2,000,000 in a previous CIP to expand the sewer line only to just east of Interstate 35. The AEDC had also had discussions with property owners in the affected area about their willingness to voluntarily annex. Due to the results of those discussions and the cost study, the AEDC requested that the City expand the utilities all the way to 590th Street. Mr. Schainker clarified that three years ago, the City was planning on an Industrial Park; however, that is no longer the case. The thought is now that the larger industries will be responsible to develop the area. The Council on January 26, 2016, voted to include the extension of utilities to 590th Street.

Mr. Pfannkuch noted that discussions actually started in 2011. He believed that the Council and AEDC had had discussions about this expansion, but the public had been left out of the discussions.

Council Member Orazem pointed out that the Land Use Policy Plan (LUPP) included the expansion of industrial land in the area in question since 1997.

Council Member Gartin asked Steve Carter, President of the Iowa State University Research Park and Board Member of the Ames Economic Development Commission, 2711 South Loop Drive, Ames, to speak on the need for large industrial lots. Mr. Carter stated that there had been discussions occurring for a long time on the need for large lots for industrial development in Ames. He added that the site in question provides access to rail and roads sufficient for hauling products from the industries.

SALARIES FOR COUNCIL APPOINTEES: Council Member Orazem stated that he and Council Member Betcher had been appointed by the Mayor to conduct the evaluation process for City Council appointees Steve Schainker, City Manager; and Judy Parks, City Attorney.

Moved by Nelson, seconded by Corrieri, that the Base Pay for City Manager Steve Schainker be increased by \$5,402.33 to \$201,850.73; Deferred Compensation be increased by \$887.60 to \$33,164.07; with the vehicle allowance remaining at \$6,000, for a total compensation for FY 2016/17 of \$241,014.80. Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Corrieri, seconded by Nelson, to increase the Base Pay in the amount of \$4,750.88 (3.75%) for City Attorney Judy Parks, for a total compensation for FY 2016/17 of \$131,440.88. Vote on Motion: 6-0. Motion declared carried unanimously.

AMENDMENTS TO 2016/21 CAPITAL IMPROVEMENTS PLAN (CIP): Moved by Nelson, seconded by Gartin, to approve the following amendments to the 2016/21 CIP:

1. Add \$5,300,000 for the East Industrial Area utility Extension project (\$2,000,000 previously issued Sewer abated G. O. Bonds; \$2,200,000 Sewer abated G. O. Bonds; \$1,100,000 Water abated G. O. Bonds)
2. Add \$110,000 to Shared Use Path System Expansion project for path extensions on 13th Street (\$80,000 for Ridgewood Avenue to Northwestern and for Grand Avenue (Murray Drive to 16th Street) and for planning/design of the Vet Med Trail (\$30,000), with funding to come from Local Option Sales Tax
3. Add \$30,000 to Traffic Engineering Studies program for Ontario Street Multi-Modal Study (North Dakota Avenue to Hyland Avenue), with funding to come from Road Use Tax

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

Council Member Beatty-Hansen expressed her concerns about the expansion of utilities across Interstate 35. She commented that decisions made by former Council members have committed the City to this; she felt that the “ship had already sailed.” Ms. Beatty-Hansen noted that utility customers have been paying higher rates to pay for this development. She understands that they have been promised that the demand would be there, but she hopes that the Council will be strong and not provide additional incentives. Council Member Betcher commented that the costs are going to continue to go up; it is not going to get any cheaper. Council Member Orazem pointed out that it is not uncommon for cities to pay for infrastructure and industries to pay for hooking up. He also brought attention to a Council goal made in 2014, which was to pursue development in the Eastern Industrial Area.

APPROVAL OF 2016/21 CIP, AS AMENDED: Moved by Beatty-Hansen, seconded by Betcher, to approve the Capital Improvements Plan for 2016/21, as amended.
Vote on Motion: 6-0. Motion declared carried unanimously.

AMENDMENTS TO FY 2015/16 BUDGET: Moved by Betcher, seconded by Beatty-Hansen, to add \$20,000 from General Fund Council Contingency to help fund the lighting for Main Street Cultural District, contingent upon completion of installation of the lighting.
Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Beatty-Hansen, seconded by Betcher, to approve the following additional amendments to the FY 2015/16 Budget:

1. Remove \$2,030,000 for the East Industrial Area Sewer Extension project
2. Add a 1.0 FTE Trainer position to Transit

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

APPROVAL OF BUDGET FOR FY 2015/16, AS AMENDED: Moved by Corrieri, seconded by Nelson, to approve the FY 2015/16 budget, as amended.
Vote on Motion: 6-0. Motion declared carried unanimously.

SET PUBLIC HEARING DATE ON BUDGET AMENDMENTS FOR FY 2015/16: Moved by Corrieri, seconded by Nelson, to set March 1, 2016, as the date of public hearing on the proposed budget amendments for FY 2015/16.
Vote on Motion: 6-0. Motion declared carried unanimously.

AMENDMENTS TO PROPOSED FY 2016/17 BUDGET: Moved by Gartin, seconded by Nelson, to approve the following amendments:

1. Add \$211,684 to Debt Service for additional principal and interest payments related to the General Obligation Bonds to be issued for the East Industrial Area utility Extension project and corresponding transfers of \$141,123 from the Sewer Utility Fund and \$70,561 from the Water Utility Fund to cover the cost of the additional debt service.

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

2. Moved by Nelson, seconded by Beatty-Hansen, to allocate funding in the 2016/17 Budget as follows:

- a. ASSET in the amount of \$1,278,973, as recommended.
- b. Public Art in the amount of \$41,000, as recommended.
- c. Outside Funding Requests in the total amount of \$136,900, as follows:
 - I. Ames Historical Society in the amount of \$37,000
 - ii. Ames Partner City Association in the amount of \$5,000
 - iii. Campustown Action Association in the amount of \$27,000
 - iv. Hunziker Youth Sports Complex in the amount of \$28,300
 - v. Main Street Cultural District in the amount of \$39,600

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

Moved by Corrieri, seconded by Nelson, to allocate funding to the Commission on The Arts (COTA) in the amount of \$156,170, as recommended.

Vote on Motion: 5-0-1. Voting aye: Beatty-Hansen, Betcher, Corrieri, Nelson, Orazem. Voting nay: None. Abstaining due to a conflict of interest: Gartin. Motion declared carried.

APPROVAL OF PROPOSED BUDGET FOR FY 2016/17, AS AMENDED: Moved by Nelson, seconded by Betcher, to approve the proposed 2016/17 Budget, as amended.

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

SET PUBLIC HEARING DATE ON PROPOSED BUDGET FOR FY 2016/17: Moved by Betcher, seconded by Corrieri, to set March 1, 2016, as the date of public hearing on the proposed budget for FY 2016/17.

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

The meeting recessed at 6:35 p.m. and reconvened at 6:40 p.m.

REGULAR MEETING OF THE AMES CITY COUNCIL

CONSENT AGENDA: Moved by Nelson, seconded by Corrieri, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving Minutes of Special Meetings of January 23, January 29, 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 NO. 16-050 approving 2015 Resource Recovery Annual Report
11. RESOLUTION NO. 16-051 authorizing retention of outside counsel to assume City prosecutions
12. RESOLUTION NO. 16-052 adopting 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 setting the date of public hearing for March 1, 2016

13. RESOLUTION NO. 16-053 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 NO. 16-054 setting March 22, 2016, as date of public hearing
 15. RESOLUTION NO. 16-055 setting date of public hearing for February 23, 2016, for vacation of existing public utility easement at 3121 Grand Avenue
 16. RESOLUTION NO. 16-056 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 NO. 16-057 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 NO. 16-058 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 NO. 16-059 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 NO. 16-060 approving contract and bond for Ada Hayden Heritage Park Water Service Line Project
 21. RESOLUTION NO. 16-061 approving contract and bond for WPC Facility Decant Line Replacement
 22. RESOLUTION NO. 16-062 approving Change Order No. 1 to Power Plant Maintenance Services Contract with ProEnergy Services, LLC, in the amount of \$148,445
 23. RESOLUTION NO. 16-063 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 NO. 16-064 accepting partial completion of public improvements and lessening security requirement for Northridge Heights Subdivision, 18th Addition
 25. RESOLUTION NO. 16-065 approving Final Plat for ISU Research Park Subdivision, Phase III, 2nd Addition
- Roll Call Vote: 6-0. Resolutions/Motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a portion of the Minutes.

PUBLIC FORUM: Mayor Pro-Tem Orazem asked if there was anyone wishing to speak on any item that was not listed on the Agenda. No one came forward, and the Mayor closed Public Forum.

2016 URBAN REVITALIZATION TAX ABATEMENT REQUESTS: Planning and Housing Director Kelly Diekmann advised that property owners of two development projects are requesting tax exemptions for projects completed in Calendar Year 2015. 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 the 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 (URA) , the owners may elect the exemption to be applied over three, five, or ten years. The two properties are addressed as 307 Ash Avenue (Zeta Delta House Corporation of Alpha Phi International) in the East University URA and 517 Lincoln Way (Squeaky Clean, Inc.) in the HOC Commercial URA.

Moved by Nelson, seconded by Corrieri, to adopt RESOLUTION NO. 16-066 the requests for tax exemption for 307 Ash Avenue and 517 Lincoln Way as conforming to the respective Urban Revitalization Plans.

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

ACCESS: Housing Coordinator Vanessa Baker Latimer reported that in 1984, the City utilized 480,000 in Community Development Block Grant (CDBG) funds to purchase and rehabilitate a property to be used as an emergency shelter on behalf of the assault Care Center Extending Shelter and Support (ACCESS). The granting of the funding 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 Council approved a request from ACCESS to sell that property and reinvest the \$80,000 in the purchase of a larger facility with the same restrictive covenant. ACCESS is now seeking permission to sell the current property in compliance with the restrictive covenant which will result in the repayment of \$80,000 to the City. Additionally, ACCESS is requesting that the Council commit to reinvestment of \$80,000 into a new property.

According to Ms. Baker Latimer, the ACCESS Board concluded, as part of its Fiscal year 2016-17 strategic planning 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 that model, its emergency housing needs would be met in several separate locations; those locations would not include its staff or administrative offices.

Ms. Baker Latimer advised that the first step in its new model is to sell the current facility. ACCESS has accepted an offer for the purchase of its current property 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. At this time, ACCESS has not identified any property that it would like to purchase. Therefore, the \$80,000 would have to be repaid to the City at the closing on the current property. Once ACCESS has identified a property that meets the zoning requirements for use by a Social Services Providing, a check would be issued to 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 previous two covenants for the prior and current ACCESS properties.

Addressing the question as to what would happen if ACCESS did not find properties to purchase by August, Angie Shreck, 1927 Wyngate, Ames, stated that the agency is intent on finding properties by August 2016. They could use hotel rooms, if needed, but are very aggressively searching for properties that would meet the needs of ACCESS.

Moved by Gartin, seconded by Nelson, to adopt RESOLUTION NO. 16-067 granting permission to ACCESS to sell its current property on Lynn Avenue and repay the city \$80,000 upon

completion of the sale.

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

Moved by Gartin, seconded by Nelson, to adopt RESOLUTION NO. 16-068 directing staff to pay ACCESS \$80,000 once it 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).

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

FEDERAL GRANT FOR AIRPORT TERMINAL BUILDING AND HANGAR: Public Works Director John Joiner recalled that on July 28, 2015, the City 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. That \$450,000 represented three 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; that will commit a fourth and final \$150,000 in entitlement funds.

Moved by Nelson, seconded by Corrieri, to adopt RESOLUTION NO. 16-069 approving a Federal grant for an additional \$150,000 for the Airport Terminal Building and Hangar project.

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

ORDINANCE REZONING PROPERTY AT 1110 DELAWARE AVENUE: Moved by Corrieri, seconded by Betcher, to pass on third reading and adopt ORDINANCE NO. 4246 rezoning property at 1110 Delaware Avenue from Residential Low-Density (RL) to Residential High-Density (RH).

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

ORDINANCE REZONING PROPERTY WITH MASTER PLAT AT 5440 AND 5442 GRANT AVENUE: Moved by Betcher, seconded by Corrieri, to pass on third reading and adopt ORDINANCE NO. 4247 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. Ordinance declared adopted unanimously, signed by the Mayor, and hereby made a portion of Minutes.

ORDINANCE REVISING MUNICIPAL CODE PERTAINING TO VISIBILITY TRIANGLE AT INTERSECTIONS: Moved by Corrieri, seconded by Betcher, to pass on third reading and adopt ORDINANCE NO. 4248 revising *Municipal Code* Section 29.408(5) pertaining to visibility triangle at intersections.

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

ORDINANCE PROHIBITING USE OF ELECTRONIC SMOKING DEVICES IN PUBLIC PLACES: Moved by Corrieri, seconded by Betcher, to pass on third reading and adopt ORDINANCE NO. 4249 prohibiting the use of electronic smoking devices in public places.

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

COUNCIL COMMENTS: Council Member Betcher acknowledged the BIKE WALK DRIVE SMART cards that are being handed out by student organizations at Iowa State University. The cards carry the message to be aware of all modes of transportation and look out for each other.

Moved by Betcher, seconded by Beatty-Hansen, to refer to staff for a memo the request from Attorney Bill Talbot on behalf of Flummerfelt's Shady Grove for a zoning text amendment.

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

Council Member Gartin brought up the letter from Rick Swank pertaining to the Farmers' Market that had been sent to the Council members as part of their January 29 Non-Agenda packet. Assistant City Manager Phillips advised that the Special Events Team had met this morning with Farmers Market representatives and shared the letter from Rick Swank. Farmers Market representatives had not seen the letter. It is staff's intention to bring approval of the 2016 Farmers Market to the City Council at the first meeting in March. Council Member Betcher asked that this item not be under the Consent Agenda as she would like discussion of this item in light of the letter from Mr. Swank.

Moved by Corrieri, seconded by Gartin, to request a short memo from staff on what information is being requested from the agencies on the applications for ASSET funding.

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

CLOSED SESSION: Council Member Gartin asked City Attorney Parks if there was a legal reason to go into Closed Session. Ms. Parks replied in the affirmative.

Moved by Gartin, seconded by Betcher, to hold a Closed Session, as provided by Section 20.17(3), *Code of Iowa*, to discuss collective bargaining strategy.

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

The meeting reconvened in Regular Session at 7:35 p.m.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 16-070 ratifying a contract with IUOE Local 234 (Blue Collar Unit).

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

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 16-071 ratifying a contract with IAFF Local 625 (Firefighters).

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

ADJOURNMENT: Moved by Betcher to adjourn the meeting at 7:38 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor



REPORT OF CONTRACT CHANGE ORDERS

Period:	<input checked="" type="checkbox"/> 1 st – 15 th
	<input type="checkbox"/> 16 th – End of Month
Month & Year:	February 2016
For City Council Date:	February 26, 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	Cooling Tower Replacement	5	\$2,810,000.00	EvapTech, Inc	\$119,971.00	\$(-5,000.00)	B. Kindred	CB
Electric Services	Power Plant Fuel Conversion - Mechanical Installation General Work Contract	8	\$1,572,019.00	TEI Construction Services, Inc	\$376,440.68	\$21,673.58	D. Kom	CB
Fleet Services	Ames City Hall Renovation - Phase 2	6	\$829,900.00	HPC, LLC	\$2,907.00	\$210.00	B. Kindred	MA
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		

*Caring People
Quality Programs
Exceptional Service*

TO: Mayor Ann Campbell and Ames City Council Members

FROM: Lieutenant Dan Walter – Ames Police Department

DATE: February 10, 2016

SUBJECT: Item No. 4 a-e: Beer Permits & Liquor License Renewal Reference City Council Agenda
February 23, 2016

The Council agenda for February 23, 2016, includes beer permits and liquor license renewals for:

- Class E Liquor, C Beer, & B Wine – Wal-Mart Supercenter #4256, 534 South Duff Ave.
- Class C Liquor & Outdoor Service – Buffalo Wild Wings, 400 South Duff Avenue
- Special Class C Liquor & Outdoor Service – Stomping Grounds, 303 Welch Ave. #101
- Class C Beer & B Native Wine – Casey’s General Store #2905, 3612 Stange Road
- Class C Liquor – Sips/Paddy’s Irish Pub, 124 Welch Avenue

A routine check of police records for the past twelve months found no violations for Walmart Supercenter, Buffalo Wild Wings, Stomping Grounds and Sips/Paddy’s Irish Pub. The police department recommends renewal of these licenses.

Violations

Casey’s #2905 was cited during a police compliance check for selling alcohol to minors on December 16, 2015. We are continuing to monitor compliance and would recommend renewal at this time.

COUNCIL ACTION FORM

SUBJECT: REQUESTS FROM HEALTHIEST AMES FOR OPEN STREETS EVENT

BACKGROUND:

On Sunday, April 24th, the Healthiest Ames organization plans to host a wellness initiative called Open Streets. This event is intended to promote healthy activities, support local businesses, and encourage sustainable transport. To achieve this, activities such as wellness education, healthy food samples, and play activities will occur in the downtown area. Organizers expect up to 1,500 participants and plan to have 50 to 100 volunteers on hand to manage the activities. Healthiest Ames held two similar “Healthy Streets” events in 2015.

The event will take place from 1:00 p.m. to 4:00 p.m. on April 24. To facilitate this event, organizers have made the following requests:

- Closure of the Main Street between the Pearle Avenue and Douglas Avenue, from 8:00 a.m. to 5:00 p.m.
- Closure of 168 metered parking spaces and 118 parking spaces in Depot Lot V
- A blanket Temporary Obstruction Permit
- Use of electricity from City-owned electrical outlets along Main Street and waiver of electrical costs (approximately \$5 loss to the Electric Fund)

Although there will be vendors providing samples at the event, no money will change hands. Therefore, a Vending Permit is not required. **Additionally, because the event takes place on a Sunday, no parking meter revenues will be affected.** Event organizers have met with Main Street Cultural District (MSCD) staff regarding this event and MSCD has provided a letter of support. In previous iterations, this event has been covered under the City’s insurance as a City-sponsored activity. This year, Healthiest Ames has obtained its own liability insurance.

Last year this event was held in the spring and fall; organizers have indicated that in the future it will be a regular fall event. The arrangement of the street closures was altered to a single straight line this year because participant traffic was much less significant on the side streets when it was arranged in a square. The organizers have provided a sample notification letter for each affected business and plan to go door-to-door to communicate with businesses and residents who may be affected by the activities.

ALTERNATIVES:

1. Approve the Healthy Streets Event requests for April 24, including the street and parking closures, blanket Temporary Obstruction Permit, use of electricity and waiver of fees.
2. Approve the requests, but require \$5 reimbursement for the use of City electrical outlets.
3. Do not approve the requests.

MANAGER'S RECOMMENDED ACTION:

The proposed event is designed to promote healthy activities, nutrition, and lifestyles. It is a community event open to the public and will help draw residents to the downtown area. This event has received the endorsement of the Main Street Cultural District.

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



Healthiest Ames
4788 Copperstone Drive
Ames, Iowa 50010

February 9, 2016

City of Ames
515 Clark Avenue
Ames, Iowa 50010

Dear Honorable Mayor Campbell and City Council,

Healthiest Ames is planning to host Open Streets (previously called Healthy Streets) on Sunday, April 24, 2016. The event will again be hosted on Main Street from 1-4pm. This will be the third Open Streets event hosted by Healthiest Ames, and significant effort has been made to add new activities and improve the event to further increase participation.

The event route will run from Douglas to East of Pearl. We will need access to electricity for a stage on the South end of Burnett. The stage will be used for fitness demonstrations such as Zumba, yoga, and cardio dance.

Healthiest Ames is asking the city to waive the electric fee for the stage. We appreciate all the support we've received from the City of Ames, and hope to continue hosting these events to help make Ames the healthiest community in Iowa.

Sincerely,

Healthiest Ames



February 19, 2016

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

Dear Mayor Campbell and City Council,

The Main Street Cultural District supports the closure of Main Street from Douglas to just east of Pearle for the Healthiest Ames event on Sunday, April 24th from 9am to 4:30pm. We are excited to see the activity hubs, fitness demonstrations, and the overall promotion of physical activity in the heart of our downtown community.

Sincerely,

A handwritten signature in blue ink that reads "Cliff Smith".

Cliff Smith
2016 MSCD Board President



SUMMARY OF EVENT

DESCRIPTION

Event Name Open Streets

Description Open Streets events temporarily close streets to automobile traffic to encourage people to use them for walking, bicycling, playing, socializing, and wellness education. The initial Open Streets event was held in 1974 in Bogota, Columbia and now events exist in over 90 cities throughout the nation, including: New York, Los Angeles, Minneapolis, Madison, Chicago, and Houston. Open Streets events are becoming increasingly common in cities seeking innovative and fun ways to achieve environmental, social, economic, and public health goals as well as innovative ways to promote healthy living, support local businesses and encourage sustainable transport!

- Event Category**
- Athletic/Recreation
 - Exhibits/Misc.
 - Festival/Celebration
 - Parade/Procession/March
 - Concert/Performance
 - Farmer/Outdoor Market
 - Other (please explain)

Anticipated Attendance Total 1,500 Per Day 1,500

DATE/TIME

Setup	Date <u>4/24/16</u>	Time <u>8:00 am</u>	Day of Week <u>Sunday</u>
Event Starts	Date <u>4/24/16</u>	Time <u>1:00 pm</u>	Day of Week <u>Sunday</u>
Event Ends	Date <u>4/24/16</u>	Time <u>4:00 pm</u>	Day of Week <u>Sunday</u>
Teardown Complete	Date <u>4/24/16</u>	Time <u>5:00 pm</u>	Day of Week <u>Sunday</u>

Rain Date, if applicable _____
Rain Location, if applicable N/A


LOCATION

- Region**
(Select one or more)
- Main Street Cultural District (Downtown)
 - Campustown District
 - Iowa State University Property
 - City Parks
 - Other (please explain)

Please note that events occurring in the Downtown, Campustown, in City parks, or on ISU property require prior approvals. A letter of support will be required from CAA if the event occurs in Campustown or from MSCD if the event occurs in Downtown. Please contact the appropriate office well in advance:

Downtown - Main Street Cultural District: (515) 233-3472 events@amesdowntown.org
Campustown - Campustown Action Association: (515) 450-8771 director@amescampustown.com
Iowa State University - Events Authorization Committee: (515) 294-1437 eventauthorization@iastate.edu

CONTACTS

Host Organization Healthiest Ames

Local Contact (Required) Name: John Shierholz

Must be present during event

Address: 4788 Copperstone Drive, Ames IA 50010

Telephone: (515) 232-5445

Cell phone: () _____
Must be available by cell phone during event

Email: jshierholz@mediacombb.net

At least ten business days prior to the event, Organizer must submit Emergency Contact List, including names and numbers of all coordinators, volunteers, and location assigned to each.

Yes No

Is this an annual event? How many years have you been holding this event? 2

Is this event open to the public?

Is your event being held in conjunction with another event (e.g. *Farmers' Market, 4th of July*, etc.)?

If yes, please list

ITEM # 6

TO: Members of the City Council

FROM: Ann H. Campbell, Mayor

DATE: February 19, 2016

SUBJECT: Appointment to Fill Vacancy on the Zoning Board of Adjustment

Michael Davis, member of the Zoning Board of Adjustment, has submitted his resignation from the Board. Since Michael's term of office does not expire until April 1, 2017, an appointment needs to be made to fill this vacancy.

Therefore, I request that the City Council approve the appointment of Amelia Schoeneman to fill the unexpired term of office on the Zoning Board of Adjustment.

AHC/jlr

COUNCIL ACTION FORM

SUBJECT: GOVERNOR'S TRAFFIC SAFETY BUREAU ENFORCEMENT GRANT PROGRAM

BACKGROUND:

The Police Department is again requesting permission to apply for funding from the Governor's Traffic Safety Bureau to support additional overtime traffic enforcement, and to participate in the project should funding be awarded.

This program is conducted through the Governor's Traffic Safety Bureau in cooperation with local and county law enforcement agencies. Its purpose is to address traffic safety problems including alcohol, excessive speed, pedestrian and bicycle safety, and vehicle occupant protection. The program is designed with both enforcement and educational components to improve driver safety and protection, to reduce impaired driving, and to enhance overall traffic safety. The Ames Police Department has participated in similar annual programs in the past.

This grant will support additional traffic enforcement during periods of high risk for impaired driving, excessive speed and crashes. The officers conducting this intensified traffic enforcement will be added to the normal staffing levels for the Police Department and will work on an overtime basis. The areas in which these officers work will be selected on the basis of citizen complaints, officer observations and traffic incident data.

The grant application would request \$31,950 in funding for the following uses:

- To pay officers at an overtime rate,
- To replace an in-car video camera and a preliminary breath test device,
- To fund acquisition of educational materials on traffic safety.
- To send an officer to an annual national traffic safety conference.

There is no local match required with this grant.

ALTERNATIVES:

1. Approve the Police Department's application for and participation in the Governor's Traffic Safety Bureau Enforcement Grant program.
2. Do not approve this application.

MANAGER'S RECOMMENDED ACTION:

Participation in this program allows our Police Department to devote additional resources to traffic safety without additional local costs. These funds help reduce traffic violations and improve traffic safety for the citizens of Ames.

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

COUNCIL ACTION FORM

SUBJECT: NOTICE OF PUBLIC HEARING TO DISPOSE OF PROPERTY FOR THE IOWA DEPARTMENT OF TRANSPORTATION I-35 PROJECT

BACKGROUND:

The Iowa Department of Transportation (IDOT) contacted the City of Ames in early 2015 regarding a project to replace the Interstate 35 bridge that crosses over the South Skunk River. This project also included the grading necessary to eventually allow for three lanes for both northbound and southbound I-35 traffic just south of Ames. The project will require IDOT to acquire 3.29 acres of land outright and an additional 1.82 acres of permanent ingress/egress easement on the City's I-35 well field property (Parcel 10-30-200-105) located east of I-35 and north of the South Skunk River. In addition, the IDOT is purchasing 0.09 acres of easement for the county to maintain 265th Street which borders the property on the north side.

The IDOT also needs to acquire 0.12 acres on Parcel 10-31-400-110 of the Water Pollution Control Facility property for the purpose of the project.

City staff has reviewed the project and have concluded that the impact on the future use of the well field property will be minor, and the future design of the wells can work around the new property line configuration. Staff has also determined that the small piece to be acquired from the WPC Facility will have no impact on the use of operation of the facility.

The City and IDOT have agreed upon a purchase price, based on an appraisal completed by Agroval and reviewed by City staff. The City will be compensated a total of \$58,200 for the I-35 well field land and easements and \$1,200 for the Water Pollution Control Facility property. The purchase will be effective 12-31-16 in an effort not to affect our current tenant's lease for the next growing season. The IDOT is currently finishing design in 2016 and will begin construction in 2017.

ALTERNATIVES:

1. Set April 12, 2016 as the date of public hearing for the disposal of property and granting of easements for Parcels 10-30-200-105 and 10-31-400-110 pursuant to the acquisition plats and purchase agreements between the City of Ames and the Iowa Department of Transportation.
2. Do not authorize the disposal of said property at this time.

MANAGER'S RECOMMENDED ACTION:

The I-35 expansion project is an important public improvement project to the State of Iowa. The interstate has a direct impact on access to our community. Staff have reviewed the request and found no significant impact on our current and future operations. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 thereby setting April 12, 2016 as the date of public hearing for the disposal of property and granting of easements for Parcels 10-30-200-105 and 10-31-400-110 pursuant to the acquisition plats and purchase agreements between the City of Ames and the Iowa Department of Transportation

COUNCIL ACTION FORM

SUBJECT: POWER PLANT SCADA SYSTEM DIAMOND SUPPORT SERVICE

BACKGROUND:

Electric Services uses a Supervisory Control and Data Acquisition (SCADA) System to monitor status and to control power flows, electric generation, interconnections to neighboring utilities, distribution, and transmission. Data from the SCADA is also used as the basis for billing energy transactions.

The existing SCADA system was installed in 2000 and had routine software updates in 2002, 2003, 2009 and 2013. In 2008 & 2014 the hardware, operating system, and software were all upgraded. The SCADA system was supplied and is supported by Open Systems International, Inc. (OSI) from Medina MN, and the software is based on Microsoft “.NET” technology. Advancements have continued to be made to the software to meet changing industry standards and regulations. The City has historically entered into a support services agreement with OSI to keep pace with those changes and to provide maintenance services at a reasonable price.

OSI provides these services at various levels. **The primary reasons to continue the support service at a Diamond level are for reliability and maintainability. The proposed Diamond Support Plan not only provides 24/7 support for the OSI products and software, but also provides an annual software upgrade.**

Benefits of the proposed customer support plan include the following:

- Support for OSI provided products and software. This includes anything from simple help desk questions to major system issues.
- Access to online training typically two times per month. Cost without a support plan is \$175 per class per person.
- Engineering/Installation costs for an annual software upgrade. This will save approximately \$40,000-60,000 annually.

Continuing our existing Diamond Support Plan with OSI is the most practical and cost-effective way to meet the new system requirements while gaining more functionality and security. This requires a single-source purchasing arrangement with the current SCADA software supplier, which is why a waiver of the City’s purchasing policy requirement for formal bidding procedures is also needed.

Staff is requesting that the City Council waive the City’s purchasing policies requiring formal competitive bids, and award this contract to Open Systems International, Inc., of Medina, MN in the amount of \$98,056.

The FY 2015/16 operating budget includes \$98,056 for SCADA.

ALTERNATIVES:

1. Waive the City's purchasing policy requirement for formal bidding procedures and award a contract to Open Systems International, Inc., Medina, MN, for the Monarch Diamond Support for SCADA in the amount of \$98,056.
2. Decrease the Support Service level to Gold Support, which is estimated to cost \$55,000 but does not cover engineering/installation cost of the next upgrade, which typically is estimated to cost \$60,000.
3. Discontinue the Support Service completely, and adopt a "pay as you go" approach for SCADA services, training and upgrades.

MANAGER'S RECOMMENDED ACTION:

Regulatory authorities require the Electric Utility to maintain a functional SCADA system. In addition, it is in the City's best interest to maintain the SCADA system with the most up-to-date software, and to do this in a timely and cost-effective manner. The most effective way to maintain the SCADA system is to continue a Diamond Support Plan with our existing SCADA software supplier.

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

COUNCIL ACTION FORM

SUBJECT: CYRIDE DIAL-A-RIDE BUS PURCHASE TO HOGLUND BUS AND TRUCK FOR \$81,153

BACKGROUND:

CyRide currently contracts with the Heart of Iowa Regional Transit Agency (HIRTA) for complementary paratransit service required under the Americans With Disabilities (ADA) Act. Under CyRide's contract for this Dial-A-Ride service in Ames, is a provision that requires CyRide to lease a minibus to HIRTA. The bus currently operated by HIRTA will be ten years old at the time it is replaced, while the federal useful life for a vehicle of this type is four years.

Funding for the purchase is provided with a combination of federal (85%) and local dollars (15%) as listed below.

Federal Dollars	\$68,980
Local Dollars (CyRide)	<u>\$12,173</u>
Total	\$81,153

This project is contained in the City of Ames 2015-2016 Capital Improvement Program with sufficient grant funds and local dollars budgeted in CyRide's operating and capital budgets for the purchase.

The bus will be purchased through an Iowa DOT statewide bus procurement with the award going to Hoglund Bus and Truck for \$81,153.

ALTERNATIVES:

1. Approve the purchase of one minibus under the Iowa DOT procurement to Hoglund Bus and Truck for a purchase price of \$81,153.
2. Do not approve the purchase of a minibus under the Iowa DOT procurement and direct staff to conduct a separate CyRide/City of Ames procurement for the vehicle.
3. Do not approve the purchase of a minibus for use by CyRide's Dial-A-Ride contractor.

MANAGER'S RECOMMENDED ACTION:

Through the Iowa DOT's procurement process, CyRide will be able to expeditiously purchase the vehicle so that it can begin in operation later this summer. This vehicle will also help ensure a quality service to its Dial-A-Ride customers.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby procuring one minibus from Heglund Bus and Truck.

COUNCIL ACTION FORM

SUBJECT: AWARD OF CONTRACT TO FURNISH TRANSFORMERS FOR THE ELECTRIC SERVICES DEPARTMENT

BACKGROUND:

This contract is for the purchase of transformers necessary to meet the anticipated needs of the Electric Services Department. These transformers are kept on hand in order to ensure availability which will enable staff to replace failed transformers quickly. Typically, these transformers are used to provide service for commercial and residential applications. It is also necessary to meet the anticipated needs of the Electric Services Department for new service and maintenance activities.

Under the proposed contract, transformers would be purchased by the City as requested on a quarterly basis. This provides the City with inventory management flexibility and also helps to reduce the need for extensive storage space. The contract period would start April 1, 2016 and end on March 31, 2017 with an option to renew the contract for up to four additional twelve (12) month periods.

On January 26, 2016, an Invitation to Bid (ITB) document was issued to fifty-two companies. The ITB was advertised on the Current Bid Opportunities section of the Purchasing webpage and was also sent to one plan room.

On February 11, 2016, nine bids were received as shown below:

BIDDER	Bid #1	Bid #2	Bid #3
RESCO, Ankeny, IA	\$1,129,609.44	\$1,143,071.33	\$1,111,780.95
Irby Utilities, Eagan, MN	\$1,130,316.97	Non-responsive	
Border States, Cedar Rapids, IA	\$1,165,929.89		
Fletcher-Reinhardt Co, Cedar Rapids, IA	\$1,165,936.20		
Kriz Davis, Ames, IA	\$1,167,863.50		
Wesco Distribution, Des Moines, IA	\$1,207,312.03		

***All Pricing inclusive of Iowa Sales Tax**

Bids were evaluated by item on the basis of cost, load loss, and estimated quantities. This type of an evaluation was done so that both the initial purchase price and ongoing operational costs of the transformers would be considered when comparing bids. In the case of RESCO, they offered different brands of transformers in each bid that had different loss characteristics.

Staff reviewed the bids, with consideration of operational losses, and concluded that the low bid (based on estimated usage from the past three years) for year one (inclusive of Iowa sales tax) submitted by RESCO, Ankeny, Iowa, bid #3, and is acceptable.

ALTERNATIVES:

1. Award a contract for year one to RESCO (bid #3), Ankeny, Iowa, for the purchase of Electric Services transformers in accordance with unit prices bid. Units are to be purchased as requested; and payments will be based on unit prices and quantities ordered inclusive of applicable sales taxes.
2. Reject all bids and attempt to purchase transformers on an as needed basis.

MANAGER'S RECOMMENDED ACTION:

It is important to purchase transformers at the lowest possible cost, considering both purchase price and ongoing operational cost, with minimal risk to the City. It is also imperative to have transformers available to meet customer needs. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

Bid Tabulation for RFQ #2016-122 Purchase of Transformers for Electric Distribution

PRICE QUOTED ON BID RESPONSE

Group 1 - Padmounts	RESCO - Quote #2	RESCO - Quote #3	Kriz Davis	RESCO - Quote #1	Irby - Quote #1	Border States	Fletcher-Reinhardt Co	Wesco Distribution	Irby - Quote #2
Division One - Single Phase Pads 120/240	42,749.21	44,936.48	49,280.49	42,749.21	42,786.00	49,275.35	49,280.00	55,501.00	47,583.00
Division Two - Three Phase Pads 120/208	95,280.30	84,785.45	86,754.87	81,773.71	81,857.00	86,754.88	86,754.00	93,063.00	110,837.00
Division Three - Three Phase Pads 277/480	108,752.29	93,782.73	96,090.26	90,646.29	90,741.00	96,090.25	96,090.00	110,737.00	Non-responsive
Division Four- Three Phase Pad 277/480 2500kVA - Standard 55C rise	796,750.73	790,988.64	834,030.00	815,782.12	816,208.00	832,229.98	832,229.00	843,190.00	-
Group 1 Quoted Actual Price Total*	1,043,532.53	1,014,493.30	1,066,155.62	1,030,951.33	1,031,592.00	1,064,350.46	1,064,353.00	1,102,491.00	158,420.00

*Price exclusive of 6% State of Iowa SalesTaxes Plus 1% Local Tax

Group 2 - Overheads	RESCO - Quote #2	RESCO - Quote #3	Kriz Davis	RESCO - Quote #1	Irby - Quote #1	Border States	Fletcher-Reinhardt Co	Wesco Distribution	Irby - Quote #2
Division One - Single Phase Ohd 120/240	17,725.80	17,363.75	17,989.74	17,725.80	17,740.00	17,989.78	17,994.00	18,762.00	20,436.00
Division Two - Three Phase Ohd 277/480	7,032.63	7,190.57	7,315.85	7,032.63	7,039.00	7,313.86	7,313.00	7,076.00	7,638.00
Group 2 Quoted Actual Price Total*	24,758.43	24,554.32	25,305.60	24,758.43	24,779.00	25,303.64	25,307.00	25,838.00	28,074.00

*Price exclusive of 6% State of Iowa SalesTaxes Plus 1% Local Tax

Groups 1 and 2 Quoted Actual Price Total*	1,068,290.96	1,039,047.62	1,091,461.21	1,055,709.76	1,056,371.00	1,089,654.10	1,089,660.00	1,128,329.00	Non-responsive
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*Price exclusive of 6% State of Iowa SalesTaxes Plus 1% Local Tax

**	1,143,071.33	1,111,780.95	1,167,863.50	1,129,609.44	1,130,316.97	1,165,929.89	1,165,936.20	1,207,312.03	-
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**Price inclusive of 6% State of Iowa SalesTaxes Plus 1% Local Tax

EVALUATED BASED ON NO LOAD LOSS AND LOAD LOSS

Group 1 - Padmounts	RESCO - Quote #2	RESCO - Quote #3	Kriz Davis	RESCO - Quote #1	Irby - Quote #1	Border States	Fletcher-Reinhardt Co	Wesco Distribution	Irby - Quote #2
Division One - Single Phase Pads 120/240	81,615.50	82,095.25	85,997.68	81,615.50	81,655.00	70,375.10	86,000.00	90,430.00	
Division Two - Three Phase Pads 120/208	660,029.55	682,710.10	609,835.65	674,865.10	675,195.00	713,218.25	713,215.00	715,055.00	
Division Three - Three Phase Pads 277/480	691,262.45	703,817.95	742,490.52	721,920.75	722,250.00	740,690.50	740,690.00	742,400.00	
Division Four- Three Phase Pad 277/480 2500kVA - Standard 55C rise	893,392.05	874,165.85	926,036.67	932,296.75	932,720.00	924,236.65	924,235.00	926,370.00	Non-responsive
Group 1 Evaluated Total*	2,326,299.55	2,342,789.15	2,364,360.51	2,410,698.10	2,411,820.00	2,448,520.50	2,464,140.00	2,474,255.00	

*Price exclusive of 6% State of Iowa SalesTaxes Plus 1% Local Tax

Group 2 - Overheads	RESCO - Quote #2	RESCO - Quote #3	Kriz Davis	RESCO - Quote #1	Irby - Quote #1	Border States	Fletcher-Reinhardt Co	Wesco Distribution	Irby - Quote #2
Division One - Single Phase Ohd 120/240	74,150.45	71,960.85	73,298.20	74,150.45	74,180.00	73,298.25	73,305.00	79,395.00	78,395.00
Division Two - Three Phase Ohd 277/480	79,463.15	76,522.85	77,689.26	79,463.15	79,495.00	77,679.30	77,675.00	81,030.00	82,720.00
Group 2 Evaluated Total*	153,613.60	148,483.70	150,987.46	153,613.60	153,675.00	150,977.55	150,980.00	160,425.00	161,115.00

*Price exclusive of 6% State of Iowa SalesTaxes Plus 1% Local Tax

Groups 1 and 2 Evaluated Total	2,602,134.10	2,474,783.25	2,561,685.56	2,565,433.60	2,617,815.00	2,493,766.70	2,515,340.51	2,634,680.00	NA
**	2,784,283.49	2,648,018.08	2,741,003.54	2,745,013.95	2,801,062.05	2,668,330.37	2,691,414.35	2,819,107.60	-

**Price inclusive of 6% State of Iowa SalesTaxes Plus 1% Local Tax

SUMMARY*	RESCO - Quote #2	RESCO - Quote #3	Kriz Davis	RESCO - Quote #1	Irby - Quote #1	Border States	Fletcher-Reinhardt Co	Wesco Distribution	Irby - Quote #2
Groups 1 and 2 Quoted Actual Price Total**	1,143,071.33	1,111,780.95	1,167,863.50	1,129,609.44	1,130,316.97	1,165,929.89	1,165,936.20	1,207,312.03	199,548.58
Groups 1 and 2 Evaluated Total**	2,784,283.49	2,648,018.08	2,741,003.54	2,745,013.95	2,801,062.05	2,668,330.37	2,691,414.35	2,819,107.60	NA

**Price inclusive of 6% State of Iowa SalesTaxes Plus 1% Local Tax

COUNCIL ACTION FORM

SUBJECT: 2015/16 AIRPORT TERMINAL BUILDING AND HANGAR – (PHASE 1: SITE WORK, APPROVAL OF CHANGE ORDER #4)

BACKGROUND:

The City’s 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. This project is divided into two phases. The first phase is for the site improvements, and the second phase is for construction of the terminal facility.

On August 25, 2015, City Council awarded the Airport Terminal Building and Hangar – (Phase 1: Site Work) to Absolute Concrete Construction in the amount of \$772,299.10. To date, three change orders have been previously approved by staff. Change Order No. 1 was in the amount of \$7,755, and was for additional storm sewer. Change Order No. 2 was in the amount of \$3,300, and was for adjustment in watermain. Change Order No. 3 was in the amount of \$660, and was to resize a water value. The fourth change order was for a reduction in the amount of \$40,184 for a reduction in sidewalk and associated work. Although the net impact of the change orders is a deduction of \$28,469, this brings the total absolute value of change orders to \$51,899. Because the amount exceeds \$50,000, City Council will need to approve this change order. A summary of the change orders are shown below:

<u>Change Orders</u>	<u>Amount</u>
No. 1	\$ 7,755
No. 2	\$ 3,300
No. 3	\$ 660
No. 4	<u>\$(40,184)</u>
Net Total =	\$(28,469)
Absolute Change =	\$ 51,899

ALTERNATIVES:

1. Approve Change Order No. 4 for the 2015/16 Airport Terminal Building and Hangar (Phase1: Site Work) as a deduction in the contract amount by \$40,184, thereby approving all other change orders to date resulting in a net contract deduction of \$28,469.
2. Direct staff to pursue modification to the project.

MANGER'S RECOMMENDED ACTION:

By approving this change order the City will experience savings on the Site Work portion of the Airport Terminal Building project, and will allow the project to continue moving forward.

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

COUNCIL ACTION FORM

SUBJECT: CHANGE ORDER NUMBER FIVE FOR NEW WATER PLANT – CONTRACT 2

BACKGROUND:

On October 14, 2014 the City Council awarded a construction contract to Knutson Construction of Minneapolis, MN for a new drinking water treatment plant.

Seven items have been identified that need to be addressed and would result in a change to the contract. Knutson has provided a proposed change order for the work. Each item is described below.

- Debris on site – While installing the new sanitary sewer service line, the contractor discovered buried roofing material. The material needed to be removed and properly disposed. **Total cost to remove and dispose of the material \$18,815.**
- Chlorine Residual Analyzers – Staff requested an equipment change to use the same type of analyzer in the current water plant. **Total savings to change the equipment \$1,530.**
- Access doors and piping – A request was made to simplify some plumbing installations and modify the access hatches in the clearwell. **Total savings to make the changes \$1,330.**
- Rebar changes – The contractor identified a need for additional rebar for constructability purposes. **Total cost of the additional rebar \$1,273.**
- Lime pond gates – The consultant recommended a change to the access structure to simplify the access to the gate handles. **Total savings to change the structure \$183.**
- Stair stringer – A change was made to the stair stringer material. **There was no cost for this change.**
- Filter modifications – Structural details were modified to clarify construction in the filter channel. **Total cost to modify the filter channel \$4,745.**

The net cost for this change order is \$21,790.00. It is the opinion of the consulting team that this is a reasonable price.

The approved FY 15/16 Capital Improvements Plan includes a total project budget of \$73,684,000. A simplified line item breakdown of the project costs is shown below.

Description	Amount
Contract 1 (actual bid price)	3,197,273
Contract 2 (actual bid price)	52,497,000
Engineering	8,900,000
Lime Sludge Removal	1,570,000
Land & Easements	899,000
Special Inspections	350,000
Pre-design Activities	774,000
Equipment Allowances, Misc.	540,000
Contingency	4,956,727
Total	73,684,000

The size of the contingency increased when the bid price for Contract 1 came in more than \$2 million below the engineer's estimate. Subsequent changes to the project that impact the contingency are as shown below. Two other change orders were previously approved at the department level. The change order that is the subject of this request is shown in bold.

Description	Net Change	Remaining Contingency
Contract 2, Change Order #1 Sanitary Sewer Realignment	\$ 127,023.00	\$ 4,829,704.00
Contract 2, Change Order #2 Second water service line; additional gate valve; change in pipe material; manhole waterproofing.	\$ 55,634.00	\$ 4,774,070.00
Contract 1, Change Order #1 Raw water realignment, site work, communication structure	\$ 9,256.45	\$ 4,764,813.55
Contract 1, Change Order #2 Piping changes, bypass structure changes, hydrant valves	\$ 21,687.60	\$ 4,743,125.95
Contract 2, Change Order #3 Minor plumbing changes, tree removal, minor electrical change to elevator, process valve simplification	\$ 5,457.00	\$ 4,737,668.95

Contract 1, Change Order #3 Air relief hydrants, pedestrian ramp, thrust block removal and replacement	\$ 16,974.83	\$ 4,720,694.12
Contract 2, Change Order #4 Clearwell access hatches	\$ 6,192.00	\$ 4,714,502.12
Contract 2, Change Order #5 Debris removal, analyzers, access doors, lime pond gates, structural clarifications	\$ 21,790.00	\$ 4,692,712.12

Council should note that the recommended FY 16/17 CIP includes a reduction in the project contingency of \$2,443,000. Once the CIP has been formally adopted by Council, the remaining contingency shown in the table above will be reduced to \$2,249,712.12.

ALTERNATIVES:

1. Approve Change Order Number Five for Contract 2 with Knutson Construction in the amount of \$21,790.00.
2. Do not approve the change order at this time.

MANAGER'S RECOMMENDED ACTION:

The changes proposed are to improve reliability and function of the water plant. The consulting engineers, City staff, and Knutson Construction have worked together to come up with reasonable, cost effective recommendations.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving Change Order Number Five for Contract 2 with Knutson Construction in the amount of \$21,790.00.

COUNCIL ACTION FORM

SUBJECT: WPCF RAW WATER PUMP STATION ELBOW REPLACEMENT

BACKGROUND:

The Water Pollution Control Facility (WPCF) was constructed in 1989. The piping in the facility is original to the 1989 construction. On September 4, 2014 a 30" elbow sprung a leak due to age and wear on the pipe. An emergency repair was made, but staff became concerned about the integrity of two other elbows in the process piping.

On May 26, 2015, Council awarded a contract to Eriksen Construction Company in the amount of \$35,000 for the replacement of two elbows associated with the process piping in the Raw Water Pump Station at the WPCF.

All work under this contract was completed in accordance with the plans and specifications on February 5, 2016. One change order regarding an extension to the completion date was issued for this project. The remaining contract amount due to the contractor is \$1,750.

ALTERNATIVES:

1. Accept completion and authorize final payment, in accordance with the contract, to Eriksen Construction Company of Blair, Nebraska.
2. Do not accept completion of the project at this time.

MANAGER'S RECOMMENDED ACTION:

Work for the Water Pollution Control Facility Raw Water Pump Station Project has been completed in accordance with the plans and specification, and the engineer has provided a Certificate of Completion. It is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the completion on this contract with Eriksen Construction Company and issuing final payment.

COUNCIL ACTION FORM

SUBJECT: ACCEPT FINAL COMPLETION OF WATER POLLUTION CONTROL FACILITY SCREW PUMP REPAINTING AND DRIVE REPLACEMENT

BACKGROUND:

On February 25, 2015, Council awarded a contract to Woodruff Construction, LLC in the amount of \$276,700 for the recoating and drive replacement to the three screw pumps at the Water Pollution Control Facility.

All work under this contract was completed in accordance with the plans and specifications on December 10, 2015. One deduct change order was issued to remove the site restoration portion of the project. This work will still be completed, but will be done outside the contract with Woodruff Construction, LLC. The change order amount was \$(2,200), bringing the final construction cost of the project to \$274,500.

ALTERNATIVES:

1. Approve completion and authorize final payment, in accordance with the contract, to Woodruff Construction, LLC for the Water Pollution Control Facility Screw Pump Repainting and Drive Replacement Project.
2. Do not accept completion of the project at this time.

MANAGER'S RECOMMENDED ACTION:

Work for the project has been completed in accordance with plans and specifications. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving completion and authorizing final payment to Woodruff Construction, LLC for the Water Pollution Control Facility Screw Pump Repainting and Drive Replacement Project.



To: Mayor and Council

From: Susan Gwiasda, Public Relations Officer

Date: February 23, 2016

Subject: Resident Satisfaction Survey 2016

The City of Ames is again working with Iowa State University's Institute for Design Research and Outreach to produce, distribute, and analyze the 2015 Resident Satisfaction Survey. This will be the 34th year of the survey, which includes mostly benchmarking questions. Each year, a small amount of space is reserved for current issue/policy questions to be added. Most policy questions require some explanation before any question can be asked. Due to the space necessary to set up the question, typically only two additional questions fit in the survey.

In the last few years, policy questions have examined yard waste free days and frequency, community visioning questions, redevelopment projects to pursue (Campustown, Campustown parking ramp, library renovations, Downtown parking ramp, etc.), rating the attractiveness of entryways into the city, support of City-sponsored "hot spots," support to offer fare-free CyRide to all riders, flood plain development, support for an indoor aquatics center, unmet human services needs in the community, and use of biking/walking trails.

Our goal with the annual survey is to use feedback from our citizens regarding their satisfaction with City of Ames programs and services, capital improvement projects, and future allocations of funding to guide decision making.

This is your opportunity to have some input on topics included in the 2016 survey. Please consider what issues or policies would be helpful to have public feedback. You do not need to craft the actual questions. Our consultants at Iowa State University provide that expertise.

MEMO

Legal Department

To: Mayor Campbell and Members of the Ames City Council

From: Mark O. Lambert, Assistant City Attorney

Date: February 19, 2016

Subject: Item No. 17: Staff Report on Research re: Ordinances in Iowa Regulating Protesting

The Ames City Council directed the City Attorney's office to investigate other Iowa cities' ordinances addressing protestors.

In most cities, there is very little -- and often no -- express regulation of protestors. Several cities noted in discussion that they had no specific ordinance regarding protesting, but that protestors who otherwise break laws can be arrested and prosecuted for transgressions listed in specific city ordinances (such as disorderly conduct, obstructing the sidewalks, making threats, etc.).

The Ames City Attorney's office reached out to other cities in Iowa by e-mail. We received responses from many of the larger cities in Iowa (Iowa City, Council Bluffs, Des Moines, Sioux City, Muscatine, Cedar Rapids) and a handful of medium-to-smaller sized cities: Bettendorf, Ottumwa, Greenfield, Fontanelle, Fort Madison, Marion, Colo. Additionally, staff reviewed on-line the municipal ordinances of other cities that did not respond, such as Davenport, Dubuque and Newton.

There were effectively only two cities that had any sort of ordinance regulating protestors: Iowa City and Fort Madison.

Iowa City. The City of Iowa City has an ordinance regulating picketing. (*Iowa City Municipal Code section 10-2*). The ordinance defines terms (such as "picketing," and "picketer," etc.) and then says that picketers shall use city sidewalks for picketing, shall not obstruct free passage of any pedestrian, bicycle or vehicular traffic, or interfere with the ingress/egress of any business. The ordinance states that anyone seeking to picket in places other than the sidewalk must

obtain a parade/public assembly permit, per another ordinance. The ordinance then prohibits picketing in residential areas, with a few exceptions (such as when a home is used as a business). The ordinance also explicitly grants the police authority to disperse persons who are picketing when such picketing is in violation of the ordinance or otherwise poses a threat to public health, safety, or the orderly flow of traffic, and makes it unlawful for any person to refuse to disperse when so directed by a police officer.

Fort Madison. The City of Fort Madison seems to be the only city in Iowa with a comprehensive ordinance regulating picketing/demonstrating (*Fort Madison Municipal Code section 7-9*). In summary, here are the key points of the ordinance: first, it defines terms such as “demonstrations,” “parade,” “picket line,” etc. The ordinance establishes parade permits, and then goes on to directly regulate “picketing.” The ordinance states that picketing can only be conducted on the sidewalk, not on the street. It limits the number of picketers promoting the same objective to ten at a time within a single block. The signs held by picketers/demonstrators are limited in size to two feet by two feet. Picketers must march in single file and not abreast and not closer together than fifteen feet, except in passing each other. Picketers/demonstrators must remain within five feet of the curb and be in continuous motion. If picketers/demonstrators promoting different objectives are both present, and result in more than ten persons, the police shall allot time to each group on an equitable basis. This ordinance seems more inclined toward labor-dispute picketing, or gatherings of large groups of picketers on differing sides of an issue.

The First Amendment to the United States Constitution provides for freedom of speech and the right to peaceably assemble. The First Amendment concerns are likely the reason very few cities regulate picketing/protesting/demonstrating. Generally, government can put reasonable “time, place, and manner” restrictions on speech. Legal staff questions whether some of the limitations in the Fort Madison ordinance would survive a constitutional challenge.

Attachments: Iowa City ordinance
Fort Madison ordinance

IOWA CITY

Chapter 2 PICKETING

10-2-1: DEFINITIONS:

As used in this chapter, the following definitions shall apply:

PICKETER: A person who engages in picketing with or without signs or placards.

PICKETING: The practice of standing, marching, congregating, protesting, demonstrating, or patrolling by one or more persons for the purpose of persuading, discussing, educating, advocating, or informing another person or persons or for the purpose of protesting some action, attitude, policy, or belief. It does not include social, random, or other everyday communication.

PRIVATE RESIDENCE: A single-family, duplex, or multi-family dwelling.

PUBLIC RIGHT OF WAY: The area on or below a public roadway, highway, street, bicycle lane, alley, and public sidewalk which is designed for vehicular, bicycle or pedestrian travel and dedicated to public use, including "city plaza" as defined in chapter 5 of this title.

PUBLIC SIDEWALK: The improved portion of public right of way dedicated to and/or intended primarily for pedestrian use.

RESIDENTIAL PICKETING: Picketing that is directed, focused, or targeted at a particular private residence and that takes place directly in front of the particular private residence or the private residences on either side of the targeted private residence.

RESIDENTIAL ZONE: All zones defined in title 14, chapter 2, articles A and B of this code. (Ord. 04-4125, 5-4-2004)

10-2-2: USE OF SIDEWALKS FOR PICKETING:

A. No Picketing Except By Permit: No picketing except as authorized by a parade/public assembly permit issued under chapter 1 of this title, shall be conducted on that portion of the streets used primarily for vehicular or bicycle traffic.

B. Interference With Traffic, Businesses And Public Facilities: Picketers shall not block or obstruct free passage of any pedestrian, vehicular traffic, or bicycle traffic or interfere with ingress or egress to any business or public facility. (Ord. 04-4125, 5-4-2004)

10-2-3: RESIDENTIAL PICKETING:

A. It shall be unlawful for any person to engage in residential picketing.

B. Nothing herein shall prohibit: 1) the residential picketing of a residence which is used as the occupant's sole place of business; 2) the residential picketing of a private residence used as a public meeting place; 3) a person or group of persons from marching without stopping at a particular private residence; or 4) a person or group of persons from marching on a defined route without stopping at any particular private residence.

C. Before a person may be cited for violation of this provision, the person must have been ordered to move, disperse, or otherwise remedy the violation by either a police officer or a person with authority to control the use of the private residence which is the focus or target of the residential picketing. (Ord. 04-4125, 5-4-2004)

10-2-4: ADVANCED NOTICE OF PROPOSED PICKETING, PROTESTING OR DEMONSTRATING:

(Rep. by Ord. 04-4125, 5-4-2004)

10-2-5: DUTY TO DISPERSE AS DIRECTED BY POLICE:

A. Police officers are authorized to disperse persons who are picketing whenever such picketing is in violation of this chapter and poses a threat to public health, safety or orderly flow of traffic¹.

B. It shall be unlawful for any person to refuse to disperse or move on when so directed by a police officer as herein provided. (Ord. 04-4125, 5-4-2004)

10-2-6: OBSTRUCTION OF PUBLIC WAYS:

(Rep. by Ord. 04-4125, 5-4-2004)

10-2-7: PENALTIES:

Any violation of this chapter shall be considered a simple misdemeanor or municipal infraction as provided for in title 1, chapter 4 of this code. (1994 Code)

Footnote 1: See also subsection 6-1-2M2 of this code.

CHAPTER 9

PARADES, PICKET LINES, AND DEMONSTRATIONS

SECTION:

- 7-9-1: Definitions
- 7-9-2: Permits And Notifications
- 7-9-3: Parade Permits, Issuance
- 7-9-4: Revocation Of Permit
- 7-9-5: Certain Activities Prohibited
- 7-9-6: Interference With Parade
- 7-9-7: Additional Regulations
Applicable To Picketing And
Demonstrations
- 7-9-8: Exceptions

making known any position or promotion of such person or persons, or of or on behalf of any organization or class of persons. (1993 Code; amd. Ord. C-475, 8-19-2008)

7-9-2: **PERMITS AND NOTIFICATIONS:** It shall be unlawful for any person or persons to organize, conduct or participate in any parade in or upon any street, sidewalk, alley or other public place within the city unless a permit therefor has been issued by the city in accordance with the provisions of this chapter. Any person or persons responsible for organizing a picket line or demonstration shall, no later than the beginning of this activity, notify the chief of police of this activity in order that appropriate measures may be taken to protect public order and safety. (Ord. C-475, 8-19-2008)

7-9-1: **DEFINITIONS:** For the purpose of this chapter, the following terms shall have the definitions ascribed:

BLOCK: That portion of any street lying between its intersection with other streets.

DEMONSTRATIONS: Any person, or persons, acting alone or together for the purpose of protesting any matter or of making known any position or promotion of such person or persons, or of or on behalf of any organization or class of persons, or for the purpose of attracting attention to such assembly.

7-9-3: **PARADE PERMITS, ISSUANCE:**
The chief of police or his designee is authorized to issue permits as required in the preceding section, and in the issuance thereof shall:

PARADE: Any person or persons participating in or operating any vehicle in any march, ceremony, show, exhibition or procession of any kind in or upon the public streets, sidewalks, alleys, parks or other public grounds or places.

- A. Require a written application for permit to be filed not less than seventy two (72) hours in advance of such parade.
- B. Refuse to issue such permit for a parade to commence before six o'clock (6:00) A.M. or terminate after six o'clock (6:00) P.M.

PICKET LINE: Any person or persons acting alone or together for the purpose of

- C. Require that the application for a permit specify whether or not minors below the age of eighteen (18) years will be permitted to participate. (1993 Code)
- D. Require that the application for a permit shall specify and the permit shall designate the name and address of the person or persons in charge of the activity. Such person shall be required to accompany the parade and shall carry such permit with him or her at that time. Such permit shall not be valid in the possession of any other person. (Ord. C-475, 8-19-2008)

7-9-4: REVOCATION OF PERMIT:

The chief of police shall revoke any permit granted for any of the following causes:

- A. The violation by any participant of section 7-9-5 of this chapter.
- B. The failure to comply with the terms and conditions of the permit. (Ord. C-475, 8-19-2008)

7-9-5: CERTAIN ACTIVITIES PROHIBITED:

The following acts or activities, when performed or undertaken in conjunction with or as a part of any parade, picket line, or demonstration, are hereby prohibited and declared unlawful: (1993 Code; amd. Ord. C-475, 8-19-2008)

- A. The carrying on or about the person any firearm, or any weapon or article, including, but not limited to, black-jacks, nightsticks or flashlights, which by their use might constitute a dangerous or deadly weapon. (Ord. C-475, 8-19-2008)

- B. The taking or keeping of any vicious animal, whether leashed or unleashed. (1993 Code)
- C. The obstruction of public streets, sidewalks, alleys, parks or other public grounds or places, without specific permission from an authorized public official.
- D. The disruption, or interference, of the public's use of the following facilities for their intended purpose: public streets, sidewalks, alleys, parks, or other public grounds or places. (Ord. C-475, 8-19-2008)

7-9-6: INTERFERENCE WITH PARADE:

No person shall hamper, obstruct or interfere with any parade being conducted under authority of a permit duly issued by the chief of police. (1993 Code)

7-9-7: ADDITIONAL REGULATIONS APPLICABLE TO PICKETING AND DEMONSTRATIONS:

Picket lines, picketing, and demonstrations shall be subject to the following additional regulations: (1993 Code; amd. Ord. C-475, 8-19-2008)

- A. Picketing and demonstrating may be conducted only on the sidewalks reserved for pedestrian movement, and may not be conducted on the portion of a street used primarily for vehicular traffic. (Ord. C-475, 8-19-2008)
- B. Not more than ten (10) pickets promoting the same objective shall be permitted to use either of the two (2) sidewalks within a single block at any one time. (1993 Code)

- C. Pickets and demonstrators may carry written or printed placards or signs not exceeding two feet (2') in width and two feet (2') in length promoting the objective for which the picketing or demonstrating is done; provided, the words used are not derogatory or defamatory in nature.
- D. Pickets must march in single file and not abreast and not march closer together than fifteen feet (15'), except in passing one another. Pickets and demonstrators shall not be allowed to walk more than five feet (5') from the curb line and shall be in continuous motion.
- E. If pickets or demonstrators promoting different objectives desire to use the same sidewalk for picketing or demonstrating and such use would result in the presence of more than ten (10) pickets or demonstrators thereon, the chief of police shall allot time to each group of pickets or demonstrators for the use of such sidewalk on an equitable basis. (Ord. C-475, 8-19-2008)

7-9-8: **EXCEPTIONS:** The provisions of this chapter shall not apply to:

- A. Funeral processions.
- B. Any governmental agency acting within the scope of its functions. (1993 Code)

Staff Report

POLICE VEHICLE PURCHASES

February 23, 2016

BACKGROUND:

The police car represents the mobile office to the officer on the street. As such, it must provide adequate space for the officer's apparel, safety/enforcement equipment, office equipment (computer/printer/radio), and a secured area to transport individuals taken into custody. Over the years, the standard police car has become smaller, while the needed room to house all of the features described above has increased. Therefore, last year Fleet Services and the Police Department began to explore the feasibility of moving to the larger body style of the Utility vehicles. The Police Interceptor Utility has the larger body style on the same frame and drivetrain as the sedan. **Before making any final recommendations, it was important to determine differences between the standard Sedan police car and a Utility unit in terms of the purchase price, outfitting cost, safety, fuel mileage, and overall cost related to the 11 patrol cars in the City fleet.** In order to assist with this analysis, a Ford Interceptor Utility was purchased and put into service in May 2015 for a pilot study that continued until January 4, 2016.

The following information summarizes the staff findings identified during this pilot program.

Safety

When Ford discontinued its Crown Victoria Sedan, the City purchased the Ford Interceptor Sedans for the Police Department. As a result, several positives were realized from this switch, including the ability to have all-wheel drive. However, the trunk space in the new Sedans was reduced. This reduction in space was compounded due to the fact that the spare tire in the new vehicles cannot be removed to house the radio and communication equipment as was done in the Crown Victoria Sedans. In addition, the increased need to respond in different situations has led to an increase in the amount of equipment being carried in the vehicles (i.e. AEDs, shields, breaching tools, fire extinguishers). Due to the nature of the larger cargo area of the Utility, it is possible to store and organize equipment for a faster response than in the Sedan.

Purchase Price and Outfitting

The purchase of the new Utility, #993, was accomplished at the same time as an Interceptor Sedan, #992. The Utility cost \$26,840 and the Sedan cost \$25,530.

Outfitting is the process of adding the lights, radio, partitions and accessories to the vehicles. The outfitting and in-service costs for the Utility were \$8,308. The last Sedan that had a full outfitting was #997, in the amount of \$6,636. **This information indicates that shifting to the Utility from Sedans is estimated to require an additional upfront cost of approximately \$2,982 per vehicle.**

Fuel Mileage

Currently Fleet Services is tracking information related to fuel mileage from the vehicles and now on the newer units we are able to collect idling information as well.

During the pilot period the Utility averaged 9.7 mpg. All other Sedan patrol cars have a lifetime average of 10 mpg (excluding the two command cars). The two closest units in age to the Utility, #997 and #999 average 9.3 and 9.0 mpg, respectively. Police vehicles in the summer months use E85 for fuel which leads to a lower miles per gallon (mpg). For this reason, if you look at the Sedan patrol cars average mpg for the time period that the Utility was in service, they averaged 9.9 mpg. This information is highlighted on the first page of Attachment A.

The average lifespan of a patrol car is 125,000 miles (roughly two years). Using this for comparison of the Utility to the average of patrol cars at 10 mpg would result in an additional 387 gallons of use during the life of each Utility. **Assuming a cost of \$2/gallon this would mean an additional \$774 over the life of the each vehicle.** (Current DOT pricing is \$1.49 for gasoline and \$1.17 for E85).

In regards to the carbon footprint, using the 387 gallons for each vehicle would result in an increase of approximately 6,331 pounds of CO₂ for a Utility over a Sedan. For all 11 patrol vehicles this would result in an increase of an additional 69,619 pounds of CO₂ (35 tons). This would equate to an increase of 17.5 tons per year which is approximately 2% of the baseline tons of Fleet gasoline/E85 use. It should be noted, that in terms of the current carbon footprint information, the non-CyRide Fleet (which includes police cars) is currently 5% better than the 15% reduction goal.

Resale

Currently the Ford Interceptor Utility is the most purchased Police unit in America. This combined with the higher original cost has resulted in higher resale values for the Utility. A review of websites that sell used Police units shows that resale could be as high as \$3,000 more for Utilities than Sedans. **For the purpose of this report a conservative figure of \$1,000 was used, since resale has many factors that can affect the pricing.**

Summary of Findings To Date:

<u>FACTORS</u>	<u>UTILITY</u>	<u>SEDAN</u>	<u>DIFFERENCE PER VEHICLE</u>	<u>DIFFERENCE IN COST FOR ALL 11 PATROL VEHICLES</u>
Purchase Price	\$ 26,840	\$ 25,530	\$ 1,310	\$ 14,410
Outfitting Cost	\$ 8,308	\$ 6,636	\$ 1,672	\$ 18,392
Fuel Cost	\$ 25,773	\$ 25,000	\$ 773	\$ 8,503
Resale Adjustment	\$	\$ 1,000	\$ (1,000)	\$ (11,000)
Total Evaluated Cost	\$ 60,921	\$ 58,166	\$ 2,755	\$ 30,305
CO2 Production	210,831 lbs.	204,500 lbs.	6,331 lbs.	35 Tons

Idling

Currently patrol cars, including command vehicles, idle for an average of 62% of the engine on time. If idling could be reduced by 25% this would result in an approximate increase in the Utility miles per gallon (mpg) to 10.5 mpg. Assuming all eleven units have the same mpg this would also equate to fuel savings of \$1,190 per vehicle and a total savings of \$13,095 over the lifetime of all eleven units. Anti-idling also provides benefits in maintenance and longevity of the units due to the fact that they are not running the engine.

A review of Attachment A shows that we are now able to calculate the percentage of time that the car is idling while running. These numbers show the expected correlation of lower fuel mileage when higher idling is shown. With modern advances in technology it appears that this area could be improved and would be a benefit both financially and with the City’s sustainability efforts. This effort will also reduce the amount of carbon produced as less gasoline will be used.

Fleet Services has researched two units for anti-idling. The first unit is sold and installed by Electronic Engineering, which is the current outfitter of our Police vehicles. This unit is a computer based unit which monitors battery performance and cycles the engine on and off. It is estimated this unit would cost approximately \$800. The second unit is a more robust anti-idling installation that would include a second battery and a low fuel usage auxiliary heater. This unit would allow for temperature to be a factor in when to cycle the engine and the extra battery will allow for longer periods of time without cycling the engine. This unit is estimated to cost approximately \$3,500. It should be noted that the first unit could be installed in Sedans, but the second could not as there is not room for the second battery.

Based on this idling information, staff intends to purchase two new Utility vehicles, thereby allowing the staff to perform a second pilot test to determine the effectiveness of the two idling equipment options.

Estimated Impact Of Installing Idling Devices On Utility Vehicles

<u>Factors</u>	<u>UTILITY</u>	<u>SEDAN</u>	<u>DIFFERENCE PER VEHICLE</u>	<u>DIFFERENCE IN COST FOR ALL 11 PATROL VEHICLES</u>
Purchase Price	\$ 26,840	\$ 25,530	\$ 1,310	\$ 14,410
Upfitting Cost	\$ 8,308	\$ 6,636	\$ 1,672	\$ 18,392
Idle Management Unit (\$2500/depreciated over 5 yrs.)	\$ 500	\$ -	\$ 500	\$ 5,500
Estimated Resale Adjustment	\$ -	\$ 1,000	\$ (1,000)	\$ (11,000)
Fuel Cost	\$ 23,810	\$ 25,000	\$ (1,190)	\$ (13,095)
Total Evaluated Cost	\$ 59,458	\$ 58,166	\$ 1,292	\$ 14,207
CO2 Production	194,762 lbs.	204,500 lbs.	(9,738) lbs.	(54) Tons

STAFF COMMENTS:

Because the space in the Sedans that are currently available to serve as police patrol cars is becoming more inadequate to serve the needs of the law enforcement profession, staff is exploring the feasibility of shifting from Sedans to Utility vehicles. **Normally the staff would not involve the City Council in a discussion of the tools that are acquired to accomplish our daily functions. However, staff realizes that one of the City Council’s important objectives is to reduce the City's carbon footprint. That objective intersects in with other City objectives, such as holding down costs where possible and providing equipment that meets departments’ operational and safety requirements. Therefore, it is important that Council members review the information being provided, and at least concur that you support further exploring the use of these larger body style vehicles.**

It appears from the information that staff has gathered to date that shifting from the Sedans to Utility patrol vehicles will cost the City an additional \$30,305. However, staff is hopeful that by installing the idling units, the additional cost associated with switching from Sedans to Utility patrol vehicles can be reduced to \$14,207.

Police Car Replacement Information

Unit #	Mileage	In-service date	Mo. In-ser	Miles/Mo	Miles in 6mo.	Cost over next 6mo./Mile	Fuel Used	MPG	Eng. Hours	Idle Hours	Idle Hr Mo	% at Idle	Gallons of Fuel/Mo.	
196	55,135	1/6/2011	55	1,002	61,149.73	\$ 2,706.63	4,571	12.1	1775				83.11	Safe Neighborhood
684	96,016	10/5/2007	71	1,352	104,130.03	\$ 3,002.19	7,751	12.4					109.17	Community Resource
687	116,055	2/13/2009	55	2,110	128,715.55	\$ 4,684.40	11,731	9.9					213.29	Reserve
799	122,993	9/10/2010	58	2,121	135,716.41	\$ 4,707.66	10,407	11.8	761				179.43	Transport
910	101,766	8/22/2013	27	3,769	124,380.67	\$ 7,688.99	10,026	10.2	13,164	8,696	322	66%	371.33	
991	93,205	3/14/2014	22	4,237	118,624.55	\$ 8,388.45	8,335	11.2	9,481	5,762	262	61%	378.86	
912	88,300	11/15/2013	25	3,532	109,492.00	\$ 8,476.80	8,722	10.1	10,621	6,954	278	65%	348.88	
993	33,557	4/1/2015	9	3,729	55,928.33	\$ 4,921.69	3,463	9.7	3901	2505	278	64%	384.72	Utility
994	54,983	6/30/2014	17	3,234	74,388.76	\$ 5,433.61	4,864	11.3	4528	2338	138	52%	286.12	Command Cars
916	85,827	6/3/2013	30	2,861	102,992.40	\$ 5,664.58	7,852	10.9	9544	6028	201	63%	261.75	Command Cars
997	13,066	7/1/2015	6	2,178	26,132.00	\$ 5,226.40	1,400	9.3	1647	1092	182	66%	233.35	
918	66,451	4/3/2014	20	3,323	86,386.30	\$ 6,778.00	6,617	10.0	7,912	5,209	260	66%	330.85	
999	34,275	1/20/2015	11	3,116	52,970.45	\$ 5,234.73	3,821	9.0	4,686	3,335	303	71%	347.36	
AVG	73,971		31	2,813	90,846.71	\$ 5,608.78	6,889	10.6	6184	4,658	247	64%	265.17	

Car 910

Monthly Differences

Date	Mileage	Fuel	Eng. Hr	Idle Hr
12/31/2014	62622	5886	8130	5428
1/26/2015	66377	6332	8661	5794
2/18/2015	69118	6607.1	9103	6110
3/25/2015	72563	6928.4	9632	6485
4/17/2015	75826	7242.2	10040	6747
5/14/2015	78660	7571.5	10388	6965
6/5/2015	81971	7869.7	10739	7170
7/1/2015	85078	8239.7	11101	7393
7/29/2015	88652	8599.3	11512	7643
8/24/2015	91429	8862.2	11860	7860
9/23/2015	94810	9305.1	12280	8127
10/28/2015	98626	9686.2	12738	8415
11/25/2015	101766	10026.3	13164	8696

Month	Mileage	Fuel	Eng Hr	Idle Hr	MPG	Drive Hrs	Idling %
1st	3755	446	531	366	8.4	165	69%
2nd	2741	275.1	442	316	10.0	126	71%
3rd	3445	321.3	529	375	10.7	154	71%
4th	3263	313.8	408	262	10.4	146	64%
5th	2834	329.3	348	218	8.6	130	63%
6th	3311	298.2	351	205	11.1	146	58%
7th	3107	370	362	223	8.4	139	62%
8th	3574	359.6	411	250	9.9	161	61%
9th	2777	262.9	348	217	10.6	131	62%
10th	3381	442.9	420	267	7.6	153	64%
11th	3816	381.1	458	288	10.0	170	63%
12th	3140	340.1	426	281	9.2	145	66%

Car 991

Monthly Differences

Date	Mileage	Fuel	Eng. Hr	Idle Hr
12/31/2014	43402	3790	4338	2602
1/28/2015	47022	4233.5	4843	2965
2/23/2015	50582	4478.6	5207	3185
3/19/2015	53670	4753.9	5561	3416
4/9/2015	57237	5008.2	5910	3629
5/6/2015	60661	5462	6272	3852
6/3/2015	64849	5825.2	6644	4062
7/1/2015	68467	6189	7013	4284
7/27/2015	71852	6540.9	7368	4505
8/25/2015	75604	6830.3	7749	4735
9/16/2015	79123	7218.8	8060	4906
10/29/2015	83515	7669.4	8501	5172
11/18/2015	86598	7915.5	8766	5326
12/14/2015	89971	8208.2	9120	5534
1/4/2016	93,205	8,335	9481	5762

Month	Mileage	Fuel	Eng Hr	Idle Hr	MPG	Drive Hrs	Idling %
1st	3620	443.5	505	363	8.2	142	72%
2nd	3560	245.1	364	220	14.5	144	60%
3rd	3088	275.3	354	231	11.2	123	65%
4th	3567	254.3	349	213	14.0	136	61%
5th	3424	453.8	362	223	7.5	139	62%
6th	4188	363.2	372	210	11.5	162	56%
7th	3618	363.8	369	222	9.9	147	60%
8th	3385	351.9	355	221	9.6	134	62%
9th	3752	289.4	381	230	13.0	151	60%
10th	3519	388.5	311	171	9.1	140	55%
11th	4392	450.6	441	266	9.7	175	60%
12th	3083	246.1	265	154	12.5	111	58%
13th	3373	292.7	354	208	11.5	146	59%
14th	3,234	127	361	228	25.5	133	63%

Car 912

Monthly Differences

Date	Mileage	Fuel	Eng. Hr	Idle Hr
12/23/2014	52160	5114	6333	4206
2/5/2015	56221	5365.3	6829	4534
3/2/2015	59249	5673.8	7227	4806
4/1/2015	62538	5979.7	7648	5088
4/30/2015	65845	6327.1	8014	5307
6/2/2015	68,749	6644	8359	5527
7/9/2015	71981	7012.8	8748	5775
8/12/2015	75271	7356.4	9130	6016
9/10/2015	78758	7744.4	9515	6250
10/7/2015	81908	8066.2	9871	6473
11/4/2015	85203	8336.1	10232	6698
12/8/2015	88300	8722.2	10621	6954

Month	Mileage	Fuel	Eng Hr	Idle Hr	MPG	Drive Hrs	Idling %
1st	4061	251.3	496	328	16.2	168	66%
2nd	3028	308.5	398	272	9.8	126	68%
3rd	3289	305.9	421	282	10.8	139	67%
4th	3307	347.4	366	219	9.5	147	60%
5th	2,904	316.9	345	220	9.2	125	64%
6th	3,232	368.8	389	248	8.8	141	64%
7th	3290	343.6	382	241	9.6	141	63%
8th	3487	388	385	234	9.0	151	61%
9th	3150	321.8	356	223	9.8	133	63%
10th	3295	269.9	361	225	12.2	136	62%
11th	3097	386.1	389	256	8.0	133	66%

Car 793

Monthly Differences

Date	Mileage	Fuel	Eng. Hr	Idle Hr
12/11/2014	102771	10282		
1/6/2015	105937	10670	6639	
2/20/2015	108242	10955.3	6883	

Month	Mileage	Fuel	Eng Hr	Idle Hr
1st	3166	388		
2nd	2305	285.3		244

Car 994

Monthly Differences

Date	Mileage	Fuel	Eng. Hr	Idle Hr
1/15/2015	21,033	1,873	1696	845
2/18/2015	24892	2178.4	2070	1067
3/23/2015	28383	2471.6	2404	1273
4/23/2015	32279	2789.2	2691	1412
5/21/2015	35378	3078.4	2930	1530
6/23/2015	38775	3415.9	3204	1676
7/30/2015	41969	3663.7	3479	1815
9/1/2015	45288	3841.3	3741	1945
10/8/2015	48653	4297.1	4021	2086
11/6/2015	51808	4581.6	4267	2204
12/9/2015	54983	4863.9	4528	2338

Month	Mileage	Fuel	Eng Hr	Idle Hr	MPG	Drive Hrs	Idling %
1st	3,859	305	374	222	12.6	152	59%
2nd	3491	293.2	334	206	11.9	128	62%
3rd	3896	317.6	287	139	12.3	148	48%
4th	3099	289.2	239	118	10.7	121	49%
5th	3397	337.5	274	146	10.1	128	53%
6th	3194	247.8	275	139	12.9	136	51%
7th	3319	177.6	262	130	18.7	132	50%
8th	3365	455.8	280	141	7.4	139	50%
9th	3155	284.5	246	118	11.1	128	48%
10th	3175	282.3	261	134	11.2	127	51%

Car 916

Monthly Differences

Date	Mileage	Fuel	Eng. Hr	Idle Hr
1/7/2015	52828	4818	5895	3749
2/18/2015	56256	5056.5	6393	4101
3/27/2015	59606	5345.1	6837	4409
4/24/2015	62840	5660.9	7153	4593
5/29/2015	66451	5998.8	7475	4768
6/30/2015	69686	6332.8	7807	4966
8/13/2015	73,254	6736.5	8207	5216
9/10/2015	76379	7040	8539	5416
10/9/2015	78898	7265.3	8802	5573
11/18/2015	82314	7617	9174	5804
12/28/2015	85827	7852.4	9544	6023

Month	Mileage	Fuel	Eng Hr	Idle Hr	MPG	Drive Hrs	Idling %
1st	3428	238.5	498	352	14.4	146	71%
2nd	3350	288.6	444	308	11.6	136	69%
3rd	3234	315.8	316	184	10.2	132	58%
4th	3611	337.9	322	175	10.7	147	54%
5th	3235	334	332	198	9.7	134	60%
6th	3,568	403.7	400	250	8.8	150	63%
7th	3,125	303.5	332	200	10.3	132	60%
8th	2519	225.3	263	157	11.2	106	60%
9th	3416	351.7	372	231	9.7	141	62%
10th	3513	235.4	370	219	14.9	151	59%

Car 797

Monthly Differences

Date	Mileage	Fuel	Eng. Hr	Idle Hr
1/7/2015	103446	10719	7046	
3/9/2015	106591	11013.5	7321	
6/1/2015	110,052	11330.2	7508	

Month	Mileage	Fuel	Eng Hr	Idle Hr	MPG
1st	3145	294.5	275		
2nd	3,461	316.7	187		10.9

Car 918

Monthly Differences

Date	Mileage	Fuel	Eng. Hr	Idle Hr
12/11/2014	29883	3001	3498	2277
2/10/2015	36871	3666.3	4440	2940
3/5/2015	40113	3963.9	4864	3234
4/1/2015	43426	4252.4	5227	3466
4/29/2015	47328	4634.4	5642	3723
6/9/2015	50832	4907.2	6027	3967
7/10/2015	54,082	5308.1	6417	4223
8/20/2015	56,791	5611.4	6753	4447
9/29/2015	59713	5954.6	7073	4649
11/9/2015	63090	6264.3	7465	4902
12/10/2015	66451	6616.8	7912	5209

Month	Mileage	Fuel	Eng Hr	Idle Hr	MPG	Drive Hrs	Idling %
2nd	3242	297.6	424	294	10.9	130	69%
3rd	3313	288.5	363	232	11.5	131	64%
4th	3902	382	415	257	10.2	158	62%
5th	3504	272.8	385	244	12.8	141	63%
6th	3,250	400.9	390	256	8.1	134	66%
7th	2,709	303.3	336	224	8.9	112	67%
8th	2,922	343.2	320	202	8.5	118	63%
9th	3,377	309.7	392	253	10.9	139	65%
10th	3,361	352.5	447	307	9.5	140	69%

Car 999

Monthly Differences

Date	Mileage	Fuel	Eng. Hr	Idle Hr
2/18/2015	3203	345.9	502	381
3/24/2015	6766	728.8	1092	835
4/20/2015	9798	1007.2	1465	1090
5/20/2015	13057	1399.2	1871	1374
6/18/2015	16350	1788.7	2280	1652
7/15/2015	19594	2145.1	2681	1925
8/21/2015	22425	2468.6	3090	2220
9/17/2015	25645	2835	3489	2485
10/13/2015	28511	3140.5	3855	2734
11/19/2015	31713	3539.2	4304	3054
12/18/2015	34275	3821.4	4686	3335

Month	Mileage	Fuel	Eng Hr	Idle Hr	MPG	Drive Hrs	Idling %
1st	3203	345.9	502	381	9.3	121	76%
2nd	3563	382.9	590	454	9.3	136	77%
3rd	3032	278.4	373	255	10.9	118	68%
4th	3259	392	406	284	8.3	122	70%
5th	3293	389.5	409	278	8.5	131	68%
6th	3244	356.4	401	273	9.1	128	68%
7th	2831	323.5	409	295	8.8	114	72%
8th	3220	366.4	399	265	8.8	134	66%
9th	2866	305.5	366	249	9.4	117	68%
10th	3202	398.7	449	320	8.0	129	71%
11th	2562	282.2	382	281	9.1	101	74%

Car 196

Monthly Differences

Date	Mileage	Fuel	Eng. Hr	Idle Hr
12/23/2014	48435	4076.6		
4/29/2015	51721	4304.9	1681	
7/22/2015	55135	4571.3	1775	

Month	Mileage	Fuel	Eng Hr	Idle Hr
1st	3286	228.3		
2nd	3414	266.4		94

Car 993

Monthly Differences

Date	Mileage	Fuel	Eng. Hr	Idle Hr
5/4/2015	3641	350.9	382	229
5/29/2015	6968.7	749.6	749	461
6/24/2015	10,335			
7/22/2015	14,085	1514.3	1483	903
8/19/2015	17,508	1898.9	1908	1182
9/15/2015	20,823	2283.5	2292	1425
10/12/2015	24,101	2604.2	2670	1668
11/9/2015	27,460	2,964	3060	1915
12/7/2015	30,104	3307.4	3442	2186
1/4/2016	33,557	3462.5	3901	2505

Month	Mileage	Fuel	Eng Hr	Idle Hr	MPG	Drive Hrs	Idling %
1st	3641	350.9	382	229	10.4	153	60%
2nd	3327.7	398.7	367	232	8.3	135	63%
3rd							
4th	3,423	384.6	425	279	8.9	146	66%
5th	3,315	384.6	384	243	8.6	141	63%
6th	3,278	320.7	378	243	10.2	135	64%
7th	3,359	360	390	247	9.3	143	63%
8th	2,644	343	382	271	7.7	111	71%
9th	3,453	155.1	459	319	22.3	140	69%

Car 997

Monthly Differences

Date	Mileage	Fuel	Eng. Hr	Idle Hr
8/13/2015	3,539	442.2	493	349
9/25/2015	6734	801.5	857	572
11/10/2015	9916	1140.6	1245	820
12/31/2015	13,066	1400.1	1647	1092

Month	Mileage	Fuel	Eng Hr	Idle Hr	MPG	Drive Hrs	Idling %
1st	3,539	442.2	493	349	8.0	144	71%
2nd	3,195	359.3	364	223	8.9	141	61%
3rd	3182	339.1	388	248	9.4	140	64%
4th	3,150	259.5	402	272	12.1	130	68%

COUNCIL ACTION FORM

SUBJECT: REZONE FROM NEIGHBORHOOD COMMERCIAL (NC) TO DOWNTOWN SERVICE CENTER (DSC) FOR PROPERTY LOCATED AT 217 6TH STREET.

BACKGROUND:

United Church of Christ representatives have proposed to rezone their approximately 0.5 acre property located at 217 6th Street (Attachment A) from Neighborhood Commercial (NC) zoning district to the Downtown Service Center (DSC) zoning district (Attachments C & D). The property owner seeks this change in an effort to proceed with future church improvements that would not be permitted under the Neighborhood Commercial zoning due to their built out site conditions. The church was originally built in 1899. The site has been zoned Neighborhood Commercial zone designation since 2000.

The surrounding neighborhood consists of a mixture of multi-family and single-family housing to the north, small scale commercial such as an auto shop, small offices and corner stores between 6th and 7th streets. To south is the Post Office, Ames Public Library, public parking lots and some other institutional uses to the immediate south and west. Medium density residential zoning exists a block to the north.

The purpose of the DSC Zoning District is to provide for high density urban development within the City's urban core. A broad range of uses is allowed within the DSC, including commercial, cultural, institutional, and governmental. Development is intended to be very dense with a high level of building coverage and large buildings in scale with the predominant building pattern of the Downtown commercial area. The DSC zoning standards support this purpose with minimum height and Floor Area Ratio (FAR) requirement, allowances for no setbacks, and no parking required on site for most uses.

Under the regulations of the DSC district, religious institutions are allowed to operate with a special permit granted from the Zoning Board of Adjustment. There are currently two known religious institutions within DSC zoning. If the rezoning request is granted, the church would need to seek approval of a Special Use Permit for their planned addition.

The current LUPP map (Attachment B) designates the property as Downtown Service Center which directly supports the proposed zoning.

The Planning and Zoning Commission reviewed this request at its January 20th meeting and recommended rezoning 217 6th Street from Neighborhood Commercial (NC) zoning district to Downtown Service Center (DSC) zoning district.

ALTERNATIVES:

1. The City Council can approve the request for rezoning of the properties at 217 6th Street from Neighborhood Commercial Zone (NC) to Downtown Service Center (DSC) based upon the recommendation of the Planning & Zoning Commission and staff's findings and conclusions as found in the addendum.
2. The City Council can deny the request for rezoning of the properties at 217 6th Street from Neighborhood Commercial Zone (NC) to Downtown Service Center (DSC) if the Council finds that the City's regulations and policies are not met.
3. The City Council can defer action on this request and refer it back to City staff for additional information.

CITY MANAGERS RECOMMENDED ACTION:

In this circumstance the essential form of the site is set by the existing building. Major changes to the property would not occur without demolition of the church, which is not desired by the property owner. The abutting properties on the north side of 6th are NC zoning. Changing to the DSC zoning is not likely to change the character of the area or the physical relationship of the site to its neighboring uses. Furthermore, DSC zoning requires a Special Use Permit for changes to the property and it is reviewed through a noticed public hearing by the Zoning Board of Adjustment.

The proposed rezoning is appropriate within the context of this block and the established patterns of use in the downtown service center area. The LUPP land use map designation also supports allowing for the rezoning.

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, which is to approve the request for rezoning of the property, located at 217 6th Street, from "NC" (Neighborhood Commercial) to "DSC" (Downtown Service Center), as depicted in *Attachment D*.

ADDENDUM

REZONING BACKGROUND:

Existing Site. The property totals approximately 21,600 square feet. The site has frontage along 6th Street and Kellogg as well as access from a side alley. The original structure on the property was constructed in 1899 and has had additions constructed throughout the years. No new construction has taken place on the property under the current Neighborhood Commercial Zone designation that has been in place since 2000.

The current site layout presents non-conformities with regard to FAR maximum limits and lot coverage maximum limits in the Neighborhood Commercial Zoning District. Additionally, the site does not provide onsite parking as is required by Neighborhood Commercial zoning.

Existing Land Use Policy Plan. The LUPP Map designates the property as Downtown Service Center. The Downtown Service Center designation was placed along both sides of 6th Street, even though the zoning does not match across the north side of 6th Street. Based on the LUPP Map this designation supports both the existing NC Neighborhood Commercial Zone and the Downtown Service Center DSC zoning that the applicant is proposing to rezone the property in question to. The LUPP text identifies the boundaries of 'Downtown' for planning purposes as "6th Street on the north; Duff Avenue on the east; South 3rd Street on the south; and Grand Avenue on the west." Therefore it can be concluded that the proposed re-zoning of the property is consistent with the LUPP.

Existing Zoning. In line with the text of the LUPP, the current zoning boundary for the Downtown Service Center (DSC) District is 6th Street. The Neighborhood Commercial (NC) District encompasses the area between 6th and 7th Streets from Clark Avenue to Duff Avenue, which appears to also be supported by the Downtown Services Center land use designation. This area is supported by the same land use designation as DSC due to the proximity to downtown and the transitional nature of the residential and downtown area.

Infrastructure. The site is fully served by City infrastructure. Sanitary sewer and water are available, as is electric service.

Access. Vehicular access is provided to the site from 6th street through the existing alley along the east side of the property. No traffic improvements are anticipated. Institutional uses are not required to have onsite parking in the DSC zoning districts per section 29.406(2)

Applicant's Statements. (See Attachment E)

Findings of Fact. Based upon an analysis of the proposed rezoning and laws pertinent to the applicant's request, staff makes the following findings of fact:

1. *Ames Municipal Code Section 29.1507(1)* allows for City Council to initiate the amendment, supplement, or change the regulations, districts, or Official Zoning Map of the City.
2. The subject property has been designated on the Land Use Policy Plan (LUPP) Future Land Use Map as “Downtown Services Center.”
3. The LUPP text identifies the boundaries of the Downtown for planning purposes as “6th Street on the north; Duff Avenue on the east; South 3rd Street on the south; and Grand Avenue on the west.” It further identifies the block encompassing the subject properties (6th to 7th Streets between Grand and Clark Avenue) specifically as within the residential area adjacent to downtown.
4. Infrastructure is adequate to serve the site. Necessary easements for service line connections to the site will be determined at the Site Plan review stage.
5. Existing access to this site will remain from the alley north of the properties accessed from Grand and 7th Street.

Public Notice. Notice was mailed to property owners within 200 feet of the subject site and a sign was posted on the subject property. As of this writing, no comments have been received.

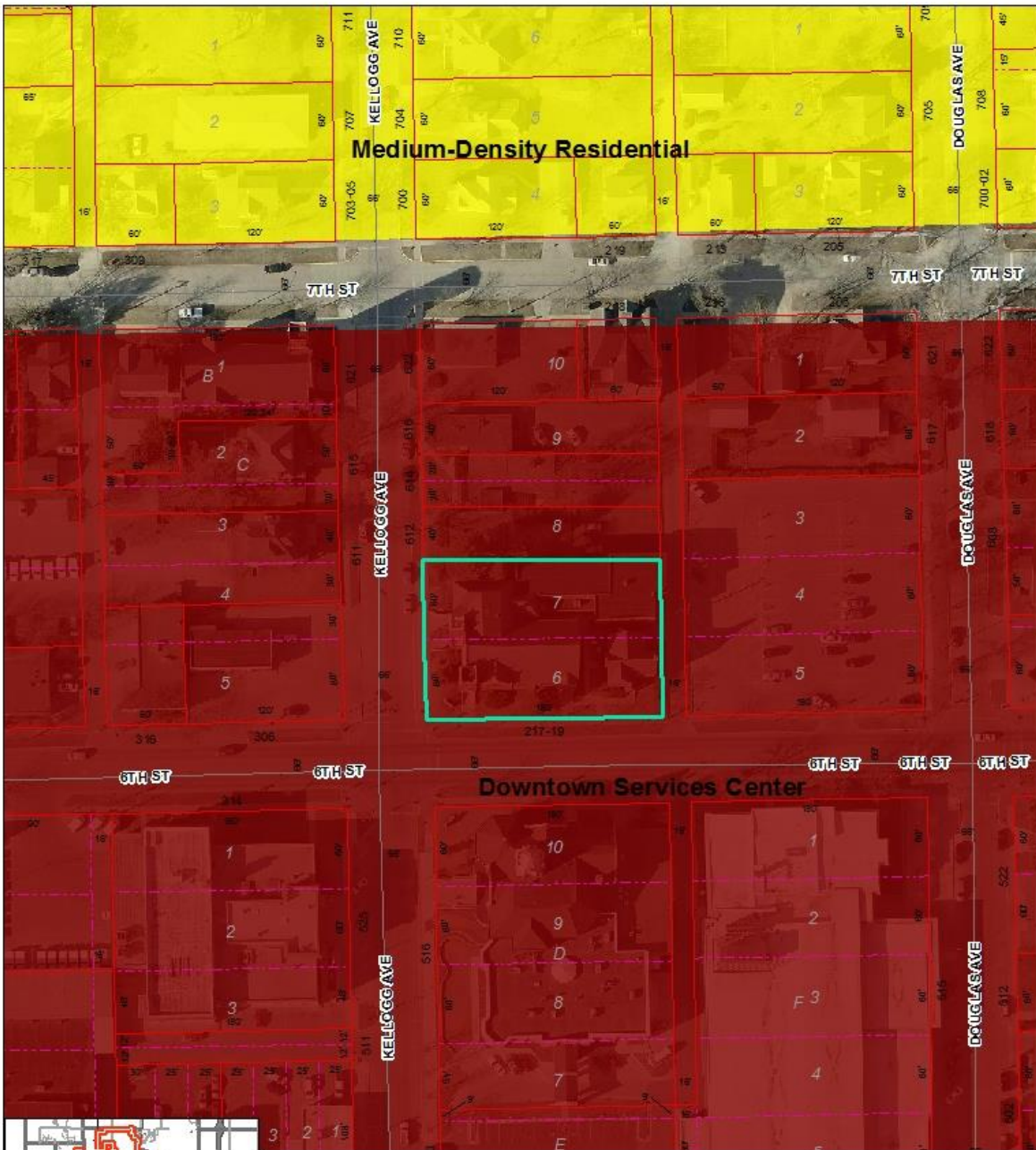
Conclusions. Based upon the analysis in this report, staff concludes that the proposed rezoning of the subject property is consistent with the Future Land Use Map, as well as the Goals and Objectives of the City of Ames Land Use Policy Plan.

Attachment A

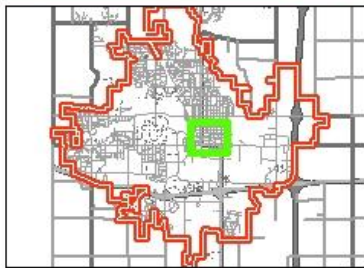
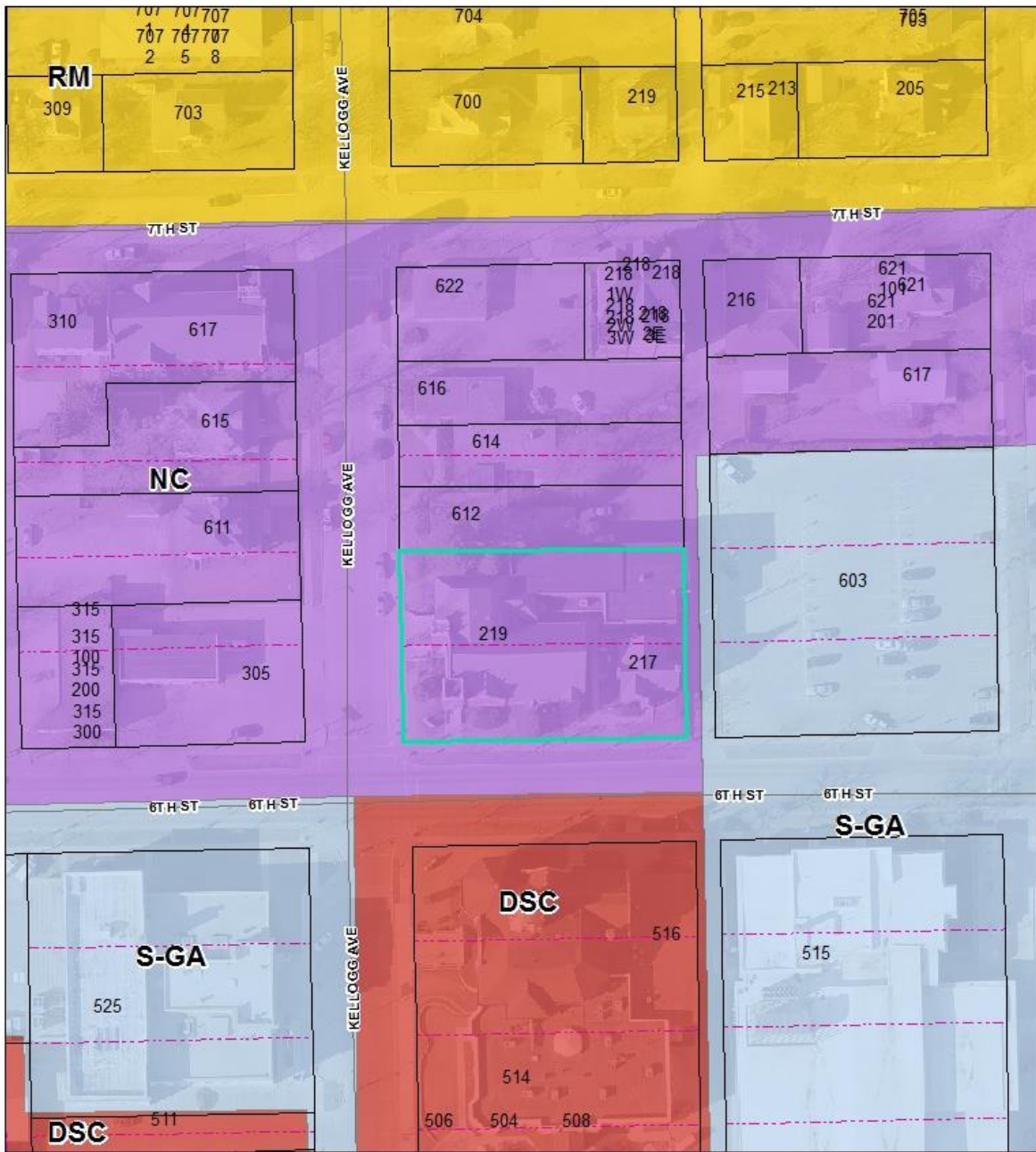


**United Church of Christ
217 6th Street**

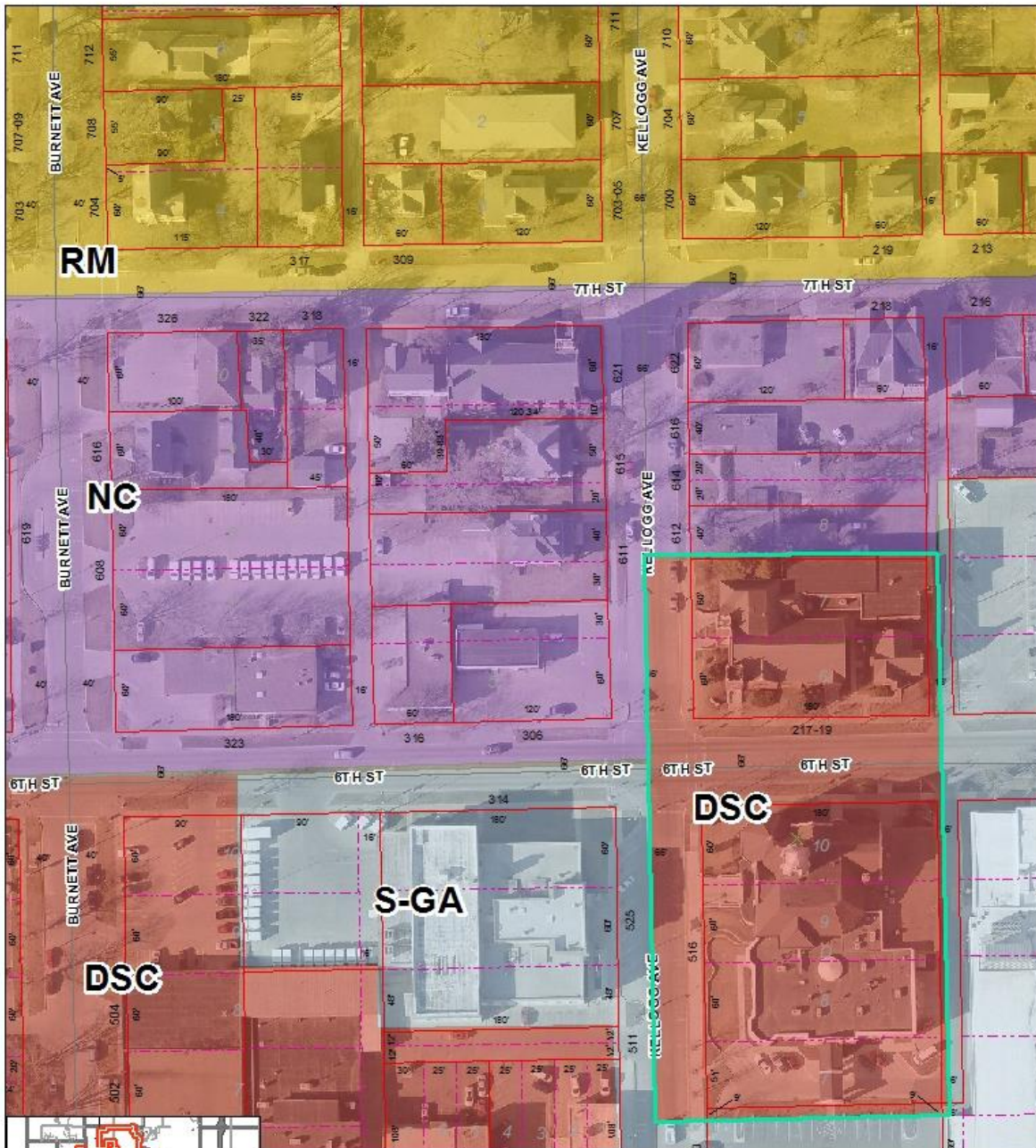
Attachment B



**LUPP Designation
217 6th Street**



**217 6th Street
Current Zoning**



Proposed Rezoning 217 6th Street

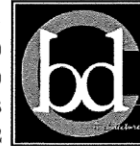
Benjamin Design Collaborative, P.C.

401 Clark Avenue, Suite 200

Ames, Iowa 50010

515-232-0888

Fax 515-232-0882



Request for Rezoning

United Church of Christ - Congregational
217 6th Street, Ames

December 11, 2015

Current Property: Church Buildings
217 6th Street

Legal Description: Lots 6 & 7, in Block 5, of the original town of Ames

Current Use: The property has been used to house the functions of the church congregation, at the present location for 150 years. As the church plans for the future, it intends to remain at the current facility, and continue to upgrade and enhance its physical facility as a way to maintain and grow its overall church programs.

Current Zoning of Property: NC - Neighborhood Commercial

Requested Zoning of Property: DSC - Downtown Service Center

Reason for Rezoning Request:

The church congregation embarked upon a multi-year 150th Year Capital Campaign over a year ago to "Set the Stage" for its future sustainability and growth over the next century. One of the central themes of the Campaign was to create a more inviting and welcoming experience for everyone. The planning group established a Masterplan of changes to occur at the church, and the current Priority Item under consideration is enclosing the physical courtyard between the sanctuary building and the classroom wing, to create a more open and direct passage from the parking area to the sanctuary and gathering center in the center of the facility.

Under the current NC zoning, buildings are allowed a maximum Floor Area Ratio (FAR) of 0.7. In the DSC zone the maximum FAR is 1.0. Our current structure is higher than the existing FAR, at 0.77. It is our belief this maximum was established to maintain a more open, smaller scale site developments adjacent to residential areas. The current facility, placed on this site as one of the first structures in Ames, has existed next to the downtown area for its entire existence. Even the classroom and fellowship hall additions have been at the site for nearly a century. It has been next to downtown and acted as a buffer to the residential neighborhood to the north for a long time.

The proposed changes in the Masterplan are primarily internal, and are barely visible from the street. The visual impact of the church on the community will not change, its exterior aesthetic will not be affected.

The adjacent DSC zoning is set up for properties with buildings that more completely cover the site, such as this church building. Since church facilities are allowed with each of these zoning categories, and since the community has come to expect this church building on this corner next to downtown, we believe it is appropriate to adjust the zoning designation to more accurately reflect how the facility functions within the community, as it has in the past and as it intends to continue over many decades to come, and allow the proposed changes to occur.

DO NOT WRITE IN THE SPACE ABOVE THIS LINE, RESERVED FOR RECORDER
Prepared by: Judy K. Parks, Ames City Attorney, 515 Clark Avenue, Ames, IA 50010 Phone: 515-239-5146
Return to: Ames City Clerk, P.O. Box 811, Ames, IA 50010 Phone: 515-239-5105

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF AMES, IOWA, AS PROVIDED FOR IN SECTION 29.301 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA, BY CHANGING THE BOUNDARIES OF THE DISTRICTS ESTABLISHED AND SHOWN ON SAID MAP AS PROVIDED IN SECTION 29.1507 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH AND ESTABLISHING AN EFFECTIVE DATE

BE IT HEREBY ORDAINED by the City Council of the City of Ames, Iowa;

Section 1: The Official Zoning Map of the City of Ames, Iowa, as provided for in Section 29.301 of the *Municipal Code* of the City of Ames, Iowa, is amended by changing the boundaries of the districts established and shown on said Map in the manner authorized by Section 29.1507 of the *Municipal Code* of the City of Ames, Iowa, as follows: That the real estate, generally located at 217 6th Street, is rezoned from Neighborhood Commercial (NC) to Downtown Service Center (DSC).

Real Estate Description: Lots 6 and 7, Block 5, Original Town of Ames.

Section 2: All other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3: This ordinance is in full force and effect from and after its adoption and publication as provided by law.

ADOPTED THIS _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

~~ITEM # 15
DATE: 02-06-16~~

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:

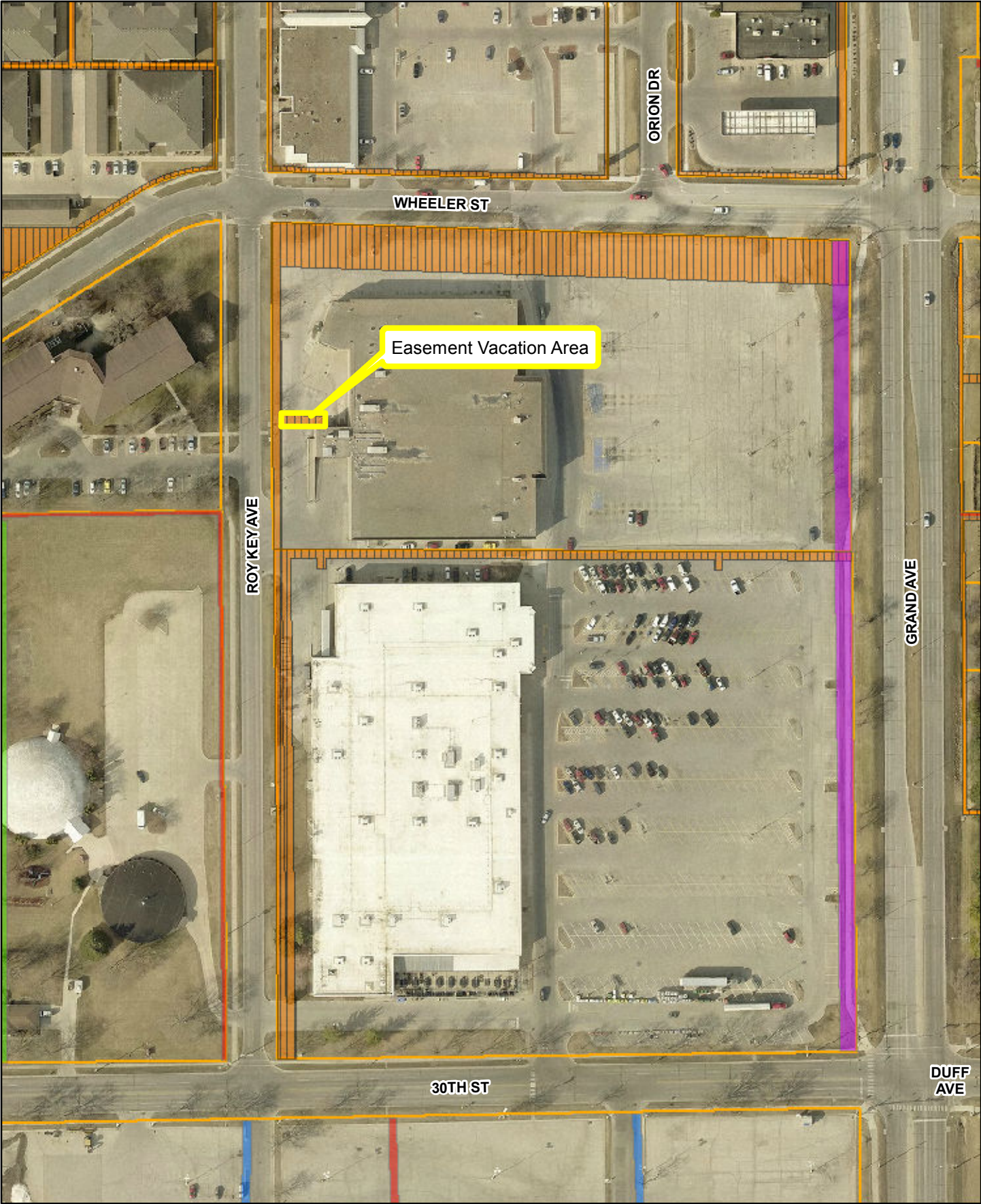
1. Set the date of public hearing as February 23, 2016 for approving the vacation of the existing public utility easement at 3121 Grand Avenue.
2. Choose not to approve vacation and maintain control of the current easement.

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

Item: 21a&b

Date: 2-23-16

COUNCIL ACTION FORM

SUBJECT: REJECTION OF BIDS FOR THE AMES/ISU ICE ARENA LOCKER ROOM AND HALLWAY RUBBER FLOORING REPLACEMENT

BACKGROUND:

The bid opening for the Ames/ISU Ice Arena Locker Room and Hallway Rubber Flooring Replacement project was April 16. This project consists of removing and replacing all rubber flooring in the locker rooms, hallways, and team bench areas at the Ames/ISU Ice Arena. An Add Alternate to the project is to install approximately a four foot by four foot section of flooring containing the ISU Hockey Logo in the Men's Hockey Locker Room.

One bid was submitted and total price including the alternate exceeds the \$175,000 appropriated for the project. Details are as follows:

Bidder	Base Price	Alternate #1	Total Bid with Alt
Poindexter Flooring, Inc	\$173,682	\$3,480	\$177,162

Plans and specifications were sent out to fourteen potential bidders and only one bid was submitted. Haila Architecture contacted contractors as to why they did not submit a bid. The contractors indicated the adhesive specified and the rubber flooring installation process detailed in the specifications were no longer offered by the flooring manufacturer. The contractors also indicated if the specifications were modified in regards to the adhesive and the flooring installation system, they would bid the project.

Haila Architecture has modified the specifications to broaden the list of adhesives that can be used as well as specified a different installation procedure as recommended by the flooring manufacturer. Haila Architecture also believes the cost estimate provided for the first bidding process is still relevant and accurate. The specifications allow the contractor to complete all flooring activities during the annual shutdown for maintenance at the facility during the month of May. Project details and costs are as follows:

Architect's Estimate:

Floor Replacement	\$ 120,000
Concrete Shower Curb Work (separate from plans & specs)	\$ 5,000
ISU Hockey Logo Installation	\$ 5,000
Contingency 10%	\$ 12,500
Design Fees	\$ 8,500
Total Estimate	\$ 151,000

In the FY 2015/16 Capital Improvements Plan (CIP), \$175,000 is allocated to replace all of the flooring in the locker rooms, hallways, and team bench areas. In addition, ISU Men's Hockey will contribute funds to cover the cost of the ISU Hockey Logo flooring which is estimated at \$5,000. CIP projects at the Ames/ISU Ice Arena are funded through the Ice Arena Capital Reserve Fund. According to the architect's estimate, the CIP funds and the funding from ISU Men's Hockey will be sufficient to cover the costs of the project.

Funding:

CIP	\$175,000
ISU	\$ 5,000
Total	\$180,000

ALTERNATIVES:

1. Reject all bids for the Ames/ISU Ice Arena Locker Room and Hallway Rubber Flooring Project, and, approve Plans and Specifications for the rebidding of the Ames/ISU Ice Arena Locker Room and Hallway Rubber Flooring Project, including the alternate for the ISU Hockey Logo flooring, and set the bid due date for April 6, 2016, and April 12, 2016, as the date of hearing and award of the contract.
2. Accept the report of bids for the Ames/ISU Ice Arena Locker Room and Hallway Rubber Flooring Project, but do not award a contract at this time.
3. Refer back to staff.

MANAGER'S RECOMMENDED ACTION:

The proposed project will address needed replacement of the rubber flooring and continue to provide citizens with an excellent facility. By having further conversation with potential contractors, Staff is confident a more competitive bid will be submitted that is closer to the cost estimates provided by the Architect. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 rejecting all bids for the Ames/ISU Ice Arena Locker Room and Hallway Rubber Flooring Project and approve Plans and Specifications for the re-bidding of the Ames/ISU Ice Arena Locker Room and Hallway Rubber Flooring Project.

COUNCIL ACTION FORM

SUBJECT: 2013/14 SHARED USE PATH SYSTEM EXPANSION (SKUNK RIVER TRAIL EXTENSION, PHASE 2 – E LINCOLN WAY TO SOUTH RIVER VALLEY PARK)

BACKGROUND:

This program provides for construction of shared use paths on street right-of-way, adjacent to streets and through greenbelts. The Transportation Plan identifies those paths that separate bicycle traffic from higher-speed automobile traffic. **The location for construction of a shared use path with this project is the Skunk River Trail Extension (East Lincoln Way to South River Valley Park).**

Since project funding includes Iowa Department of Transportation (DOT) Transportation Alternative Program (TAP) funds, the contract must follow Iowa DOT schedules and be let by the Iowa DOT. On February 16, 2016, bids for the project were received as follows:

<i>Bidder</i>	<i>Bid Amount</i>
Engineer's estimate	\$696,960.00
Peterson Contractors, Inc.	\$673,442.95
Gehrke, Inc.	\$710,544.93
Howrey Construction	\$721,366.28
Con-Struct	\$748,978.90
Reilly Construction	\$775,669.00
Jasper Construction	\$813,468.80
Elder Corporation	\$849,000.00
Absolute Concrete	\$854,558.85

The following table summarizes the 2013/14 Shared Use Path System Expansion program funding distribution and expense breakdown for this project location.

Program Funding Summary	<i>Location</i>	
	Skunk River Trail, Phase 2 Extension	
2013/14 Shared Use Path System Expansion Program		
Local Option Sales Tax (LOST)	\$	430,000.00
MPO/TAP Funds	\$	360,000.00
2011/12 Shared Use Path System Expansion Program		
Project Savings (LOST)	\$	175,000.00
Total Funding	\$	965,000.00
Program Expense Summary		
Engineering & Contract Administration (estimated)	\$	134,688.58
Construction Costs (estimated)	\$	673,442.92
Total Expenses	\$	808,131.50

Remaining Shared Use Path System Expansion funds will be utilized at other prioritized locations included in future bid packages.

ALTERNATIVES:

1. a. Accept the report of bids for the 2013/14 Shared Use Path System Expansion (Skunk River Trail Extension, Phase 2 – E Lincoln Way to South River Valley Park).
 - b. Approve the final plans and specifications for this project.
 - c. Award the 2013/14 Shared Use Path System Expansion (Skunk River Trail Extension, Phase 2 – E Lincoln Way to South River Valley Park) to Peterson Contractors, Inc. of Reinbeck, Iowa in the amount of \$673,442.95.
2. a. Accept the report of bids for the 2013/14 Shared Use Path System Expansion (Skunk River Trail Extension, Phase 2 – E Lincoln Way to South River Valley Park).
 - b. Reject award and direct staff to modify the project for a future Iowa DOT bid letting.
3. Do not proceed with the project at this time.

MANAGER'S RECOMMENDED ACTION:

By awarding this project, it will be possible to move forward and expand the shared use path system and provide an additional recreational facility for the citizens of Ames to use and enjoy. By not awarding this project, this could delay the start of the trail expansion project until the fall of 2016.

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

COUNCIL ACTION FORM

SUBJECT: 2015/16 ASPHALT STREET PAVEMENT IMPROVEMENTS (DOTSON DR., BAUGHMAN RD., BEEDLE DR., WELLONS DR., WELLONS CIR., JEFFREY LN., HARRIS ST., APLIN RD.) & 2015/16 WATER SYSTEM IMPROVEMENTS (WELLONS DR., WELLONS CIR.)

BACKGROUND:

The first portion of this project is the annual program for reconstruction and resurfacing (rehabilitation) of asphalt streets that are typically located in residential neighborhoods. Streets within residential subdivisions have been installed using full-depth asphalt pavement since mid-1970. Full-depth replacement of these streets has become necessary due to structural pavement failure. Rehabilitation of existing asphalt streets is possible where the base asphalt layer is solid, but the surface course has failed. This program was created to support the City Council's goal of strengthening our local neighborhoods.

The locations for street improvements with this project are Dotson Drive (Baughman Road to 225 feet south of Lincoln Way), Baughman Road, Beedle Drive (Aplin Road to Lincoln Way), Wellons Drive, Wellons Circle, Jeffrey Lane, Harris Street (Jeffrey Lane west to cul-de-sac), and Aplin Road (Beedle Drive to Wellons Drive).

The second portion of this project is the Water System Improvements program, which 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 with a high concentration of 4" supply lines and less than desirable fire-fighting capacity (predominantly in older areas of the community) provides larger supply quantities in relation to the current and proposed land uses.

The locations for water main replacement with this project are Wellons Drive and Wellons Circle, which coincide with the planned street improvements.

Staff completed plans and specifications for this contract with a base bid and the option to include one add alternate bid which is the potential to include sub-drains with the project.

On February 17, 2016 bids for the project were received as follows:

<i>Bidder</i>	<i>Base Bid</i>	<i>Add Alternate Bid</i>	<i>Total Bid (Base + Alternate)</i>
Engineer's Estimate	\$ 1,606,654.35	\$ 68,857.50	\$ 1,675,511.85
Manatts, Inc	\$ 1,706,760.82	\$ 55,574.63	\$ 1,762,335.45

The project recommended for award is the base bid with the add alternate for subdrain for a total project cost of \$1,762,335.45. The additional costs above the Engineer's estimate are primarily related to increased costs for the special backfill material.

The following table summarizes the funding distribution and expense breakdown for this project.

<i>Program Funding Summary</i>	<i>Location</i>	
	2015/16 Asphalt St Pvmnt Imprv (Wellons Area)	
2015/16 Asphalt Street Pavement Improvements Program		
G.O. Bonds	\$	1,850,000.00
2015/16 Water System Improvements Program		
Water Utility Fund	\$	186,560.00
Total Funding	\$	2,036,560.00
<i>Program Expense Summary</i>		
Engineering & Contract Administration (estimated)	\$	264,350.32
Construction Costs (estimated)	\$	1,762,335.45
Total Expenses	\$	2,026,685.77

Any remaining funds will be utilized for other prioritized locations, under separate bid packages.

ALTERNATIVES:

1. a. Accept the report of bids for the 2015/16 Asphalt Street Pavement Improvements Program (Dotson Drive, Baughman Road, Beedle Drive, Wellons Drive, Wellons Circle, Jeffrey Lane, Harris Street, Aplin Road) and 2015/16 Water System Improvements (Wellons Drive, Wellons Circle).
 - b. Approve the final plans and specifications for this project.
 - c. Award the 2015/16 Asphalt Street Pavement Improvements Program and 2015/16 Water System Improvements to Manatts, Inc. of Ames, Iowa, in the amount of \$1,762,335.45.
2. a. Accept the report of bids for the 2015/16 Asphalt Street Pavement Improvements Program and 2015/16 Water System Improvements.
 - b. Reject award and direct staff to modify the project for a future bid letting.

3. Do not proceed with the project at this time.

MANAGER'S RECOMMENDED ACTION:

The combining of these two projects is intended to minimize the inconvenience to area residents by consolidating the projects into one construction season. In addition, staff believes that this strategy will provide cost savings to the City by minimizing patching costs related to the water main work. By awarding this project, it will be possible to improve the reliability and quality of the water system and improve street conditions for our citizens.

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

COUNCIL ACTION FORM

**SUBJECT: 2015/16 CONCRETE PAVEMENT IMPROVEMENTS PROGRAM #1
 (FRILEY ROAD)**

BACKGROUND:

This annual program removes and replaces existing concrete street pavements that have deteriorated. Removal and replacement of this pavement provides enhanced rideability to residents and visitors. There are two project locations for the 2015/16 program, Friley Road and North 2nd Street (North Riverside Drive to North Maple Avenue). **The location for this specific project is Friley Road (Gaskill Drive to Beach Avenue).** Project work will also relocate the existing overhead street lights, bury overhead electric cable underground, and protect the existing trees within the public right-of-way.

Staff has completed plans and specifications for this contract with a base bid that includes all work except for the pavement, plus two alternate pavement bids. The alternate pavement bids are for selecting either a hot mixed asphalt (HMA) pavement, or a Portland concrete cement (PCC) pavement. **One of these alternatives must be selected.**

On February 17, 2016 bids for the project were received as follows:

<i>Bidder</i>	<i>Base Bid</i>	<i>Pvmt Bid Alternate</i>	<i>Total Bid (Base + Alternate)</i>	<i>Pvmt Alternate Bid</i>
Engineer's Estimate	\$ 172,382.50	\$ 151,246.50	\$ 323,629.00	HMA
Engineer's Estimate	\$ 172,382.50	\$ 198,087.50	\$ 370,470.00	PCC
Manatts, Inc.	\$ 201,279.93	\$ 116,691.80	\$ 317,971.73	HMA
Con-Struct, Inc.	\$ 196,561.73	\$ 134,090.00	\$ 330,651.73	PCC

The project recommended for award is the base bid plus asphalt pavement alternate (HMA) at a total project cost of \$317,971.73.

The table on the next page summarizes the 2015/16 Concrete Pavement Improvements program funding distribution and expense breakdown for each project location.

Program Funding Summary		Program #1 (Friley Rd)	Program #2 (N 2nd St)
2015/16 Concrete Pavement Improvements Program			
G.O. Bonds	\$ 1,100,000.00	\$ 450,000.00	\$ 750,000.00
Road Use Tax	\$ 50,000.00		
2013/14 Storm Sewer Improvements Program			
Storm Sewer Utility Fund	\$ 100,000.00	\$ -	\$ 100,000.00
2015/16 Water System Improvements Program			
Water Utility Fund	\$ 88,000.00	\$ -	\$ 88,000.00
Electric Utility Fund	\$ 50,000.00		
Total Funding	\$ 1,388,000.00	\$ 450,000.00	\$ 938,000.00

Program Expense Summary

Engineering & Contract Administration (estimated)	\$ 166,703.75	\$ 47,695.76	\$ 119,007.99
Construction Costs (estimated)	\$ 1,111,358.33	\$ 317,971.73	\$ 793,386.60

Any remaining funds will be utilized for other prioritized locations, under separate bid packages.

ALTERNATIVES:

1. a. Accept the report of bids for the 2015/16 Concrete Pavement Improvements Program #1 (Friley Road).
 - b. Approve the final plans and specifications for this project.
 - c. Award the 2015/16 Concrete Pavement Improvements Program #1 to Manatts, Inc. of Ames, Iowa, in the amount of \$317,971.73.
2. a. Accept the report of bids for the 2015/16 Concrete Pavement Improvements Program #1 (Friley Road).
 - b. Reject award and direct staff to modify the project for a future bid letting.
3. Do not proceed with the project at this time.

MANAGER'S RECOMMENDED ACTION:

By awarding this project, it will be possible to move forward and replace a deteriorated street in this neighborhood while improving rideability and travel for residents in the 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: 2015/16 WATER SYSTEM IMPROVEMENTS PROGRAM #1 – WATER MAIN REPLACEMENT (COUNTRY CLUB BLVD.)

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.

The location for water main replacement with this project is Country Club Boulevard from Pearson Avenue to Beach Avenue.

On February 17, 2016, bids for the project were received as follows:

<i>Bidder</i>	<i>Bid Amount</i>
Engineer’s estimate	\$193,389.00
KE Builders	\$183,323.50
Ames Trenching	\$186,200.00
Precision Underground	\$187,758.26
Jackson Creek	\$196,801.60
Synergy Contracting	\$197,861.80
J&K Contracting	\$239,837.70

The City was fortunate to receive a number of very competitive bids for this project.

The table on the next page summarizes the 2015/16 Water System Improvements program funding distribution and expense breakdown for each of the four project locations included in this program.

Program Funding Summary	<i>Distribution per Location</i>				
	Program #1 (Country Club Blvd)	Program #2 (S Duff Ave)	15/16 Asphalt St Pvmnt Imprv (Wellons Area)	15/16 Concrete Pvmnt Imprv (N 2nd St)	
2015/16 Water System Improvements Program					
Water Utility Fund - Total Funding	\$ 975,000.00	\$ 210,825.00	\$ 410,000.00	\$ 186,560.00	\$ 88,000.00
Total Obligated Funding	\$ 895,385.00	\$ 210,825.00	\$ 410,000.00	\$ 186,560.00	\$ 88,000.00

Program Expense Summary

Engineering & Contract Administration (estimated)	\$ 105,281.60	\$ 27,498.53	\$ 53,449.20	\$ 24,333.87	\$ -
Construction Costs (estimated)	\$ 789,827.30	\$ 183,323.50	\$ 356,328.00	\$ 162,225.80	\$ 87,950.00
Total Expenses	\$ 895,108.90	\$ 210,822.03	\$ 409,777.20	\$ 186,559.67	\$ 87,950.00

Some of the areas shown above differ from what is shown in the approved 2015/16 CIP. The locations were reprioritized based on the need to coordinate the water main and water service transfer projects with the street projects to minimize the impact to residents with multiple projects in multiple years.

Any remaining Water System Improvement Program funds will be utilized at other prioritized locations included in future bid packages.

ALTERNATIVES:

1. a. Accept the report of bids for the 2015/16 Water System Improvements Program #1 (Country Club Blvd).
 - b. Approve the final plans and specifications for this project.
 - c. Award the 2015/16 Water System Improvements Program #1 (Country Club Blvd.) to KE Builders of Boone, Iowa, in the amount of \$183,323.50.
2. a. Accept the report of bids for the 2015/16 Water System Improvements Program #1 (Country Club Blvd).
 - b. Reject award and direct staff to modify the project for a future bid letting.
3. Do not proceed with the project at this time.

MANAGER'S RECOMMENDED ACTION:

By awarding this project, it will be possible to move forward and improve the reliability of the water system and 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: 2015/16 CLEAR WATER DIVERSION PROGRAM

BACKGROUND:

Clear water from footing drains causes overloading and backups in the sanitary sewer system, and also increases the volume of clean water that must be treated at the Water Pollution Control facility. The Clear Water Diversion program involves diverting footing drain discharge from sanitary sewers into storm sewers. This diversion results in lower volumes of clean water needing treatment at the WPC facility, thereby decreasing operating and maintenance costs of that facility. In addition, the program addresses locations where sump pump water discharges directly over the back of curb where no storm sewer exists in the area. In winter conditions, those sump pump discharges can cause ice build-up in the curb and gutter. The 2015/16 program addresses these types of situations.

The locations for the 2015/2016 Clear Water Diversion Program include Duff Avenue (5th Street to 6th Street), East 9th Street (Duff Avenue to Carroll Avenue) and McDonald Drive (Lincoln Way to the north).

On February 17, 2016 bids for this project were received as follows:

Engineer's Estimate	\$ 72,351.50
Ames Trenching	\$ 68,496.00
Synergy Contracting	\$ 86,467.50
J&K Contracting	\$ 96,000.00

Approved funding for the project is summarized below:

	<u>Available Revenue</u>	<u>Estimated Expenses</u>
12/13 Clear Water Diversion	\$ 9,000	
13/14 Clear Water Diversion	\$ 25,000	
14/15 Clear Water Diversion	\$ 25,000	
15/16 Clear Water Diversion	\$ 25,000	\$ 68,496
Engineering and Administration		\$ 10,274
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	\$ 84,000	\$ 78,770

ALTERNATIVES:

1. a. Accept the report of bids for the 2015/2016 Clear Water Diversion Program.
- b. Approve the final plans and specifications for this project.

c. Award the 2015/2016 Clear Water Diversion Program) to Ames Trenching & Excavating of Ames, Iowa in the amount of \$68,496.

2. Do not proceed with the project at this time.

MANAGER'S RECOMMENDED ACTION:

By awarding this project, it will be possible for construction to commence during 2016 to reduce clean water discharges into the sanitary sewer system.

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