

**AGENDA
MEETING OF THE AMES AREA METROPOLITAN
PLANNING ORGANIZATION TRANSPORTATION POLICY COMMITTEE AND
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL
MARCH 28, 2017**

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

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

CALL TO ORDER: 6:00 p.m.

1. Motion approving Draft FY 2018 Transportation Planning Work Program and setting May 23, 2017, as date of public hearing
2. Motion approving Annual Self-Certification for FY 2018
3. Resolution approving Designation of MPO representatives to Central Iowa Regional Transportation Planning Alliance for Ames Area MPO

POLICY COMMITTEE COMMENTS:

ADJOURNMENT:

REGULAR CITY COUNCIL MEETING*

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

SPECIAL RECOGNITION:

1. Recognition of Boys & Girls Club of Story County, "Youth of the Year" and "Junior Youth of the Year"

PROCLAMATION:

2. Proclamation for "Good Neighbor Emergency Assistance Month," April 2017

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.

3. Motion approving payment of claims
4. Motion approving Minutes of Regular Meetings of February 28, 2017 and March 7, 2017
5. Motion approving certification of civil service applicants
6. Motion approving Report of Contract Change Orders for March 1-15, 2017
7. Motion approving new Class B Liquor License for Ames Sleep Inn & Suites, 1310 Dickinson Avenue

8. Motion approving temporary Outdoor Service Privilege (April 29 and 30) for Sips and Paddy's Irish Pub, 126 Welch Avenue
9. Motion approving 5-day (April 22-26) Class C Liquor License for the Gateway Hotel at Reiman Gardens, 1407 University Blvd.
10. Motion approving 5-day (April 22-26) Class C Liquor License for Christiani's Events at the Alumni Center, 420 Beach Avenue
11. Motion approving ownership change for Special Class C Liquor License for Southgate Expresse, 110 Airport Road (pending receipt of background check)
12. Motion approving new Class B Beer License for Pizza Pit Extreme, 207 Welch Avenue
13. Motion approving new Class C Liquor License & Outdoor Service for Provisions Lot F, 2400 N. Loop Drive (pending final inspection)
14. Resolution approving and adopting Supplement No. 2017-2 to *Municipal Code*
15. Resolution adopting New and Revised Fees for Rental Housing Regulation
16. Resolution approving amendment to Iowa Homeland Security and Emergency Management Grant Agreement for time extension pertaining to Squaw Creek Water Main Protection Project, Phase 2 (HMGP-DR-1998-0033-01)
17. Airport hangar lease renewals:
 - a. Resolution approving five-year lease with Ames Viking Aviation
 - b. Resolution approving five-year lease with Craig Sommerfeld
 - c. Resolution approving five-year lease with Kenneth Augustine
18. Resolution approving Campustown Facade Grants for 2408 and 2410 Chamberlain Street
19. Resolution awarding contract to Minturn, Inc., of Brooklyn, Iowa, for South Kellogg Avenue Vault and U.S. Bank West Manhole Lid Replacements in the amount of \$59,350
20. Resolution awarding contract for purchase of two Police Patrol Units to Stiver's Ford Lincoln of Waukee, Iowa, in the amount of \$56,693.56
21. Requests from Ames Chamber of Commerce for Ames Main Street Farmers' Market on Saturdays from May 6 to October 28, 2017
 - a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License for Central Business District
 - b. Resolution approving closure of 300 and 400 blocks of Main Street and Burnett Avenue from Main Street to U.S. Bank drive-through from 5:00 a.m. to 1:30 p.m.
 - c. Resolution approving waiver of fee for blanket Vending License
 - d. Resolution approving suspension of parking regulations in CBD Lots X and Y
 - e. Resolution approving request to waive parking meter fees in 300 and 400 blocks of Main Street and portion of Burnett Avenue and electric usage fees
22. Resolution approving preliminary plans and specifications for 2016/17 Cemetery Lane Improvements; setting April 19, 2017, as bid due date and April 25, 2017, as date of public hearing
23. Resolution approving preliminary plans and specifications for Water Plant Five-Year Well Rehabilitation Project; setting April 25, 2017, as bid due date and May 9, 2017, as date of public hearing
24. Resolution approving contract and bond for 2016/17 Water System Improvements Program #2 - Water Main Replacement
25. Resolution approving contract and bond for 2016/17 CyRide Route Pavement Improvements (S. 3rd/4th Street)
26. Resolution approving Change Order for 2015/16 Clear Water Diversion program
27. Resolution accepting completion of WPC Administration Building HVAC Replacement Project
28. Resolution accepting completion of Natural Gas Conversion Equipment, including Burners, Igniters, Scanners, Thermal Analysis, and Computer Modeling for Power Plant
29. Resolution approving Plat of Survey for 301 and 305 South 4th Street
30. Resolution approving Final Plat for LDY Subdivision

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.

PUBLIC WORKS:

31. 2016/17 U. S. 69 Intersection Improvement (South Duff Safety Signal/Median):
 - a. Resolution approving Cost-Sharing and Escrow Agreements with Hunziker and Walmart for construction phase
 - b. Resolution approving Cross-Access Easement on Walmart's property
 - c. Resolution awarding contract to Con-Struct, Inc., of Ames, Iowa, in the amount of \$1,150,026

PARKS & RECREATION:

32. Motion to approve recommendation of the Parks and Recreation Commission pertaining to minimum amounts for Miracle League Field and Inclusive Playground naming rights

HEARINGS:

33. Hearing on 2015/16 Sanitary Sewer Rehabilitation (Sanitary Sewer Lining):
 - a. Resolution approving final plans and specifications and awarding contract to Hydro-Kleen, LLC, of Des Moines, Iowa, in the amount of \$2,048,362.10
34. Hearing on Ames Municipal Cemetery Water Service Line Replacement:
 - a. Resolution approving final plans and specifications and awarding contract to Jet Drain Services, LLC, of Ames, Iowa, in the amount of \$64,308.50
35. Hearing on 2017/18 Pavement Restoration Program - Contract 1: Concrete Joint Repair Program:
 - a. Resolution approving final plans and specifications and awarding contract to Henriksen Contracting, LLC, of Grimes, Iowa, in the amount of \$46,493.50
36. Hearing on 2017/18 Pavement Restoration Program - Contract 2: Slurry Seal Program:
 - a. Resolution approving final plans and specifications and awarding contract to Fort Dodge Asphalt Company of Fort Dodge, Iowa, in the amount of \$122,474.14
37. Hearing on 2015/16 & 2016/17 Seal Coat Street Pavement Improvements:
 - a. Resolution approving final plans and specifications and awarding contract to Manatt's, Inc., of Ames, Iowa, in the amount of \$1,341,472.79
38. Hearing on 2015/16 Low-Point Drainage Improvements Program (Westwood Drive):
 - a. Resolution approving final plans and specifications and awarding contract to Neuvirth Construction, Inc., of Blair, Nebraska, in the amount of \$86,650.26

ORDINANCES:

39. First passage of ordinance setting parking regulations and establishing speed limit for Collaboration Place in ISU Research Park
40. First passage of ordinance setting parking regulations and establishing speed limit for Plaza Loop in ISU Research Park
41. First passage of ordinance pertaining to Signs under Chapter 21.122(1)c and Chapter 21.125(6)
42. Second passage of ordinance assigning recently approved annexed areas to Wards and Precincts
43. Third passage and adoption of ORDINANCE NO. 4292 modifying requirements for Sidewalk Cafes
44. Third passage and adoption of ORDINANCE NO. 4293 rezoning the following properties: 2901 Harrison Road from Suburban Residential Low Density (FS-RL) to Government/Airport (S-GA); 1002 6th Street from Government/Airport (S-GA) to Residential Low Density (RL); 820 Miller Avenue from Residential Low Density (RL) to Government/Airport (S-GA); 601 State Avenue from Residential Low Density (RL) to Government/Airport (S-GA); 925 Airport Road, from

Highway-Oriented Commercial (HOC) to Government/Airport (S-GA); 1216 South Bell Avenue from General Industrial (GI) to Government/Airport (S-GA); and, 900 South 500th Avenue from Agricultural (A) to Government/Airport (S-GA)

45. Third passage and adoption of ORDINANCE NO. 4294 repealing Ordinance No. 3876 creating Student Affairs Commission
46. Third passage and adoption of ORDINANCE NO. 4295 to clarify Mixed-Use Parking Standards for Downtown and Campustown
47. Third passage and adoption of ORDINANCE NO. 4296 relating to child care as a home occupation

COUNCIL COMMENTS:

ADJOURNMENT:

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

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

SUBJECT: DRAFT FY 2018 TRANSPORTATION PLANNING WORK PROGRAM

BACKGROUND:

As a part of the federal regulations governing Metropolitan Planning Organizations, the Federal Highway Administration and the Federal Transit Administration provide planning funds to reimburse these agencies for transportation planning activities. The Iowa Department of Transportation administers this program.

The attached Transportation Planning Work Program (TPWP) includes several work elements to ensure an integrated transportation system. These elements include administrative tasks for transportation planning, programming and development for the Transportation Improvement Program, comprehensive transportation planning and in-depth technical analysis, enhanced transit planning for coordination, accessibility, and efficiency, public participation enhancement and incorporation into the transportation planning process, committee support, and maintenance and development of the Long Range Transportation Plan. Some expected products in the FY 2018 TPWP includes the development of the Transportation Improvement Program, ongoing maintenance of the Long Range Transportation Plan and Passenger Transportation Plan.

ALTERNATIVES:

1. Approve the Draft FY 2018 Transportation Planning Work Program and set May 23, 2017 as the date for the public hearing.
2. Modify the Draft FY 2018 Transportation Planning Work Program and set May 23, 2017 as the date for the public hearing.

ADMINISTRATOR'S RECOMMENDED ACTION:

The Ames Area MPO Transportation Technical Committee has developed and now recommends approval of this Draft FY 2018 Transportation Planning Work Program. Therefore, it is recommended by the Administrator that the Transportation Policy Committee adopt Alternative No. 1, thereby approving the Draft FY 2018 Transportation Planning Work Program and setting May 23, 2017 as the date for the public hearing.



FY18

Transportation Planning Work Program



The Ames Area MPO prepared this report with funding from the U.S. Department of Transportation's Federal Highway Administration and Federal Transit Administration, and in part through local matching funds of the Ames Area MPO member governments. These contents are the responsibility of the Ames Area MPO. The U.S. government and its agencies assume no liability for the contents of this report or for the use of its contents. The Ames Area MPO approved this document on **May XX** 2017. Please call (515) 239.5160 to obtain permission to use.

DRAFT

Prepared for Transportation Policy Committee
March 28, 2017

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Introduction

The Fiscal Year 2018 Transportation Planning Work Program (FY 2018 TPWP) is the work plan for the fiscal year beginning July 1, 2017 and ending June 30, 2018. The TPWP is a requirement of 23 CFR 450.308(b) for metropolitan planning organizations to develop a document identifying work proposed for the next one-year period by major activity and task. The document should be in enough detail to indicate who will perform the planning activity, the schedule for completing the activity, what products should result from each activity, funding for each activity as well as a total program budget.

Area Background

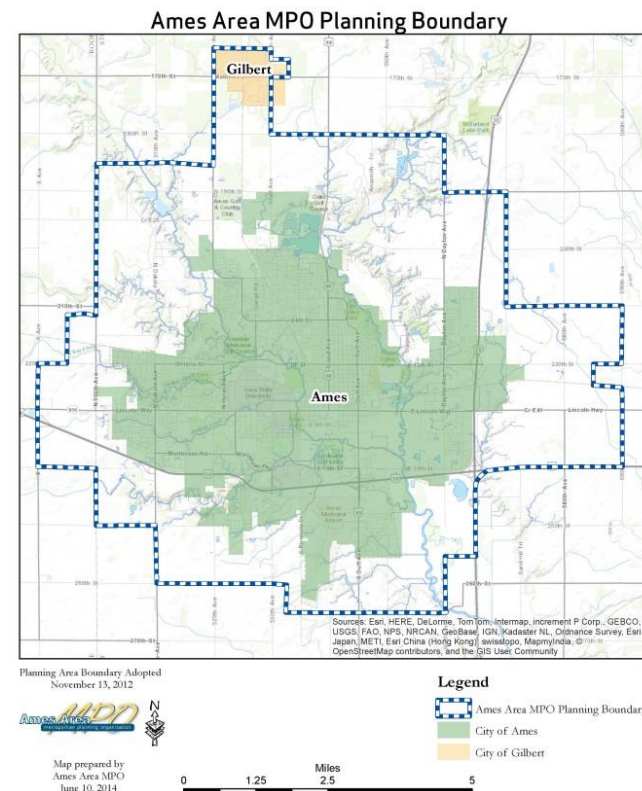
The Ames Area MPO was officially designated the MPO of the Ames urbanized area by the Governor of Iowa in March 2003. This designation was the result of the Ames urbanized area having a population of greater than 50,000 in the 2000 census. As a result of the 2010 Census, the urbanized areas of Ames and Gilbert were combined into one urbanized area, therefore requiring the Metropolitan Planning Area to be expanded to encompass this area in its entirety. The Ames Area MPO approved the current Metropolitan Planning Area boundary on November 13, 2012. The City of Gilbert and Iowa State University were added to the Transportation Policy Committee on March 26, 2013.

Definition of Area

Ames is located in central Iowa and is served by Interstate 35, U.S. Highway 30, and U.S. Highway 69. Surface transportation needs are met through over 248 centerline miles of streets. The community has a very progressive transit system, CyRide, which carries over six million bus passengers per year.

While the majority of transit users have Iowa State University ties, CyRide serves the entire Ames community.

The Ames Area MPO area includes the Ames Municipal Airport, which serves general aviation needs for business, industry, and recreation users. On average 119 aircraft operations occur per day at the Ames Municipal Airport. Railroad provides freight service to the area by dual east-west mainline tracks and a northern agricultural spur.



Planning Priorities

The FY2018 TPWP addresses the planning goals of the Ames Area MPO, which are:

- Provide a connected transportation system that offers efficient and reliable mobility options for all modes of travel.
- Provide a safe transportation system.
- Consider and mitigate the impacts of the transportation system on the natural and built environment.
- Provide an accessible transportation system which fits within the context of its surroundings and preserves community character.
- Provide a transportation system that supports the regional economy and efficiently moves goods.
- Maintain transportation infrastructure in a state-of-good-repair.

The Federal Highway Administration and the Federal Transit Administration in a memorandum to Metropolitan Planning Organizations, dated March 18, 2015, jointly issued Planning and Emphasis Areas (PEAs). The PEAs are topical areas in planning that FHWA and FTA want to emphasize as MPOs develop work tasks associated with PEAs in the Transportation Planning Work Program. The 2016 PEAs include:

1. **FAST Act Implementation:** Transition to performance-based planning and programming.
2. **Regional Models of Cooperation:** Ensure regional approach to transportation planning by promoting cooperation and coordination across transit agency, MPO, and State boundaries.
3. **Ladders of Opportunity:** Access to essential services.

To address these priorities and challenges in the FY 2018 Transportation Planning Work Program, the Ames Area MPO will conduct the following activities to address these areas of emphasis:

- **FY 2019 – 2022 Transportation Improvement Program (Task 2)** – Develop a short-range transportation document in accordance with the Public Participation Process and address transportation programming using principals from the Ames Mobility 2040 Long Range Transportation Plan
- **Development of Performance Measures into Planning Processes (Task 1)** – Transition MPO planning activities to using performance measures in effort to implement FAST Act
- **Partnering with local organizations and host additional coordination meetings (Task 1)** – Ensuring a regional approach to our transportation planning activities.
- **Passenger Transportation Plan (PTP) (Task 4)** – Update and amend the 2015-2020 PTP to address access to essential services within the Ames region.

The following documents are developed, updated, or maintained by the Ames Area MPO:

- Transportation Planning Work Program
- Transportation Improvement Program
- Public Participation Plan
- Long Range Transportation Plan
- Passenger Transportation Plan

Performance-based Planning and Programming

The regional performance measures tie back to the six performance goals of the adopted Ames Mobility 2040 Plan:

1. Connected, Efficient, and Reliable
2. Safety
3. Environment
4. Accessibility
5. Economy and Goods Movement
6. Asset Management

Performance targets are shown that reflect challenging, yet achievable performance targets for the Ames area. The performance targets are shown as a way of assessing the level of consistency between Ames Mobility 2040 Plan outcomes with the regional transportation vision and goals. The performance measures do not reflect Ames Area MPO policy, and there are not positive or negative consequences to the Ames Area MPO or its member jurisdictions whether they are achieved or not achieved. The regional performance measures are desired outcomes that reflect the community vision and attempt to measure how the Ames Mobility 2040 plan compares to that vision. It is assumed that the Ames area's regional performance measures and targets will be ultimately be modified when formal performance measurement rulemaking is finalized.

Performance Measures

Goal Area	Performance Measure	Performance Measure Target for Ames Mobility 2040
1. Connected, Efficient, and Reliable	System Reliability / Reliability Index 80 (RI ₈₀)	Address reliability issues at the two (2) NHS segments with poorest reliability.
	Miles of On-Street Bicycle Facilities	Increase the segment-mileage of on-street bicycle facilities by 100% compared to current levels.
2. Safety	Serious Injury / Fatal Crashes	Address safety issues at five (5) locations with highest crash rates or most serious injury / fatal crashes.
3. Environment	VMT per Household	2040 VMT per household grows by 10% or less compared to 2010 levels.
	VHT per Household	2040 VHT per household grows 20% or less compared to 2010 levels.
	Transit Mode Share	2040 transit mode share is higher than 2010 transit mode share.

Goal Area	Performance Measure	Performance Measure Target for Ames Mobility 2040
4. Accessibility	Household and Employment Proximity to Transit	Maintain housing and jobs proximity (¼ mile walk distance) within 5% of 2010 levels.
	EJ Proximity to Transit	Maintain levels of transit proximity (within ¼ of a route) to EJ households within 5% of non-EJ households.
	Household and Employment Proximity to Bicycle Facilities	Increase the percentage of employment and households within ¼ mile of bicycle facilities by 25% by 2040.
	EJ Proximity to Bicycle and Pedestrian Facilities	Provide higher levels of bicycle facility proximity (within ¼ mile of a facility) to EJ households than non-EJ households.
5. Economy and Goods Movement	LOS / Congested Miles of Primary Freight Corridors	2040 Congested Miles of NHS system same/lower than 2010 levels.
6. Asset Management	Pavement Condition Index (PCI)	Reconstruct federal-aid roadways rated poor.
	Bridge Condition (NBI)	Reconstruct structurally deficient bridges.
	Transit State of Good Repair	Maintain avg. fleet age at 15 years old or newer.

Air Quality

The Clean Air Act requires the United States Environmental Protection Agency to set limits on how much of a particular pollutant can be in the air anywhere in the United States. National Ambient Air Quality Standards are the pollutant limits set by the Environmental Protection Agency; they define the allowable concentration of pollution in the air for six different pollutants:

- Carbon Monoxide
- Lead
- Nitrogen Dioxide
- Particulate Matter
- Ozone
- Sulfur Dioxide

The Clean Air Act specifies how areas within the country are designated as either “attainment” or “non-attainment” of an air quality standard, and provides Environmental Protection Agency the authority to define the boundaries of nonattainment areas. For areas designated as non-attainment for one or more National Ambient Air Quality Standards, the Clean Air Act defines a specific timetable to attain the standard and requires that non-attainment areas demonstrate reasonable and steady progress in reducing air pollution emissions until such time that an area can demonstrate attainment. Each state must develop and submit a State Implementation Plan that addresses each pollutant for which it fails to meet the National Ambient Air Quality Standards. Individual state air quality agencies are responsible for defining the overall regional plan to reduce air pollution emissions to levels that will enable attainment and maintenance of the National Ambient Air Quality Standards. This strategy is articulated through the State Implementation Plan.

Regions which do not meet air quality standards are required to develop transportation plans in conformance with the State Implementation Plan (SIP), including more frequent updates to plans such the Long Range Transportation Plan.

The Ames Area MPO does not exceed the National Ambient Air Quality Standards and is considered an attainment area. The Ames area is therefore not subject to air quality conformity requirements, updating the Long Range Transportation Plan every five years. However, the Ames Area MPO will perform activities to monitor and promote air quality issues in the region. The State of Iowa provides grant opportunities through the Iowa Clean Air Attainment Program (ICAAP) to promote air quality in Iowa’s transportation system.

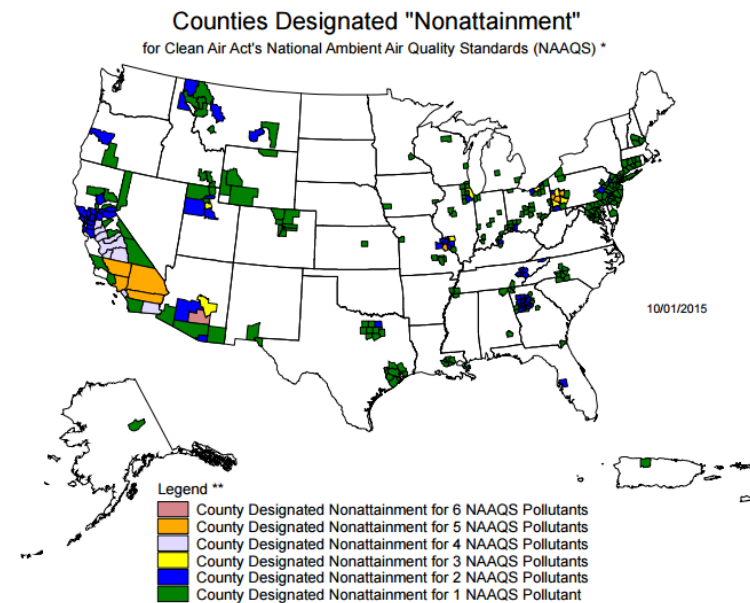


Figure 1 U.S. EPA Green Book

TPWP Development

The FY 2018 Transportation Planning Work Program was developed by input from the Ames Area MPO staff, members of the Transportation Technical Committee, the general public, and the Transportation Policy Committee. The following milestones describe the process in which the Transportation Planning Work Program was developed.

- **March 9, 2017 – Transportation Technical Committee**

The Transportation Technical Committee reviewed the draft FY 2018 Transportation Planning Work Program and made final recommendations.

- **March 10 – March 24, 2017 – Public Input Period**

A public comment period was open for the draft FY 2018 Transportation Planning Work Program from March 10 through March 24th.

The comment period opened on March 10, 2017. MPO staff were available for the general public to give input to staff in-person at the meeting held at Ames City Hall. Staff presented the activities outlined in the work program to attendees. There were no suggestions and/or comments regarding the activities presented made at the public input session.

The draft plan was also made available on the Ames Area MPO website (www.aampmo.org). Comments could be submitted via online form, e-mail, mail, and by phone.

- **March 28, 2017 – Transportation Policy Committee Meeting**

The Transportation Policy Committee approved the draft FY 2018 Transportation Planning Work Program and set a date, May 23, 2017, for a public hearing to consider and adopt the FY 2018 program.

- **April 2017 – Review from DOT Partners**

In April, the draft FY 2018 Transportation Planning Work Program was submitted to Federal and State partners for compliance review and comments.

- **May 23, 2017 – Transportation Policy Committee Hearing**

The Transportation Policy Committee held a public hearing to consider adoption of the FY 2018 Transportation Planning Work Program with opportunities from the public to respond and present to the committee. [REDACTED] from the public submitted comments at the public hearing.

Private Sector Involvement

Consultants will be used to perform the following subtasks:

- Alternatives Analysis Study (Task 5.1) to conduct feasibility of route from the Iowa State Center to Iowa State University campus corridor identified currently as the Orange Route, to identify as a potential Bus Rapid Transit corridor. *This subtask is funded with Federal funds through CyRide and not with MPO planning funds.*

Organization

The Ames Area MPO provides continuity of various transportation planning and improvement efforts throughout the Ames urban area. The City of Ames serves as the fiscal agent for the Ames Area MPO. The Ames Area MPO consists primarily of two standing committees: The Transportation Policy Committee and the Transportation Technical Committee.

Transportation Policy Committee

Voting membership on the Ames Area MPO Transportation Policy Committee is open to any county or city government located, wholly or partially, in the designated Metropolitan Planning Area. Currently the Ames Area MPO membership includes: City of Ames, City of Gilbert, CyRide, Boone County, and Story County. The Iowa Department of Transportation, the Federal Highway Administration, the Federal Transit Administration, and Iowa State University serve as advisory, non-voting, representatives.

Transportation Policy Committee Membership		
<i>Representing</i>	<i>Name</i>	<i>Title</i>
City of Ames †	Ann Campbell	Mayor
City of Ames	Gloria Betcher	Council Member
City of Ames	Bronwyn Beatty-Hansen	Council Member
City of Ames	Tim Gartin	Council Member
City of Ames	Peter Orazem	Council Member
City of Ames	Chris Nelson	Council Member
City of Ames	Amber Corrieri	Council Member
Boone County	Bill Zinnel	Board of Supervisors
Story County	Lauris Olson	Board of Supervisors
Ames Transit Agency	Cole Staudt	CyRide Board Member
City of Gilbert	Jonathan Popp	Mayor
Iowa Dept. of Transportation ‡	Garrett Pedersen	District Transportation Planner
Federal Highway Administration ‡	Darla Hugaboom	Iowa Division
Federal Transit Administration ‡	Mark Bechtel	Region 7
Iowa State University ‡	Cathy Brown	Campus Planning Assistant Director

† Chair

‡ Advisory, Non-Voting Member

Transportation Technical Committee

The Transportation Technical Committee consists of technical personnel from various agencies involved in transportation issues within the planning area. The Transportation Technical Committee formulates the procedural details of the Transportation Planning Work Program. The committee reviews and monitors the output of various MPO activities identified in the work program and makes recommendations to the policy committee. The committee is also responsible for assisting in developing the short and long-range transportation plans. The Iowa Department of Transportation, the Federal Highway Administration, and the Federal Transit Administration serve as advisory, non-voting, representatives.

Transportation Technical Committee Membership		
<i>Representing</i>	<i>Name</i>	<i>Title</i>
City of Ames †	Tracy Warner	Municipal Engineer
City of Ames ††	Damion Pregitzer	Traffic Engineer
City of Ames	Justin Clausen	Operations Manager
City of Ames	Kelly Diekmann	Director of Planning & Housing
City of Ames	Charlie Kuester	Planner
CyRide	Sheri Kyras	Transit Director
Iowa State University	Cathy Brown	Campus Planning Assistant Director
Boone County	Scott Kruse	County Engineer
Story County	Darren Moon	County Engineer
Ames Community School Dist.	Gerry Peters	Facilities Director
Ames Economic Development Commission	Drew Kamp	Government Relations Director
Iowa Dept. of Transportation ‡	Phil Mescher	District Trans. Planner
Federal Highway Administration ‡	Darla Hugaboom	Iowa Division
Federal Transit Administration ‡	Mark Bechtel	Region 7

† Chair

†† Vice-Chair

‡ Advisory, Non-Voting Member

Work Elements

Task 1 – Administration and Support

Objective:

To initiate and properly manage the “3-C” planning process, ensuring that it is continuous, cooperative, and comprehensive, and in compliance with applicable State and Federal laws and regulations. This document may be amended by the Policy Board from time to time, as needed.

Previous Work:

- Administer the FY 2017 Transportation Planning Work Program
- Develop and approve the FY 2018 Transportation Planning Work Program
- Complete annual Self Certification
- Attend Iowa DOT quarterly MPO meetings
- Quarterly submittals for planning funding reimbursement
- Filing and reporting routine items required by the Iowa Department of Transportation, Federal Transit Administration, and Federal Highway Administration
- Conducted six Transportation Policy Committee meetings on: July 12, 2016; September 27, 2016; October 11, 2016; November 22, 2016; March 21, 2017; and May 23, 2017.
- Conducted five Transportation Technical Committee meetings on: November 8, 2016; March 9, 2017; and May 18, 2017.
- Conducted three public meeting on September 20, 2016; March 10, 2017; and June 2, 2017.
- Published MPO related messages on social media
 - Facebook: facebook.com/cityofames

- Twitter: @cityofames
- Updated meeting agendas, minutes, and materials on the MPO website: www.aampo.org

Description:

This task includes all administrative tasks which support activities of the MPO including the following: prepare and submit required documents to maintain the continuity and credibility of the planning process. Sponsor and conduct meetings and provide support to policy and technical committees. Prepare budgets, maintain financial records, and ensure monies are spent appropriately. Coordinate activities with participating agencies and other public and private interests.

Purchase/lease supplies, computer equipment and other equipment necessary to carry out planning efforts. Maintain software and purchase necessary upgrades when beneficial to the MPO.

Task also includes conducting informational meetings, as well as public hearings, to obtain public input and feedback on ongoing activities. The Public Participation Plan, along with other pertinent documents maintained and developed by the Ames Area MPO are posted online at www.aampo.org. The Public Participation Plan will be evaluated for modifications to evolve with communication preferences as warranted.

The MPO staff will participate in conferences, seminars, meetings, and other training opportunities to remain familiar with the latest regulations and techniques related to the transportation planning field as provided by the Federal Transit Administration, Federal Highway Administration, American Planning Association, Environmental Protection Agency, Iowa Department of Transportation, peer transportation planning organizations, and other agencies and professional organizations.

FY 2018 Products:

- Maintain records and files in accordance with retention requirements
- Complete reports, surveys, and other materials as requested by Federal, State, or other governmental agency
- Carry out Annual Certification and all matters required of the certification
- Administration of Transportation Planning Work Program
 - Implementation and maintenance of the FY 2018 Transportation Planning Work Program
 - Creation and implementation of the FY 2019 Transportation Planning Work Program
 - Administration of reimbursements, filings, and reports as required to carry out activities of the Transportation Planning Work Program
- Attend State and Federal workshops, meetings, or other organized events related for the proper administration of the Ames Area MPO
- Administer meetings of the Transportation Policy Committee and Transportation Technical Committee
- Continue marketing and outreach of MPO planning activities including
 - Updating content on the MPO website (www.aampo.org)
 - Advertising meetings and events in various outlets
 - Monitor outreach activities in accordance with the Public Participation Plan
- Participate and organize conferences, trainings, and coordination meetings pertinent to transportation planning hosted by Federal, State, professional organizations, or other agencies.
- Monitor, coordinate, and implement performance measures into MPO planning processes as required by Federal and State regulation

Schedule:

Task	Description (work product)	1 st Qtr (July – Sept.)	2 nd Qtr (Oct. – Dec.)	3 rd Qtr (Jan. – March)	4 th Qtr (April – June)
Administration and Support					
	Maintain records and files in accordance with retention requirements	X	X	X	X
	Complete reports, surveys, and other materials as requested by Federal, State, or other governmental agency	X	X	X	X
	Carry out Annual Certification and all matters required of the certification	X	X	X	X
	Implementation and maintenance of the FY 2018 Transportation Planning Work Program	X	X	X	X
	Creation and implementation of the FY 2019 Transportation Planning Work Program		X	X	X
	Administration of reimbursements, filings, and reports as required to carry out activities of the Transportation Planning Work Program	X	X	X	X
	Attend State and Federal workshops, meetings, or other organized events related for the proper administration of the Ames Area MPO	X	X	X	X
	Administer meetings of the Transportation Policy Committee and Transportation Technical Committee	X	X	X	X
	Updating content on the MPO website (www.aampo.org)	X	X	X	X
	Advertising meetings and events in various outlets	X	X	X	X
	Monitor outreach activities in accordance with the Public Participation Plan	X	X	X	X
	Participate and organize conferences, trainings, and coordination meetings pertinent to transportation planning hosted by Federal, State, professional organizations, or other agencies.	X	X	X	X
	Monitor, coordinate, and implement performance measures into MPO planning processes as required by Federal and State regulation	X	X	X	X

Work Element Summary:

Activity	Responsible Agency	MPO Hours	Staff	Federal Funds	Local Funds	Total
1. Administration	AAMPO	1,060		\$44,160	\$11,040	\$55,200

Task 2 – Transportation Improvement Program

Objective:

Develop and maintain a regional program of near-term projects that are consistent with the Ames Area MPO long range transportation plan.

Previous Work:

- Maintained the FY 2016 – 2019 Transportation Improvement Program
- Development and adoption of the FY 2017 – 2020 Transportation Improvement Program
- Prepared resolutions supporting regional ICAAP grant applications

Description:

The Ames Area MPO is responsible for developing the funding program of transportation projects which use Federal funds or are regionally significant. The MPO carries out a process for soliciting regional projects for the Surface Transportation Block Grant (STBG) and Transportation Alternatives program (TA). The MPO also reviews regional projects seeking Iowa Clean Air Attainment Program (ICAAP) funds.

Projects which are awarded Federal funding or are regionally significant will be included in the Ames Area MPO Transportation Improvement Program. The TIP will be developed in coordination with local governments, the State of Iowa, and transit operators. Consistent with the Public Participation Plan, opportunities for public review and comments will be provided for TIP amendments to the FY 2017 - 2020 TIP and during the development of the FY 2018 - 2021

TIP. Coordination with the Iowa DOT Statewide Transportation Improvement Program (STIP) will also be undertaken.

FY 2018 Products:

- Maintain the FY 2017 – 2020 Transportation Improvement Program through formal amendments or administrative modifications
- Solicit and prioritize list of local "Transportation Alternatives" (TA) projects for funding
- Solicit and prioritize list of local "Surface Transportation Block Grant" program (STBG) projects for funding.
- Development of the FY 2018 – 2021 Transportation Improvement Program
- Maintain the FY 2018 – 2021 Transportation Improvement Program through formal amendments or administrative modifications
- Prepare resolutions supporting regional ICAAP grant applications

Schedule:

Task	Description (work product)	1 st Qtr (July – Sept.)	2 nd Qtr (Oct. – Dec.)	3 rd Qtr (Jan. – March)	4 th Qtr (April – June)
Transportation Improvement Program					
	Maintain the FY 2017 – 2020 Transportation Improvement Program through formal amendments or administrative modifications	X	X		
	Solicit and prioritize list of local "Transportation Alternatives" (TA) projects for funding			X	X
	Solicit and prioritize list of local "Surface Transportation Block Grant" program (STBG) projects for funding.			X	X
	Development of the FY 2018 – 2021 Transportation Improvement Program	X	X		
	Maintain the FY 2018 – 2021 Transportation Improvement Program through formal amendments or administrative modifications		X	X	X
	Prepare resolutions supporting regional ICAAP grant applications	X	X		

Work Element Summary:

Activity	Responsible Agency	MPO Staff Hours	Federal Funds	Local Funds	Total
2. TIP	AAMPO	232	\$8,400	\$2,100	\$10,500

Task 3 – Comprehensive Planning

Objective:

Integrate transportation planning and land use planning for Ames Area MPO member jurisdictions.

Previous Work:

- Attend and co-host the Central Iowa Bicycle-Pedestrian Roundtable meetings and Planning & Evaluation Subcommittee meetings to develop:
- Regional trail gap map and prioritization
- Regional bike count methodology and report
- Foster regional collaboration on bicycle and pedestrian projects connecting the Ames regional with Central Iowa
- Attend Midwest Transportation Model user Group quarterly meetings
- Attend Iowa Transportation Coordination Council meeting
- Performed model analysis for potential development scenarios
- Developed inventory of bike racks (bike parking) locations

Description:

Participate in regional activities which enhance the transportation network including data collection, collaboration with local transportation activities, technical assistance for member agencies, and other activities promoting a comprehensive approach.

FY 2018 Products:

- Participation in regional and state-wide coordination meetings related to transportation planning, including groups such as:
 - Central Iowa Bicycle-Pedestrian Roundtable
 - Iowa Transportation Coordination Council
 - Passenger Rail Advisory Group
 - Local organization and non-profit meetings and activities promoting transportation choice, safety, public health, land-use, and other complementary causes
- Prepare updates to the Safe Routes to School map as necessary in coordination with the Ames Community School District
- Provide technical assistance to local cities in incorporating regional transportation planning goals and objectives into comprehensive, sub-area, capital improvement, and other local plans
- Perform data collection and GIS data maintenance of community assets used in transportation planning analysis, including traffic and trail count data
- Traffic signal synchronization review
- Development of pavement management system
- Analyze potential alternative funding sources
- Maintain and update the Regional ITS Architecture as necessary

Schedule:

Task	Description (work product)	1 st Qtr (July – Sept.)	2 nd Qtr (Oct. – Dec.)	3 rd Qtr (Jan. – March)	4 th Qtr (April – June)
Comprehensive Planning					
	Participation in regional and state-wide coordination meetings related to transportation planning	X	X	X	X
	Prepare updates to the Safe Routes to School map as necessary in coordination with the Ames Community School District	X	X	X	X
	Provide technical assistance to local cities in incorporating regional transportation planning goals and objectives into comprehensive, sub-area, capital improvement, and other local plans	X	X	X	X
	Perform data collection and GIS data maintenance of community assets used in transportation planning analysis, including traffic and trail count data	X	X	X	X
	Traffic signal synchronization review	X	X	X	X
	Development of pavement management system	X	X	X	X
	Analyze potential alternative funding sources	X	X	X	X
	Maintain and update the Regional ITS Architecture	X	X	X	X

Work Element Summary:

Activity	Responsible Agency	MPO Staff Hours	Federal Funds	Local Funds	Total
3. Comprehensive Planning	AAMPO	884	\$38,000	\$7,600	\$30,400

Task 4 – Transit Planning

Objective:

Enhance a coordinated, accessible, and efficient transit system.

Previous Work:

- Human service/transportation provider coordination meetings and plan updates
- Alternatives Analysis Planning
- System Redesign Planning
- Equal Employment Opportunity (EEO) Program update
- Disadvantage Business Enterprise (DBE) Program update and reports
- Title VI Program Update
- Ames Alternative Analysis Study
- Transit Asset Management Performance Measures

Description:

Planning efforts will reflect prioritization of the following areas:

- Incorporating safety and security in transit (transportation) planning
- Transit asset management planning
- Participation of transit operators in metropolitan and statewide planning
- Coordination of non-emergency human service transportation
- Planning for transit system management and operation to increase ridership
- Make transit capital investment decisions through effective system planning

This item involves transit planning issues related to land use and development issues, ridership surveys and analyses, plans to manage transit agency in accordance to the Federal Transit Administration guidelines, and the study of student and commuter service. Meetings will be held to facilitate the locally developed coordinated public transit/human-services transportation plan to improve transportation services for the low-income, aging and disabled populations within the community. Efforts will concentrate on improving operating efficiencies of current services and eliminating gaps where and when transportation is not available. The Transportation Planner may conduct various planning and ridership studies throughout the year.

FY 2018 Products:

- Various transit plans, administration and audits of the following programs requiring annual certifications by the transit agency:
 - a) Equal Employment Opportunity Program (EEO)
 - b) Title VI Program
 - c) Limited English Proficiency (LEP),
 - d) Disadvantaged Business Enterprise (DBE)
 - e) Transit Asset Management Plan
 - f) Safety/Security Plan
 - g) Federal Audits/Reviews
- Amend/update Ames Area MPO Passenger Transportation Plan (PTP)
- Capital/Financial planning to analyze fleet and facility needs for five-year period
- Long-term facility expansion studies
- Bus stop amenities planning
- System-wide performance measure
- Bus Rapid Transit service planning

Schedule

Task	Description (work product)	1 st Qtr (July – Sept.)	2 nd Qtr (Oct. – Dec.)	3 rd Qtr (Jan. – March)	4 th Qtr (April – June)
Transit Planning					
	Administration and audits of various transit plans: EEO, Title VI, LEP, DBE, Transit Asset Management Plan, Safety Plan	X	X	X	X
	Maintain and amend PTP			X	X
	Capital/Financial planning to analyze fleet and facility needs for 5 year period	X	X	X	X
	Corridor and facility expansion studies	X	X	X	X
	Bus stop amenities	X			X
	System-wide performance measures	X	X	X	X
	Administration of Ames Alternative Analysis Study	X	X		
	Administration of Ames Alternative Analysis	X	X	X	
	Administration of Transit System Redesign Study	X	X	X	X

Work Element Summary:

Activity	Responsible Agency	MPO Hours	Staff	Federal Funds	Local Funds	Total
4. Transit Planning	AAMPO CyRide	/ 973		\$31,745	\$7,937	\$39,682

Task 5 – Special Studies

Objective:

To further the goals and objectives of the transportation planning process through special studies undertaken by MPO staff or consultants in support of existing or projected local needs.

Subtask 5.1: Alternatives Analysis Study

Previous Work:

- Complete Alternative Analysis Report
- Categorical Exclusion/NEPA Documentation
- Request Entry into FTA Project Development and Supporting Documentation

Description

An Alternatives Analysis (AA) Study was conducted of the Iowa State Center to Iowa State University campus corridor identified currently as the Orange Route. The Ames Transit Agency completed a smaller Transit Feasibility Study in June 2007 looking at seven corridors in the community that had either current transportation/growth issues or future identified growth. The study identified transportation options to resolve corridor problems of which the Orange Route is operating at near maximum capacity. It was determined through the Transit Feasibility Study that the Orange Route may qualify for Small New Starts funding to establish a Bus Rapid Transit corridor which would operate more like a light rail type system only using more cost-efficient buses. The AA study analyzed specific route options in more depth regarding transit-only corridors, provided detailed information on bus stop upgrades, and analyzed route speed increases that could be realized with extended-green technology. This study analyzed the financial capacity/needs of

the Ames community to undertake a project such as Bus Rapid Transit. At the conclusion of the AA Study, a locally preferred alternative – the “proposed action” – was determined which was Bus Rapid Transit.

The Alternative Analysis study began in January 2013 and is expected to conclude in the fall 2016 with a final report completed by winter 2016. The study has included data collection in the form of rider surveys, on/off boardings, gate access to ISU campus, class concentration, public input, etc. Public meetings occurred in the fall 2014 and spring 2015 when the majority of the students that utilize this route were living in Ames to attend university classes. The study and locally preferred alternatives will be finalized by fall 2016. The total budget is \$200,000 (\$160,000 federal) for the study but will cross fiscal years 2015 through 2017. The budget below assumes that remainder of the federal funds, approximately 17%, will be expended in FY2018. The funding for this project is exclusively for work completed by the consultant. Transit staff will charge their time toward the transit planning element.

FY 2018 Products:

- Project Complete

Subtask 5.2: Transit System Redesign Study

Previous Work

- Peer Analysis of University Transit Systems
- CyRide Data Detailed
- Customer Surveys
- Public Input Meetings (2) & Outreach
- Land Use and Multi-Family Development Analysis
- Service Concept Development (2-3 Options)
- Refine Final Service Delivery (preliminary schedules, ridership estimates, route alignments, bus stops, transfer locations, passengers per revenue hours, summer route/schedule changes, operational staffing needs, technology enhancements, disparity study, implementation timelines/phases)
- Development of Transit System Redesign Report

Description:

A Transit System Redesign Study will be conducted to analyze CyRide's current route structure/schedule to determine if its current service delivery method is the most efficient structure. CyRide has grown from 4 million annual rides to almost 7 million over the past decade. Questions as to whether the current route configuration and timetables/schedule are serving the community appropriately.

A consultant will be hired to conduct the work and analysis of this special one-time study. Staff time will charge their analysis and efforts to the transit planning element and therefore the funding within this element will be utilized exclusively for the consultant's participation.

Preliminary work tasks to be completed by the consultant, but yet to be finalized consist of the following:

1. Refine Goals and Objectives for the Study/ Kick-Off Meeting
2. Collect Stakeholders Input to Determine the Study's Parameters & future direction
3. Conduct a Peer Analysis of Similar University Transit Systems
4. Collect Current CyRide Data
5. Conduct Customer Surveys.
6. Conduct Civic Engagement Activities
7. Review of Current Land Use Plans and Multi-Family Development
8. Develop 2-3 Service Concepts and Final Recommendation
9. Refinement of the Final Service Delivery Method
10. Development of a Final Report

A Technical Committee comprised of City, ISU and CyRide staff; including AAMPO representation; would be established to oversee the study and recommend peer systems for comparison, civic engagement plans, passenger survey questions and a preferred service option.

The Transit System Redesign Study will begin in July 2016 and is expected to conclude in September 2017 with a final report completed by the consultant at that time. The total budget is \$150,000 (\$100,000 federal) for the study of which should be expended in FY2017. CyRide has another \$37,500 in 100 percent local funding that will complete the efforts of the study in the first quarter of FY 2018.

FY 2018 Products:

- Project Complete

Schedule:

Subtask	Description (work product)	1 st Qtr (July – Sept.)	2 nd Qtr (Oct. – Dec.)	3 rd Qtr (Jan. – March)	4 th Qtr (April – June)
Special Studies					
5.1	Alternative Analysis Study	X	X		
5.2	Transit System Redesign Study	X			

Work Element Summary:

Activity	Responsible Agency	Hours	*Federal Funds	Local Funds	Total
5.1 Alternatives Analysis Study	#CyRide	-	\$39,682	\$9,920	\$49,602
5.2 Transit Route Redesign Study	#CyRide/ AAMPO	-	\$0	\$37,500	\$37,500

Funds used for private sector involvement

* Federal funds used for Subtask 5.1 are through CyRide and are not MPO Planning funds

Task 6 – Long Range Transportation Planning

Objective:

Provide framework for orderly, efficient growth of an integrated, multi-modal transportation network.

Previous Work:

- Review Lincoln Way corridor plan for alignment with the Long Range Transportation Plan
- Update transit data within model
- Evaluation of potential schedule for next Long Range Transportation Plan update

Description:

The 2040 Long Range Transportation Plan (titled: Ames Mobility 2040) became effective October 2015. To support activities of the Long Range Transportation Plan, the MPO will continue to monitor and update the plan as necessary. Both in support of the current plan and in anticipation of the update, plan elements will be monitored and data updated related to the transportation network, transportation activities, and modeling data.

FY 2018 Products:

- Update the LRTP as necessary to ensure compliance with transportation planning requirements.
- Develop tools and documents to support the implementation of long range transportation projects into local and regional plans
- Maintain data for the traffic model by monitoring changes in land use, developing housing and employment data, and other applicable means
- Perform model analysis related to long range transportation projects and potential impacts on the regional network
- Prepare preliminary schedule of activities for the 2020 LRTP Update

Schedule:

Task	Description (work product)	1 st Qtr (July – Sept.)	2 nd Qtr (Oct. – Dec.)	3 rd Qtr (Jan. – March)	4 th Qtr (April – June)
Long Range Transportation Plan					
	Update the LRTP as necessary to ensure compliance with transportation planning requirements.	X	X	X	X
	Develop tools and documents to support the implementation of long range transportation projects into local and regional plans	X	X	X	X
	Maintain data for the traffic model by monitoring changes in land use, developing housing and employment data, and other applicable means	X	X	X	X
	Perform model analysis related to long range transportation projects and potential impacts on the regional network	X	X	X	X
	Prepare preliminary schedule of activities for the 2020 LRTP Update	X	X	X	X

Work Element Summary:

Activity	Responsible Agency	MPO Hours	Staff	Federal Funds	Local Funds	Total
6 LRTP Update	AAMPO	115		\$5,200	\$1,300	\$6,500

FY 2018 Budget and Funding Sources

Budget Summary

Activity/Work Element	Total Cost	Total Local Match	Federal Funds						
			Total Federal Amount	FTA 5305d New	FTA 5305d C/O	FHWA STP New	FHWA STP C/O	FHWA PL New	FHWA PL C/O
1 - Admin	\$ 55,200	\$ 11,040	\$ 44,160	\$ -	\$ -	\$ -	\$ -	\$ 11,375	\$ 32,785
2 - TIP	\$ 10,500	\$ 2,100	\$ 8,400	\$ -	\$ -	\$ -	\$ -	\$ 2,164	\$ 6,236
3 - Comp	\$ 38,000	\$ 7,600	\$ 30,400	\$ -	\$ -	\$ -	\$ -	\$ 7,831	\$ 22,569
4 - Transit	\$ 39,682	\$ 7,937	\$ 31,745	\$ 31,745	\$ -	\$ -	\$ -	\$ -	\$ -
*5 - Special	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6 - LRTP	\$ 6,500	\$ 1,300	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ 1,339	\$ 3,861
Total	\$ 149,882	\$ 29,977	\$ 119,905	\$ 31,745	\$ -	\$ -	\$ -	\$ 22,709	\$ 65,451

Totals are rounded to the nearest dollar and summations may produce a rounding error

* Subtasks 5.1 & 5.2 utilize local and Federal funds outside of MPO Planning funds

	FTA 5305d New	FTA 5305d C/O	FHWA STP New	FHWA STP C/O	FHWA PL New	FHWA PL C/O	TOTAL
Unobligated Federal Funds	\$ -	\$ -	\$ -	\$ -	\$ 72,658	\$ -	\$ 72,658

Revisions to the Transportation Planning Work Program

Procedures

All work program changes require prior written Federal approval, unless waived by the awarding agency. The following table denotes the approving agency for various changes to work programs.

Revision type	Approving Agency
Request for additional Federal funding	Federal
Transfer of funds between categories, projects, functions, or activities which exceeds 10 percent of the total work program budget when the Federal share of the budget exceeds \$150,000	Federal
Revision of the scope or objectives of activities	Federal
Transferring substantive programmatic work to a third party (consultant)	Federal
Capital expenditures, including the purchasing of equipment	Federal
Transfer of funds allotted for training allowances	Federal
Transfer of funds between categories, projects, functions, or activities which do not exceed 10% of the total work program budget, or when the Federal share of the budget is less than \$150,000	Iowa Department of Transportation
Revisions related to work that does not involve Federal funding	Ames Area MPO

All necessary TPWP approvals are required to be in place prior to the commencement of activity, purchasing of equipment, or request for reimbursement. As it relates to procurement of equipment and services, there should be no notification of award, signed contract, placement of an order, or agreement with a contractor prior to receiving the necessary approval.

All revision requests should be submitted electronically to the Iowa DOT Office of Systems Planning and the agency's District Planner. If all necessary information is provided, the request will then be forwarded to the Federal Highway Administration and Federal Transit Administration for review and any necessary approvals. Notification by the approving agency will be in writing.

Revision requests shall, at a minimum, include:

- A resolution or meeting minutes showing the approval of the revision.
- Budget summary table with changes highlighted/noted.
- Modified section(s) of the plan's work elements with changes highlighted/noted.

Federal Revision Approval

Revisions where FHWA/FTA is the designated approving agency shall require written approval by FHWA/FTA prior to commencement of activity, purchasing of equipment, or request for reimbursement.

Iowa DOT Office of Systems Planning Revision Approval

Revisions where the Iowa DOT Office of Systems Planning is the designated approving agency shall require written approval by the Iowa DOT Office of Systems Planning prior to commencement of activity or request for reimbursement.

Ames Area MPO Revision Approval

Revisions where the MPO or RPA is the approving agency shall be approved by the Policy Board.

Cost Allocation Plan

The local match for salaries and other expenses is a part of the City of Ames Program Budget adopted by the City of Ames City Council for all personnel and associated expenses. Costs billed will be for those specified. The main source of local-match funds will come from the City of Ames Road Use Tax allocation. New FY 2017 funds have been combined with the carryover amounts for expense allocations. Carryover funds will be used first before new allocations. The Ames Area MPO does not charge indirect costs.

Appendix A: Ames Area MPO Self Certification

Appendix B: Transportation Policy Committee Meeting Minutes

ITEM # MPO 2
DATE: 03-28-17

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

SUBJECT: AMES AREA MPO ANNUAL SELF-CERTIFICATION FOR FY 2018

BACKGROUND:

Pursuant to federal regulations, each Metropolitan Planning Organization (MPO) must self-certify that the transportation planning process is addressing the major issues in the metropolitan planning area and is being conducted in accordance with all applicable requirements. In the last Ames Area MPO process review by the Federal Transit Administration (FTA) and the Federal Highway Administration (FHWA), a joint report was issued finding that the transportation planning activities of AAMPO are being carried out in accordance with federal regulations, policies, and procedures.

ALTERNATIVES:

1. Certify that the Ames Area MPO transportation planning process is being conducted in accordance with all applicable requirements.
2. Reject the certification.

ADMINISTRATOR'S RECOMMENDED ACTION:

It is the recommendation of the Administrator that the Ames Area MPO Transportation Policy Committee adopt Alternative No. 1, thereby certifying that the Ames Area MPO transportation planning process is being conducted in accordance with all applicable requirements.

AMES AREA METROPOLITAN PLANNING ORGANIZATION
ANNUAL SELF-CERTIFICATION

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

- (1) 23 U.S.C. 134, 49 U.S.C. Section 5303, and 23 CFR Part 450;
- (2) In nonattainment and maintenance areas, Sections 174 and 176(c) and (d) of the Clean Air Act as amended (42 U.S.C. 7504, 7506(c) and (d) and 40 CFR 93);
- (3) Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C. 2000d-1) and 49 CFR part 21;
- (4) 49 U.S.C. 5332, prohibiting discrimination on the basis of race, color, creed, national origin, sex or age in employment or business opportunity;
- (5) Section 1101(b) of the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (Pub. L. 109-59) regarding the involvement of Disadvantaged Business Enterprises in FHWA and FTA funded planning;
- (6) 23 CFR part 230, regarding the implementation of an equal employment opportunity program on Federal and Federal-aid highway construction contracts;
- (7) The provisions of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 *et seq.*) and 49 CFR parts 27,37, and 38, and USDOT implementing regulation;
- (8) Older Americans Act, as amended (42 U.S.C. 6101);
- (9) 23 U.S.C. 324, regarding prohibition of discrimination based on gender; and
- (10) Section 504 of the Rehabilitation Act of 1973 and 49 CFR Part 27, regarding discrimination against individuals with disabilities.

For AAMPO:

Ann Campbell, Chair
Transportation Policy Committee

Date

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

SUBJECT: DESIGNATION OF CIRTPA REPRESENTATIVES

BACKGROUND:

Each year, the Transportation Policy Committee appoints representatives and alternate representatives to the Central Iowa Regional Transportation Planning Alliances' (CIRTPA) two committees – the Transportation Policy Committee (TPC) and the Technical Advisory Committee (TAC). Since the Ames Area Metropolitan Planning Organization is an advisory member of CIRTPA, these are non-voting positions.

It is recommended that the Ames Area MPO's designated representatives be as follows:

TPC Representative: Tony Filippini, Transportation Planner
TPC Alternate Representative: Damion Pregitzer, Traffic Engineer
TAC Representative: Tony Filippini, Transportation Planner
TAC Alternate Representative: Damion Pregitzer, Traffic Engineer

ALTERNATIVES:

1. Appoint the individuals named above to their respective roles representing the Ames Area MPO on CIRTPA.
2. Designate some other individuals to serve the Ames Area MPO in this capacity.

ADMINISTRATOR'S RECOMMENDED ACTION:

It is the recommendation of the Administrator that the Ames Area MPO Transportation Policy Committee adopt Alternative No. 1, thereby appointing the individuals named above to serve in their respective roles representing the Ames Area MPO on CIRTPA.

RESOLUTION NO. 17-____

RESOLUTION APPROVING DESIGNATION OF REPRESENTATIVES TO CENTRAL IOWA REGIONAL TRANSPORTATION PLANNING ALLIANCE FOR THE AMES AREA METROPOLITAN PLANNING ORGANIZATION

WHEREAS, each year, the Transportation Policy Committee appoints representatives to the Central Iowa Regional Transportation Planning Alliances' (CIRTPA) two committees-the Transportation Policy Committee (TPC) and the Technical Advisory Committee (TAC); and,

WHEREAS, since the Ames Area Metropolitan Planning Organization is an advisory member of CIRTPA, these are non-voting positions; and,

WHEREAS, it is recommended that the Ames Area Metropolitan Planning Organization's designated representatives be as follows: TPC representative, Tony Filippini, Transportation Planner; TPC alternate representative, Damion Pregitzer, Traffic Engineer; TAC representative, Tony Filippini, Transportation Planner; and TTC alternate representative, Damion Pregitzer, Traffic Engineer; and,

NOW, THEREFORE, BE IT RESOLVED by the Transportation Policy Committee of the Ames Area Metropolitan Planning Organization, that the appointment of the individuals named above to serve in their respective roles representing the Ames Area Metropolitan Planning Organization on CIRTPA is hereby approved.

ADOPTED THIS 28th day of March, 2017.

Diane R. Voss, City Clerk

Ann H. Campbell, Chair

Introduced by:

Seconded by:

Voted aye:

Voted nay:

Absent:

Resolution declared adopted and signed by the Chair this 28th day of March, 2017.

**MINUTES OF THE REGULAR MEETING OF THE
AMES CONFERENCE BOARD AND
REGULAR MEETING OF THE AMES CITY COUNCIL**

AMES, IOWA

FEBRUARY 28, 2017

REGULAR MEETING OF THE AMES CONFERENCE BOARD

The regular meeting of the Ames Conference Board was called to order by Chair Ann Campbell at 5:30 p.m. on February 28, 2017. 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 Lauris Olson and Rick Sanders. Representing the Ames Community School Board were Lewis Rosser and Bill Talbot. Gilbert Community School District and United Community School District were not represented.

MINUTES OF JANUARY 24, 2017, MEETING OF THE CONFERENCE BOARD: Moved by Talbot, seconded by Sanders, to approve the Minutes of the January 24, 2017, meeting of the Ames Conference Board.

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

APPOINTMENT TO BOARD OF REVIEW: Moved by Betcher, seconded by Sanders, to adopt RESOLUTION NO. 17-066 approving the appointment of Ron Murphy to the Board of Review.

Roll Call Vote: 3-0. Resolution declared adopted unanimously, signed by the Chair, and hereby made a portion of these Minutes.

PUBLIC HEARING ON PROPOSED 2017/18 BUDGET FOR CITY ASSESSOR'S OFFICE: Chairperson Campbell opened the public hearing. After no one came forward to speak, the hearing was closed.

Moved by Talbot, seconded by Nelson, to adopt the FY 2017/18 budget for the Ames City Assessor's Office.

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

ADJOURNMENT: Moved by Betcher to adjourn the Ames Conference Board at 5:34 p.m.

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

The Regular Meeting of the Ames City Council was called to order by Mayor Ann Campbell at 5:37 p.m. on the 28th day of February, 2017, in the City Council Chambers in City Hall, 515 Clark Avenue. Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem were present. *Ex officio* Member Sam Schulte was also present.

CONSENT AGENDA: Mayor Campbell announced that Items 14 and 34 will be pulled from Consent for separate discussion.

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

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting on February 14, 2017
3. Motion approving certification of civil service applicants
4. Motion approving Report of Contract Change Orders for February 1-15, 2017
5. Motion directing City Attorney to draft ordinance establishing speed limits on new roads in ISU Research Park

6. Motion approving new Class B Beer Permit & Outdoor Service for Homewood Golf Course, 401 E. 20th Street
7. Motion approving ownership change for Class C Liquor License & Outdoor Service for Buffalo Wild Wings, 400 S. Duff Avenue
8. Motion approving ownership change for Class C Liquor License for Welch Avenue Station, 207 Welch Avenue
9. Motion approving Encroachment Permit for a projecting sign at 429 Douglas Avenue, Rippke Design-Octagon Building
10. Motion approving Encroachment Permit for projecting sign at 2420 Lincoln Way, Suite 101, Smokin Oak Pizza
11. Motion approving Encroachment Permit for wall sign at 2420 Lincoln Way, Suite 101, Smokin Oak Pizza
12. Greek Week Olympics Requests:
 - a. Motion approving blanket Temporary Obstruction Permit for Greek activities on April 1
 - b. RESOLUTION NO. 17-067 approving closure of portions of Gray Avenue, Ash Avenue, Greeley Street, Pearson Avenue, Lynn Avenue, and Sunset Drive from 7:00 a.m. to 6:00 p.m. on Saturday, April 1
 - c. RESOLUTION NO. 17-068 approving suspension of parking regulations for closed areas from 5:00 p.m. Friday, March 31, until 6:00 p.m. Saturday, April 1
13. RESOLUTION NO. 17-069 approving submission of application for 2017/18 Governor's Traffic Safety Bureau Enforcement Grant, and if awarded, authorizing participation by Police Department
14. RESOLUTION NO. 17-071 approving Federal ICAAP Agreement for Traffic Network Master Plan Project
15. Grant Avenue (Hyde) Paving Project:
 - a. Motion adopting Preliminary Resolution (RESOLUTION NO. 17-072)
 - b. Motion adopting Resolution of Necessity (RESOLUTION NO. 17-073)
 - c. RESOLUTION NO. 17-074 adopting Plat and Final Assessment Schedule and amending, confirming, and levying assessments
16. RESOLUTION NO. 17-075 approving preliminary plans and specifications for 2015/16 Sanitary Sewer Rehabilitation; setting March 22, 2017, as bid due date and March 28, 2017, as date of public hearing
17. RESOLUTION NO. 17-076 approving preliminary plans and specifications for Ames Municipal Cemetery Water Service Line Replacement; setting March 22, 2017, as bid due date and March 28, 2017, as date of public hearing
18. RESOLUTION NO. 17-077 approving preliminary plans and specifications for 2017/18 Pavement Restoration Program Contract 1: Concrete Joint Repair Program; setting March 22, 2017, as bid due date and March 28, 2017, as date of public hearing
19. RESOLUTION NO. 17-078 approving preliminary plans and specifications for 2017/18 Pavement Restoration Program Contract 2: Slurry Seal Program; setting March 22, 2017, as bid due date and March 28, 2017, as date of public hearing
20. RESOLUTION NO. 17-079 approving preliminary plans and specifications for 2015/16 and 2016/17 Seal Coat Street Pavement Improvements; setting March 22, 2017, as bid due date and March 28, 2017, as date of public hearing
21. RESOLUTION NO. 17-080 approving preliminary plans and specifications for 2015/16 Low-Point Drainage Improvements (Westwood Drive); setting March 22, 2017, as bid due date and March 28, 2017, as date of public hearing
22. RESOLUTION NO. 17-081 awarding contract for 15kV Aluminum Cable for Electric Distribution Inventory to Wesco of Des Moines, Iowa, in the amount of \$73,188, subject to metals adjustment at time of order
23. RESOLUTION NO. 17-082 waiving purchasing policy requirement for competitive bidding and

awarding contract for Ceram Core Pipe for Electric Services to Fluid Technology Corporation of Des Moines, Iowa, in the amount of \$111,722

24. RESOLUTION NO. 17-083 reallocating Capital Improvements Plan funding from Northwood Lift Station to East 30 Lift Station
 25. RESOLUTION NO. 17-084 approving contract and bond for 2014/15 Low-Point Drainage Improvements (Northwood Ravine Stabilization)
 26. RESOLUTION NO. 17-085 approving contract and bond to Replace Tipping Floor Concrete at Resource Recovery Plant
 27. Distributed Control System for Power Plant:
 - a. RESOLUTION NO. 17-086 reallocating funding from Electric Fund to the project
 - b. RESOLUTION NO. 17-087 approving Change Order No. 4 with Emerson Process Management Power & Water Solutions
 28. RESOLUTION NO. 17-088 approving Change Order with Bolton & Menk, Inc., for Engineering Services for South Skunk River Basin Improvements (City Hall Parking Lot)
 29. RESOLUTION NO. 17-089 approving Change Order No. 1 with M & M Engineering Associates for Power Plant Unit 7 Boiler Tube Piping Headers
 30. RESOLUTION NO. 17-090 accepting completion of 2014/15 Sanitary Sewer Rehabilitation (Manhole Rehabilitation Basins 1 and 5)
 31. RESOLUTION NO. 17-091 approving Plat of Survey for 1109 E. Lincoln Way and 200 Sondrol Avenue
 32. RESOLUTION NO. 17-092 approving Plat of Survey for 4303 Cochrane Parkway and 400 South Dakota Avenue
 33. RESOLUTION NO. 17-094 approving Plat of Survey for 114 South Duff Avenue
 34. RESOLUTION NO. 17-095 approving Plat of Survey for 1712 E. Lincoln Way
- Roll Call Vote: 6-0. Resolutions/Motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

2016 URBAN REVITALIZATION TAX ABATEMENT REQUESTS: Council Member Beatty-Hansen stated that she would abstain from voting on this item due to a conflict of interest. Council Member Nelson indicated the same.

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 17-070 approving 2016 Urban Revitalization tax abatement requests.

Roll Call Vote: 4-0-2. Voting Aye: Betcher, Corrieri, Gartin, Orazem. Voting Nay: None. Abstaining: Beatty-Hansen, Nelson. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

PLAT OF SURVEY FOR 2510 - 2526 LINCOLN WAY: Council Member Betcher asked for a brief explanation since people are interested in development that is occurring in and around Campustown. Planning and Housing Director Kelly Diekmann stated that this particular Plat of Survey is to consolidate four existing lots into one lot. The applicant intends to demolish the existing buildings and develop a mixed-use building, which will be four stories high with eight apartments and commercial space on the ground floor.

Moved by Nelson, seconded by Corrieri, to adopt RESOLUTION NO. 17-093 approving Plat of Survey for 2510 - 2526 Lincoln Way.

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

PUBLIC FORUM: Mayor Campbell opened Public Forum.

Merlin Pfannkuch, 1424 Kellogg Avenue, Ames, wished to remind the public that the hearing before the State's City Development Board regarding annexation of land (East Industrial Area) is continued to March 8 at 1:30 p.m. in Des Moines. Those who might want to participate in the public hearing may do so via teleconference. Mr. Pfannkuch stated that he would leave that teleconference information with the City Clerk's Office; anyone interested should contact them.

Mr. Pfannkuch indicated that, for years, he has suggested that a clear line be drawn amongst the City, the Ames Chamber, and the Ames Economic Development Commission. He noted that the Chamber belongs to an Iowa Chamber Alliance, which is a 16-member consortium of related groups in Iowa. It has become fairly active in legislation in the state, and he was disappointed that four of the Chamber lobbyists were listed for the collective bargaining bill. Mr. Pfannkuch said that the Chamber should want to promote economic activity and not draw down wages and benefits. He had yet to identify any elected official that was for this legislation. He suggested that the Council not pay the \$2,500 in dues to the Chamber next year.

With regard to the East Industrial Area, Mr. Pfannkuch stated that on February 17, 2016, during a Planning and Zoning Commission meeting, Planning Director Kelly Diekmann had indicated that the time line for development was undefined, but probably meant the Utility Construction Program in the Capital Improvements Plan would be within the next two years. On February 9 last year, the Council approved funding. Mr. Pfannkuch said that there is still time for the Council to involve public input by holding a workshop. He felt that by going forward with this Industrial Area and the public contributing \$5 million, there should be more assurances that new companies will be developing in this area. He felt that most of the taxpayers' monies is going to be wasted.

Public Forum was closed by the Mayor.

DISCUSSION OF ADDITIONAL QUESTIONS PERTAINING TO RESIDENTS SATISFACTION

SURVEY: Public Relations Officer Susan Gwiasda explained that the City is working with Iowa State University's Institute for Design Research and Outreach to produce, distribute, and analyze the 2017 Resident Satisfaction Survey. The Survey is on schedule to get out the end of March, which will be sent to 1,350 utility bill customers. It also goes out digitally to Iowa State students. She advised that a small amount of space is reserved in the survey for the Council to ask policy questions of the city's residents. The City's 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.

Council Member Betcher referred to information the Council has received regarding interest in developing housing in Downtown Ames. She believed there will be the question of whether the City will want to support an Urban Revitalization Area(s) in Downtown or elsewhere. Ms. Betcher was concerned about the policy of whether the Council incentivizes the demolition of buildings that are potentially eligible for listing in the National Register of Historic Places. She would like to know whether citizens think the Council should incentivize that kind of demolition. She wanted to know how the public felt about using public funds for Urban Revitalization in the Downtown area or any other location in Ames.

Moved by Betcher, seconded by Beatty-Hansen, to include the following question in the Resident Satisfaction Survey: "What are your thoughts about the City providing monetary incentives, tax abatements, TIFs, etc., for Urban Revitalization projects that result in demolition of buildings that any

Ames historic resource survey has identified as potentially being placed in the National Register of Historic Places?”

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

Merlin Pfannkuch, 1424 Kellogg Avenue, Ames, felt that jargon should be kept out of the questions. Simple, straight forward questions need to be asked that anyone can follow. Mr. Pfannkuch stated that he would like to ask the question, “should utility revenues be used for extending infrastructure for business and industrial development?”

FIREFLY COUNTRY NIGHT ON MAIN STREET: Assistant City Manager Brian Phillips gave background regarding the Firefly Country Night special events. In the past, the Main Street Cultural District (MSCD) has organized these Country Night events. This year, the organizers, Jess Clyde of London Underground and Bill Malone of Café Diem, were planning to host two Firefly Country Nights - one on July 14 and the other on the Thursday before Cy-Hawk football weekend. Staff was fine with the July 14 date, however, there were concerns regarding the second event. Staff has since had discussions with the event planners, and has received an application to hold this second Firefly event on Friday, September 8, the day before the Cy-Hawk football game. Historically, the Firefly Country Night has had a successful track record, however, City staff anticipates that this will be a very busy weekend. Organizers did propose certain measures will be taken to mitigate potential safety concerns.

Cindy Hicks, Executive Director of the Main Street Cultural District, 304 Main Street, Ames, stated that the Cy-Hawk football game is arguably the biggest event of year. Economically, that week is good for Ames. Part of her job is to make sure that with these big events, that Downtown Ames shared in that spotlight. She said that by holding the Firefly Country Night on September 8 gives Ames the opportunity to show off all that is great in an organized manner, which is also safe and responsible. Ms. Hicks stated that they would not be asking the Council to approve this special event on that night if they weren't 100% sure that they could do it without incident. She reported that the MSCD has held 17 events with zero police calls.

Council Member Orazem asked if it is the presumption that the MSCD is missing out because all of the concentration is in Campustown, or is it that there will be 1,500 more people in Ames on top of those turning out for the football game. Ms. Hicks stated that the Cy-Hawk football game weekend is pretty good in Downtown Ames, however, it could be better.

Mayor Campbell questioned why the event was now planned for Friday instead of Thursday night. Ms. Hicks indicated that they never had definite discussions as to what date the event would take place.

In reference to the 17 events hosted by the MSCD with zero police calls, Council Member Betcher asked how many were held on football, Cy-Hawk football, or VEISHEA weekends. Ms. Hicks responded that there have been none.

Jess Clyde of the London Underground, 212 Main Street, Ames, reported that this weekend is similar to that of the Big 12 Tournament in Kansas City, where people want additional activities besides basketball. What they are trying to do is tap into that market to provide entertainment options that are responsible and safe. In previous years, the Firefly Country Nights have been held on Thursdays, and one on a Sunday; it was felt they should try a Friday night. Mr. Clyde said they do take the Police Department's concerns very seriously. Furthermore, they understand that because of it being such a busy weekend, the Police are not sure they can respond to any issues in the Downtown in a timely manner. He stated that it is their intent to hire several security guards above and beyond what is recommended by normal event standards. He reviewed some of the steps they will take in order to run

a safe event. Mr. Clyde reiterated that they want to give people something to do other than attend a house party or tail gate the night before the game.

Bill Malone of Café Diem, 229 Main Street, Ames, stated that, as business people, they are excited to offer this business opportunity for a Firefly Country Night on the Friday before the football game, which will feature a nationally known act. From their perspective, it was hard for them to imagine the kinds of problems the Police Department are facing. He felt that if there are entertainment options offered in the Downtown district, then there is another entertainment option for people to attend. As organizers, they are prepared to make changes to their plan in order to make this work.

Council Member Beatty-Hansen asked if staff will have another opportunity to review this application and to come back with its recommendation to Council. Assistant City Manager Phillips responded that it is staff's role to warn the Council about the potential consequences. At this point, staff is needing to know whether or not the Council would accept the application for this event on September 8. If the Council approves acceptance of the application, the intent is to bring this item back at the March 7 meeting.

Police Chief Cychosz reported that, as a Police Department, they have had quite a bit of experience with this type of event. He stated that, as with VEISHEA, entertainment was put in place to draw people away from the house parties and some more of the volatile settings. A Taste of VEISHEA worked – until it no longer did. These events gather a momentum of their own. Chief Cychosz said that this event may have great aspects to it, but he does have a sense of caution. He further said that the ISU/Iowa football weekend has become the new VEISHEA for the Police in terms of the number of calls that are received by the Department.

Upon questioning by Council Member Orazem, Chief Cychosz responded that there is value in terms of spreading the density of groups out into smaller groups or gatherings. In response to further questioning, the Chief reported that Iowa City had tried an outdoor music event on central campus during a Cy-Hawk football weekend, and it got out of hand. Since then, the concerts were moved to parking lots north of campus in a fenced off area in more of a remote location. The city didn't see any real problems with those events.

Mayor Campbell asked that if extra Police action was needed in the Downtown area, would extra response time be needed elsewhere. Chief Cychosz stated that his Department would have to prioritize calls; he could not promise the same kind of support on the September 8 weekend that they normally would provide.

Council Member Betcher asked about the number of calls the Police Department has received during the Cy-Hawk football weekends. Mr. Cychosz indicated that the last three times the games have been in Ames they have seen a growth in numbers each time.

Mayor Campbell asked Ms. Hicks what security has been arranged for the Firefly Country Night. Ms. Hicks reported that they have engaged CSC as their security company, which is the same company that works events at Iowa State. It was suggested to them to hire one security guard per 250 people; however, they will be hiring one guard per 107 people. Furthermore, they have paid staff who will be working that night. Mayor Campbell noted that if arrests were needed, it would involve the Police.

Council Member Betcher stated that she has severe doubts about planning this event for that football weekend when the Council hasn't allowed events to be hosted during other football weekends by the Campustown Action Association. She had no problems with the July 14 Firefly Country Night, and it

has been proven to be a successful event. However, she does not know what is to come on Cy-Hawk weekend, and the Police will already be stretched. She indicated it is not about the event – it is about that particular weekend.

Moved by Betcher, to reject the Special Event Application to hold Firefly Country Night on Main Street on Friday, September 8, 2017. The motion died for lack of a second.

Moved by Gartin, seconded by Orazem, to accept the Special Event Application to hold Firefly Country Night on Main Street on Friday, September 8, 2017.

Council Member Orazem said that he sees the value of having an organized event other than in Campustown. He sensed that it could be a benefit rather than more of a harm. He felt the more times you can split populations into smaller, more manageable groups, the better.

Council Member Gartin stated that the organizers are invested in our community and have organized similar events. He appreciated the fact that they are open to guidance from our Police force, and that events held like this in the past give him reason to hope that this could be a successful event for Ames.

Council Member Betcher indicated that VEISHEA was planned by people who knew what they were doing, and under the best laid plans, things still managed to go array and result in significant disturbances. She would like to see a trial run for an event such as this on another football weekend, but not on Cy-Hawk weekend.

Vote on Motion: 5-1. Voting Aye: Beatty-Hansen, Corrieri, Gartin, Nelson, Orazem. Voting Nay: Betcher. Motion declared carried.

REQUEST FOR CITY INCENTIVES FOR BARILLA EXPANSION: City Manager Steve Schainker explained that the City has received a request from Barilla for tax incentives to help support its proposed expansion project. He gave an overview of the company's operations in Ames. The company is currently receiving an industrial tax abatement on existing improvements. And, with its next expansion, the project will include over 71,000 square feet to house two additional processing lines, a rail yard expansion to accommodate a larger number of train cars, and six silos to store wheat. City Manager Schainker stated that the total investment in this project is estimated to be about \$62 million, with the taxable value estimated at \$16,320,000. If the Council approves Barilla's request for incentives, it is hoped that construction will begin this year, with completion in the spring of 2018.

Mr. Schainker reported that Barilla is considering two sites for its expansion. Ames is competing with another of the company's sites located in Avon, New York. He has been advised that Avon has offered quite an attractive incentive package to Barilla; the value of this tax abatement incentive is estimated to be \$8,000,000 over a 10-year period.

City Manager Schainker reviewed the State of Iowa's incentive package through the Iowa Economic Development Authority (IEDA). It has recommended to its board approval of an incentive package totaling \$1,591,000. He indicated that Alliant Energy had also offered substantial incentives.

Mr. Schainker reviewed the City's incentive package options:

Alternative 1: Offer a five-year, partial Industrial Tax Abatement incentive. The value of this incentive based on an incremental assessed value for the expansion project of \$16,320,000 would be \$1,046,220. Under this incentive program, the City would be paid \$1,278,714 over

this same five-year period. No action is required under this alternative. If the project qualifies for the incentive as determined by the Assessor, this incentive is automatically provided.

Alternative 2: Offer a 10-year, partial tax abatement incentive under the Urban Revitalization Program. The value of this incentive based on an incremental assessed value for the expansion project of \$16,320,000 will be \$2,045,942. Under this incentive program, the City would be paid \$2,603,926 over this same 10-year period. To accomplish this alternative, the City Council will need to create an Urban Revitalization Plan and area, and to adopt a resolution approving the plan and an ordinance approving the area for the Barilla site

Alternative 3: Offer Tax Increment Financing (TIF) Rebate incentive to the company for 10 years or up to \$3,000,000, whichever comes first. Assuming a \$16,320,000 assessed value for the incremental value of the expansion project and that the tax rate and assessed value remains the same over a 10-year time frame, \$3 million of tax rebates will be generated for the company in 10 years. However, if the tax rate and/or the assessed value increases in the future, \$3 million of tax rebates could be generated sooner for the company. Under this incentive program, the City would be paid \$491,314 over this same 10-year period. To accomplish this alternative, the City Council must establish an Urban Renewal Area, prepare a developer's agreement for the company to sign agreeing to create the 41 new jobs within three years, and create a minimum assessment agreement for the company to sign equal to \$16,320,000, which is the estimated value of the new improvements associated with the expansion project.

City Manager advised that he is recommending Alternative 3. He said that this project is unique and a precedent should not be established with this type of incentive, should the Council approve this Alternative for Barilla. He stated that an additional investment of this magnitude at the Ames Barilla plant should reflect favorably on this site should further expansion possibilities in the future cause a similar competition between Ames and Avon.

Dan Culhane, Executive Director of the Chamber of Commerce, 304 Main Street, Ames, provided background for this project expansion, which began in 2009. He reviewed the incentives offered by the State. Mr. Culhane advised that Barilla had met with its Board of Directors, which voted to bring the expansion to Ames, subject to the City's and State's incentive processes moving forward.

Discussion was held regarding final commitment to these terms (Alternative 3) by both Barilla and the City. Mr. Schainker said the deal is not finalized until both parties sign the development agreement. If the City Council agrees to these terms, Barilla will want to begin construction in the spring, and will have to rely on the Council's word that it can move forward with the design, permit applications, etc.

When questioned by Council Member Gartin, Mr. Culhane responded that if things would fall apart and Barilla would close, the worse case scenario would be that there is about 600,000 square feet of industrial space that bodes well to other opportunities with other companies. It is a highly visible facility along the interstate with significant rail capacity. Mr. Culhane stated that Barilla owns the facilities, with market shares continuing to grow. It is a highly successful company. Mr. Schainker added that Barilla is a market leader in pasta production in the United States.

Merlin Pfannkuch, 1424 Kellogg Avenue, stated that he was pleased to hear some additional background on this, however, he questioned what sort of opportunity the public will have to discuss this. He said that the City cannot continue to subsidize businesses and industries, and unless the valuation for this project goes up, the City will receive no property taxes for 10 years. He stated that the Council is kidding itself if it thinks a precedent will not be set. He felt that this is not a good deal for the City.

The Council discussed the City's proposed offers and the incentivizing of industrial expansion in the Ames community. Council Member Corrieri stated that this is a unique circumstance, and it is offering incentives to an already established business. She felt that it is unfair to say that the City would not be getting a good deal.

Moved by Orazem, seconded by Nelson, to offer a Tax Increment Financing (TIF) Rebate incentive to Barilla for 10 years or up to \$3,000,000 whichever comes first; and, to accomplish this alternative, the City must establish an Urban Renewal Area, prepare a Developer's Agreement for Barilla to sign agreeing to create 41 new jobs within three years, and to create a Minimum Assessment Agreement for Barilla to sign equal to \$16,320,000, which is the estimated value of the new improvements associated with the expansion project.

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

REQUEST FOR PROPOSALS FOR 321 STATE AVENUE: Housing Coordinator Vanessa Baker-Latimer reported that at its January 10 meeting, the Council provided direction to staff to proceed with developing a Request for Proposals (RFP) for the development of the City-owned property at 321 State Avenue.

She reviewed the five objectives as directed:

- Prepare an RFP to select a partner developer to design and construct an affordable housing development;
- Allow for proposals to include detached or attached single-family homes;
- Require the developer to specify details on any properties that may be made available for rental;
- Offer financial incentives of land at no cost, up to \$550,000 to assist in construction of infrastructure, down payment assistance for qualified low and moderate income households, and support for the developer to apply for state Workforce Housing Tax Credits;
- Require that a minimum of 60% of total homes shall be available to qualified low and moderate income households.

Ms. Baker-Latimer advised that the draft RFP includes a description of the goals for the development of the site, minimum development requirements, submittal requirements, and evaluation/scoring criteria. She indicated that the completed RFP should be sent out by the second week of March with a proposed submittal deadline of April 14. The final selection will be before the Council at its May 9 meeting.

Ms. Baker-Latimer summarized all of the components included in the RFP. She indicated that staff has attempted to provide a basic framework to help guide the development proposal while, at the same time, trying to allow for creative development approaches.

Council Member Gartin referred to "modular housing" which is mentioned in the RFP and asked if there were other situations where modular housing has been constructed. Housing Coordinator Baker-Latimer advised that this type of housing was constructed in the Bentwood Subdivision, offering 48 modular homes. She stated that this Subdivision project was very successful.

In reference to the area that relates to "if rental homes are included," Council Member Corrieri asked if providing rental homes is not a requirement. She stated that the Council had earlier indicated a preference that there be some rental housing component.

Planning and Housing Director Kelly Diekmann advised that the way this component was phrased at the January 9 Council meeting was, "would you consider a proposal that included rental housing?" –

not that it must be in the project. The direction was to identify any rental housing that would be in the proposal.

Council Member Betcher questioned how the scoring will be done. Director Diekmann indicated that it will have to be some sort of composite score, because it can not be done per unit (a 60-unit project would score much higher than a 30-unit project). He said that staff is trying to indicate preference by the points that are assigned in the project design and amenities; staff will have to give a composite average value – it can not be earned per structure. Mr. Diekmann explained that staff will be trying to evaluate by preference rather than by score (e.g., weighting a three-bedroom home over something else). City Manager Schainker reiterated that this process will not be bound by the highest point score, and that staff will try to come up with some type of scoring system for the Council.

Sharon Guber, 2931 Northwestern Avenue, Ames, indicated that this procedure is a new introduction to her, and that she was pleased to see, from a neighborhood perspective, an emphasis on design and creativity. She asked if this RFP would be finalized at this meeting, or will it be coming back to Council with some other criteria. Planning and Housing Director Diekmann stated that it may come back with some minor changes, but Council is being asked to approve the content and form of the RFP tonight.

Ms. Guber asked staff to clarify if it is being suggested in the RFP that basements be included or if this is an option. Mr. Diekmann responded that everything on the list is optional, and nothing is mandatory. Staff will be sorting out what is proposed in each RFP, and doesn't automatically believe that basements should be proposed. It is the same with garages – all on the list are optional.

Moved by Beatty-Hansen, seconded by Corrieri, to direct staff to proceed with issuing an RFP consistent with the draft as presented to Council.

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

The meeting recessed at 7:37 p.m.

The meeting reconvened at 7:47 p.m.

MULTI-MODAL ROADWAY IMPROVEMENTS PROGRAM LOCATIONS: Public Works Director John Joiner stated that this action before the Council is to affirm changes to the original program that was presented to the Council during the CIP overview at its workshop on January 17, 2017. The amendments were requested by the Ames Bicycle Coalition and approved by the Council at its February 14, 2017, meeting.

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 17-096 removing on-street improvements along Duff Avenue (Lincoln Way to 6th Street) and Beach Avenue (Mortensen Parkway to Lincoln Way) from consideration in future Capital Improvements Plans.

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

Moved by Corrieri, seconded by Betcher, to recommend to the Ames Area Metropolitan Planning Organization that the aforementioned on-street improvements need not be considered during the 2045 Long-Range Transportation Program update.

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

HEARING ON VOLUNTARY ANNEXATION OF PROPERTY LOCATED AT 5508 LINCOLN WAY AND 632 NORTH 500TH AVENUE: Mayor Campbell declared the hearing open. She noted that staff has requested that the hearing be continued to the Council's March 7, 2017, meeting.

Moved by Nelson seconded by Corrieri, to continue the hearing until the March 7, 2017, City Council meeting.

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

HEARING ON CITY-INITIATED REZONINGS OF PROPERTIES: Planning and Housing Director Diekmann explained that these City-initiated rezonings are to clean up the Zoning Map.

The hearing was opened by Mayor Campbell, and she closed same after no one wished to speak.

Moved by Nelson, seconded by Corrieri, to pass on first reading an ordinance rezoning properties at 2901 Harrison Road from Suburban Residential Low Density (FS-RL) to Government/Airport (S-GA); 1002 6th Street from Government/Airport (S-GA) to Residential Low Density (RL); 820 Miller Avenue from Residential Low Density (RL) to Government/Airport (S-GA); 601 State Avenue from Residential Low Density (RL) to Government/Airport (S-GA); 925 Airport Road, from Highway-Oriented Commercial (HOC) to Government/Airport (S-GA); 1216 South Bell Avenue from General Industrial (GI) to Government/Airport (S-GA); and, 900 South 500th Avenue from Agricultural (A) to Government/Airport (S-GA).

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

HEARING ON 2016/17 CYRIDE ROUTE PAVEMENT IMPROVEMENTS (S. 3RD/4TH STREET): Mayor Campbell opened the hearing. No one came forward to speak, and the hearing was closed.

Moved by Corrieri, seconded by Betcher, to accept the report of bids and delay award of contract.

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

ORDINANCE MODIFYING REQUIREMENTS FOR SIDEWALK CAFES: Assistant City Manager Brian Phillips indicated that one of the components to the Sidewalk Café Code is to allow for the use of parklets to extend the sidewalk café into a parking space.

Moved by Gartin, seconded by Corrieri, to pass on first reading an ordinance modifying the requirements for Sidewalk Cafes.

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

CAMPUS AND COMMUNITY COMMISSION: Assistant City Manager Phillips stated that the Council will need to take action in creating this eight-member commission. The appointed representatives would serve three-year terms, with some having shortened initial terms to create a staggered effect.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 17-097 establishing the Campus and Community Commission.

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

Moved by Corrieri, seconded by Betcher, to pass on first reading an ordinance repealing ORDINANCE NO. 3876 creating the Student Affairs Commission.

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

ORDINANCE MAKING CLARK AVENUE “NO PARKING” AT ALL TIMES FROM LINCOLN WAY TO MAIN STREET: Moved by Betcher, seconded by Corrieri, to pass on second

reading an ordinance making Clark Avenue “no parking” at all times on both sides of the street from Lincoln Way to Main Street.

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

COUNCIL COMMENTS: Moved by Corrieri, seconded by Betcher, to not refer the request to amend the Urban Fringe Plan map for property located on 190th Street.

Council Member Corrieri stated that she made this motion, because she believes that staff needed direction on how to respond to the property owner’s request.

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

Moved by Nelson, seconded by Betcher, to refer to staff the request from U-Haul regarding height and roof style, thereby allowing it to apply for a text amendment.

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

In reference to a letter received from the Human Relations Commission, ex officio Sam Schulte asked that a member of the Council refer those recommendations regarding the Human Rights Campaign’s Municipal Equality Index to City staff. Assistant City Manager Phillips indicated the Commission is required by ordinance to provide an annual report to the Council, which will probably come before the Council in the Spring. This report will include the activities that it has worked on. If the Council wishes to discuss these items, he will advise the Commission members to be prepared to discuss them at that time.

Moved by Betcher, seconded by Beatty-Hansen, to place the Human Relations Commission’s referral on the Council’s agenda when the Commission presents its Annual Report.

Vote on Motion: 5-1. Voting Aye: Beatty-Hansen, Betcher, Corrieri, Nelson, Orazem. Voting Nay: Gartin. Motion carried.

Council Member Betcher stated that the Council has received a number of emails from parents whose children attend Fellows School and the traffic issues occurring there. The cause of these safety issues can not be addressed by the City until the School District resolves some of these issues.

Moved by Betcher, seconded by Beatty-Hansen, to direct that the City Manager meet with the School District Superintendent regarding these traffic issues and to initiate some productive discussions.

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

Moved by Gartin, seconded by Beatty-Hansen, to request that the Mayor provide a letter of support to Elizabeth Wentzel for her application to the Iowa Walking College.

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

ADJOURNMENT: Moved by Gartin to adjourn the meeting at 8:00 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

Jill L. Ripperger Recording Secretary

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

MARCH 7, 2017

The Regular Meeting of the Ames City Council was called to order by Mayor Ann Campbell at 6:00 p.m. on the 7th day of March, 2017, in the City Council Chambers in City Hall, 515 Clark Avenue. Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem were present. *Ex Officio* Member Sam Schulte was also present.

PROCLAMATION FOR “ECO FAIR DAY,” MARCH 25, 2017: Mayor Campbell proclaimed March 25, 2017, as “ECO Fair Day.” Accepting the Proclamation were Director of Electric Services Donald Kom and Assistant Director of Water and Pollution Control Christina Murphy. Director Kom noted that this will be the Seventh Annual ECO Fair Day. It begins at 9 AM and concludes at 1 PM. Mr. Kom listed some of the activities that will be occurring at the event.

CONSENT AGENDA: Mayor Campbell pulled Item No. 12, Request from London Underground for LondonFest on April 22, 2017; Item No. 13, Request from London Underground for Firefly Country Night on July 14, 2017; and Item No. 21, Change Order No. 15 for New Water Treatment Plant Project, for separate discussion.

Moved by Betcher, seconded by Corrieri, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving Report of Contract Change Orders for February 16-28, 2017
3. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Liquor & Outdoor Service – Coldwater Golf Links, 615 S. 16th Street
 - b. Class E Liquor, C Beer, & B Wine – Kum & Go #227, 2108 Isaac Newton Drive
 - c. Class E Liquor, C Beer, & B Wine – Kum & Go #113, 2801 E. 13th Street
 - d. Class A Liquor & Outdoor Service – Elks Lodge #1626, 522 Douglas Avenue (pending dram)
 - e. Class C Beer & B Native Wine – Swift Stop #4, 1118 S. Duff Avenue
 - f. Class C Beer & B Wine – Swift Stop #5, 3218 Orion Street
 - g. Special Class C Liquor – The Spice Thai Cuisine, 402 Main Street (pending dram)
 - h. Class E Liquor, C Beer, & B Wine – Sam’s Club #6568, 305 Airport Road
 - i. Class C Liquor – Sips/Paddy’s Irish Pub, 124 Welch Avenue
 - j. Class E Liquor, C Beer, & B Wine – Wal-Mart Store #749, 3105 Grand Avenue
 - k. Special Class C Liquor & B Wine – Southgate Expresse, 110 Airport Road
 - l. Class C Liquor – Los Altos Mexican Restaurant, 823 Wheeler Street, Ste. 5 (pending dram)
4. Motion approving new Class B Liquor License for Holiday Inn Ames, 2609 University Boulevard
5. Motion approving ownership change for Class E Liquor License for Walgreens #12108, 2719 Grand Avenue
6. RESOLUTION NO. 17-098 approving appointments to City’s various boards and commissions
7. RESOLUTION NO. 17-099 approving agreement with Willis of Greater Kansas, Inc., to provide property insurance brokerage services
8. RESOLUTION NO. 17-100 approving Joint Use Parking Agreement for 1301 Buckeye Avenue
9. RESOLUTION NO. 17-101 approving Agreement with Iowa Department of Transportation for 2017/18 South Duff Avenue Improvements
10. Request from Raising Readers for Step Into Storybooks on April 8:
 - a. Motion approving blanket Temporary Obstruction Permit for event activities on Douglas Avenue
 - b. RESOLUTION NO. 17-102 approving closure of Douglas Avenue from 5th Street to 6th Street from 6:00 a.m. to 1:00 p.m.
 - c. RESOLUTION NO. 17-103 approving waiver of parking meter fees for metered spaces on Douglas Avenue between 5th Street and 6th Street and on 5th Street between Douglas Avenue

and Kellogg Avenue from 8:30 a.m. to 12:30 p.m.

11. RESOLUTION NO. 17-108 approving preliminary plans and specifications for 2015/16 West Lincoln Way Intersection Improvements (Franklin Avenue); setting April 5, 2017, as bid due date and April 11, 2017, as the date of public hearing
 12. RESOLUTION NO. 17-109 approving preliminary plans and specifications for 2016/17 River Valley Park Softball Infield Renovation; setting April 4, 2017, as bid due date and April 11, 2017, as date of public hearing
 13. RESOLUTION NO. 17-110 approving preliminary plans and specifications for CyRide Paving Renovations 2017 Project; setting April 5, 2017, as bid due date and April 11, 2017, as date of public hearing
 14. RESOLUTION NO. 17-111 awarding contract for 2016/17 CyRide Route Pavement Improvements (S. 3rd/4th Street) to Manatt's, Inc., of Ames, Iowa, in the amount of \$2,495,582.55
 15. RESOLUTION NO. 17-112 approving single-source procurement of automatic passenger counters, installation, and associated annual software licenses with DILAX Systems, Inc., of Saint-Lambert, QC, Canada, in the amount of \$59,035
 16. RESOLUTION NO. 17-113 approving contract and bond for Boiler Maintenance Services for Power Plant
 17. RESOLUTION NO. 17-114 approving balancing Change Order No. 2 for 2015/16 Bridge Rehabilitation Program (6th Street Bridge)
 18. RESOLUTION NO. 17-116 approving Plat of Survey for 2700-2728 Lincoln Way, 115 South Sheldon Avenue, and 112 and 114 South Hyland Avenue
- Roll Call Vote: 6-0. Resolutions/Motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

REQUEST FROM LONDON UNDERGROUND FOR LONDON FEST ON APRIL 22: Council Member Betcher said that she had requested to pull this item for separate discussion because she had received some feedback from business owners and the membership of the Main Street Cultural District, and she felt that it merited public discussion. She explained that the comments dealt with moving the event from a Sunday to a Saturday. The Farmers' Market also occurs on that Saturday. Some businesses have concerns about losing parking and business. They also had commented about realizing how many times streets are being closed in the Downtown. Ms. Betcher shared that her personal feeling is to table this item until the next Regular Council Meeting to allow for more notification to the affected businesses to occur and perhaps receive their feedback.

Jess Clyde, owner of London Underground, said that he had talked to many businesses in the 200 Block of Main Street regarding LondonFest occurring in the Fall 2016. The organizers felt that they did not have enough time to prepare for the event last fall and they decided to move it to this summer. He acknowledged that there could have been a few business owners with whom he had not discussed the event now being planned for April.

Mayor Campbell noted that the Council's next Regular Meeting isn't until March 28, which isn't that much in advance of the April 22 event date.

Council Member Gartin suggested that perhaps the process needs to be tweaked a bit to ensure that notice to affected persons has to be made far enough in advance ahead of the City Council meeting.

Moved by Orazem, seconded by Corrieri, to approve the following:

- a. Motion approving temporary Outdoor Service Privilege for London Underground, 212 Main Street
- b. Motion approving blanket Temporary Obstruction Permit and blanket Vending License for closed

area

- c. RESOLUTION NO. 17-104 approving closure of Main Street from Douglas Avenue to Kellogg Avenue and Douglas Avenue from Main Street to alley between Main Street and 5th Street from 6:00 a.m. April 22 to 2:00 a.m. April 23
 - d. RESOLUTION NO. 17-105 approving closure of 50 on-street parking spaces within closed area
- Roll Call Vote: 6-0. Motions/Resolutions declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

REQUEST FROM LONDON UNDERGROUND FOR FIREFLY COUNTRY NIGHT ON JULY 14: Council Member Betcher said that she had pulled this item for similar reasons as LondonFest; however, in this case, there is more time prior to the event to get feedback. Jess Clyde answered that they do have more time, but they have to get contracts signed. Mr. Clyde wanted it known that, even though the application shows London Underground as the applicant, this event is being made in partnership between London Underground and the Main Street Cultural District. Paul Livingston, President of the Main Street Cultural District (MSCD), stated that Firefly Country Night has a long history of success and has been recognized by Main Street Iowa. Last year, the event was not well-attended and the Main Street Cultural District took a financial hit. It was felt that the event being held on a Sunday contributed toward that issue.

At the inquiry of Council Member Gartin, Mr. Livingston stated that there had been notifications made to the affected business owners. Mr. Gartin asked if the MSCD had received any kind of negative feedback from affected business owners. Mr. Livingston said that he had received a few comments from those who are concerned about additional street closures.

Bill Malone, Main Street business owner, said that the MSCD Promotions Committee and MSCD Board have thoroughly discussed this event. He felt that the City Council sometimes seems to micro-manage events on Main Street, but the Promotions Committee and Board should be the ones to decide whether events should be approved. Mr. Malone stressed the need for the Council to vote on this item tonight because they have committed to big national acts. He stated that they cannot push the item to March 28 because they would not get the contracts.

Council Member Betcher expressed her dismay that the MSCD is continuing to advertise events prior to them being approved by the City Council. She also said that it is the City Council's job to micro-manage events on Main Street, as it is a city street.

Council Member Nelson asked if there are other places in the Downtown, other than on Main Street, where these events could be held. Mr. Malone said that the 200 block of Main Street is basically an extension of London Underground. With London Underground's sponsorship, it saves the MSCD a lot of money, and the 200 block of Main Street is the best place for this event.

Moved by Orazem, seconded by Corrieri, to approve the following:

- a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License for closed area
 - b. RESOLUTION NO. 17-106 approving closure of Main Street between Kellogg Avenue and Douglas Avenue from 6:00 a.m. to 11:59 p.m.
 - c. RESOLUTION NO. 17-107 approving closure of 45 metered parking spaces within closed area
- Roll Call Vote: 6-0. Motion/Resolutions declared approved/adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

CHANGE ORDER NO. 15 FOR NEW WATER TREATMENT PLANT PROJECT: Director of Water & Pollution Control John Dunn explained that there was a price discrepancy in one of the three components of the Change Order. The net cost of the Change Order is \$36,671, which is an increase of \$1,348 from what was reported in the Council Action Form. The discrepancy pertained to cabinetry modifications; the total cost for that item is \$4,591. That also changes the remaining project contingency to \$2,097,031.

Moved by Nelson, seconded by Corrieri, to adopt RESOLUTION NO. 17-115 approving Change Order No. 15 for the New Water Treatment Plant Project in the total amount of \$36,671.

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

PUBLIC FORUM: Merlin Pfannkuch, 1424 Kellogg Avenue, Ames, stated that he had been working for nearly 25 years to make the process related to city government at the Council level be more fair to its citizens; however, he has made almost no progress. Mr. Pfannkuch alleged that the City does not know how to treat its citizens fairly. He feels that the “non-corporate” citizens must be given an opportunity to participate when what they have to say might have some bearing on the outcome; however, he does not believe that happens on many “big ticket items” involving development. The two projects specifically mentioned by Mr. Pfannkuch were the East Industrial Area, for which he believes the Council “snuck \$5 million...into the budget at the last minute, with no real opportunity for the public to tell...” the Council what it thought; and the incentives approved for Barilla, which he asserted exceeded the City’s standard industrial tax abatement by \$2 million. Mr. Pfannkuch pointed out that “Ames, IA” does not appear anywhere on the 30 to 40 varieties of Barilla pasta that is offered for sale at the HyVee store. He offered what he considered to be a possible solution to the City “getting locked in again for an industrial incentive,” which was to make a policy that City staff cannot offer more than the City’s standard industrial tax abatement in negotiations. If a business needs more than that, the business must appear before the Council and answer questions from it and the public. He would also like the policy to state that the Council cannot approve anything beyond the standard industrial tax abatement for 14 days from that appearance.

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

NORTH RIVER VALLEY LOW-HEAD DAM IMPROVEMENTS PROJECT: Assistant Director of Water and Pollution Control Christina Murphy shared a presentation to show the vision of this Project. She said that this project had been previously discussed during the CIP workshop.

It was noted that three alternatives had been prepared by River Restoration, as follows:

- A. Project addresses only the safety concern and is within the scope of current project funds available.
Cost: \$347,500.
- B. Allows for additional in-channel improvements that create two separate flow paths to allow aquatic species passage in all flow levels and boat passage during certain flow levels in the South Skunk River.
Cost: \$537,500.
- C. Full completed vision for the project that includes both in-channel improvements and bank improvements.
Cost: \$844,500.

The current funding for the Project was noted.

The Council was informed that staff had submitted multiple grant applications to both state and federal programs and was recently notified that the City will receive an additional \$112,901, bringing the total grant funding secured to date for the Project to \$288,901. In addition, staff has submitted another grant application with the Iowa DNR Water Trails Program and will find out the results of that one in late April. It was noted that many of the grants look for 50/50 matching local funds. The relatively low level of local funds compared to other projects seeking grant funding appears to be negatively impacting the City's scores in the grant application process. In order to best leverage grant funding, staff is recommending that \$150,000 of the FY 2015/16 available balance in the General Fund be allocated to the North River Valley Park Low-Head Dam Improvements Project. Depending on the outcome of the pending grant application, additional local funds may still be necessary in order to allow the Alternative C option to proceed. Staff is also recommending that up to \$150,000 in funds from the FY 2015/16 Source Water Protection Plan CIP project be reallocated to the Low-Head Dam Project. Because of a number of higher workload priorities, no substantive progress on the Source Water Plan has been made to date, and with the start-up of the new Water Treatment Plant happening in the near future, staff does not anticipate being able to devote staff resources toward that Plan for at least two years. The Low-Head Dam Project is, at its core, intended to preserve infrastructure that is crucial to the Utility's drought source water management efforts; as such, staff believes that reallocating funds from the Source Water Protection Project to the Low-Head Dam Project would still contribute to the overall intent of protecting the City's source water.

Piper Wall, 912 Clark Avenue, Ames, shared that she was very excited about this Project. She voiced her support for committing additional funding.

Moved by Nelson, seconded by Corrieri, to adopt RESOLUTION NO. 17-117 approving Alternative C and committing \$150,000 from the FY 2016/17 General Fund available balance to the North River Valley Low-Head Dam Improvements Project.

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

Moved by Nelson, seconded by Corrieri, to adopt RESOLUTION NO. 17-118 approving a reallocation of funding in the amount of \$150,000 from the Source Water Protection Plan CIP project to the North River Valley Low-Head Dam Improvements Project.

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

REQUEST FROM LONDON UNDERGROUND FOR FIREFLY COUNTRY NIGHT ON SEPTEMBER 8, 2017: Council Member Betcher indicated that most of her concerns were about this event; she still has grave concerns on this one in particular. Basically, she did not want to overly stress the Police Department, who will already be working long hours for two days straight since it will be CyHawk weekend. There are also business owners that have stated that they were not interested in this event.

Council Member Nelson noted that many business owners had come out in support of the first two events sponsored by London Underground, but had even more concerns about this event.

Amy Strandell stated that she was a Student Co-Coordinator of this event. She felt that the event had been well-organized and said that they had chosen to have the event on the CyHawk weekend because it will be bring in a lot more people. Abby Johnson identified herself as a Student Co-Leader of the Firefly Team. She noted the numbers of student volunteers that will be assisting the CSC and Police Department to provide security. Ms. Johnson noted the ticket prices for the event and stated that the

event is not targeting minors; it is targeting alumni who are coming for the CyHawk game and wanting to get together.

Council Member Gartin asked how they had reached out to the Main Street business owners to get their input. Jess Clyde said that one of the main channel of communication is via email; however, some of the businesses don't communicate that way. Mr. Clyde said that he has the philosophy that this is an opportunity to showcase Main Street; however, there are those who do not have that philosophy. Mr. Gartin noted several letters that he had received from concerned business owners about the event. It was clear to him that those people do not share Mr. Clyde's philosophy.

Council Member Betcher said that many of the concerns that had been expressed were due to the next weekend being OctoberFest; that means two large events will be closing Main Street on consecutive weekends, both events are expected to bring in many people from outside Ames, and both events will have alcohol. Ms. Betcher has also been told of the perception of several business owners that their businesses will be disadvantaged while two private business owners will be making the profit from this event. Mr. Livingston pointed out that the risk for this event is being borne by one or two private business owners, not all the businesses on Main Street.

Terry Stark, owner of Chocolaterie Stam on Main Street, Ames, stated that it is not uncommon to hear comments against these events. He believes that there is a benefit to the MSCD when 1,500 or 2,000 people are brought to Main Street. Mr. Stark said that he had heard a comment made by someone that CyHawk Weekend was the new VEISHEA, but he disagreed. He said that he had been a Deputy Story County Sheriff for 30 years, and he did not see it that way. Mayor Campbell replied that the person who had made that comment was Ames Police Chief Cychosz, who has extensive first-hand experience with the goings-on during CyHawk Weekend. Council Member Corrieri said she believed that Chief Cychosz's comment was made in the context of the number of calls that are received by the Ames Police Department.

Council Member Betcher asked Mr. Stark if he would be ok with the risk of damage to his property since the Ames Police Department will be very busy in Campustown and West Ames. Mr. Stark said that he was not concerned as his property has never received any damage from any event on Main Street.

Mr. Malone said that Firefly had really failed last year. He said that all of the Bike Nights were damaging to his business, and he did not receive prior notification of those. According to Mr. Malone, most of the activities for this event happen during the day. The last act goes on stage at 7:30 p.m., they will stop serving alcohol at 8 p.m., and the event ends at 9 p.m.

Council Member Nelson commented that he had no quarrel with this particular event, per se. However, he does have an issue with closing Main Street from 6 AM to 9 PM at a time when there will be a lot of out-of-town guests. Specifically, the issue is that Main Street will be closed when there is nothing going on on Main Street except set-up for this event.

Council Member Betcher commented that the parties start on CyHawk weekend during the day on Friday, and some even on Thursday, and that is when Police begin getting calls.

Moved by Corrieri, seconded by Orazem, to approve the following to occur on Friday, September 8, 2017:

- a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License for closed area
- b. RESOLUTION NO. 17-119 approving closure of Main Street between Kellogg Avenue and Douglas

Avenue from 6:00 a.m. to 11:59 p.m.

c. RESOLUTION NO. 17-120 approving closure of 45 metered parking spaces within closed area

and require reimbursement for lost parking revenue and payment of the Vending License fee.

Council Member Beatty-Hansen shared that she had no problems with this event occurring; her issue is with the date. The message from the Police Department is that it cannot ensure a safe event on that date.

Council Member Orazem commented that perhaps having the event away from Campustown is a good thing.

Council Members Beatty-Hansen and Betcher both shared that the event and the organization of it are not the issues. The issue is the date.

Roll Call Vote: 4-2. Voting aye: Corrieri, Gartin, Nelson, Orazem. Voting nay: Beatty-Hansen, Betcher. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON AMENDMENTS TO FISCAL YEAR 2016/17 BUDGET: Mayor Campbell opened the public hearing. There being no one wishing to speak, the Mayor closed the hearing.

Moved by Orazem, seconded by Corrieri, to adopt RESOLUTION NO. 17-121 amending the budget for current Fiscal Year ending June 30, 2017.

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

HEARING ON 2017A GENERAL OBLIGATION CORPORATE PURPOSE LOAN AGREEMENT: The Mayor opened the public hearing and closed same after no one requested to speak.

Moved by Orazem, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 17-122 entering into a Loan Agreement in a principal amount not to exceed \$8,000,000.

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

Moved by Orazem, seconded by Beatty-Hansen, to adopt RESOLUTION NO. 17-123 authorizing Debt Service Levy in the amount of \$755,575.

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

HEARING ON ADOPTION OF FY 2017/18 BUDGET: The public hearing was opened by Mayor Campbell. She closed the hearing when no one came forward to speak.

Moved by Corrieri, seconded by Betcher, to adopt RESOLUTION NO. 17-124 approving the 2017/18 budget.

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

HEARING ON VOLUNTARY ANNEXATION OF PROPERTY LOCATED ON THE SOUTH SIDE OF LINCOLN HIGHWAY (TRINITAS) [Continued from February 28, 2017]: Planner Julie

Gould gave an overview of the annexation requests. Annexation Petitions had been received from two property owners representing 35.69 acres of land on the south side of Lincoln Way. The site lies immediately west of the current Ames corporate limits and extends to the Boone County line of South 500th Avenue on the south side of Lincoln Avenue. The developer desires to have the land annexed in order to construct a student housing development of approximately 850 for-rent bedrooms. Once annexed, the developer would propose a Planned Residential Development (PRD).

Director of Planning and Housing Kelly Diekmann reviewed the elements of the proposed Development Agreement. He stated that the developer has requested that the 740-foot segment of S. 500th Avenue between their site and Lincoln Way (Campus Fortress LC frontage) not be improved to full City standards with development of the site at their cost. They propose that, rather than being required to meet the City's specifications for these off-site improvements, they should be allowed to work with the County to address paving and drainage needs to their specifications. In addition to the improvement obligations, the Agreement specifies that the obligations in the Agreement are not triggered unless the City approves the annexation, a future PRD rezoning with a site plan for individual rental homes, and a text amendment to allow for attached dwelling houses with occupancy of up to five unrelated individuals. Those conditions precedent are to be accomplished within two years or the developer may choose to make the Agreement null and void and potentially de-annex from the City. Implementation of the described improvements would occur along with the planning of the property for development.

Council Member Corrieri asked why the text amendment and PRD would not be addressed prior to approval of the Development Agreement. City Attorney Judy Parks noted that the Development Agreement is actually a Pre-Annexation Agreement. It cannot bind the City to any specific zoning designation or any other statutory procedures, e.g., text amendments.

Council Member Gartin said that he wanted to ensure that this development is consistent with the way the City has treated other developments. He believes that Ames will continue to grow and that it is unrealistic to think that the land around the subject land is going to remain outside the city limits. Mr. Gartin shared his perspective that the improvements should be built to City standards, not County; but he does have an issue with making the developer shoulder all the costs, e.g., paving the gravel road. Director Diekmann noted that it is staff's recommendation that all the improvements would be the responsibility of the developer.

Mayor Campbell noted that the hearing was still open and asked if there was anyone who would like to speak on this issue.

Marilyn Clem, 3306 Morningside, Ames, asked to know the culvert size and where the intakes will be located. She advised that the culvert on State Street was built in 1976; it was replaced by an 8' x 8'. It was also moved about five feet. Ms. Clem noted that College Creek gets a lot more water than most people think. All the intakes along South Dakota drain into College Creek. She pointed out that the area was all swamp land at one time. At the request of Council Member Gartin, Director Diekmann said that the developers are well aware that there is a lot of water to control. The developers have to have a Stormwater Plan that has to be approved by the City. Mayor Campbell said that all the issues that are being raised by Ms. Clem are legitimate and will be dealt with, not at the point of annexation, but as the process moves forward.

Josh Hrera, representing Trinitas, replied that the stormwater will be addressed in a Stormwater Plan. Their engineer is currently working on that. Mr. Hrera urged the Council to approve Alternative No. 2, which is to approve the annexation and Development Agreement consistent with the current Agreement that specifies that improvements are the responsibility of the developer, but allow S. 500th Avenue north of the site to be paved and improved to the requirements of Story County. He noted that

asking the developer to improve the road north of 500th Avenue to a 31'-wide collector street standard would cost approximately \$500,000.

John Crane, 632 North 500th Street, Ames, pointed out that his mailing address is 632 N. 500th. The area being proposed for annexation is actually south of 500th Street. Planner Gould stated that the map was erroneously labeled as 632 N. 500th Street; however, it is actually 398 S. 500th. Mr. Crane noted that the IDOT had actually purchased property in the area many years ago, so it might be possible for a shared use path to be constructed. He also noted that he had lived at his current address for 50 years. He stated that there is a lot of run-off and a lot of problems with the drainage ditches. In the past, no one wanted to deal with that run-off, saying that when development comes, it will be taken care of.

John Haila, 2408 Suncrest Drive, Ames, said that he agreed with Council Member Gartin that Ames will continue to grow in this area. He believes that the road should be developed to City standards as he thinks it will be a major street in the future as Ames continues to grow.

Mr. Crane said that he did not know how it should be structured, but he thought it was unfair for the City to require the developer to pay for the improvement of the road north of the site, especially given that the City anticipates future development and others will benefit from it.

No one else came forward to speak, and the public hearing was closed.

Moved by Gartin to approve the Development Agreement with the developer paying the amount to pave the road, but the City to pay the difference of going from County standards to bring it to City standards. Motion failed for lack of a second.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 17-126 approving the Development Agreement with all the improvements being the responsibility of the development (includes improving the entire length of S. 500th Avenue from the south boundary of the property to Lincoln Way to City Collector Street specifications) conditioned on the receipt of a signed Development Agreement reflecting these obligations within seven days of the Council's approval of the annexation or the annexation is not approved.

Roll Call Vote: 5-1. Voting aye: Beatty-Hansen, Betcher, Corrieri, Nelson, Orazem. Voting nay: Gartin. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

Council Member Beatty-Hansen reiterated that she had earlier indicated her disfavor of the proposed annexation and had voted against it. However, if it is the Council's will to annex this land, a Development Agreement would absolutely be necessary. Thus, she will vote in favor of the Development Agreement.

Mr. Gartin said that he is very sensitive to the issue of equity; he wants to ensure that developers are treated the same.

Council Member Betcher reiterated her concerns that this is a very large development that would be located on the edge of town. CyRide is at capacity and would not be available to service this development. She felt that Ames was doing fairly well on student apartments now.

Council Member Beatty-Hansen also indicated that she still was not in favor of this annexation due to the proposed density of student apartments.

Moved by Nelson, seconded by Orazem, to adopt RESOLUTION NO. 17-125 approving the Voluntary Annexation.

Roll Call Vote: 4-2. Voting aye: Corrieri, Gartin, Nelson, Orazem. Voting nay: Beatty-Hansen, Betcher. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON ZONING TEXT AMENDMENT TO CLARIFY MIXED-USE PARKING STANDARDS FOR DOWNTOWN AND CAMPUSTOWN: Mayor Campbell opened the public hearing. She closed the hearing after there was no one wishing to speak.

Moved by Nelson, seconded by Betcher, to pass on first reading an ordinance to clarify mixed-use parking standards for Downtown and Campustown.

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

HEARING ON ZONING TEXT AMENDMENT RELATING TO CHILD CARE AS A HOME OCCUPATION: The public hearing was opened by the Mayor. There was no one who came forward to speak, and the hearing was closed.

Moved by Corrieri, seconded by Nelson, to adopt on first reading an ordinance relating to child care as a home occupation.

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

HEARING ON 2016/17 ASPHALT STREET PAVEMENT IMPROVEMENTS AND 2016/17 WATER SYSTEM IMPROVEMENT PROGRAM #2 - WATER MAIN REPLACEMENT: The Mayor opened the hearing and closed same after no one requested to speak.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 17-127 approving final plans and specifications and awarding contract to Manatt's, Inc., of Ames, Iowa, in the amount of \$1,767,446.74

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

ORDINANCE ASSIGNING RECENTLY APPROVED ANNEXED AREAS TO WARDS AND PRECINCTS: Mayor Campbell asked if anyone wished to speak on this item. No one asked to speak.

Moved by Betcher, seconded by Corrieri, to pass on first reading an ordinance assigning recently approved annexed areas to Wards and Precincts.

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

ORDINANCE MODIFYING REQUIREMENTS FOR SIDEWALK CAFES: Moved by Corrieri, seconded by Orazem, to pass on second reading an ordinance modifying requirements for Sidewalk Cafes.

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

ORDINANCE REZONING THE FOLLOWING PROPERTIES: Moved by Betcher, seconded by Nelson, to pass on second reading an ordinance rezoning the following properties: 2901 Harrison Road from Suburban Residential Low Density (FS-RL) to Government/Airport (S-GA); 1002 6th Street from Government/Airport (S-GA) to Residential Low Density (RL); 820 Miller Avenue from Residential Low Density (RL) to Government/Airport (S-GA); 601 State Avenue from Residential Low Density (RL) to Government/Airport (S-GA); 925 Airport Road, from Highway-Oriented Commercial (HOC) to Government/Airport (S-GA); 1216 South Bell Avenue from General Industrial (GI) to Government/Airport (S-GA); and, 900 South 500th Avenue from Agricultural (A) to Government/Airport (S-GA).

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

ORDINANCE REPEALING ORDINANCE NO. 3876 CREATING THE STUDENT AFFAIRS

COMMISSION: Moved by Corrieri, seconded by Betcher, to pass on second reading an ordinance repealing Ordinance No. 3876 creating the Student Affairs Commission.

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

ORDINANCE SETTING PARKING REGULATIONS FOR CLARK AVENUE FROM LINCOLN WAY TO MAIN STREET:

Moved by Betcher, seconded by Nelson, to pass on third reading and adopt ORDINANCE NO. 4291 making Clark Avenue “No Parking” at all times on both sides of street from Lincoln Way to Main Street.

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

COUNCIL COMMENTS: Moved by Betcher, seconded by Corrieri, to direct that the Campustown parking discussion be placed on a future Agenda.

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

Moved by Beatty-Hansen, seconded by Gartin, to refer to staff for a memo the letter from Danny Johnson, President of South Squaw Valley Association, pertaining to sharing the cost of installing a lift station and sewer main for them to connect to the City’s sanitary sewer system.

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

Council Member Gartin wished to provide rebuttal to the comments made by Merlin Pfannkuch about the Eastern Annexation process. Mr. Gartin clarified that the Eastern Annexation had been discussed as part of the CIP process multiple times. He said that he had placed the item on *Ames People*, which has a membership of over 13,000, and he had not heard one negative comment about it. According to Mr. Gartin, information about it had also been broadcast on KASI.

Council Member Corrieri shared that she had been contacted by a member of the State Legislature to inform her that a gun bill had passed the House that allows firearms to be carried into City and County buildings. The bill also prohibits local governments from passing any measures to regulate that.

ADJOURNMENT: Moved by Nelson to adjourn the meeting at 8:27 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

MINUTES OF THE AMES CIVIL SERVICE COMMISSION

AMES, IOWA

MARCH 23, 2017

The Ames Civil Service Commission convened in regular session at 8:15 a.m. on March 23, 2017, in the Council Chambers of City Hall, 515 Clark Avenue. Because it was impractical for the Commission members to be present in person, Commission Members Mike Crum, Harold Pike, and Charlie Ricketts were brought into the meeting telephonically. Assistant City Manager Bob Kindred attended the meeting.

APPROVAL OF MINUTES: Moved by Pike, seconded by Ricketts, to approve the minutes of the February 23, 2017, Civil Service Commission meeting as written.

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

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

Instrument and Control Technician:	Kyle Broer	77
Plumbing Inspector:	Stephen Pohl	84
	Ryan Cable	79

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

COMMENTS: Assistant City Manager Kindred informed the Commission that, over the last month, the General Assembly passed a bill that made changes to collective bargaining. This will affect the Civil Service Commission as it relates to the standards used to hear appeals. He indicated that it would be appropriate to have the City Attorney's Office provide an update to the Commission explaining the new rules.

The next regularly scheduled Civil Service Commission meeting was set for April 27, 2017, at 8:15 a.m.

ADJOURNMENT: The meeting adjourned at 8:19 a.m.

Michael R. Crum, Chair

Jill Ripperger, Recording Secretary



REPORT OF CONTRACT CHANGE ORDERS

Period:	<input checked="" type="checkbox"/>	1 st – 15 th
	<input type="checkbox"/>	16 th – End of Month
Month & Year:	March 2017	
For City Council Date:	March 28, 2017	

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	Outside Legal Counsel for Petition on Appeal of Award with NDA Farms	6	\$30,000.00	Brown Winick Attorneys at Law	\$116,000.00	\$24,000.00	D. Kom	CB
Ames Public Library	Custodial Services	1	\$66,360.61	Nationwide Office Care	\$0.00	\$4,550.26	K. Thompson	MA
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		
			\$		\$	\$		

Applicant License Application ()

7

Name of Applicant: <u>Clay County Fair Hotel, LLC</u>		
Name of Business (DBA): <u>Ames Sleep Inn & Suites</u>		
Address of Premises: <u>1310 Dickinson Ave</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50014</u>
Business	<u>(515) 337-1171</u>	
Mailing	<u>10 11th Street SE</u>	
City <u>Spencer</u>	State <u>IA</u>	Zip: <u>51301</u>

Contact Person

Name	<u>Shannon Guthrie</u>		
Phone:	<u>(712) 262-2979</u>	Email	<u>admin@hartfamilyhotels.com</u>

Classification Class B Liquor License (LB) (Hotel/Motel)

Term:12 months

Effective Date: 04/01/2017

Expiration Date: 01/01/1900

Privileges:

Class B Liquor License (LB) (Hotel/Motel)

Class B Wine Permit

Sunday Sales

Status of Business

BusinessType:	<u>Limited Liability Company</u>		
Corporate ID Number:	<u>464601985</u>	Federal Employer ID	<u>464601985</u>

Ownership

Troy Hart

First Name:	<u>Troy</u>	Last Name:	<u>Hart</u>	
City:	<u>Omaha</u>	State:	<u>Nebraska</u>	Zip: <u>68136</u>
Position:	<u>Managing Partner</u>			
% of Ownership:	<u>0.00%</u>	U.S. Citizen:	<u>Yes</u>	

Ryan Huegerich

First Name:	<u>Ryan</u>	Last Name:	<u>Huegerich</u>	
City:	<u>Gretna</u>	State:	<u>Nebraska</u>	Zip: <u>68028</u>
Position:	<u>Partner</u>			
% of Ownership:	<u>0.00%</u>	U.S. Citizen:	<u>Yes</u>	

Paresh Bhatt

First Name:	<u>Paresh</u>	Last Name:	<u>Bhatt</u>	
City:	<u>Fort Dodge</u>	State:	<u>Iowa</u>	Zip: <u>50501</u>

Position: Partner

% of Ownership: 0.00%

U.S. Citizen: Yes

Insurance Company Information

Insurance Company: United Fire & Casualty Company

Policy Effective Date:

Policy Expiration

Bond Effective

Dram Cancel Date:

Outdoor Service Effective

Outdoor Service Expiration

Temp Transfer Effective

Temp Transfer Expiration Date:

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

Contact Person

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

Classification Class C Liquor License (LC) (Commercial)

Term:12 months

Effective Date: 04/14/2017

Expiration Date: 04/13/2018

Privileges:

Class C Liquor License (LC) (Commercial)

Outdoor Service

Status of Business

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

Ownership

Andrew White

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

Kelly White

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

Insurance Company Information

Insurance Company: <u>Specialty Risk of America</u>
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Policy Effective Date: 04/14/2017

Policy Expiration 04/14/2018

Bond Effective

Dram Cancel Date:

Outdoor Service Effective 04/29/2017

Outdoor Service Expiration 04/30/2017

Temp Transfer Effective

Temp Transfer Expiration Date:

Applicant License Application ()

9

Name of Applicant: <u>Gateway Hotel & Conference</u>		
Name of Business (DBA): <u>Gateway Hotel</u>		
Address of Premises: <u>1407 University Ave - Hunziker House</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50011</u>
Business <u>(515) 268-2207</u>		
Mailing <u>2100 Green Hills Drive</u>		
City <u>Ames</u>	State <u>IA</u>	Zip: <u>50014</u>

Contact Person

Name <u>Curt Miller</u>	
Phone: <u>(515) 268-2207</u>	Email <u>curt.miller@gatewayames.com</u>

Classification Class C Liquor License (LC) (Commercial)

Term:5 days

Effective Date: 04/22/2017

Expiration Date: 01/01/1900

Privileges:

Class C Liquor License (LC) (Commercial)

Status of Business

BusinessType: <u>Limited Liability Company</u>	
Corporate ID Number: <u>465157</u>	Federal Employer ID <u>46-4160164</u>

Ownership

Friends of ISU Hotel Holdings

First Name: <u>Friends of ISU</u>	Last Name: <u>Hotel Holdings</u>
City: <u>Ames</u>	State: <u>Iowa</u> Zip: <u>50011</u>
Position: <u>partner</u>	
% of Ownership: <u>100.00%</u>	U.S. Citizen: <u>Yes</u>

Insurance Company Information

Insurance Company: <u>General Casualty</u>	
Policy Effective Date: <u>04/22/2017</u>	Policy Expiration <u>04/27/2017</u>
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

Applicant License Application ()

10

Name of Applicant: <u>Christiani's Events LLC</u>		
Name of Business (DBA): <u>Christiani's Events</u>		
Address of Premises: <u>420 Beach Avenue</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50011</u>
Business	<u>(515) 360-8069</u>	
Mailing	<u>1150 E Diehl</u>	
City <u>Des Moines</u>	State <u>IA</u>	Zip: <u>50315</u>

Contact Person

Name	<u>Peter Worsham</u>		
Phone:	<u>(515) 360-8069</u>	Email	<u>peter@christianicatering.com</u>

Classification Class C Liquor License (LC) (Commercial)

Term:5 days

Effective Date: 04/22/2017

Expiration Date: 01/01/1900

Privileges:

Class C Liquor License (LC) (Commercial)

Status of Business

BusinessType:	<u>Limited Liability Company</u>		
Corporate ID Number:	<u>0</u>	Federal Employer ID	

Ownership

Carol Christiani

First Name:	<u>Carol</u>	Last Name:	<u>Christiani</u>	
City:	<u>DesMoines</u>	State:	<u>Iowa</u>	Zip: <u>50315</u>
Position:	<u>member</u>			
% of Ownership:	<u>100.00%</u>	U.S. Citizen:	<u>Yes</u>	

Insurance Company Information

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

Name of Applicant: <u>Gateway Management Co LLC</u>		
Name of Business (DBA): <u>Southgate Expresse</u>		
Address of Premises: <u>110 Airport Rd</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50010</u>
Business <u>(515) 233-0979</u>		
Mailing <u>110 Airport Rd</u>		
City <u>Ames</u>	State <u>IA</u>	Zip: <u>50010</u>

Contact Person

Name <u>Jeanette Mescher</u>	
Phone: <u>(515) 233-0979</u>	Email <u>jm22to@yahoo.com</u>

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

Term:12 months

Effective Date: 04/07/2018

Expiration Date:

Privileges:

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

Status of Business

BusinessType: <u>Limited Liability Company</u>	
Corporate ID Number: <u>214147</u>	Federal Employer ID <u>42-1470368</u>

Ownership

Steve Burgason

First Name: <u>Steve</u>	Last Name: <u>Burgason</u>	
City: <u>Ames</u>	State: <u>Iowa</u>	Zip: <u>50014</u>
Position: <u>Owner</u>		
% of Ownership: <u>21.43%</u>	U.S. Citizen: <u>Yes</u>	

Anne Burgason

First Name: <u>Anne</u>	Last Name: <u>Burgason</u>	
City: <u>Ames</u>	State: <u>Iowa</u>	Zip: <u>50014</u>
Position: <u>Owner</u>		
% of Ownership: <u>78.57%</u>	U.S. Citizen: <u>Yes</u>	

Insurance Company Information

Insurance Company: <u>Allied Insurance</u>	
Policy Effective Date: <u>04/07/2017</u>	Policy Expiration <u>04/07/2018</u>

Bond Effective

Dram Cancel Date:

Outdoor Service Effective

Outdoor Service Expiration

Temp Transfer Effective

Temp Transfer Expiration Date:

Applicant License Application ()

12

Name of Applicant: <u>Zemaker Investments, Inc</u>		
Name of Business (DBA): <u>Pizza Pit Extreme</u>		
Address of Premises: <u>207 Welch Ave.</u>		
City <u>Ames</u>	County: <u>Story</u>	Zip: <u>50014</u>
Business <u>(515) 292-6600</u>		
Mailing <u>PO Box 1131</u>		
City <u>Ames</u>	State <u>IA</u>	Zip: <u>50014</u>

Contact Person

Name <u>Loren R Huffaker, Jr</u>	
Phone: <u>(515) 231-3717</u>	Email <u>loju20@gmail.com</u>

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

Term:12 months

Effective Date: 04/01/2017

Expiration Date: 01/01/1900

Privileges:

Class B Beer (BB) (Includes Wine Coolers)

Sunday Sales

Status of Business

BusinessType: <u>Privately Held Corporation</u>	
Corporate ID Number: <u>000000</u>	Federal Employer ID <u>82-0819808</u>

Ownership

Loren Huffaker, Jr

First Name: <u>Loren</u>	Last Name: <u>Huffaker, Jr</u>	
City: <u>Ames</u>	State: <u>Iowa</u>	Zip: <u>50010</u>
Position: <u>Vice President</u>		
% of Ownership: <u>49.02%</u>	U.S. Citizen: <u>Yes</u>	

James Zeman

First Name: <u>James</u>	Last Name: <u>Zeman</u>	
City: <u>Gilbert</u>	State: <u>Iowa</u>	Zip: <u>50105</u>
Position: <u>President</u>		
% of Ownership: <u>50.98%</u>	U.S. Citizen: <u>Yes</u>	

Insurance Company Information

Insurance Company: <u>Scottsdale Insurance Company</u>

Policy Effective Date: 04/01/2017

Policy Expiration 04/01/2018

Bond Effective

Dram Cancel Date:

Outdoor Service Effective

Outdoor Service Expiration

Temp Transfer Effective

Temp Transfer Expiration Date:

Applicant License Application ()

13

Name of Applicant: <u>Lot F LLC</u>		
Name of Business (DBA): <u>Provisions Lot F</u>		
Address of Premises: <u>2400 North Loop Dr.</u>		
City <u>Ames</u>	County: <u>Iowa</u>	Zip: <u>50010</u>
Business <u>(515) 231-9321</u>		
Mailing <u>2400 North Loop Dr.</u>		
City <u>Ames</u>	State <u>IA</u>	Zip: <u>50010</u>

Contact Person

Name <u>Kevin Rettig</u>	
Phone: <u>(515) 231-9321</u>	Email <u>eat@provisionsames.com</u>

Classification Class C Liquor License (LC) (Commercial)

Term:12 months

Effective Date: 05/15/2017

Expiration Date: 01/01/1900

Privileges:

Class C Liquor License (LC) (Commercial)

Outdoor Service

Sunday Sales

Status of Business

BusinessType: <u>Limited Liability Company</u>	
Corporate ID Number: <u>532285</u>	Federal Employer ID <u>81-409659</u>

Ownership

Robert Cummings

First Name: <u>Robert</u>	Last Name: <u>Cummings</u>	
City: <u>Ames</u>	State: <u>Iowa</u>	Zip: <u>50010</u>
Position: <u>Member</u>		
% of Ownership: <u>33.33%</u>	U.S. Citizen: <u>Yes</u>	

Pat Breen

First Name: <u>Pat</u>	Last Name: <u>Breen</u>	
City: <u>Ames</u>	State: <u>Iowa</u>	Zip: <u>50010</u>
Position: <u>Member</u>		
% of Ownership: <u>33.33%</u>	U.S. Citizen: <u>Yes</u>	

Kevin Rettig

First Name: <u>Kevin</u>	Last Name: <u>Rettig</u>	
City: <u>Ames</u>	State: <u>Iowa</u>	Zip: <u>50010</u>

Position: Member

% of Ownership: 33.33%

U.S. Citizen: Yes

Insurance Company Information

Insurance Company: Nationwide Insurance Company

Policy Effective Date:

Policy Expiration

Bond Effective

Dram Cancel Date:

Outdoor Service Effective

Outdoor Service Expiration

Temp Transfer Effective

Temp Transfer Expiration Date:

RESOLUTION NO. _____**RESOLUTION APPROVING AND ADOPTING
SUPPLEMENT NO. 2017-2 TO THE AMES MUNICIPAL CODE**

BE IT RESOLVED, by the City Council for the City of Ames, Iowa, that in accordance with the provisions of Section 380.8 Code of Iowa, a compilation of ordinances and amendments enacted subsequent to the adoption of the Ames Municipal Code shall be and the same is hereby approved and adopted, under date of April 1, 2017, as Supplement No. 2017-2 to the Ames Municipal Code.

Adopted this _____ day of _____, 201_.

Ann H. Campbell, Mayor

Attest:

Diane R. Voss, City Clerk

COUNCIL ACTION FORM

SUBJECT: **2016/17 RENTAL REGISTRATION FEES & BILLING PROCEDURES**

BACKGROUND:

Rental registration fees are billed to landlords annually after approval by City Council. The total revenue needs for the program are calculated by dividing the current year's adjusted budget by the current number of registered rental units. This method was established as an attempt for the City to closely match the actual cost of administration of the rental program to the user fees charged.

Based on the proposed expenditures for amended FY 2016/17 budget, fees will be increased by approximately 3% to cover the costs of this program and alleviate a potential \$11,187 shortfall in expected revenue.

2016/17 Program Costs - \$352,631

			<u>Recommended Fees For Current Billing Cycle</u>	
	<u>FY 15/16 Fees</u>		<u>FY 16/17 Fees</u>	<u>% Increase</u>
Single Family	\$28.50		\$29.38	3.09%
Duplexes	\$24.20		\$24.94	3.06%
3-6 Apartments	\$23.80		\$24.53	3.07%
7-20 Apartments	\$23.80		\$23.75	3.08%
> 20 Apartments	\$21.03		\$21.68	3.09%
Lodging & Boarding	\$23.30		\$24.00	3.00%
Condominium	\$28.50		\$29.38	3.09%
Revenue	\$341,443	(\$11,187)	\$352,631	Neutral

It should be noted that the current practice is to establish the rental housing fees for property owners based on the current year's amended budget. However, Staff has found this procedure can lead to inconsistencies from year to year. For example, if there is an unexpected vacancy in a given year that results in salary savings, the amended budget comes in less than the budgeted amount. Based on our past practice, the fees for that year would be decreased. However, once the position is filled in the coming year, the required fee increase to return to the previous budgeted level would be significant.

Therefore, in order to avoid wide variation in requested fee amounts from year to year, staff is suggesting a new process. Beginning with next year's process, rental housing inspection and enforcement fees will be based on the upcoming fiscal year's recommended adopted budget instead of the current year's amended budget.

ALTERNATIVES:

1. Approve the proposed 2016/17 (current fiscal year) rental housing inspection and enforcement fee schedule that includes an approximately 3% fee increase *and* approve the proposed changes to the billing process, beginning with next year's rental housing registration fee schedule, thereby utilizing the upcoming fiscal year's recommended adopted budget to set fees.
2. Approve only the proposed 2016/17 (current fiscal year) rental housing inspection and enforcement fee schedule that includes an approximately 3% fee increase.
3. Approve only the proposed changes to the billing process, beginning with next year's rental housing registration fee schedule, thereby utilizing the upcoming fiscal year's recommended adopted budget to set fees.
4. Refer the rental registration fee schedule back to staff with direction to develop an alternative fee structure.

MANAGER'S RECOMMENDED ACTION:

In order continue the goal of full cost recovery from user fees for this inspection service a 3% fee increase is warranted. In addition, the current billing procedures, though developed to try to accurately match the program costs with fee charged, have led to inconsistencies from year to year. Therefore, a new timeline for establishing the program costs is being recommended.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving the proposed 2016/17 (current fiscal year) rental housing inspection and enforcement fee schedule that includes an approximately 3% increase to the fees *and* approve the proposed changes to the process, beginning with next year's rental housing registration fee schedule, thereby utilizing the upcoming fiscal year's recommended adopted budget to set fees.

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RESOLUTION NO. _____

**RESOLUTION ADOPTING NEW AND REVISED FEES FOR
RENTAL HOUSING REGULATION**

BE IT RESOLVED by the City Council for the City of Ames, Iowa, that the following fees shall be adopted or adjusted to recover the approximate actual costs of city services from those who use and benefit from these services, pursuant to Section 13.300, Ames Municipal Code:

A. Multi-family Dwellings.

Three-Six Apartments	\$24.53/apartment
Seven to Twenty Apartments	\$23.75/apartment
Over Twenty Apartments	\$21.68/apartment

Due and payable within 30 days of date of notice each year is hereby established for multi-family dwellings (Apartment buildings).

B. Lodging House and Boarding House. A fee of twenty-four dollars (\$24.00) per room, due and payable within 30 days of date of notice each year, is hereby established for what are called Rooming Houses, Boarding Houses, and Lodging Houses.

C. Owner-Occupied Single-Family Dwelling with Roomers Paying Rent to the Owner. A fee of twenty-nine dollars and thirty-eight cents (\$29.38) per rental room, due and payable within 30 days of date of notice each year, is hereby established for single family dwellings with rooms to rent.

D. One- or Two-Family Rental Housing. A fee of twenty-nine dollars and thirty-eight cents (\$29.38) per unit for single family dwellings and twenty-four dollars and ninety-four cents (\$24.94) per unit for duplexes, due and payable within 30 days of date of notice each year, is hereby established for one and two unit dwellings.

E. Special Request Inspection. A fee of fifty-three dollars and fifty-six cents (\$53.56) per dwelling unit for inspections made at the special request of the owner, a realtor, or potential buyer of a property, is hereby established.

F. Reinspection Fee. A fee of fifty-three dollars and fifty-six cents (\$53.56) per dwelling unit for a reinspection after one free reinspection, is hereby established.

G. Appeals and Hearings. For petitions for hearings or appeals to the Housing Code Board of Appeals a fee of eighty dollars and thirty-four cents (\$80.34) shall be charged to defray the costs thereof.

H. Condominiums. A fee of twenty-nine dollars and thirty-eight cents (\$29.38) per unit for condominiums, due and payable within 30 days of date of notice each year, is hereby established.

BE IT FURTHER RESOLVED, that the aforesaid fees shall be in effect from and after April 1, 2017.

Adopted this _____ day of _____, 2017.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

COUNCIL ACTION FORM

**SUBJECT: SQUAW CREEK WATER MAIN PROTECTION PROJECT
(HAZARD MITIGATION GRANT PROGRAM FLOOD MITIGATION)**

BACKGROUND:

Included in the 2012-2017 Capital Improvements Plan (CIP) was a program entitled Flood Response and Mitigation Projects that funded by \$820,000 in General Obligation Bonds and \$325,000 in Storm Sewer Utility Funds. Portions of this funding were used on a flood mitigation project in Northridge Subdivision/Moore Memorial Park and for bank stabilization near Utah Drive and at another location near North Riverside. Those three projects are now complete. The two remaining projects in this CIP program are the Trail Ridge Landslide project and the Squaw Creek Water Main Protection project (this project). Unspent local funding totaling \$628,737 has been carried forward for these projects through budget amendments.

On March 22, 2016, City Council approved a Grant Agreement with the Federal Emergency Management Agency and with Iowa Homeland Security and Emergency Management Department (HSEMD) for Phase II of the City of Ames, Squaw Creek Water Main Protection Project. Under this agreement, **FEMA and the State of Iowa will pay up to \$571,370 (85%) for this project, with the City contributing \$100,830 (15%).** This project has been actively pursued since the 2010 floods.

The alternative recommended in the October 2015 Phase I report to progress toward Phase II (construction) is based on a stream restoration approach utilizing integrated/bioengineering techniques. The bank stabilization technique will consist of flattening the banks, construction of terraces within the banks, utilization of revetment stone for stabilization at lower elevations (up to the terrace), and structural soil (soil filled rock) with native plantings at elevations above the terrace. The project will also consist of installing a rock flume (rip rap) downstream of the low head dam to eliminate the eddy pool contributing to the bank erosion.

PROJECT PROGRESS:

Attempts were made during the design to ensure that construction could begin on October 1, 2016 (the first date available for tree clearing due to endangered species habitat). The design of the improvements was fast-tracked to develop an initial set of plans for submittal to regulatory agencies. Iowa DNR Floodplain was contacted to request Out of Order processing to accelerate the review and approval of the floodplain permit. This shortened the permitting time to approximately three months (the typical timeframe is approximately six months). The staff also coordinated with the local

aggregate supplier to ensure the revetment and weir stone materials would be available (this has been an issue in the past for projects constructed in the fall).

On September 13, 2016 City Council awarded construction of the Squaw Creek Water Main Protection Project to Peterson Contractors Inc. of Reinbeck, Iowa, in the amount of \$324,746.50. This would have allowed construction to begin in early October as planned. However, an unseasonably wet September and early October resulted in flows that were significantly higher than normal on Squaw Creek (Refer to the USGS stream gauge graph in Exhibit A).

In addition to the increased flows, the rock revetment and weir stone materials were not available as anticipated (refer to emails from Ken Baeth, Exhibit B). Revetment material was not available until December 2, 2016, which is when work at the project site commenced. Once creek flows dropped and the revetment material was available, the work progressed quickly. The revetment and weir stone were installed according to the plan and warm weather in early December permitted grading of the streambanks. By late December however, temperatures dropped again and several inches of frost set into the ground.

At this point, all of the major construction has been completed. Remaining items include fine grading, placement of topsoil in some areas, seeding, installation of erosion control measures, and clean up. Some temporary erosion control measures have been installed. The remaining items are best to be completed as temperatures warm.

REQUEST FOR TIME EXTENSION:

Considering the schedule, weather, and material availability issues, which were beyond the control of the City or contractor, the City of Ames requested a time extension beyond the April 2, 2017, POP date to complete the finish grading, seeding, erosion control, and project clean-up later this spring. FEMA/Iowa Homeland Security have granted an extension to the performance period through September 14, 2017.

ALTERNATIVES:

1. Approve Grant Agreement Amendment with FEMA/Iowa Homeland Security for Phase II of the City of Ames, Squaw Creek Water Main Protection Project. **Under this amendment FEMA and the Iowa Homeland Security will grant a time extension to the approved performance period to September 14, 2017.**
2. Direct staff to pursue alternative schedules for this project.

MANAGER'S RECOMMENDED ACTION:

Through approving this amendment for Phase II, the City will continue to receive federal and state funding to aid in protecting the existing 24-inch water main going under Squaw Creek at Lincoln Way. The local funding match is available from monies previously designated for flood mitigation projects. Delay of approving this amendment could jeopardize receipt of federal and state funding, due to this project being on an extremely tight schedule as directed by FEMA.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the Grant Agreement Amendment with FEMA/Iowa Homeland Security for Phase II of the City of Ames, Squaw Creek Water Main Protection Project.

COUNCIL ACTION FORM

SUBJECT: AIRPORT HANGAR LEASE RENEWALS

BACKGROUND:

The Ames Municipal Airport currently has land leases with six aircraft hangar owners; three of the six currently need renewal. These leases have been renewed several times in the past with various contract lengths and terms. The City of Ames entered into a contract with Snyder & Associates Engineering to prepare an Airport Master Plan. Snyder completed an analysis of the current lease structures as part of the plan and recommended the current lease rates.

These leases are now being adjusted and renewed for another 5-year period with forecasted rates being consistent with the adopted Airport Master Plan. A general summary of the provisions within each lease include; the term of the lease, the facility is used for aviation purposes only, responsibility for all utilities, lessees must own and maintain all structures on the leased area, agree to obey all applicable codes, laws, and adopted Minimum Operating Standards of the Ames Airport, provide proof of liability insurance, and finally provision for early termination of the lease by either request of the lessee or by way of failure to pay the agreed lease amounts, etc.

The annual adjustment in lease rate is the same for all of the land leases and increases by \$0.005/sq.ft./year. Land lease rates have been set for Ames to be competitive in this market. The only exception to this is the land leased by the Ames Hangar Club due to the fact that they do not have paved access to the Airport surfaces and agreed to maintain the mowing around their hangars in return for a reduced rate (they are located along the far western edge of the Airport).

Below is a table showing general statistics about each lessee as well as fees from the last year of the existing lease and the first year of the new lease. **It should emphasized that the lease fee will be increased by \$.005/sq.ft. in each of the subsequent four years of the term.**

Lessee	Land Area (sq.ft.)	Amount for 2016/17	Amount for 2017/18	Term of Lease (years)
Viking Aviation, Inc.	13,600	\$2,625.00	\$2,693.00	5
Craig Sommerfeld	44,436	\$8,587.00	\$8,798.00	5
Kenneth Augustine	10,800	\$2,084.00	\$2,138.00	5

Viking Aviation Inc., Craig Sommerfeld, and Kenneth L. Augustine have agreed to the terms and rates established in these leases and have signed them as required. An

example hangar lease has been attached to the Council Action Form.

ALTERNATIVES:

1. Approve the leases for Viking Aviation, Inc., Craig Sommerfeld, and Kenneth L. Augustine.
2. Reject the lease rates and establish new rates.

MANAGER'S RECOMMENDED ACTION:

The leased land for private hangars at the Ames Municipal Airport is an important component of the economic well-being of the Airport beyond the revenues generated. These facilities attract a significant amount of fixed-based aircraft, which can generate a larger number of daily operations critical in supporting the long-term health and vitality of the Airport.

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

CITY OF AMES AND
AIRPORT LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into effective the 1st day of April, 2017, by and between the City of Ames, Iowa, a municipal corporation, hereinafter referred to as Lessor, and _____, hereinafter referred to as Lessee.

Lessor owns and operates an airport within its corporate limits which is known as the Ames Municipal Airport, which includes certain aeronautical facilities, and is desirous of leasing to Lessee certain premises on that airport to be more fully described hereinafter, together with the right to use and enjoy individually and in common with others, the airport facilities.

In consideration of the rents and agreements herein contained, Lessor does hereby lease to Lessee and Lessee does lease from Lessor the land shown on the property plat and description attached as Parcel _ upon the following terms and conditions:

1. The term of this lease shall be for a period of five (5) years, commencing on April 1, 2017, and may be renewed by the Lessee for a five (5) year period under the same terms and conditions if a new yearly rental rate shall then be agreed to. The Lessee shall, by written notice as provided herein, advise Lessor of its intention to renew at least three (3) months prior to the expiration date of this lease. The Lessor shall have the right to terminate this lease and retake possession of the premises on not less than 180 days written notice when reasonable and necessary to Lessor's airport purposes.

2. The Lessee agrees to pay to the Lessor for the use of said premises herein mentioned, and for the nonexclusive use of other public airport facilities, including but not limited to taxiways and runways, an annual rental fee payable in full. The first annual payment is to be made on the date of the execution of this Agreement, and on each anniversary date of this Agreement so long as it shall remain in force. The Lessor agrees that all such yearly rental payments shall be used in total to support the operating budget of the Ames Municipal Airport during the year subsequent to each payment. For the first five year period, the annual rental fee is established according to the following schedule:

a. April 1, 2017 to March 31, 2018	\$ _____
b. April 1, 2018 to March 31, 2019	\$ _____
c. April 1, 2019 to March 31, 2020	\$ _____
d. April 1, 2020 to March 31, 2021	\$ _____
e. April 1, 2021 to March 31, 2022	\$ _____

3. Lessee agrees to furnish and pay for their own heat and all public utilities including but not limited to gas, water, electricity and sewage disposal service, if any; and to pay any and all taxes and/or assessments that may be levied against said premises.

4. Lessee shall use the leased premises, and the building located thereon, for the following specified purposes only:

- a. flight training school,
- b. aircraft maintenance and repair, with lubricating oil sales,
- c. aircraft rental,
- d. aircraft hangar space rental,
- e. aircraft insurance,
- f. aircraft sales and service,
- g. aircraft charter service,

provided that those activities are conducted in accordance with the Operation Standards for Ames Municipal Airport adopted by Ames City Council Resolution 97-590, November 13, 1997, as the same may be amended from time to time.

It is further provided that Lessee shall not engage in the storage, sale, or dispensing of any form of fuel on the leased premises without first entering into an addendum to this Agreement to establish relevant standards for methods of fuel storage, flowage fees, and other relevant terms and conditions to protect the public safety, preserve the public property at the airport, and foster adequate levels of service to aviators using the airport.

5. Lessee shall retain title to all structures and buildings placed upon said premises and shall have the right to remove the same upon the termination or cancellation of this lease. However, if not so removed within 180 days from the date of termination or cancellation of the lease, all such improvements shall be deemed abandoned and shall become the property of the Lessor.

6. The parties hereto for themselves, their legal representatives, successors and assigns, further covenant and agree as follows:

- a. Lessee agrees to observe and obey during the term of this lease all laws, ordinances, rules, and regulations promulgated and enforced by Lessor, and by any other proper authority having jurisdiction over the conduct of operations at the airport. This includes the Airport Operations Standards which may be amended from time to time by the City Manager. Lessee shall apply to the City Building Official for such permits and certificate of occupancy as may be required for the proposed use of the building on the leased premises under applicable building code and for prevention code provisions.
- b. So long as Lessee conducts its operations in a fair, reasonable and a workmanlike manner, Lessee shall peaceably have and enjoy the leased premises, and all the rights and privileges herein granted.
- c. Lessee agrees that no signs or advertising matter may be erected without the consent of Lessor.

- d. Lessor hereby designates the City Manager as its official representative, with the full power to represent Lessor in all dealings with Lessee in connection with the premises herein leased. Lessor may designate by notice in writing, addressed to Lessee, other representatives from time to time and such notice shall have the same effect as if included in the terms of this Agreement.
- e. Notice to Lessor as herein provided shall be sufficient if sent by certified mail, postage prepaid, to the City Manager of the City of Ames at Ames, Iowa, and notice to Lessee in the same manner, shall likewise be sufficient if addressed to Lessee at Ames, Iowa, or such other address as may be designated by Lessee from time to time.
- f. Lessee shall keep the premises, as particularly described herein, clean and shall dispose of all debris and other waste matter which may accumulate, and shall provide metal containers, with property covers, for waste within the building or buildings now erected on said premises.

7. Lessee shall procure and maintain for the entire duration of the contract insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the Lessee contractor's operation, and use of the leased premises. The Lessee shall pay the entire cost of such insurance.

Coverage shall, in every case, be in the following form and amounts:

General Liability: ISO Commercial General Liability coverage "occurrence" form CG 00 01, in the amount of \$1,000,000 combined single limit per occurrence of bodily injury, personal or property damage.

Automobile Liability: ISO form number CA00 01-87 covering automobile liability, Code 1 "Any Auto" in the amount of \$500,000 combined single limit per occurrence for bodily injury, personal injury, and property damage.

Workers' Compensation: Statutory as required by the State of Iowa.

To the fullest extent permitted by law, the Lessee shall indemnify and hold harmless the City of Ames, its agents, servants, and employees against all claims, demands, and judgments made or recovered against the City for damages to real or tangible personal property, or for bodily injury or death to any person arising out of, or in connection with, this Agreement. However, the damage must have been caused solely or in the greatest part by the negligence of the Lessee, sub-lessee, or anyone directly or indirectly employed by any one of them.

Lessee shall furnish the City with certificates of insurance effecting coverage required by this clause. The certification shall provide for 30 days notice of any material change or

cancellation of the policies.

8. Lessor agrees to extend to Lessee the same fire and police protection extended to the other tenants and facilities on the airport.

9. The Lessor agrees to provide mowing of public grounds, but not the leased land, during the growing season as appropriate and to provide snow removal for taxi ways, runways, and public driveways as required.

10. Failure on the part of Lessee to pay the rent hereunder within thirty (30) days after the same shall become due and Lessee has been advised of said nonpayment shall authorize Lessor, at its option and without any legal proceedings, to declare this lease void, cancel the same, and re-enter and take possession of the premises, or, at Lessor's option, the entire amount of rent, payable hereunder may be declared due and payable at once and action brought for the recovery of the same.

11. If Lessee shall violate any of the restrictions in this lease, or shall fail to keep any of its covenants after written notice to cease such violation and a reasonable time thereafter to correct same, Lessor may at once, if it so elects, terminate the same and take possession of the premises.

12. Lessor reserves the right to enter upon the premises at any reasonable time for the purpose of making any inspection it may deem expedient to the property enforcement of any of the covenants or conditions of this Agreement.

13. Lessor reserves the right to further develop or improve the landing area of the airport as it sees fit, regardless of the desires or view of Lessee, and without interference or hindrance.

14. Lessor reserves the right to direct and control all activities of Lessee in connection with the use of the landing area, and all the public owned facilities of the airport, and agrees to perform all normal maintenance and upkeep on the landing area, and to maintain all publicly owned facilities in repair.

15. Lessor reserves the right to take any action it considers necessary to protect the aerial approaches of the airport against obstruction, together with the right to prevent Lessee from erecting or permitting to be erected, any building or other structure on the airport which, in the opinion of Lessor, would limit the usefulness of the airport or constitute a hazard to aircraft.

16. Leased land used for the purpose of parking aircraft must be on paved surfaces as approved by the Lessor. Outside storage of damaged or salvaged aircraft shall not be permitted.

17. During time of war or national emergency, Lessor shall have the right to lease the landing area or any part thereof to the United States Government for military or naval use, and, if any such lease is executed, the provisions of this instrument insofar as they are inconsistent

with the provision of the lease to the Government, shall be suspended.

18. This lease shall be subordinate to the provisions of any existing or future agreement between Lessor and the United States, relative to the operation or maintenance of the airport, the execution of which has been or may be required as a condition precedent to the expenditure of Federal funds for the development of the airport.

19. The Lessee, in the operation and use of the leased premises, and the Ames Municipal Airport will not, on the grounds of race, color, or national origin, discriminate or permit discrimination against any persons or group of persons in any manner prohibited by Part 15 of the Federal Aviation regulations, and Lessor and the United States Government shall have the right to take such action as the government may direct to enforce this paragraph.

20. This lease shall not be assigned, transferred, or subleased in any form without the prior written approval of the Lessor. Such approval shall not be unreasonably withheld unless the provisions of this lease are altered to the extent that the Lessor's rights as herein specified would be diminished.

IN WITNESS WHEREOF, the parties have hereunto set their hands and signatures the day and year first above written.

CITY OF AMES, IOWA

By: _____
Ann H. Campbell, Mayor

By: _____

Approved as to Form

By: _____
Judy K Parks, City Attorney

Attachment: Plat of Leased Area

COUNCIL ACTION FORM

SUBJECT: **CAMPUSTOWN FAÇADE GRANT FY16/17**

BACKGROUND:

The Campustown Façade Program was developed to enhance the appearance of Campustown commercial buildings, fulfilling the City Council's objective of supporting Campustown. The goal of the proposed Campustown Façade Program is to promote diverse building styles and increased activity and commercial use. This program supports enriching the individual detail and character of each building within the context of a pedestrian oriented commercial district. The City Council identified the Campustown Service Center zoning district south of the ISU Campus and Neighborhood Commercial zoning district on West Street as the areas within which properties are eligible for project grants. (See Attachment A.)

This program has one round of façade grant awards per year. The grants are for up to \$15,000 of matching funds at a 1 for 1 ratio of applicant expense to City expense. Each project may be awarded up to two façade grants when there are multiple facades with a project. The program also includes the allowance for up to \$2,000 in additional funding for design fees when a project includes a licensed design professional. Projects are scored on visual impact, financial impact, and consistency with the Idea Book concepts. (See Attachment B, Scoring Criteria.) A project must have a commercial use on the ground floor, but upper floors of a building that includes residential or commercial uses may be included in a grant request. Facades eligible for funding must be street facing and improvements must be permanent improvements to the facades.

Council budgeted \$50,000 in for FY 2016/17 for the Campustown Façade Program, of which there is \$18,000 remaining after last year's awards. City Council also budgeted \$50,000 for the upcoming year of FY2017/18. The combined total of funds that can be awarded as part of this grant period is \$68,000.

The City solicited grant applications for the Campustown Façade Grant program in February. An invitation for grant applications was sent to all eligible property and business owners in the façade program area and was also publicized by Campustown Action Association and other media outlets. **Only one application requesting two grants was submitted for building facade improvements for consideration by the Council.**

The grant application received is for the properties at 2408 and 2410 Chamberlain Avenue. The application is requesting one grant for each building for a total of two grants worth \$30,000 in grant funds with an additional \$2,000 in design fees. Project information and design illustrations are attached for the proposed project. (See Attachment C.)

According to the approved Campustown Façade Program, each year project applications will be reviewed for grant funding based the design concepts of the Idea Book as noted below. A facade project must further the goals of the design concepts and not substantially detract from other design concepts in the Idea Book. A facade improvement that replaces an already compliant façade is an ineligible request.

Idea Book Design Concepts:

- *Transparent Campustown.* Visual transparency invites pedestrians to patronize the businesses inside. Physical access promotes cohesiveness within the district. Promoting more glass and larger physical openings show the commercial offerings in the district and encourage people to spend more time there.
- *Social Campustown.* Well-designed outdoor gathering areas create a positive social atmosphere. Small, unused, visible spaces can be transformed to expand commercial opportunities. It is not the intent of the program to fund sidewalk dining or other uses of the public right-of-way, although improvements to the building that are part of any outdoor gathering area project would be eligible.
- *Diverse Campustown.* The variety of building types and design styles contribute to the vibrancy, funkiness, visual interest, and diversity of businesses. Façades are encouraged to be distinct from their neighbors and unique in the district.
- *Identifiable Campustown.* High quality signs, graphics, and other design features that express the unique identity of local businesses can be part of a distinctive design for façade improvements.
- *Historic Campustown.* Some buildings in Campustown have potential to illustrate the historic development of Campustown over 100 years. Projects can include removing cover-up materials, restoring original storefronts/entrances, and restoring masonry.

2408 AND 2410 CHAMBERLAIN PROJECT APPLICATION

The applicant is proposing to redevelop the two properties at 2408 and 2410 Chamberlain by consolidating the two buildings, remodeling the first floor commercial spaces, adding additional residential floors to both buildings and renovating the existing residential apartments. The project includes adding two residential stories to the top of the 2408 building and one residential story to the top of the 2410 building. This will allow the developer to connect the two structures in one building that contains a total of four stories (one commercial story with three residential stories above). The required parking for the apartments exists through a combination of on-site parking spaces and remote parking spaces.

The existing building at 2408 Chamberlain will be refaced with a new masonry façade in two color tones and will be accented with a fiber cement panel that will mimic a cedar lap siding look. The masonry will need to be identified as clay brick on the final plans to meet minimum zoning ordinance code standards for façade materials. The first floor will

receive new storefront windows and doors and additional windows are proposed on the first floor to increase the amount of glazing to meet the minimum 50% CSC glazing standard. A new 4-foot canopy with under mount lighting is proposed to project over the commercial entrances and new commercial and development signage is proposed for the building.

The existing building at 2410 Chamberlin will maintain the existing brick along the first floor commercial areas but will be remodeled to include a new metal panel wall system with some new brick to match the 2408 building. The faux cedar fiber cement panel will again accent the building to tie the two buildings together. A new storefront system for Thai Kitchen is also proposed as well as all new residential windows for the building. The renovation will include removing two existing parking stalls to incorporate an outdoor dining area under the building overhang at the Thai Kitchen entrance. A portion of the upper floor along the west side of the building will be cut back to accommodate the separation distance needed from the existing overhead power lines. The building will also include a new canopy over the existing residential entrance along the east side of the façade and new pedestrian oriented signage for the commercial tenants.

The overall redevelopment project will require the two existing properties be consolidated into one parcel through a Plat of Survey to allow for the building to be connected without crossing property lines. It will also require that any new areas of the building projecting into the right of way including, the varying projections of the building façade (shown in the faux wood panel) and the proposed canopies, be approved for an encroachment into the right of way.

Consistent with the *diverse campustown* design concept, the appearance of the façade will be distinctly different from other buildings in the campustown area with the designed projections of the building and the use of the metal panel and cedar type panel system while staying in compliance with the City's zoning requirements with the use of multi tone clay brick. The *social campustown* design concept is met with the inclusion of the new outdoor dining and patio area for the Thai Kitchen restaurant in combination with the new entrance canopies and new lighting at the business entrances. The *transparency concept* of the Idea Book is improved for the buildings with the increased amount of storefront windows allowing for better views into the commercial spaces. New signage will also help to better identify the commercial tenants of the building and distinguish the residential entrances from the commercial entrances.

The project estimate submitted by the applicant shows the façade project cost of \$224,661 for both the 2408 and 2410 Chamberlin front façade work. After review of the detailed project estimates for the grant work it appears some of the estimated cost includes interior work or general construction costs that are typically not included as part of the façade grant project costs. **Based on the estimates submitted, staff has calculated the project costs for just the exterior front façade work to be approximately \$174,011 (2408 building totals \$85,488, and 2410 building totals \$88,523) with an additional \$7,000 in design fees (\$3,500 for each building). The calculated eligible costs exceed the 1 to 1 matching funds ratio for the projects. The proposed project is eligible to receive the requested total of \$32,000 for two**

\$15,000 grant awards and design fees in the amount of \$2,000.

To proceed with the project, the applicant will need to complete the Minor Site Development Plan process and consolidated the two properties with a Plat of Survey. An encroachment permit for the awnings would also be necessary. A notice to proceed with the project upon award of the grants will require compliance with the City's zoning requirements to be met before receiving grant funds.

ALTERNATIVES:

1. The City Council can approve two Campustown Façade Grants for the projects at 2408 and 2410 Chamberlain Avenue awarding \$15,000 in grant funding for each address with an additional \$2,000 in design fees for a total grant award of \$32,000 for the overall project with the following conditions;
 - a. The material notes be revised from “masonry” to “clay brick”;
 - b. Approval of encroachment permits for any canopy or building projection over the property line into the right of way.
2. The City Council can approve an alternative grant amount for the project that the Council finds meet its priorities for Campustown façades.
3. The City Council can refer this request to staff or the applicants for additional information.

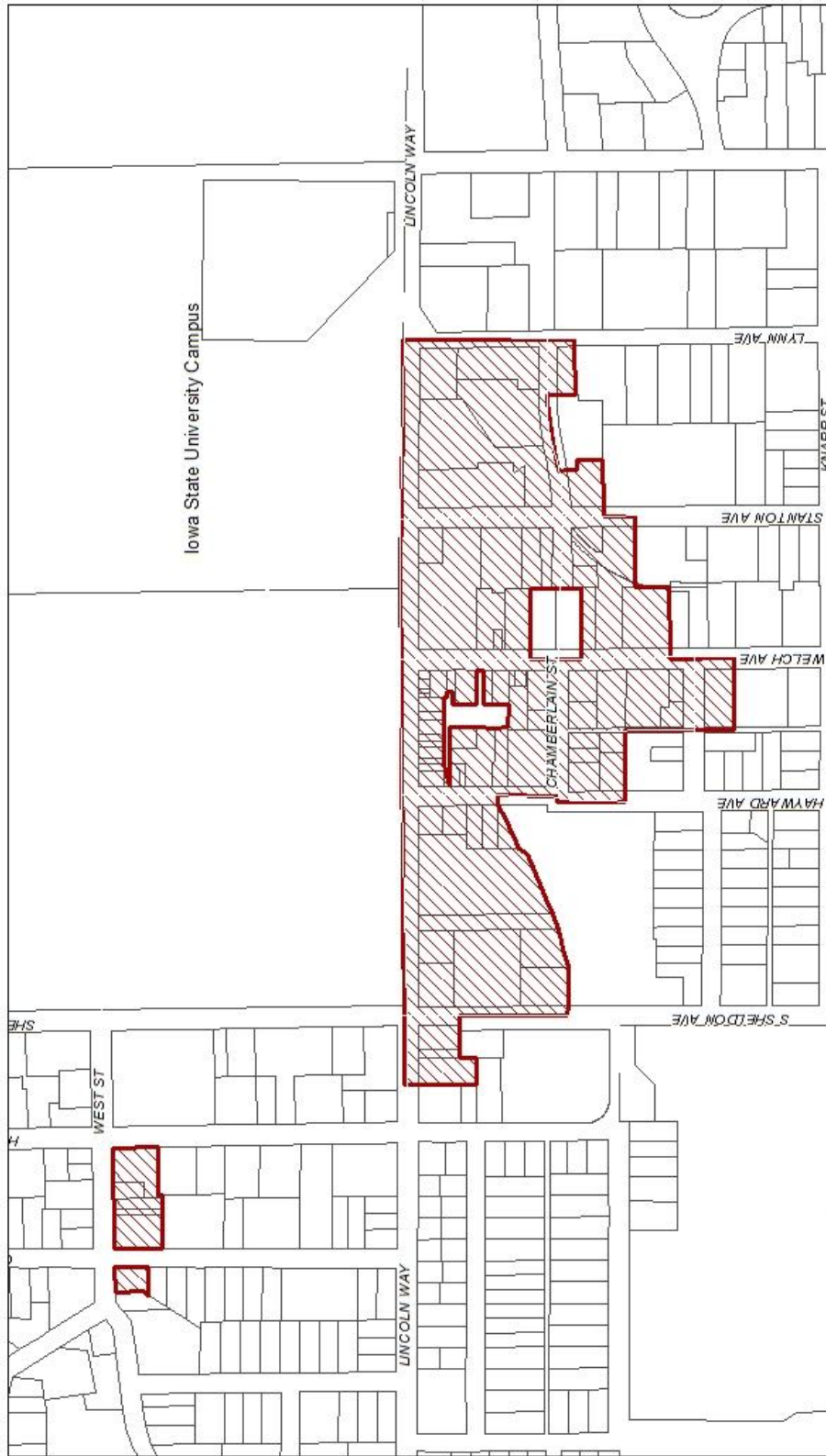
MANAGER'S RECOMMENDED ACTION:

The new facades meet the intentions of the Campustown façade program and the Campustown Idea Book in that they greatly enhance the appearance of their respective buildings and add to the social and design character of Campustown. The project also contributes to increased vitality and economic development through private investment of the area.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving a total of \$32,000 in Campustown façade grant funding for two facades grants for the project located at 2408 and 2410 Chamberlain Avenue in accordance with the noted conditions.

Attachment A

Campustown Facade Improvement Program



 Campustown Facade Grant Eligibility Area



November 2015
Map prepared by Ames Planning and Housing

Attachment B

Scoring Criteria for Campustown Façade Grants

*To be used to evaluate competing grant applications and to advise City Council in awarding grants. **The purpose of the grant program is to promote investment that creates or expands use and interest within Campustown.** Higher scores will be given to projects that meet many of the Idea Book design concepts and create a significant visual or financial impact for the Campustown Area.*

IDEA BOOK DESIGN CONCEPTS

Maximum Score 40 Points

The number of points granted in this category shall be based upon the strength of the proposed improvement project to be consistent with the Design Concepts as identified in the Campustown Idea Book. Projects identifying compliance with more of the design concepts deserve more points.

VISUAL IMPACT

Maximum Score 30 Points

- Improvements apply to more than one story on one facade
- Improvements apply to more than one storefront on one facade
- Improvements will create more visual significance because:
 - key, highly visual elements of the building are being improved
 - the building is prominently visible due to its location (e.g., it serves as a focal point from a street, is at a prominent intersection, or is larger than other buildings around it)

FINANCIAL IMPACT

Maximum Score 30 Points

- Matching funds exceed the minimum dollar-for-dollar match
- The project includes improvements being made to
 - ensure public safety,
 - establish or preserve the building's structural integrity
 - resist water and moisture penetration
 - correct other serious safety issues
- The façade project is part of a larger project that improves other exterior or interior parts of the building
- The project helps to make use of space that has been unoccupied or used only for storage

Attachment B



2408 & 2410 CHAMBERLAIN STREET
EXISTING ELEVATION

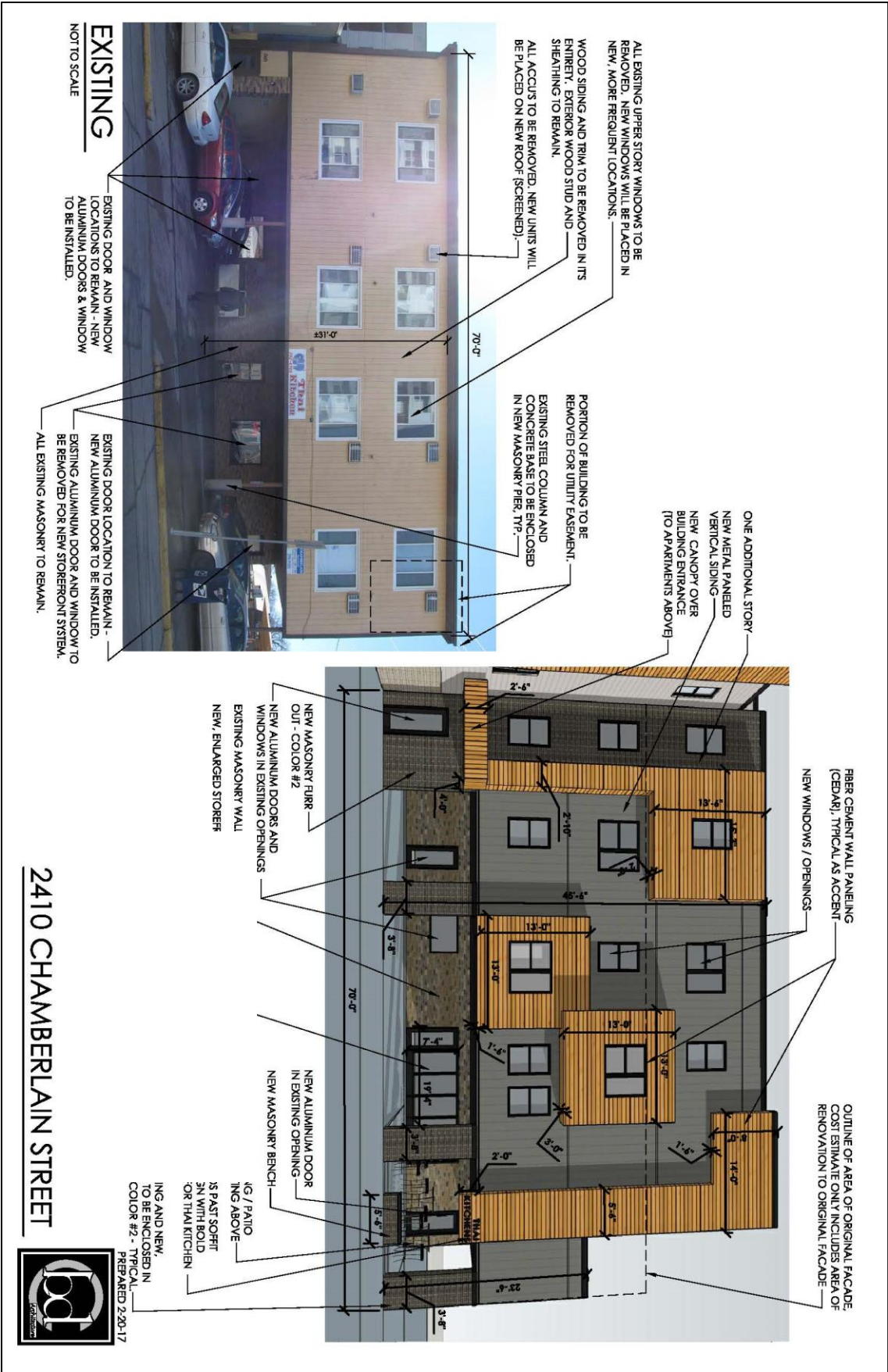
NOT TO SCALE



2408/2410 CHAMBERLAIN STREET
PROPOSED ELEVATION

NOT TO SCALE





COUNCIL ACTION FORM

SUBJECT: SOUTH KELLOGG VAULT AND U.S. BANK WEST MANHOLE LID REPLACEMENTS

BACKGROUND:

This project is for the removal and replacement of concrete lids at the South Kellogg transformer vault and the U.S. Bank west manhole. These lids were originally installed in the mid-1960's. The steel support members of the lids are showing significant rust and need to be removed. This is part of an ongoing, proactive maintenance program Electric Services has undertaken. Failure to maintain these lids could lead to premature failure and cause them to fall into the vault. The lids will be replaced using an improved design to provide an extended life span.

Bid documents were issued to 14 companies. The bid was also advertised on the Current Bid Opportunities section of the Purchasing webpage and was sent out to three plan rooms. On March 15, 2017, three bids were received as shown below:

BIDDER	PRICE	SALES TAX INCLUDED IN PRICE
Minturn, Inc. Brooklyn, IA	\$59,350.00	\$676.00
Woodruff Construction, LLC Ames, IA	\$69,975.00	\$590.00
Communication Technologies LLC Des Moines, IA	\$213,279.89	\$14,929.59

Staff reviewed the bids and concluded that the apparent low bid submitted by Minturn, Inc. of Brooklyn, IA in the amount of \$59,350 is acceptable.

The engineer's estimate for this project is \$60,000. The approved FY 2017/18 operating budget for Underground Systems Improvements contains \$325,000 which will be utilized to cover this project.

ALTERNATIVES:

1. Award a contract to Minturn, Inc., Brooklyn, IA, for the South Kellogg Vault and U.S. Bank West Manhole Replacements in the amount of \$59,350.00.
2. Award the contract to one of the other bidders.
3. Reject all bids at this time.

MANAGER'S RECOMMENDED ACTION:

This project is needed because the steel support members of the existing concrete vault lids are showing significant rust and need to be removed and replaced with an improved design to provide an extended life span.

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

COUNCIL ACTION FORM

SUBJECT: FLEET REPLACEMENT PROGRAM – POLICE UTILITY PATROL VEHICLES

BACKGROUND:

Bids recently were solicited for two Police utility patrol vehicles. Because of the immediate need for two replacement vehicles, the bid documents asked for the vehicles to be able to be delivered within two weeks. In addition, the solicitation asked for prices and preferred options to assure that the features on the new vehicles are consistent with the existing patrol fleet.

Bids were received from dealers as follows:

Bidder	Description	Price for two Units	Preferred Options Extra Cost	Total
Stiver's Ford Lincoln	Ford Police Interceptor Utility	\$56,136	\$557.56	\$56,693.56
Charles Gabus Ford	Ford Police Interceptor Utility	\$57,100	\$1,960.00	\$59,060.00

Funding is available in the patrol replacement fund in the amount of \$379,250.

ALTERNATIVES:

1. Approve and award this contract to Stiver's Ford Lincoln of Waukee, for two Ford Interceptor Utilities for \$56,693.56.
2. Approve and award this contract to Charles Gabus Ford for two Ford Interceptor Utilities for \$59,060.
3. Reject award of bid.

MANAGER'S RECOMMENDED ACTION:

In a report presented on February 23, 2016, staff advised the City Council its desire to purchase larger Utility vehicles for the Police Department in lieu of the smaller Sedans that have been purchased in the past. It was pointed out in this report that the estimated

life-cycle cost of the Utility would be approximately \$2,755 more than the standard Sedan. However, because of the need for greater space for the officers, passengers, and storage that the Utility vehicles offer, the additional cost per vehicle was warranted.

Having been made aware of the impact of idling on the overall efficiency of operating a patrol vehicle, staff experimented with various idling mechanisms that are on the market. Hoping that the operating costs on a Utility could be reduced with this type of add-on equipment, two idle management devices were used in a comparative study. The lowest cost option showed no tangible benefits, while the higher cost unit, with an extra heater and battery, did reflect improvement in vehicle mileage for the Utilities.

While reducing idling, the higher cost unit did create some officer safety issues due to operating incorrectly. One example of this is related to the windows frosting over due to issues with the heater fan. Fleet Services staff believes that these issues relate to the vendor's equipment not being able to communicate correctly with a newer version of the vehicle. Based on the results of the study, the staff is not supporting the use of add-on idling devices on patrol vehicles. It is expected that in the near future idling controls will be built into the standard police package.

It should be noted that the one Utility vehicle without an idling device in our study registered 9.7 miles per gallon, while the average fuel consumption of the other standard Sedans in our patrol fleet is slightly less at 9.6 miles per gallon.

Although the estimated life-cycle cost of the Utility police vehicles is greater, the ability to accommodate the much needed additional space makes it preferable over the standard Sedan. Therefore, it is the recommendation of the City Manager that the City Council support Alternative #1 thereby approving the award of this contract to Stiver's Ford Lincoln of Waukeez, for two Ford Interceptor Utilities for \$56,693.56.

COUNCIL ACTION FORM

SUBJECT: REQUESTS FOR MAIN STREET FARMERS' MARKET

BACKGROUND:

The Ames Chamber of Commerce is planning to host the annual Main Street Farmers' Market this summer, which will take place on the 300 and 400 blocks of Main Street and on Burnett Avenue from Main Street to the U.S. Bank drive-through. The Market will operate on 26 Saturdays from May 6th to October 28th from 8:00 a.m. to 12:30 p.m. To facilitate set-up and tear-down, streets and parking spaces need to be closed from 5:00 a.m. to 1:30 p.m. each day. This season runs two weeks later than last year's Farmers' Market season.

To facilitate the event, organizers request a blanket Temporary Obstruction Permit and blanket Vending License for the entire Central Business District from 8:00 a.m. to 1:30 p.m. each day of the Market, which will allow downtown businesses who file an insurance certificate with the City to display items for sale on the sidewalks. The Chamber has requested that the \$50 Vending License fee be waived.

Organizers have also requested the use of Tom Evans Plaza between the hours of 6:00 a.m. and 1:00 p.m. for vendor booths and entertainment. **City staff supports the use of this space for entertainment and educational activities for children and families as has been done in previous years. However, to prevent damaging the turf in the plaza, City staff does not support using this space for regular Farmers' Market vendors.**

The use of electricity in Tom Evans Plaza, along Main Street and on Burnett Avenue has also been requested. Organizers have requested a waiver of the \$1 per day fee for use of electricity.

To facilitate the Market, organizers have also requested that the two- and four-hour limits on parking in CBD Lots X and Y be waived during Market hours, which City staff supports. Additionally, 75 metered parking spaces will be closed for 4.5 metered hours each day the Market operates. **City staff estimates that this will result in a maximum potential loss of \$1,755 to the Parking Fund.**

Market organizers have requested that the meter fees be waived because the Market is a non-profit organization, and in return the City would be included as a sponsor on all Market advertising materials. **In the past two years, the City Council waived all meter fees for this event.**

ALTERNATIVES:

1. Approve the requested street and parking space closures from 5:00 a.m. to 1:30 p.m. on Saturdays from May 6 to October 28, use of Tom Evans Plaza for entertainers only, use of City electrical outlets, a blanket Temporary Obstruction Permit, a blanket Vending License, and suspension of parking enforcement in CBD Lots X and Y, and waive the fee for the Vending License, electricity use, and lost parking meter revenue.
2. Approve the requests as stated in Alternative No. 1, but require Farmers' Market to reimburse the City for the Vending License, electricity use, and parking meter revenue.
3. Direct staff to work with Farmer's Market organizers to find an alternative location for the event.
4. Do not approve the requests.

MANAGER'S RECOMMENDED ACTION:

The Main Street Farmers' Market has successfully attracted visitors to the Main Street Cultural District for the last several years. It has become a signature event in Ames, enhancing the local economy and providing a family-friendly activity that showcases the Ames community.

It is therefore the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.



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SPECIAL EVENT APPLICATION**SUMMARY OF EVENT****DESCRIPTION****Event Name** The Ames Main Street Farmers' Market**Description**

The Ames Main Street Farmers' Market would like to hold the Market in the 300 & 400 blocks of Main Street, including the Tom Evans Park and the south half of the Burnett Street which is the same location as last year. The event is scheduled for every Saturday between May 6th and October 28th. We would close the street at 5 am. and have them back open at 1:30 pm. The Market hours are 8 am to 12:30 pm.

During the 26 week event will showcase the area's best local produce farmers, craftsmen, artists and prepared food vendors, as well as offering weekly live entertainment and children's activities!

Last year a total of 118 Vendors joined us, up 39 from last year. With an average of 3000+ daily visitors. It was a very successful year for the Ames Main Street Farmers' Market as well as the Vendors that participated. This will be our 7th year and we are excited to promote this exciting and vibrant event in the heart of our downtown.

Event Category☐ Athletic/Recreation☐ Concert/Performance☐ Exhibits/Misc.☒ Farmer/Outdoor Market☐ Festival/Celebration☐ Other (please explain)☐ Parade/Procession/March**Anticipated****Attendance**Total 78,000Per Day 3,000**DATE/TIME****Setup**Date 5/6/17Time 5:00 amDay of Week Saturday**Event Starts**Date 5/6/17Time 8:00 amDay of Week Saturday**Event Ends**Date 5/6/17Time 12:30 pmDay of Week Saturday**Teardown**Date 5/6/17Time 1:30 pmDay of Week Saturday**Complete****Rain Date, if applicable** _____**Rain Location, if applicable** _____

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

Ames Chamber of Commerce

Local Contact (Required)

Must be present during event

Name: Lojean Petersen

Address: 304 Main Street

Telephone: (515) 232-2310

Cell phone: (515) 520-0702

Must be available by cell phone during event

Email: amesfarmersmarket@ameschamber.com

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? _____

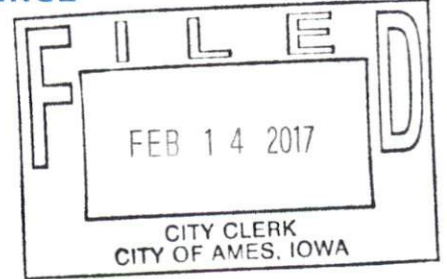
☒ ☐ Is this event open to the public?

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

If yes, please list



Ames™
CHAMBER OF COMMERCE



February 14, 2017

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

Dear Honorable Mayor Campbell and City Council,

The Ames Chamber of Commerce is planning to hold the sixth season of the *Ames Main Street Farmers' Market* this summer. The event is scheduled to be held on the 300 and 400 block of Main Street every Saturday from May 6th to October 28th, 8:00AM to 12:30PM (the road is scheduled to be closed from 5:00AM to 1:30PM to allow for setup, teardown, and cleanup). The 26-week event will showcase the area's best farmers, crafters, artist and prepared food experts as well as offering weekly live entertainment and children's activities. At this time, Ames Chamber of Commerce asks the City Council to consider four specific requests:

1. The Ames Chamber of Commerce requests a Blanket Vending Permit for the entire CBD to allow businesses to sell merchandise outside their stores if they so choose. The Chamber of Commerce further requests the fee be waived as any businesses selling products on the sidewalk are members.
2. The Ames Chamber of Commerce requests free use of electricity along the 300 and 400 Blocks of Main Street and for the outlets in the Tom Evans Park.
3. The Ames Chamber of Commerce requests that the fee be waived for the parking meters on the 300 and 400 Blocks during the Ames Main Street Farmers' Market as the Market is a Non-Profit organization. In return the City of Ames would be considered a Sponsor of our Ames Main Street Farmers' Market and would be included in all advertising, newsletters and on our Website. For the 26-week period the Market brings conservatively 60,000 - 72,000 people to the Main Street Cultural District. The benefit from these visitors coming to the Market will increase income in parking, shopping and eating in our beautiful city.
4. The Ames Chamber of Commerce also requests that that any timed, 2hr or 4 hr. parking fees in the back lots of the 300 and 400 Blocks of Main street be waived from 6:30am to 1:30pm during the Market season.

Thank you for your consideration of these requests and continued support of downtown Ames. We look forward to seeing you in the sixth year of the Ames Main Street Farmers' Market throughout the 2017 season.

Sincerely,

Lojean Petersen
Ames Main Street Farmers' Market Manager

304 Main Street, Ames, IA 50010 | 515.232.2310 | Ames Chamber of Commerce

COUNCIL ACTION FORM

SUBJECT: **MUNICIPAL CEMETERY LANE IMPROVEMENTS**

BACKGROUND:

This program provides funding to enhance the physical appearance and services at the Cemetery. The five-year program for restoration and improvement of the driving lanes and water service lines began in 2011/12. The water service line and final lane paving (this project) is expected to be completed in the spring of 2017.

This project will replace the existing asphalt surface along the northern loop and ancillary side lanes of the northern part of the Cemetery. The existing Cemetery lanes have deteriorated due to age and freeze/thaw conditions of Iowa winters. This project will involve the removal of the upper two inches of asphalt and replacement with new asphalt. Also included are add alternate bids to perform additional paving work if funding allows. Work will be completed either entirely before Memorial Day or after Memorial Day as that is the busiest time in the Municipal Cemetery.

Staff has completed plans and specifications with estimated project costs of \$181,000. Funding of \$187,000 is available from this program in the Capital Improvements Plan.

ALTERNATIVES:

1. Approve the Ames Municipal Cemetery Lane Improvement Project by establishing April 19, 2017, as the date of letting and April 25, 2017, as the date for report of bids.
2. Do not proceed with this project.

MANAGER'S RECOMMENDED ACTION:

By approving plans and specifications and setting the letting date, it will be possible to move forward with the lane improvement project prior to Memorial Day in 2017.

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

COUNCIL ACTION FORM

SUBJECT: PRELIMINARY APPROVAL OF PLANS AND SPECIFICATIONS AND NOTICE TO BIDDERS FOR WATER TREATMENT PLANT FIVE-YEAR WELL REHABILITATION PROJECT

BACKGROUND:

In Fiscal Year 2016/17, Northway Well and Pump Company will complete the final year of a five-year contract to rehabilitate 22 potable water wells. The contract involved rehabilitating the utility's drinking water wells on a five-year, preventative-maintenance cycle instead of waiting until wells are unable to produce adequate water volumes.

Upon completion of the five-year contract, well data continues to show this as being a successful project. Equipment that was found to be failing has been repaired, and significant increases in well yield have been realized. **To ensure the current wells maintain their capacity for as long as possible, staff is asking Council to approve preliminary plans and specifications and to issue Notice to Bidders for a new five-year cycle of the well rehabilitation program.**

The project plans and specifications detail the rehabilitation process and timeline to be used for this five-year cycle. The specifications call for a one-year contract with four one-year renewal options. The initial contract will be effective through June 30, 2018. A consumer price index will be used to adjust the contract price for each subsequent contract renewal. Future-year renewals will be based on satisfactory performance during the prior year and on the City Council appropriating funds.

The FY 2017/18 Water Treatment Plant operating budget for well rehabilitation includes \$76,000 to rehabilitate five wells and an additional \$25,000.00 for repairs.

ALTERNATIVES:

1. Grant preliminary approval of plans and specifications and issue Notice to Bidders for a five-year well rehabilitation contract, setting April 25, 2017, as the bid due date and setting May 9, 2017, as the date of public hearing and award.
2. Do not approve plans and specifications at this time.

MANAGER'S RECOMMENDED ACTION:

Regular maintenance of the city's potable water wells is required to ensure adequate source water to meet the city's current and future drinking water needs. It is in the City's best interest to maintain the wells by continuing the well rehabilitation program and adding another five-year cycle. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.



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MEMO

To: Mayor and Members of the City Council

From: City Clerk's Office

Date: March 24, 2017

Subject: Contract and Bond Approval

There are no Council Action Forms for Item Nos. 24 and 25.
Council approval of the contract and bond for these projects is simply fulfilling a
State Code requirement.

/jr

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 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 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).

At the February 23, 2016 meeting Council awarded the contract to Ames Trenching of Ames, Iowa in the amount of \$68,496.

The contractor is nearly complete with the project, but staff has identified an additional location to be added to the contract. A sump pump discharge line was installed at 2033 Ashmore Drive during the summer of 2016 and allowed to discharge over the curb as there was no storm sewer in the area.

During the winter of 2016/17 this sump discharge created an area of ice that consumed one-third of the street pavement and created a ribbon of ice all the way to Beach Avenue, the nearest downstream storm sewer. This installation will resolve the winter icing issue as well as provide access to subdrain collector to an additional seven homes which will reduce the amount of clean water that is discharged directly to the sanitary sewer system once those homes with sump pumps connect to the line.

Ames trenching has agreed to install the 412 feet of subdrain collector at the current contract prices causing an increase to the project cost by \$23,980. Funding for the change order would come from the 2016/17 Clear Water Diversion Fund in the amount of \$25,000.

Funding for the project is summarized below:

	<u>Revenue</u>	<u>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
16/17 Clear Water Diversion (Additional Funds)	\$ 25,000	
Ashmore Drive (This Change Order)		\$ 23,980
Engineering and Administration		\$ 11,775
	<hr/> \$ 109,000	<hr/> \$ 104,251

ALTERNATIVES:

1. Approve Change Order No. 1 in the amount of \$23,980
2. Do not proceed with the change order and direct staff to pursue other options.

MANAGER'S RECOMMENDED ACTION:

By approving the change order, a winter icing situation will be corrected as well as providing other resident the opportunity to connect sumps to the collector line in the future, thus reducing the amount of clean water that would be put directly in to the sanitary sewer system.

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

COUNCIL ACTION FORM

**SUBJECT: WATER POLLUTION CONTROL FACILITY ADMINISTRATION
BUILDING HVAC SYSTEM REPLACEMENT**

BACKGROUND:

On September 13, 2016, Council awarded a contract to Wolin & Associates, Inc., of West Des Moines, Iowa in the amount of \$363,020 for the replacement of the Admin Building HVAC System at the Water Pollution Control Facility.

All work under this contract was completed in accordance with the plans and specifications on March 9, 2017. One change order was issued in the amount of \$3,790 for the addition of two motor starters and replacement of a fire damper, bringing the final construction cost of the project to \$366,810. A copy of the Engineer's Certification of Completion is attached.

ALTERNATIVES:

1. Approve completion and authorize final payment, in accordance with the contract, to Wolin & Associates, Inc., of Ames, Iowa.
2. Do not accept completion of the HVAC System replacement project at this time.

MANAGER'S RECOMMENDED ACTION:

Work for the project has been completed in accordance with plans and specifications, and the engineer has provided a Certificate of Completion.

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

**AIA**[®]**Document G704™ – 2000****Certificate of Substantial Completion****PROJECT:***(Name and address)*Ames Water Pollution Control Facility
HVAC
56797 280th, Ames, IA 50010**PROJECT NUMBER:** 158009/**CONTRACT FOR:** General Construction**CONTRACT DATE:** September 13, 2016OWNER: ☒ARCHITECT: ☒CONTRACTOR: ☒FIELD: ☐OTHER: ☐**TO OWNER:***(Name and address)*City of Ames
515 Clark Ave.
Ames, IA 50010**TO CONTRACTOR:***(Name and address)*Wolin Mechanical Electrical
1720 Fuller Rd.
West Des Moines, IA 50265**PROJECT OR PORTION OF THE PROJECT DESIGNATED FOR PARTIAL OCCUPANCY OR USE SHALL INCLUDE:**

The Work shown and described in Contract Drawings dated 07/26/2016 and titled "City of Ames Water Pollution Control Facility Administration Building HVAC Replacement" along with any work modified by either Addendum or accepted Change Order Proposal.

The Work performed under this Contract has been reviewed and found, to the Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated above is the date of issuance established by this Certificate, which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

Warranty

Two Year Warranty for all equipment and mechanical and electrical system upgrades.

Date of Commencement

03/09/2017

Farris Engineering

ARCHITECT**BY**

03/09/2017

DATE OF ISSUANCE

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment.

Cost estimate of Work that is incomplete or defective: \$0.00

The Contractor will complete or correct the Work on the list of items attached hereto within Zero (0) days from the above date of Substantial Completion.

Wolin Mechanical Electrical

CONTRACTOR**BY****DATE**

The Owner accepts the Work or designated portion as substantially complete and will assume full possession at 8:00 am (time) on 03/09/2017 (date).

City of Ames

OWNER**BY****DATE**

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:

(Note: Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)

COUNCIL ACTION FORM

**SUBJECT: POWER PLANT NATURAL GAS CONVERSION EQUIPMENT,
INCLUDING BURNERS, SCANNERS, THERMAL ANALYSIS, AND
COMPUTER MODELING - CONTRACT COMPLETION**

BACKGROUND

In November 2013 the City Council voted to convert the City's Power Plant from coal to natural gas. Implementing this decision requires a significant amount of engineering, installation of equipment, and modification and construction in the Power Plant.

On November 5, 2014, City Council awarded a contract to Alstom Power Inc. of Windsor, CT for the Natural Gas Conversion Equipment Including Burners, Igniters, Scanners, Thermal Analysis and Computer Modeling in the amount of \$3,355,300. **Council should note that Alstom Power Inc. was acquired by General Electric and as a result the company has been renamed GE Power, Inc. Alstom Power Inc. contacted staff about this change in ownership.**

There were eight change orders to this contract.

Change Order No. 1 for \$29,869.00 was to increase funds to cover costs for GE Power to perform base line testing for Unit 8.

Change Order No. 2 for a reduction of \$321,600 was for: 1) Add two flame scanner frequency signal analyzers on Unit #7; 2) Reduce the number of natural gas burners (and associated burner equipment) from twelve to nine on Unit #8; and 3) Add six frequency signal analyzers on Unit #8.

Change Order No. 3 for a reduction of \$51,000 since staff felt modeling for Unit 7 was not necessary to assist with burner design and/or location.

Change Order No. 4 in the amount of \$1,620 for GE Power to supply one Flame Signal Analyzer.

Change Order No. 5 for \$0 was for clarifying that the equipment purchased under this contract is considered personal tangible property.

Change Order No. 6 in the amount of \$32,679 to provide equipment and labor necessary to install a grid sampling system for the tuning and performance testing of Unit 7 supply one Flame Signal Analyzer.

Change Order No. 7 in the amount of \$62,310 to provide equipment and labor necessary to install a grid sampling system for the tuning and performance testing of Unit 8.

Change Order No. 8 in the amount of \$121,360 to provide additional Field Service Technical Support for the installation, startup, and testing of the natural gas igniters, burners and associated equipment; and also to optimize (tune) the performance of the boilers while burning natural gas and co-firing refuse derived fuel (RDF)

The total contract amount including these eight change orders is \$3,230,538. However, staff was able to negotiate shared-savings for Change Order #6. The City was billed \$19,857 instead of \$32,679. **The total billed amount including the Change Orders was \$3,217,716, a reduction of \$12,822.**

The Engineer's estimate of the cost for this phase of the project was \$4,500,000. The current approved Capital Improvements Plan includes \$18,112,011 for the Unit 7 and Unit 8 fuel conversion project. Additional funding in the amount of \$361,000 was transferred to the project budget from accumulated equipment replacement funds. As a result, the total dollar amount available in the project budget is currently \$18,473,011. The project budget to date is shown on page 3.

All of the requirements of the contract have been met by GE Power Inc. and the Engineer has provided a certificate of completion.

ALTERNATIVES:

- 1) Accept completion of the contract with GE Power Inc. of Windsor, CT for the Natural Gas Conversion Equipment Including Burners, Igniters, Scanners, Thermal Analysis and Computer Modeling at a total cost of **\$3,217,716**, and authorize final payment to the contractor.
- 2) Delay acceptance of this contract.

MANAGER'S RECOMMENDED ACTION:

The contractor for the Natural Gas Conversion Equipment Including Burners, Igniters, Scanners, Thermal Analysis and Computer Modeling has supplied all of the equipment specified under the contract. The Engineer has issued a certificate of completion on the work, and the City is legally required to make final payment to the contractor.

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

PROJECT BUDGET

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

\$18,473,011	Current Project Budget
	<u>Sargent & Lundy, LLC</u>
\$1,995,000	Encumbered not-to-exceed amount for Engineering Services
\$2,395,000	Engineering Services Contract Change Order No. 1
\$174,000	Engineering Services Contract Change Order No. 2
\$154,000	Engineering Services Contract Change Order No. 3
	<u>GE Power Inc.</u>
\$3,355,300	Contract cost for Natural Gas Conversion Equipment
\$29,869	Equipment Contract Change Order No. 1
(-\$321,600)	Equipment Contract Change Order No. 2
(-\$51,000)	Equipment Contract Change Order No. 3
\$1,620	Equipment Contract Change Order No. 4
\$0	Equipment Contract Change Order No. 5
\$19,857	Equipment Contract Change Order No. 6
\$62,310	Equipment Contract Change Order No. 7
\$121,360	Equipment Contract Change Order No. 8
	<u>Emerson Process Management Power & Water Solutions, Inc.</u>
\$1,595,000	Contract cost for DCS equipment
\$39,377	DCS Contract Change Order No. 1
\$12,611	DCS Contract Change Order No. 2
\$0	DCS Contract Change Order No. 3
\$326,067.31	DCS Contract Change Order No. 4
	<u>GE Energy Control Solutions, Inc.</u>
\$814,920	Contract cost for TCS equipment Bid 1
\$244,731	TCS Bid 1 Contract Change Order No. 1
\$34,000	TCS Bid 1 Contract Change Order No. 2
\$0	TCS Bid 1 Contract Change Order No. 3

\$16,854	TCS Bid 1 Contract Change Order No. 4
\$41,760	TCS Bid 1 Contract Change Order No. 5

General Electric International, Inc.

\$186,320	Contract Cost for Turbine Steam Seal System - TCS Bid 2
\$24,536	TCS Bid 2 Contract Change Order No. 1
\$150,000	TCS Bid 2 Contract Change Order No. 2
\$0	TCS Bid 2 Contract Change Order No. 3
\$9,208.42	TCS Bid 2 Contract Change Order No. 4

Henkel Construction Co.

\$898,800	Contract cost for Control Room Installation General Work Contract
\$66,782	Control Room Contract Change Order No. 1
\$17,683.54	Control Room Contract Change Order No. 2

TEI Construction Services, Inc.

\$1,572,019	Contract cost for Mechanical Installation General Work Contract
\$8,750	Mechanical Contract Change Order No. 1
\$156,131	Mechanical Contract Change Order No. 2
\$187,984	Mechanical Contract Change Order No. 3
\$9,785.37	Mechanical Contract Change Order No. 4
\$3,032.17	Mechanical Contract Change Order No. 5
\$7,725.98	Mechanical Contract Change Order No. 6
\$3,032.16	Mechanical Contract Change Order No. 7
\$21,673.58	Mechanical Contract Change Order No. 8
\$175,496.89	Mechanical Contract Change Order No. 9
\$48,486.22	Mechanical Contract Change Order No. 10
\$12,539.88	Mechanical Contract Change Order No. 11

FPD Power Development, LLC

\$3,145,149	Contract cost for Electrical Installation General Work Contract
\$12,044.24	Electrical Contract Change Order No. 1
\$41,265.65	Electrical Contract Change Order No. 2
\$123,893.91	Electrical Contract Change Order No. 3
\$64,743.87	Electrical Contract Change Order No. 4

Graybar Electric

\$98,560	Contract cost for UPS System
(-\$1,010)	UPS System Contract Change Order No. 1

	<u>Hertz Equipment Rental Corporation</u>
<u>\$166,835.50</u>	Contract cost for Portable Electric Space Heaters
\$18,285,326.33	Costs committed to date for conversion
\$200,506.67	New Project Balance to cover miscellaneous equipment and modifications to the power plant needed for the fuel conversion

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 301 & 305 S. 4th STREET

BACKGROUND:

The City's subdivision regulations are found in Chapter 23 of the *Municipal Code*. These regulations include the process for creating or modifying property boundaries and for determining if any improvements are required in conjunction with the platting of property. The regulations also describe the process for combining existing platted lots or conveyance parcels in order to create a parcel for development purposes. A plat of survey is allowed by Section 23.309 as a boundary line adjustment for the purpose of consolidating parcels.

This Plat of Survey is for the purpose of adjusting the property boundary between existing "Parcel BE" (301 S. 4th Street), and Lot 8, in Cayler's Subdivision (305 S. 4th Street) to expand parking for 301 S. 4th Street. "Parcel BE" would be designated as "Parcel BF", and Lot 8 would become "Parcel U." Proposed "Parcel BF" is the location of a 24-unit apartment building that is being reconstructed, following a fire that destroyed the previous 33-unit apartment building in June, 2016. "Parcel U" is occupied by a single-family detached dwelling.

On March 8, 2017, the Zoning Board of Adjustment granted approval of an amendment to the Special Use Permit for the reconstruction of the non-conforming apartment building at 301 S. 4th Street, subject to approval of the Plat of Survey. The March 7th approval allows for the reconstruction of the apartment building with two additional units and seven bedrooms by providing for additional parking. The reconstructed apartment building would include 26 units, with a total of 74 bedrooms, if the Plat of Survey is approved and the parking lot expansion is completed. **Adjusting the property boundary between 305 S. 4th Street, and 301 S. 4th Street, is necessary to provide land area for seven additional parking spaces at 301 S. 4th Street, as required for the seven bedrooms being added to the apartment building.** If the Plat of Survey is not approved, the apartment building would still be reconstructed, but with slightly fewer units and bedrooms.

Existing "Parcel BE", at 301 S. 4th Street, is located in the "RH" (Residential High Density) zoning district. Lot 8, at 305 S. 4th Street, is located in the "S-SMD" (South Lincoln Sub Area Mixed-Use District). No change in the zoning boundary between the two zoning districts is proposed as part of the boundary line adjustment between the two properties. Typically, we avoid split zoning of properties due to regulatory complications of two different zones on one parcel. However, in this case the development standards for the planned parking lot are the same whether it is built within the RH zoning district of the S-SMD zoning district.

Plats of Survey are to comply with all Design and Improvement Standards in the Subdivision Ordinance. South 4th Street is a dead end street that terminates at the west property line of 301 S. 4th Street. The Public Works Department has not identified a need to establish a cul-de-sac at the end of S. 4th Street, at this time. The proposed parcel meets the requirements of having complete infrastructure, as outlined in the Subdivision Code, with the exception of the cul-de-sac at the end of S. 4th Street, and does not trigger further extension of infrastructure. The electric easement along the north property line of existing "Parcel BE" will be extended to the west property line of the proposed "Parcel BF", at the current width of 5.5 feet.

Approval will allow the applicant to prepare the official Plat of Survey and submit it to the Planning and Housing Director for review. The Director will sign the Plat of Survey, confirming that it fully conforms to all conditions of approval. The prepared Plat of Survey may then be signed by the surveyor, who will submit it for recording in the office of the Story County Recorder.

ALTERNATIVES:

1. The City Council can adopt the resolution approving the proposed Plat of Survey, with the following condition:
 - A. The ownership of the rear portion of Lot 8, must be changed from Steve and Dawn Jones to A & D Partnership, prior to recording of the Plat of Survey, once approved by the City Council.
2. The City Council can deny the proposed Plat of Survey if the City Council finds that the requirements for Plats of Survey, as described in Section 23.308, have not been satisfied.
3. The City Council can refer this back to staff and/or the owner for additional information.

MANAGER'S RECOMMENDED ACTION:

Staff has determined that the proposed Plat of Survey satisfies all code requirements for approval. **Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1.**

ADDENDUM
PLAT OF SURVEY FOR 301 & 305 S. 4TH STREET

Application for a proposed Plat of Survey has been submitted for:

- ☐ Conveyance parcel (per Section 23.307)
- ☒ Boundary line adjustment (per Section 23.309)
- ☐ Re-plat to correct error (per Section 23.310)
- ☐ Auditor's plat (per Code of Iowa Section 354.15)

The site is located at:

Owners: A & D Partnership
Steve and Dawn Jones

Existing Street Addresses: 301 S. 4th Street
305 S. 4th Street

Assessor's Parcel #: 0911175070
0911175410

New Legal Description: See Attachment C: Survey Description

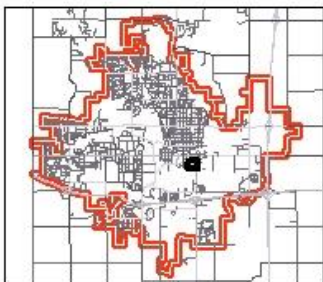
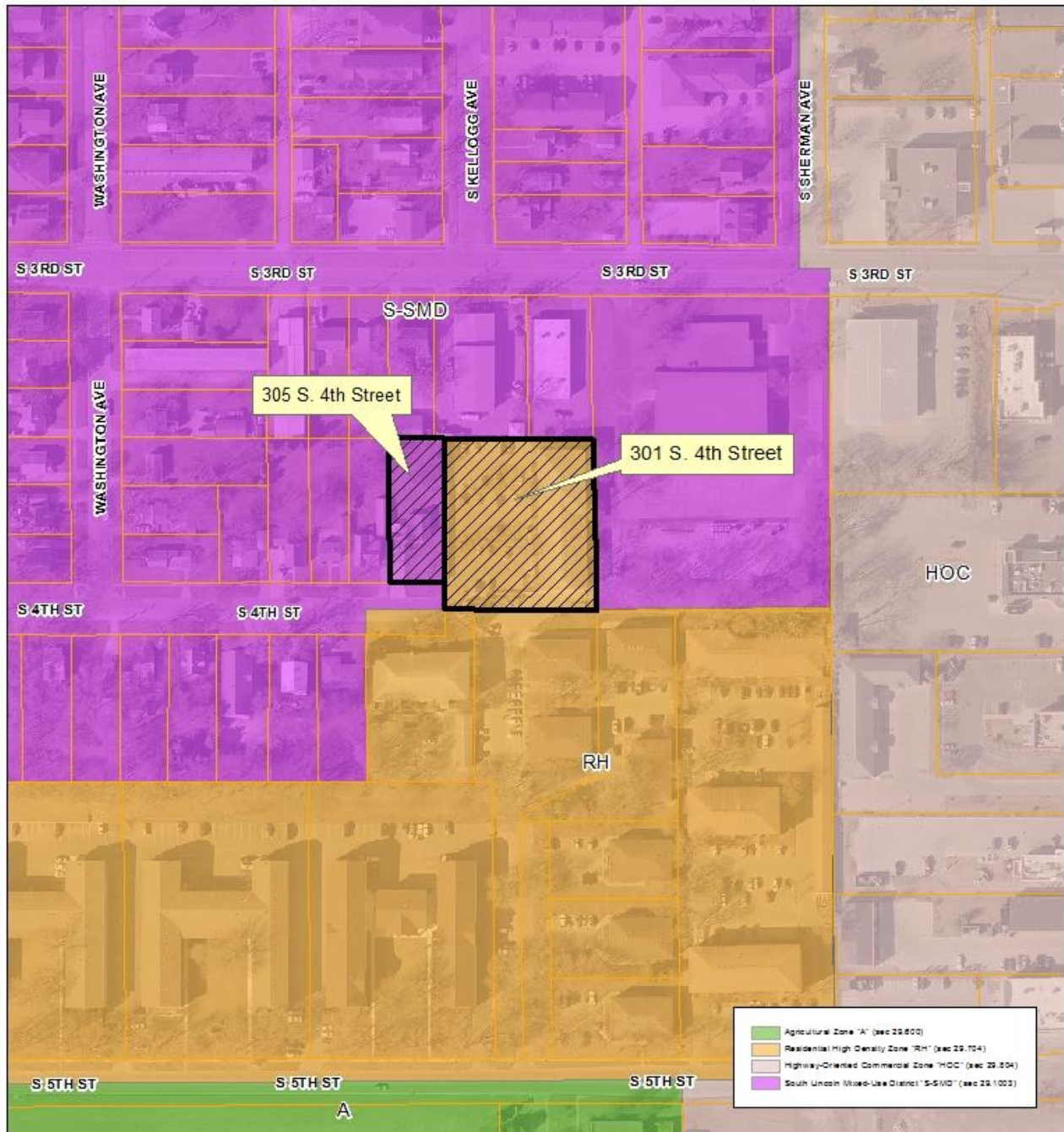
Public Improvements:

The preliminary decision of the Planning Director finds that approval requires all public improvements associated with and required for the proposed plat of survey be:

- ☐ Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- ☐ Delayed, subject to an improvement guarantee as described in Section 23.409.
- ☒ Not Applicable.

Note: The official Plat of Survey is not recognized as a binding Plat of Survey for permitting purposes until a copy of the signed and recorded Plat of Survey is filed with the Ames City Clerk's office and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.

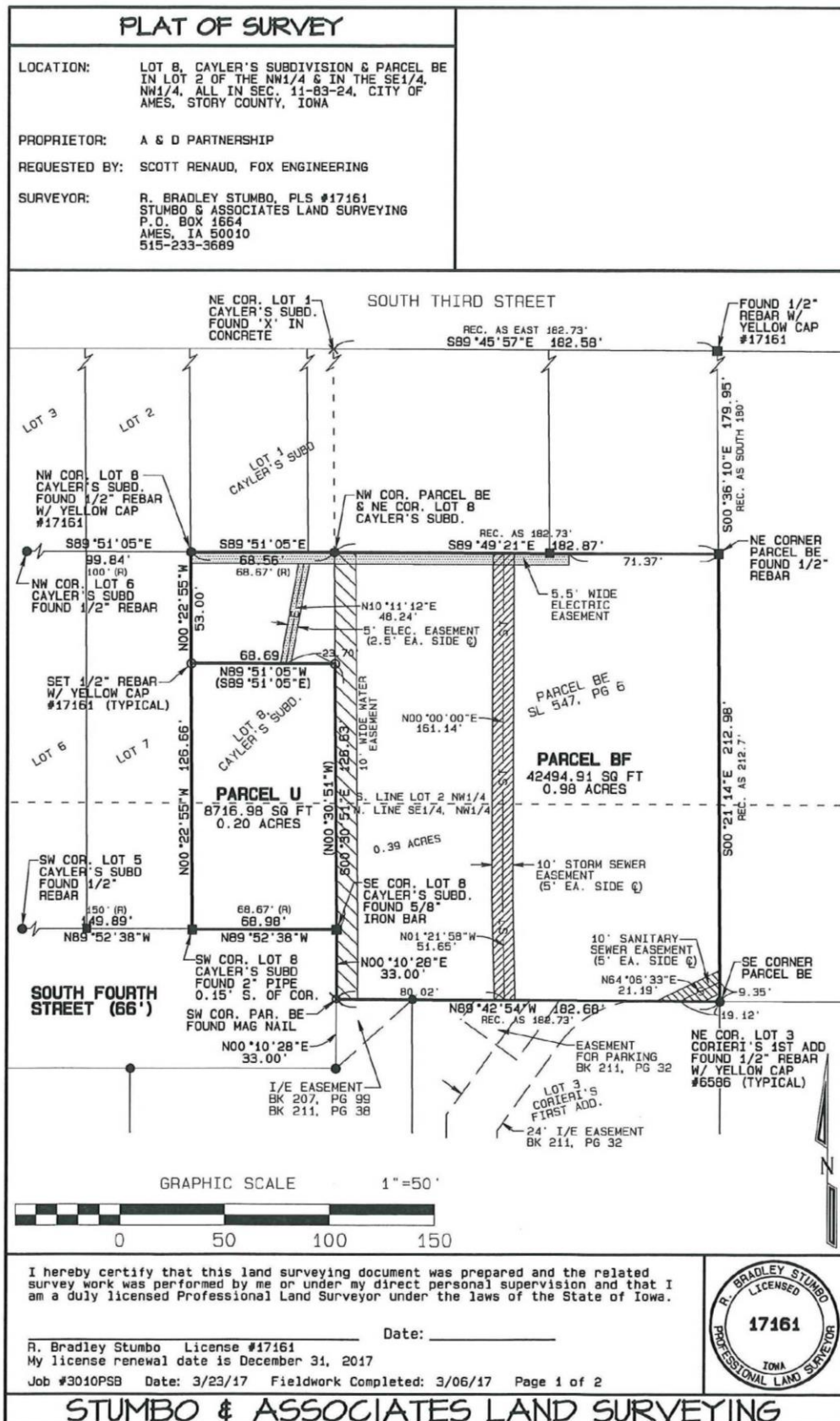
ATTACHMENT A: LOCATION & ZONING MAP



Location & Zoning Map
301 & 305 S. 4th Street



ATTACHMENT B: PROPOSED PLAT OF SURVEY



ATTACHMENT C: SURVEY DESCRIPTION

Page 2 of 2
Job #3010PSB

Survey Description – Parcel 'BF':

The North 53.00 feet of Lot 8 in Cayler's Subdivision and Parcel BE, as shown on the Plat of Survey filed in Slide 547, Pages 6 & 7, being a part of Lot 2 in the Northwest Quarter; and a part of the Southeast Quarter of the Northwest Quarter, all in Section 11, Township 83 North, Range 24 West of the 5th P.M., City of Ames, Story County, Iowa, and being all together more particularly described as follows: Commencing at the Northeast Corner of Lot 1 in said Cayler's Subdivision, thence S89°45'57"E, 182.58 feet along the south line of South Third Street; thence S00°36'10"E, 179.95 feet to the Northeast Corner of said Parcel BE and the point of beginning; thence S00°21'14"E, 212.98 feet to the Southeast Corner of said Parcel BE; thence N89°42'54"W, 182.68 feet along the north line of said Lot 3, Corieri's First Addition, and said line extended westerly to the east end of South Fourth Street, said point being the Southwest Corner of said Parcel BE; thence N00°10'28"E, 33.00 feet to the Southeast Corner of Lot 8 in said Cayler's Subdivision; thence N00°30'51"W, 126.63 feet along the west line of said Parcel BE, said line also being the east line of said Lot 8; thence N89°51'05"W, 68.69 feet to the west line of said Lot 8; thence N00°22'55"W, 53.00 feet to the Northwest Corner thereof; thence S89°51'05"E, 68.56 feet to the Northeast Corner thereof, said point also being the Northwest Corner of said Parcel BE; thence S89°49'21"E, 182.87 feet along the north line of said Parcel BE to the point of beginning, containing 0.98 acres.

Survey Description-Parcel 'U':

Lot 8, except the North 53.00 feet thereof, in Cayler's Subdivision, City of Ames, Story County, Iowa, and being more particularly described as follows: Beginning at the Southeast Corner of said Lot 8; thence N89°52'38"W, 68.98 feet to the Southwest Corner thereof; thence N00°22'55"W, 126.66 feet along the west line of said Lot 8; thence S89°51'05"E, 68.69 feet to the east line thereof; thence S00°30'51"E, 126.63 feet to the point of beginning, containing 0.20 acres.

The Ames City Council approved this Plat of Survey on _____, 2017, with Resolution No. _____. I certify that it conforms to all conditions of approval.

Planning & Housing Director

COUNCIL ACTION FORM

SUBJECT: **MINOR SUBDIVISION FINAL PLAT FOR LDY SUBDIVISION FIRST ADDITION**

BACKGROUND:

The proposed subdivision is located within the "GI" (General Industrial Zone) zoning district (see *Attachment A – Location & Zoning map*). LDY LLC, property owner, is requesting approval of a Minor Subdivision Final Plat for LDY Subdivision, 1st Addition, to divide the existing Lot 5 of the Landfill Addition Block 3 Into a three lots (see *Attachment B – Proposed Final Plat*). A minor subdivision includes three, or fewer, lots and does not require additional public improvements. A minor subdivision does not require a Preliminary Plat, and may be approved by the City Council as a Final Plat, only, subject to the applicant completing the necessary requirements. Following City Council approval, the Final Plat must then be recorded with the County Recorder to become an officially recognized subdivision plat.

The existing lot is approximately 10.96 acres with an existing vacant industrial building, which was constructed in 1968. The existing site contains paved drive aisle access from Dayton Avenue and paved parking to the east of the existing building with a gravel loading area located to the west of the building.

The applicant desires to subdivide this property into three lots for future industrial development at this location. The proposed subdivision creates Lot 1 (3.53 acres), Lot 2 (3.35 acres) and Lot 3 (3.87 acres). The proposed Lot 1 and 3 would be vacant lots with Lot 2 containing the current industrial building. (See *Attachment A – Location & Zoning Map*). Access to all of the lots will be from an existing driveway along Dayton Avenue, no access is permitted to Lincoln Way. The current industrial building located on the site will meet setbacks required in the General Industrial Zone upon creation of the proposed new lots. Each of the proposed lots meets the requirements of the "GI" for lot and development standards.

The proposed Lot 1 & Lot 2 have frontage on Lincoln Way and Lot 3 has frontage on Lincoln Way and Dayton Avenue, however access to Lincoln Way is restricted by the City per Ames Municipal Code Section 29.403(9)(b) which restricts new direct access to an arterial street where one does not already exist. Access for all lots will be provided via easement from Dayton Avenue. To provide access to the lots from Dayton Avenue, an access easement, 55 feet wide on Lot 3 and 45 feet wide on Lot 2, is proposed across the north edge of the lots providing access from Dayton Avenue across the north edges of Lot 3 and Lot 2 west to the east lot line of Lot 1.

A frontage road currently exists to the west of the proposed subdivision and terminates with an intersection to Lincoln Way approximately 175 feet from the subject site. **Given that access is being provided from Dayton Avenue to the proposed lots and that the frontage road does not abut the site, its extension is not proposed as part of the subdivision. The frontage road would need to be extended if there was an interest in having direct access to Lincoln Way.**

Public utilities will serve all three parcels and no additional extensions of water, sewer, or storm sewer are needed. A sidewalk is in place along the frontage for Lot 3, on Dayton Avenue. The frontage road along the south side of Lincoln Way functions as part of the City shared use path network. However, no sidewalk is present. A sidewalk is therefore required along Lincoln Way. The applicant has provided for a sidewalk deferral agreement to ensure the construction of the sidewalk along their Lincoln Way frontage.

ALTERNATIVES:

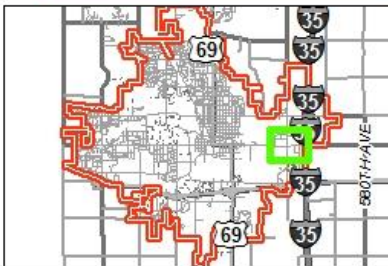
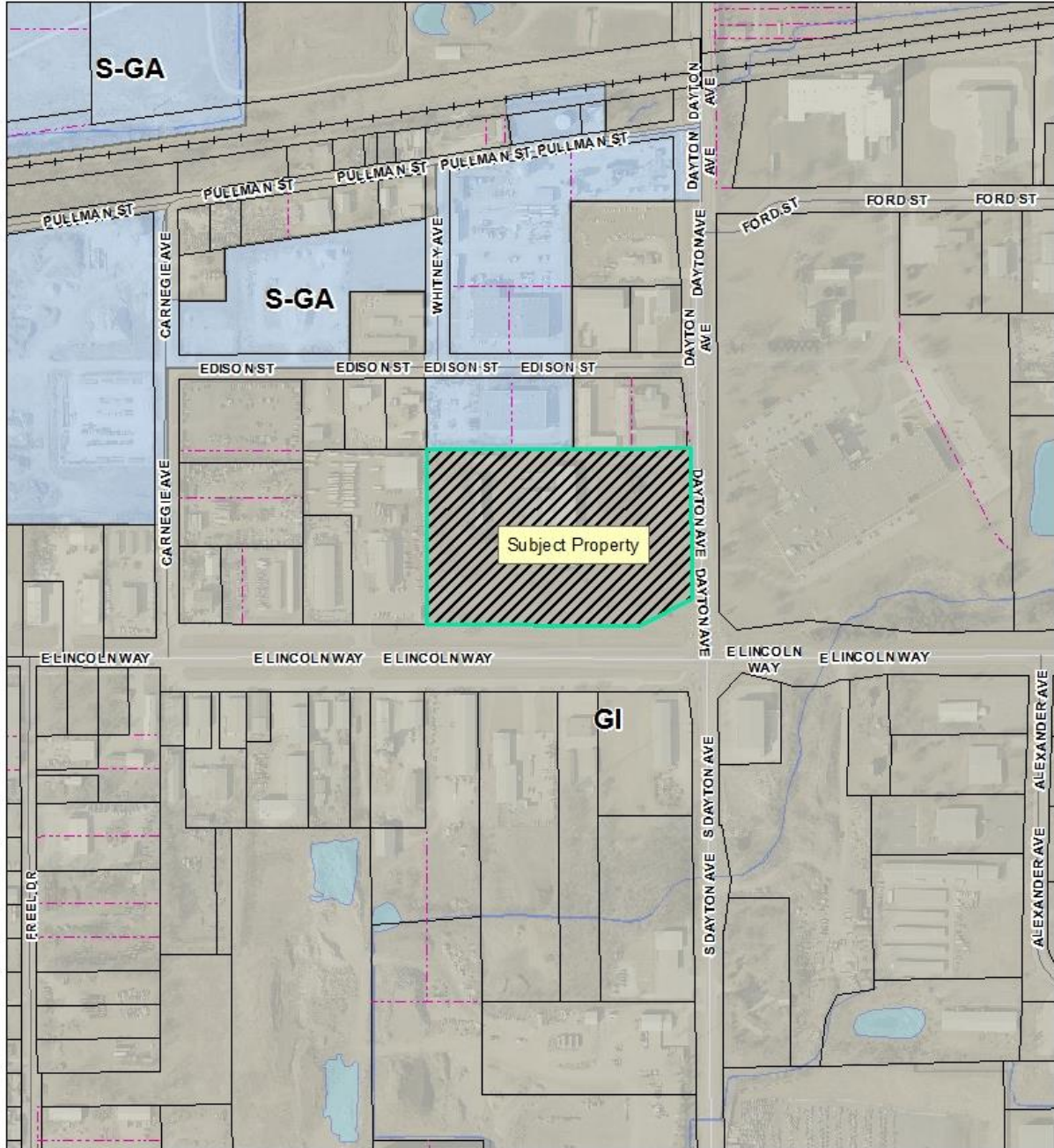
1. The City Council can approve the final plat for LDY Subdivision 1st Addition, and accept the sidewalk deferral agreement, based upon the findings of consistency with the Subdivisions Ordinance.
2. The City Council can deny the final plat for LDY Subdivision 1st Addition, if the City Council finds that the proposed subdivision does not comply with applicable ordinances, standards or plans.
3. The City Council can refer this request back to staff or the applicant for additional information.

CITY MANAGER'S RECOMMENDATION:

The proposed final plat for LDY Subdivision 1st Addition is consistent with the City's existing subdivision and zoning regulations. The continued use of the lots under the General Industrial zone regulations allows the proposed new lots to be developed for industrial use in the future should the owner desire. All utilities are in place to be able to serve the lots for future needs. The presence of the access easement to Dayton Avenue ensures the site meets access requirements upon recording of the final plat.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1 and its related conditions.

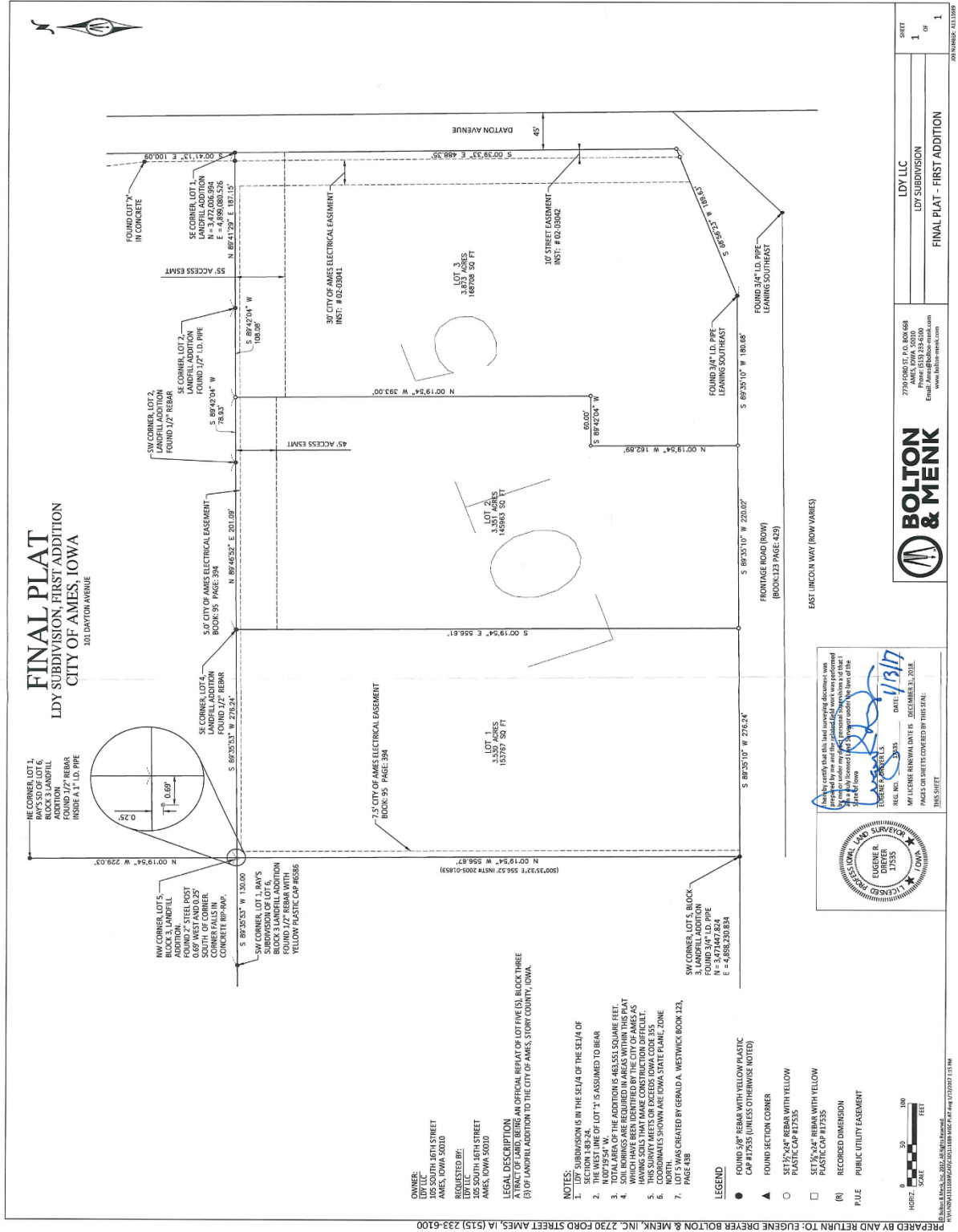
Attachment A- Location & Zoning Map



Location & Zoning Map
LDY Subdivision 1st Addition



Attachment B- Proposed Minor Final Plat



Attachment C

Applicable Laws

The laws applicable to this case file are as follows:

Code of Iowa, Chapter 354.8 states in part:

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

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

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

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

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

COUNCIL ACTION FORM

SUBJECT: 2016/17 US 69 IMPROVEMENTS PROGRAM (S. DUFF AVENUE SAFETY AND ACCESS PROJECT)

BACKGROUND:

On October 11, 2016, City Council approved plans and specifications for the 2016/17 US 69 Improvements Program (S. Duff Avenue Safety and Access Project) from South 5th Street to the Squaw Creek Bridge. On November 22, 2016, City Council accepted the report of bids and delayed the award of the project to allow staff time to work with Walmart and Hunziker to finalize an equal-share funding agreement and a cross-access easement agreement on Walmart's property.

As a reminder, this project involves the installation of raised median between S. 5th Street and the Squaw Creek Bridge, a new traffic signal approximately 1/8th of a mile south of S. 5th Street, and the reconfiguring Walmart's west parking lot area along with their South Duff Avenue frontage to allow for cross access for the east side businesses. It should be noted that this project is anticipated to have the following safety and operational benefits:

Benefit	% Change	Effect	Notes:
Safety B/C	-39%	Reduction	Present value of avoided crashes (Benefit) = \$1,500,493; Project Cost = \$1,150,026 (B/C = 1.30:1)
Travel Time	-24%	Reduction	Average Speed (mph) from 15 MPH to 20 MPH; Likelihood of stopping drops from 29% to 23%
Fuel Economy	22%	Increase	Estimated Average Fuel Consumption from 12.4 mpg to 15.1 mpg

CGA, the City's engineering consultant (with input from the City, Iowa Department of Transportation District 1, Walmart, and other local businesses) generated plans and specifications. It is important to note that work on the street right-of-way (US highway 69) is under the jurisdiction of the Iowa DOT, whereas work on Walmart's property will follow City zoning requirements to the maximum extent possible while still achieving the goals of the project.

On November 16, 2016, bids for the project were received as follows:

Bidder	Bid Amount
<i>Engineer's Estimate</i>	\$907,263
Con-Struct, Inc.	\$1,150,026

A revised budget summary of the project funding is shown below:

Revenues		Expenses	
U-STEP	\$400,000	Design	\$87,873
TSIP	\$450,000	Construction	\$1,150,026
City of Ames	\$215,968	Contingency (20%)	\$230,005
Walmart	\$215,968	Administration	\$30,000
Hunziker	\$215,968	Total	\$1,497,904
Total	\$1,497,904		
1/3rd Share		Subtotals	
Design	\$29,291	Design	\$87,873
Construction	\$186,677	Construction	\$1,410,031

Staff met with District 1 at the Iowa DOT to discuss phasing and staging options for the project that have the potential to provide cost savings. However, until a construction contract has been approved, staff cannot confirm these savings at this time. Therefore, if this project is to move forward, the funding for the full cost of the improvement must be identified. The Capital Improvement Plan identifies \$210,000 from Road Use tax. Public Works has confirmed with the Finance department that the City has the required additional funds coming from G.O. Bond savings in past street projects.

COST SHARING (EQUAL-SHARE FUNDING) AGREEMENT:

Staff worked with the City Attorney and representatives from Hunziker and Walmart corporations (the developers) to draft a funding agreement that reflects the increased cost from the bid received on November 16, 2016. The agreement obligates the City, Hunziker, and Walmart to an **equal share of the local match** as shown in the table above. Staff can approve up to 20% in change orders before requiring City Council approval, which follows City of Ames purchasing policies. **If change orders were to exceed the agreed budget amount, as shown above, the City will need to cover the all additional costs.**

ESCROW AGREEMENT:

Walmart insisted on establishing an escrow account and agreement for deposit, management, and withdrawal of the developer funds. This escrow will be through First National Bank in Ames, Iowa. An escrow agreement containing specific terms also needs Council approval.

CROSS-ACCESS EASEMENT AGREEMENT:

Staff, again working with the City Attorney, has drafted a cross-access easement on Walmart and neighboring properties that utilizes their parking lot to connect the proposed traffic signal at S. Duff Avenue to the businesses on the East side of S. Duff Avenue, both north and south of the new signal. The easement area connects directly to the cross-access easement that has already been established on U-Haul's property. As

a reminder, the cross-access easement on U-Haul's property was secured on August 9, 2016. As part of the contract rezoning, U-Haul is required to construct a driveway within the easement area connecting from Walmart's property, south, to the last property north of Squaw Creek. Standard provisions of the City Code require completion within two years from the date of rezoning contract approval (September 13, 2016). However, U-Haul has submitted a site plan and plans to complete the work in 2017.

ALTERNATIVES:

1. For the 2016/17 US 69 Improvements Program (S. Duff Avenue Safety and Access Project):
 - a. Approve the cost sharing and escrow agreements with Hunziker and Walmart for the construction phase.
 - b. Approve the cross-access easement agreement.
 - c. Award the project to Con-Struct, Inc., of Ames, Iowa, in the amount of \$1,150,026.
2. Reject the bids and direct staff to cancel or make modifications to the project.

CITY MANAGER'S RECOMMENDED ACTION:

This project, in addition to many of the projects identified in the 2040 Long Range Transportation Plan (LRTP), is intended to address the safety and efficiency of traffic along arterials with the highest congestion and crashes as in the case of Lincoln Way (near Downtown) and S. Duff Avenue. The improvement is expected to work together with other projects such as; the S. Grand Avenue Extension, the S. 5th Street Extension, intersection improvements at S. 5th Street & S. Duff, and S. 16th Street & S. Duff Avenue, as well as, Adaptive Signal Control along S. Duff Avenue (LRTP No.66), and Adaptive Signal Control along Lincoln Way (LRTP No.69). By awarding the project, work will proceed as soon as weather permits in Spring 2017. The anticipated completion date will be before October 15, 2017.

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

The recommendation to move forward with the project is with the assumption that all of the parties are in support of the needed agreements. Therefore, if the cross-access easement and the cost sharing agreements are not signed and the escrow agreement, at least, has verbal support by the parties by the beginning of the March 28th City Council meeting, the staff recommendation will then need to be Alternative No. 2, thereby rejecting the bids and cancelling the project.

COUNCIL ACTION FORM

SUBJECT: MIRACLE FIELD AND INCLUSIVE PLAYGROUND NAMING RIGHTS

BACKGROUND:

In 2016, the Parks and Recreation Commission recommended and City Council approved a Parks and Recreation Naming Policy. The policy included naming rights opportunities for major donations. The guidelines related to major donations are listed below.

Naming/Renaming for Major Donations

From time to time, a significant donation may be made to the City that will add considerable value to the City's park and recreation system. On such occasions, recognition of this donation by naming/renaming a park, recreation facility, and/or major feature in honor of or at the request of the donor will be considered.

The City Council may use its discretion as to what dollar amount is worthy of naming rights for individual projects, on a case-by-case basis. Likewise, City Council can use its discretion as to whether or not to allow for corporate naming/renaming rights. Corporate logos, insignias, brands, or direct advertising text shall not be permitted.

Donors seeking naming rights for major donations with respect to an individual should follow the principles outlined in 4.b (Naming/Renaming for Outstanding Individuals). Exceptions to this will be considered on their own merits.

The Miracle Field and Inclusive Playground Steering Committee is working on its fundraising campaign of approximately \$1.5 million, which includes naming rights. The Committee would like to set minimum dollar amounts for naming rights for the Miracle League Field and the Inclusive Playground. The proposed minimum amounts are \$150,000 for the field and \$200,000 for the playground, and were developed by professional fundraisers who are committee members.

In Attachment A, Jim Mason, Committee Chairperson, states these naming rights minimum amounts may go up depending on the cost estimates obtained during the design process. What the Committee is looking for, however, is the minimum amount the Commission and City Council will approve for naming rights. As a reference point, Ankeny's total project cost was \$1.8 million, and they gave naming rights for \$200,000 each for the field and playground. In Attachment B, Jay Lettow, Director of Development for the ISU Foundation and Committee member, highlights the rationale

for setting the minimums as suggested. The Committee is looking for approval of these minimum amounts so when fundraising starts, it already knows the Commission and City Council have given approval to the dollar amounts. Once the Committee secures donors, an application with the proposed name will be submitted and brought before the Commission and City Council for approval.

At its March 23, 2017, meeting, the Parks and Recreation Commission recommended the City Council approve a minimum of \$150,000 for Miracle League Field naming rights and a minimum of \$200,000 for the Inclusive Playground naming rights. The Commission indicated a preference to having the field and playground named after an individual rather than a corporate sponsor. However, Commission members understand City Council has the authority as to allow corporate naming rights or not.

ALTERNATIVES:

1. Approve a minimum of \$150,000 for Miracle League Field naming rights and a minimum of \$200,000 for the Inclusive Playground naming rights.
2. Approve a minimum of \$200,000 for Miracle League Field naming rights and a minimum of \$250,000 for the Inclusive Playground naming rights.
3. Approve, in concept, a minimum of \$150,000 for Miracle League Field naming rights and a minimum of \$200,000 for the Inclusive Playground naming rights, but wait to make a final decision until the design and cost estimates are complete.
4. Approve some other minimum amounts for naming rights.
5. Refer back to staff.

CITY MANAGER RECOMMENDED ACTION:

The Miracle Field and Inclusive Playground Steering Committee is being proactive regarding the dollar amounts associated with naming rights by seeking City Council approval before conversing with potential donors. The last thing the Committee wants to do is have conversation with a donor, submit a naming application, and then have it not approved by the Council because the dollar amount is too low. The minimum amounts being recommended are similar to what Ankeny used which is a good reference point because the total cost of the Ames project is anticipated to be less than Ankeny's project. In addition, fundraising professionals were used to develop these amounts.

Therefore, it is the recommendation of the City Manager that the City Council support Alternative #1 thereby approving a minimum of \$150,000 for Miracle League Field naming rights and a minimum of \$200,000 for the Inclusive Playground naming rights.

ATTACHMENT A

2016 Pinehurst Drive
Ames, IA 50010
March 17, 2017

Dear Parks and Recreation Commission Members:

Do donors give so they can see their name on a plaque? Experts say no. But naming opportunities DO make donors feel valued and sometimes donors will give more to name a specific portion of a project because it has special meaning to them.

For that reason, much time and discussion has been devoted to developing the donor recognition level plan. The Steering Committee - with the help of several fundraising pros that we are lucky to have on our committee - and P&R staff, have evaluated many similar project web sites and evaluated the success of their donor guidelines. To be honest, our plan is similar to many that have been used across the country``

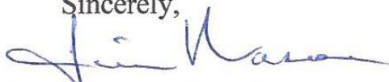
This work and plan was completed without the advantage of actually having a design for the playground and field in place. The committee feels we can think much more expansively and creatively once the design is completed and we have the vision in hand. Foreseeing the demand and matching that to creative opportunities will be a challenge until a design is in place. We see this plan as tool to get us started and view the dollar amounts as minimums, knowing that down the road we may need to be flexible to accommodate a donor(s) who may have a greater capacity to help move this project forward.

The committee and staff also feel strongly that the donor identification area must be an integral portion of the design concept. Creative commemorative touches will bring donors back to visit and encourages them to stay in touch with the project. As we move forward, donor recognition will become a larger part of this discussion.

I'm sure you can appreciate that these "moving parts" may offer exciting opportunities down the road. The committee recognizes these opportunities, along with the fact that there is a need for a donor plan at this point. We hope you will support the plan as presented by the staff.

Thank you so much for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jim Mason", is written over the printed name.

Jim Mason
(515) 231-6972

ATTACHMENT B

Good morning Ames Park and Rec Commission -

Thank you all for your support of a new Miracle League Field and new accessible playground in Ames. These will be a great addition to Ames and surrounding community and also provide life changing opportunities for many.

I briefly wanted to give you some background on the naming minimums proposal for the major installations. The end user groups of the accessible playground and Miracle League Field may be the same but the lead funder of each may be two different individuals or groups. A donor's passion is likely to lean toward one area or the other. We want to maximize their passion through focused giving.

This being said, we also want to provide the giving structure organized in this manner allows us to pursue a conversation with someone that may have interest in naming the project in full while remaining at a reasonable gift range.

To share an example of naming opportunities in fundraising; at Iowa State University, we just completed a \$40 million facility renovation project with about \$20 million in fundraising. The largest most prominent named space of that \$20 million was around \$5 million with named spaces ranging down to \$25,000. The total two named features of the park will make up approximately 25% of the estimated fundraising total. This is congruent with best practices.

Moreover, we have started to assess the major giving support of the community. While there is very strong interest in the project and what it will mean for the community, it would be better served to provide flexibility with two major naming opportunities than one large naming opportunity.

Please feel free to reach out with questions and thank you again for your support of this exciting opportunity.

Jay D. Lettow, CAP®
Director of Development

Iowa State University Foundation
[2505 University Boulevard](#) | [P.O. Box 2230](#)
Ames, Iowa 50010-2230
DIRECT [515.294.3754](tel:515.294.3754)
MOBILE [515.556.6688](tel:515.556.6688)
FAX [515.294.294.4648](tel:515.294.294.4648)
jdlettow@foundation.iastate.edu
www.foundation.iastate.edu

Forever True, For Iowa State
The historic campaign for Iowa State University

COUNCIL ACTION FORM

**SUBJECT: 2015/16 SANITARY SEWER REHABILITATION
(SANITARY SEWER LINING)**

BACKGROUND:

The ability of the sanitary sewer system to convey wastewater well into the future is dependent on the removal of the current large amount of infiltration and inflow (I&I, or I/I) in the system that occurs during wet weather. In order to minimize the need for costly expansions to the City's Water Pollution Control (WPC) facility, as well as to convey flows from new development as the City grows, the City must work to reduce the overall I/I in the system.

In 2012 the City began a Sanitary Sewer System Evaluation that included a comprehensive and systematic evaluation for identifying the defects that could contribute I/I across the entire, City-wide sanitary sewer system. This evaluation data collection is complete and it is evident that there are over \$25 million worth of immediate structural improvements needed in the sanitary sewer system.

Current and future CIP projects for the sanitary sewer system are based on the results of this evaluation. Work includes rehabilitation such as the lining of existing mains or spray lining of existing structures, as well as complete removal and replacement of structures and sanitary sewer mains. These projects were shown in the CIP beginning in 2014/15. Funding comes from the State Revolving Fund (SRF) in the amount of \$3,470,000 for each year with an annual increase of 5% for inflation. Repayment of the SRF loans will be from revenues generated in the Sanitary Sewer Fund.

On September 13, 2016 meeting, City Council approved the engineering services agreement with WHKS & Company of Mason City, Iowa to complete sanitary sewer rehabilitation design with funding from a SRF Planning and Design Loan for \$350,000 approved by City Council in August 2016.

This is the third rehabilitation project and was selected to have an immediate impact by removing Inflow & Infiltration (I&I) in sewer mains that are older and installed with non-sealed joints, the industry standard at the time. By eliminating I&I in these mains, the sanitary sewer system will regain some capacity. Items of work in the contract include point repairs, cured-in-place lining of the existing mains. These rehabilitation methods minimize the impact to residents and will reduce the amount of clean water that enters the system, thus reducing the amount of water needing treatment at the plant.

On March 22, 2017, bids for the project were received as follows:

<i>Bidder</i>	<i>Amount</i>
Engineer's estimate	\$2,519,000.00
Hydro-Kleen, LLC	\$2,048,362.10
Visu-Sewer, Inc	\$2,521,802.70

Revenue and expenses associated with this program are estimated as follows:

	Available Revenue	Estimated Expenses
State Revolving Funds	\$ 3,270,000	
2015/16 Sanitary Sewer Rehab (Sanitary Sewer Lining)		\$2,048,362.10
Engineering/Administration		\$500,000.00
	<u>\$ 3,270,000</u>	<u>\$2,548,362.10</u>

ALTERNATIVES:

1. a. Accept the report of bids for the 2015/16 Sanitary Sewer Rehabilitation (Sanitary Sewer Lining) project.
- b. Approve the final plans and specifications for this project.
- c. Award the 2015/16 Sanitary Sewer Rehabilitation (Sanitary Sewer Lining) project to Hydro-Kleen, LLC of Des Moines, Iowa in the amount of \$2,048,362.10.
2. Do not proceed with the project at this time.

MANAGER'S RECOMMENDED ACTION:

This project represents City Council's commitment to improve the sanitary sewer system. This is the third of several large projects that will have an immediate impact by removing Inflow & Infiltration to regain valuable capacity in the City's existing sanitary sewer mains.

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

COUNCIL ACTION FORM

SUBJECT: AMES MUNICIPAL CEMETERY WATER SERVICE LINE
REPLACEMENT

BACKGROUND:

This project provides funding to enhance the physical appearance and services at the Cemetery. The five-year program for restoration and improvement of the cemetery driving lanes and water service lines began in 2011/12. The water service line and final lane paving is expected to be complete in the spring of 2017.

This project will replace the existing galvanized water services lines within the Municipal Cemetery. Several breaks have occurred in recent years. In the summer of 2016, a significant break occurred that greatly reduced the volume and availability to provide water in a large portion of the cemetery. Staff placed additional signage directing Cemetery customers to the available water locations. This new water service line will be constructed of a more durable material and feature self-closing, easy to operate faucet locations across the Cemetery.

On March 22, 2017, bids for the project were received as follows:

<i>Bidder</i>	<i>Amount</i>
Engineer's estimate	\$65,000.00
Jet Drain Services, LLC	\$64,308.50
Ames Trenching and Excavating	\$66,666.00
Keller Excavating	\$99,500.00
Synergy Contracting, LLC	\$126,280.00

Funding is identified in the 2016/17 Capital Improvements Program in the amount of \$70,000.

ALTERNATIVES:

1. a) Accept the report of bids for the Ames Municipal Cemetery Water Service Line Replacement Project.
- b) Approve the final plans and specifications for this project.
- c) Award the Ames Municipal Cemetery Water Service Line Replacement Project to Jet Drain Services, LLC, of Ames, Iowa, in the amount of \$64,308.50.

d) Do not proceed with this project at this time.

MANAGER'S RECOMMENDED ACTION:

By awarding this project, it will be possible to move forward with the water service line replacement prior to Memorial Day in 2017.

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

COUNCIL ACTION FORM

**SUBJECT: 2017/18 PAVEMENT RESTORATION PROGRAM – CONTRACT 1:
CONCRETE JOINT REPAIR PROGRAM**

BACKGROUND:

This is an annual program for preventative and proactive maintenance activities on City streets. This program allows for a wide variety of pavement maintenance techniques to preserve and enhance City street infrastructure. The techniques in this program are typically more specialized or larger in scope than can be performed with City street maintenance staff. The goal of projects in this program will be to repair and extend the lifespan of the City streets

This project will focus on repairing joints in existing concrete streets that are experiencing rapid deterioration from freeze thaw cycles in the winter months. **13th Street from Hyland Avenue to east of the Union Pacific Railroad overhead bridge and Hyland Avenue south to Ross Road have been identified as this year's locations.** Ontario Street, 13th Street, and Hyland Avenue will all need to close to traffic at various times while repair work occurs. The repair work is being separated into 3 stages to minimize the effect on traffic. Any traffic detours are anticipated to be a day or less in duration. It is anticipated that all work will be complete within 4 to 5 days. Work will be coordinated with other local projects to minimize traffic disruptions.

On March 22, 2017, bids for the project were received as follows:

<i>Bidder</i>	<i>Amount</i>
Engineer's estimate	\$83,230.00
Henriksen Contracting, LLC	\$46,493.50
Cedar Falls Construction, Inc.	\$74,215.00

Funding is identified in the 2017/18 Capital Improvements Program in the amount of \$250,000. The table below shows anticipated program costs and funding.

	Project Costs	Funding
Contract 1: Concrete Joint Repairs (this action)	\$ 46,493.50	
Contract 2: Slurry Seal Program (as bid)	\$122,474.14	
2017/18 Pavement Restoration CIP		\$250,000
	\$168,967.64	\$250,000

Remaining funding will be utilized for other pavement restoration priorities across the City.

ALTERNATIVES:

1. a) Accept the report of bids for the 2017/18 Pavement Restoration Program Contract 1: Concrete Joint Repair Program.
- b) Approve the final plans and specifications for this project.
- c) Award the 2017/18 Pavement Restoration Program Contract 1: Concrete Joint Repair Program to Henriksen Contracting, LLC of Grimes, Iowa, in the amount of \$46,493.50.
- d) Do not proceed with this project at this time.

MANAGER'S RECOMMENDED ACTION:

By awarding this project it will be possible to move forward with the joint repair before the winter of 2017.

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

COUNCIL ACTION FORM

SUBJECT: 2017/18 PAVEMENT RESTORATION PROGRAM – CONTRACT 2:
SLURRY SEAL PROGRAM

BACKGROUND:

This is an annual program for preventative and proactive maintenance activities on City streets. This program allows for a wide variety of pavement maintenance techniques to preserve and enhance City street infrastructure. The techniques in this program are typically more specialized or larger in scope than can be performed with City street maintenance staff. The goal of projects in this program will be to repair and extend the lifespan of the City streets

This Slurry Seal Program will level dips in joints and provide a new thin wearing surface for traffic. This work will take place predominately in residential areas. Work in all locations will be coordinated with other local projects to minimize traffic disruptions.

On March 22, 2017, bids for the project were received as follows:

<i>Bidder</i>	<i>Amount</i>
Engineer's estimate	\$147,412.00
Fort Dodge Asphalt Company	\$122,474.14
Fahrner Asphalt Sealers, LLC	\$145,430.85

Funding is identified in the 2017/18 Capital Improvements Program in the amount of \$250,000. The table below shows anticipated program costs and funding.

	Project Costs	Funding
Contract 1: Concrete Joint Repairs (as bid)	\$ 46,493.50	
Contract 2: Slurry Seal Program (this action)	\$122,474.14	
2017/18 Pavement Restoration CIP		\$250,000
	\$168,967.64	\$250,000

Remaining funding will be utilized for other pavement restoration priorities across the City.

ALTERNATIVES:

1. a) Accept the report of bids for the 2017/18 Pavement Restoration Program Contract 2: Slurry Seal Program.
- b) Approve the final plans and specifications for this project.
- c) Award the 2017/18 Pavement Restoration Program Contract 2: Slurry Seal Program to Fort Dodge Asphalt Company of Fort Dodge, Iowa, in the amount of \$122,474.14.

B) Do not proceed with this project at this time.

MANAGER'S RECOMMENDED ACTION:

By awarding this project it will be possible to move forward with the street rehabilitation before the winter of 2017.

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

COUNCIL ACTION FORM

SUBJECT: 2015/16 & 2016/17 SEAL COAT STREET PAVEMENT IMPROVEMENTS (E. 14TH STREET, GABLE LANE, S. 2ND STREET, S. MAPLE AVE)

BACKGROUND:

The Seal Coat Street Pavement Improvements is the annual program for removal of built-up seal coat from streets with asphalt surface. This program restores surface texture, corrects structural deficiencies, removes built-up seal coat, and prevents deterioration of various streets. This resurfacing process results in better riding surfaces, increased safety with improved surface texture, and increased life expectancy of streets. Built-up seal coat on streets causes excess crown which results in vehicles dragging at driveway entrances. Complete removal of this built-up seal coat allows for repair to curb and gutter and placement of 4" of asphalt surface.

The locations for this project include E. 14th Street (Duff Avenue to Meadowlane Avenue), Gable Lane (Ash Avenue to Gray Avenue), S 2nd Street (S Hazel Avenue to S Oak Avenue), and S Maple Avenue (S 2nd Street to Lincoln Way).

On March 22, 2017, bids for the project were received as follows:

<i>Bidder</i>	<i>Base Bid Amount</i>	<i>Alternate 1 Amount</i>	<i>Alternate 2 Amount</i>	<i>Alternate 3 Amount</i>
Engineer's estimate	\$1,156,284.05	\$111,135.00	\$97,367.50	\$92,550.00
Manatt's Inc.	\$1,210,462.79	\$131,010.00	\$110,660.00	\$108,295.00

Alternates 1, 2, and 3 include water main work along the 100, 200, and 300 blocks of S. Maple, respectively.

Upon consideration of the funding available for the project, staff is recommending the selection of the Base Bid along with Alternate 1. The total amounts for the selected alternates are as follows:

<i>Bidder</i>	<i>Total Bid Amount</i>
Engineer's estimate	\$1,267,419.05
Manatt's Inc.	\$1,341,472.79

The table below summarizes the funding sources and distribution for this project.

Program Funding Summary		E. 14th, Gable, S. 2nd, S. Maple
2015/16 & 2016/17 Seal Coat Street Pavement Improvements		
	G.O. Bonds	\$ 328,302.00
	Road Use Tax Funds	\$ 714,993.00
2013/14 Storm Sewer Improvements		
	Storm Sewer Utility Fund	\$ 100,000.00
2016/17 Water System Improvements		
	Water Utility Fund	\$ 190,000.00
2015/16 Neighborhood Curb Replacement		
	Road Use Tax Funds	\$ 75,000.00
2016/17 Neighborhood Curb Replacement		
	Road Use Tax Funds	\$ 75,000.00
2017/18 Neighborhood Curb Replacement		
	Road Use Tax Funds	\$ 75,000.00
Total Funding		\$ 1,558,295.00

Program Expense Summary	
Engineering & Contract Administration (estimated)	\$ 201,220.00
Base Bid + Alternate 1 Construction Costs	\$ 1,341,472.79
Total Expenses	\$ 1,542,692.79

ALTERNATIVES:

1. a. Accept the report of bids for the 2015/16 & 2016/17 Seal Coat Street Pavement Improvements Program (E. 14th Street, Gable Lane, S. 2nd Street, S. Maple Ave) project.
- b. Approve the final plans and specifications for this project.
- c. Award the 2015/16 & 2016/17 Seal Coat Street Pavement Improvements Program (E. 14th Street, Gable Lane, S. 2nd Street, S. Maple Ave) project to Manatt's Inc. of Ames, Iowa, in the amount of \$1,341,472.79.
2. a. Accept the report of bids for the 2015/16 & 2016/17 Seal Coat Street Pavement Improvements Program (E. 14th Street, Gable Lane, S. 2nd Street, S. Maple Ave) project
- 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 improve the reliability of the water system and to improve both water quality and street quality for our citizens in these areas.

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 LOW POINT DRAINAGE IMPROVEMENTS (WESTWOOD DRIVE)

BACKGROUND:

The Low Point Drainage Improvements is the annual program for drainage improvements to decrease flooding at low points. Low point drainage improvements are not focused on residential street locations, but rather on those locations most in need of the improvements as affected by standing water, flooding, and insufficient pipe capacity. The program identifies core locations for improvements each year. **The location for this project is the 400 block of Westwood Drive.**

On March 22, 2017, bids for the project were received as follows:

<i>Bidder</i>	<i>Bid Amount</i>
Engineer's estimate	\$76,680.00
Neuvirth Construction, Inc.	\$86,650.26
Con-Struct, Inc.	\$95,890.00
Synergy	\$126,519.62

Engineering and administration costs are estimated to be \$13,000 bringing the total estimated project costs to \$99,650.26.

This Low Point Drainage Improvement is shown in the 2015/16 Capital Improvements Plan with **funding in the amount of \$150,000** in Storm Sewer Utility Funds.

ALTERNATIVES:

1. a. Accept the report of bids for the 2015/16 Low Point Drainage Improvements (Westwood Dr).

b. Approve the final plans and specifications for this project.

c. Award the 2015/16 Low Point Drainage Improvements (Westwood Dr) to Neuvirth Construction, Inc. of Blair, Nebraska, in the amount of \$86,650.26.
2. a. Accept the report of bids for the 2015/16 Low Point Drainage Improvements (Westwood Dr).

- 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 re-establish a healthy drainage conveyance and stabilize the channel to prevent erosion from migrating closer to the adjacent sanitary sewer in this area.

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

ITEM# 5
 DATE: 02-28-17

COUNCIL ACTION FORM

SUBJECT: **PARKING REGULATION UPDATES (NEW STREETS AND MINOR CORRECTIONS)**

BACKGROUND:

When new or extended streets are completed in developing subdivisions, the wording of the Municipal Code's Parking Ordinance (Section 18) and Speed Limit Ordinance (Section 26) must be updated to reflect these new streets. The following list will bring those street segments into compliance with City parking and speed limit standards:

Newly Paved Streets:

1. Collaboration Place
 - a. Section 18: No Parking at all times on both sides of the street.
 - b. Section 26: Thirty (30) miles per hour from University Boulevard to South Riverside Drive.
2. Plaza Loop
 - a. Section 18: No Parking except in marked parking stalls.
 - b. Section 26: Twenty (20) miles per hour on all sections of the street.

Maps showing the affected sections of streets are attached to this report.

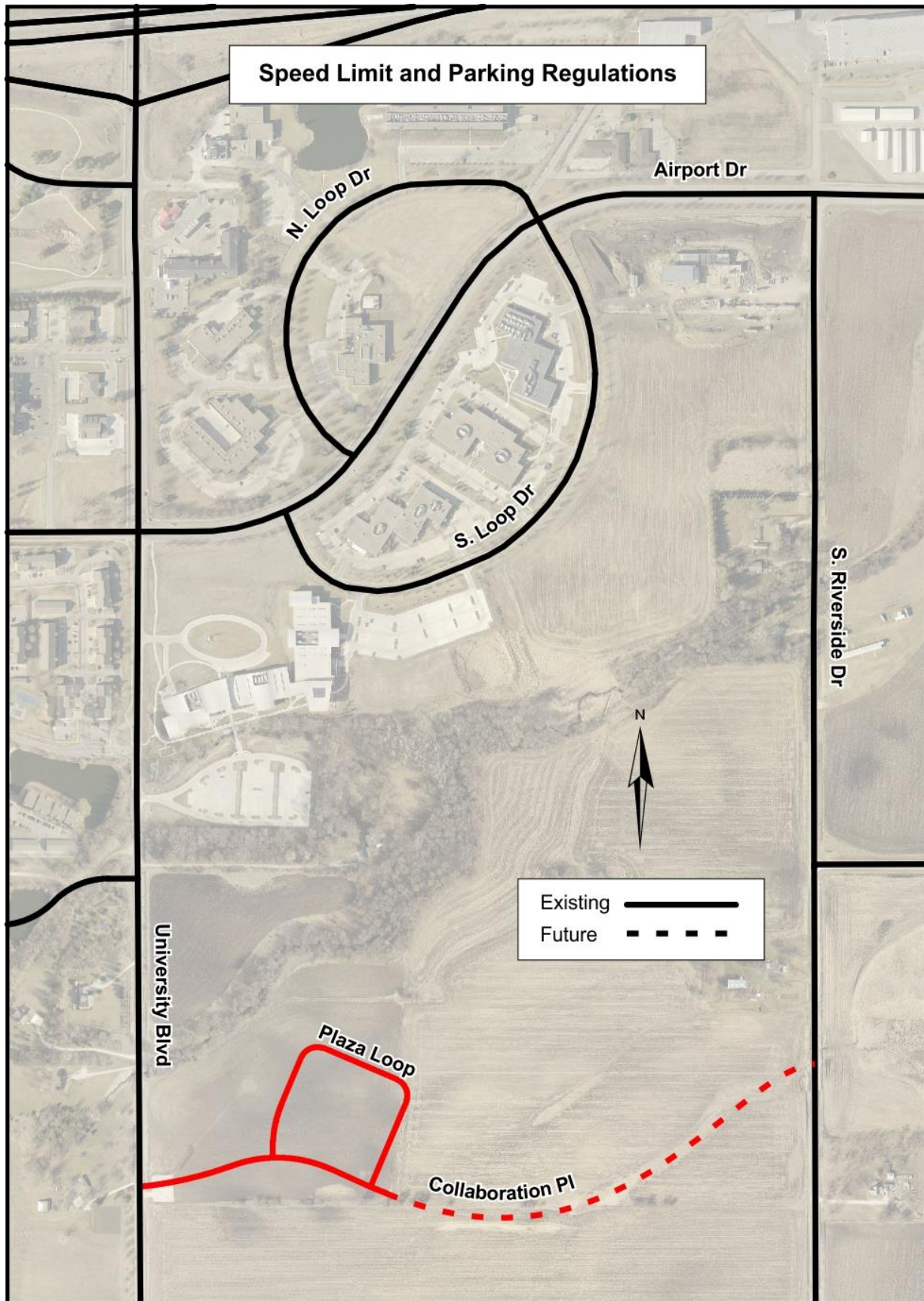
ALTERNATIVES:

1. Direct the City Attorney to draft an ordinance to change Municipal Code Section 18.31 to codify the parking regulations and Section 26.38 to codify the speed limits noted above.
2. Direct staff to leave the ordinance sections unchanged.

MANAGER'S RECOMMENDED ACTION:

These modifications to the Municipal Code will bring parking and speed limit regulations on these new streets into conformance with other streets in Ames.

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



ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY ENACTING A NEW SECTION 18.31(371) AND SECTION 26.39 (ii) THEREOF, FOR THE PURPOSE OF UPDATING PARKING REGULATIONS AND ESTABLISHING SPEED LIMITS FOR THE NEW STREET, COLLABORATION PLACE; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by enacting a new Section 18.31(371) and Section 26.39(ii) as follows:

Sec. 18.31 REGULATIONS FOR SPECIFIC STREETS OR LOCATIONS.

...
(371) **Collaboration Place:** No Parking at all times on both sides of the street.
...

Sec. 26.39 SPECIFICALLY DESIGNATED SPEED LIMITS ON CERTAIN STREETS.

...
(ii) **Collaboration Place:** thirty (30) miles per hour from University Boulevard to South Riverside Drive.”

Section Two. Violation of the provisions of this ordinance shall constitute a municipal infraction punishable as set out by law.

Section Three. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Four. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY ENACTING A NEW SECTION 18.31(372) AND SECTION 26.39 (jj) THEREOF, FOR THE PURPOSE OF UPDATING PARKING REGULATIONS AND ESTABLISHING SPEED LIMITS FOR THE NEW STREET, PLAZA LOOP; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by enacting a new Section 18.31(372) and Section 26.39 (jj) as follows:

Sec. 18.31 REGULATIONS FOR SPECIFIC STREETS OR LOCATIONS.

...
(372) **Plaza Loop:** No Parking except in marked parking stalls
...

Sec. 26.39 SPECIFICALLY DESIGNATED SPEED LIMITS ON CERTAIN STREETS.

...
(jj) **Plaza Loop:** Twenty (20) miles per hour on all sections of the street. .”

Section Two. Violation of the provisions of this ordinance shall constitute a municipal infraction punishable as set out by law.

Section Three. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Four. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor



MEMO

Legal Department

To: Mayor Campbell and Members of the City Council

From: Judy K. Parks, City Attorney

Date: March 20, 2017

Subject: Proposed ordinance to clarify sign code provisions

Chapter 21 of the Municipal Code regulates signs, and among its provisions, it describes regulations for several specific categories of signs. For most sign categories, the code prohibits them from being on or across city property except with approval of the City Council. When that exception language is present, an encroachment permit is the process used for a sign application to come before council so that a determination can be made whether that specific sign should be allowed in the right-of-way.

Apparently, the exception process was at one time applicable to ground and projecting signs, since there are encroachment permits in existence allowing them in or over the right-of-way. However, the exception language was inadvertently omitted at some point in the past from the sign code regulations for those two categories of signs, even though encroachment permits continued to be granted for those two types of signs.

To clarify that the process for seeking exceptions to allow ground and projecting signs in the right-of-way is authorized, staff is proposing to amend the two sign code provisions by specifically putting in the exception language which is missing. This amendment will align the language in the code with the encroachment permit procedures so that code and practice are consistent with each other. Staff believes an amendment to those two regulations is appropriate since the existence of encroachment permits for these types of signs is evidence that the City had never intended to prohibit those two types of signs from ever being present in the right-of-way.

I have prepared an amendment that would add the language allowing exceptions to be granted by council for those two categories of signs.

Your favorable consideration of this clarifying amendment is requested.

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING EXISTING SECTIONS 21.122(2)(c) AND 21.125(6) ENACTING NEW SECTIONS 21.122(2)(c) AND 21.125(6) THEREOF, FOR THE PURPOSE OF CLARIFICATION OF PERMITTING GROUND SIGNS AND PROJECTING SIGNS ACROSS CITY PROPERTY; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing Section 21.122(2)(c) and enacting a new Section 21.122(2)(c) as follows:

...

“Sec. 21.122. GROUND SIGNS.

All ground signs subject to sign regulations shall meet the following requirements:

...

(2) Signs and location:

...

(c) No ground sign shall be erected or permitted nearer the street than the property line; provided, however, such placement is not in conflict with special building line setbacks as established from time to time by city council. No part of said sign shall be permitted to overhang the public domain except **with approval of the City Council.**

...

(Ord. No. 2578, Sec. 2, 12-21-76; Ord. No. 3194, Sec. 1, 9-24-92)

Section Two. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing Section 21.125(6) and enacting a new Section 21.125(6) as follows:

Sec. 21.125. PROJECTING SIGNS.

All projecting signs subject to the sign regulations shall meet the following requirements:

...

(6) Location. The bottom line of every projecting sign shall be placed at least ten (10) feet above any sidewalk over which it is erected. No projecting signs shall be erected in an alleyway. No projecting signs shall project across or over any portion of public right of way **except with approval of the City Council.**
(Ord. No. 2578, Sec. 2, 12-21-76; Ord. No. 3194, Sec. 1, 9-24-92). ”

Section Three. Violation of the provisions of this ordinance shall constitute a municipal infraction punishable as set out by law.

Section Four. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Five. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor