

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

**AMES, IOWA**

**JANUARY 21, 2014**

The Ames City Council met in special session at 5:15 p.m. on the 21st day of January, 2014, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Pro Tem Matthew Goodman presiding and the following Council members present: Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and Peter Orazem. Mayor Ann Campbell and *Ex officio* Member Alexandria Harvey were absent..

Mayor Pro Tem Goodman announced that the primary purpose of this meeting was to concentrate on the five-year Capital Improvements Plan. However, the Council firstly needed to take action on one item of business.

**ORDINANCE ADOPTING, BY REFERENCE, 2012 EDITIONS OF INTERNATIONAL BUILDING, RESIDENTIAL, FIRE, EXISTING BUILDING, MECHANICAL, PLUMBING, AND FUEL GAS CODES, WITH LOCAL EDITS:** Moved by Corrieri, seconded by Orazem, to pass on second reading an ordinance to adopt, by reference, 2012 Editions of International Building, Residential, Fire, Existing Building, Mechanical, Plumbing, and Fuel Gas Codes, with local edits.

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

**WORKSHOP ON THE 2014-2019 CAPITAL IMPROVEMENTS PLAN (CIP):** City Manager Steve Schainker emphasized that the Plan outlines the City's funding strategy for major public improvement projects to be completed over the next five fiscal years (2014 to 2019). Projected expenditures in the Plan total \$284,622,875. Mr. Schainker explained to the Council that the CIP is not a budget, but a plan; and as such, it is flexible depending on the Council's priorities for funding major projects. Mr. Schainker announced that public input will be taken at the Council meeting scheduled for January 28, 2014, and again at the Final Budget Public Hearing to be held on March 4, 2014.

Finance Director Duane Pitcher called the City Council's attention to Page VIII pertaining to the City's debt capacity. The City's total projected 2014/15 debt capacity will be \$115,168,498 (63.9%). He noted the City policy to reserve 25% of available debt capacity, which in 2014/15, will equate to \$45,054,625. City Manager Schainker noted that one of the reasons that the City has a Aaa bond rating is due to the City Council being more conservative than the state law requires. Mr. Pitcher brought the Council's attention to the Summary of Major Bond Issues for Fiscal Years (FY) 2014/15 through 2018/19.

**Public Safety - Fire.** Fire Chief Shawn Bayouth described three projects: (1) Forty-one Self-Contained Breathing Apparatus units to be purchased one-half in 2014/15 and the other half in 2015/16, (2) Fire Station #2 Restroom renovation to be delayed to 2016/17, and (3) Fire Station #1 Concrete Replacement (Driveway) to be delayed to 2017/18.

**Public Safety - Traffic.** John Joiner, Public Works Director, explained the seven projects under the Traffic program: Traffic Signal Program, Shared Use Path System Expansion, Traffic Engineering Studies, West Lincoln Way Intersection Improvements, Multi-Modal Roadway Improvements, Traffic Calming Program, and U. S. 69 Intersection Improvements.

At the inquiry of Council Member Gartin, Director Joiner explained that the input received from citizens and user groups as part of the public process for the Long-Range Transportation Plan determine which multi-use trails are recommended for improvements.

**Utilities - Resource Recovery Plant (RRP).** Resource Recovery Superintendent Gary Freel and Assistant Superintendent Bill Schmitt were present. Public Works Director Joiner described the four projects being recommended for the RRP, as follows: Resource Recovery System Improvements, Process Area Sprinkler System Replacement, Resource Recovery Exterior Enhancements, and Resource Recovery Cold Storage Building.

**Water and Pollution Control.** Water and Pollution Control Director John Dunn introduced staff present: Assistant Director Steve DuVall, Environmental Engineers Kris Evans and Matt Hawes, and Environmental Specialist Mike Klocke-Sullivan.

Director Dunn summarized past decisions made by the Council, which resulted in a plan to construct a new 15-million-gallon/day lime softening Water Treatment Plant on a new site. Conceptual drawings of the facility were shown. The cost in 2013 dollars is now estimated at approximately \$74,500,000. The estimated completion date for the new facility is 2017.

Other CIP projects for 2014/15 to 2018/19 were described as: Advanced Metering Infrastructure, Water Supply Expansion, Water Plant Facility Improvements, and Well Field Standby Power to select wells located in the Hunziker Youth Sports Complex. The Well Field Standby Power project may be accelerated should FEMA Hazard Mitigation Grant funding become available sooner.

**Utilities - Water Pollution Control.** Director Dunn said 13 projects are being recommended for the Utilities program. Descriptions were given for the following projects: Residuals Handling Improvements, Digester Improvements, Bar Screen Improvements, Facility Improvements, Mechanical and HVAC Replacements, Clarifier Maintenance, Electrical System Maintenance, Flow Equalization Expansion, Secondary Treatment Improvements, Lift Station Improvements, Structural Rehabilitation, Nutrient Reduction Modifications, and Cogeneration System Maintenance. Mr. Dunn told the Council that the Iowa Nutrient Reduction Strategy was released by the Iowa Department of Natural Resources in 2013. It requires the state's 102 largest municipal wastewater facilities to install technically and economically feasible process changes for nutrient removal. The next NPDES Permit for Ames will be issued in 2015. Within two years of that Permit re-issuance, Ames must submit to IDNR a preliminary engineering report that evaluates the cost and feasibility of installing nutrient reduction at the facility. Mr. Dunn noted the cost of the project would be approximately \$35,000,000. Efforts are underway to come up with lesser-expensive alternatives to achieving compliance and to influence the direction the requirement is going to go.

**Public Safety - Electric.** Don Kom explained the Outdoor Storm Warning System project, which would allow the City to acquire larger, new sirens to augment and eventually replace the smaller, older sirens, and fill in gap areas.

**Electric - Electric Services.** Donald Kom, Electric Services Director, reviewed capital projects broken down into three categories: Electric Services, Transmission/Distribution, and Power Plant.

Under Electric Services, no changes are being recommended to the Demand-Side Management Energy Conservation Programs. There is \$1 million budgeted per year for each of the next five years.

**Electric - Transmission & Distribution.** Seven projects were highlighted in the Transmission/Distribution category: 69kV Transmission Reconstruction, Top-O-Hollow Substation Expansion, Ontario Substation 69 kV Breaker Addition, Mortensen Road Feeder Reconstruction, Electric Distribution Roof Replacement, Dayton Avenue Substation Switchgear Upgrades, and Mortensen Road Transformer Protection.

**Electric - Power Plant.** Five of Electric Service's CIP projects fall under the category of the Power Plant: Units #7 and #8 Fuel Conversion, Natural Gas Transport Pipe to Power Plant, Continuous Emissions Monitoring System, Power Plant Relay/Control Replacement, and Turbine Controls Upgrade.

Mr. Kom provided a detailed explanation of the Units #7 and #8 Fuel Conversion and the Natural Gas Transport Pipe to the Power Plant from Northern Natural Gas's major pipeline near Story City, Iowa. He noted that the City Council had approved the conversion of the Ames Power Plant from coal-fired operation to natural gas-fired operation. Completion by April 2016 is necessary in order to meet the new EPA requirements. Mr. Kom emphasized that, if the deadline is not met, the Power Plant cannot run.

**Utilities - Water Distribution.** Public Works Director Joiner introduced Tracy Warner, Municipal Engineer. Two projects under this program: Water System Improvements and Campustown Public Improvements were described by Mr. Joiner

**Utilities - Storm Sewer.** Director Joiner described seven projects, as follows: Flood Mitigation - Localized Flooding, Low-Point Drainage Improvements, Storm Water Facility Rehabilitation Program, Storm Sewer Improvement Program, Flood Mitigation - River Flooding, Storm Sewer Erosion Control Program, and Storm Sewer System Analysis. It was noted by Mr. Joiner that one of the topics of the Council's February 18 Workshop will be storm water management.

**Utilities - Sanitary Sewer.** Two projects were highlighted by Mr. Joiner under this program: Sanitary Sewer Rehabilitation and Clear Water Diversion.

**Transportation - Streets Engineering.** According to Public Works Director Joiner, 12 projects are being recommended under this category. The projects were named as Grant Avenue Pavement Improvements, CyRide Route Pavement Improvements, Collector Street Pavement Improvements, Concrete Pavement Improvements, Downtown Street Pavement Improvements, Asphalt Street Pavement Improvements, Mortensen Road Improvements, Arterial Street Pavement Improvements, Seal Coat Pavement Improvements, Right-of-Way Restoration, Grand Avenue Extension, and Cherry Avenue Extension. Mr. Joiner advised that Grand Avenue Extension is very dependent on federal and state grants to be completed. Council Member Gartin expressed the importance of that project to the movement of traffic through Ames. He asked if there were other possible funding alternatives if state or federal monies do not come through. City Manager Schainker noted several other large projects that need financing and told the Council members that they will have to prioritize the projects and make decisions on which ones the City will be able to fund.

**Transportation - Street Maintenance.** Mr. Joiner explained the Bridge Rehabilitation Program, Pavement Restoration, Neighborhood Curb Replacement Program, Right-of-Way Appearance Enhancements, Shared Use Path Maintenance, Sidewalk Safety Program, and Salt Brine Facility.

**Transportation - Airport.** Director Joiner reviewed the Airport Improvements projects that are scheduled through 2018/19. There are no projects slated to occur in 2014/15.

**Community Enrichment - Public Works.** Municipal Cemetery Improvements were described by Mr. Joiner. Lane construction/maintenance will occur in 2014/15 and 2015/16, and water line replacement will occur in 2016/17.

The meeting recessed at 7:22 p.m. and reconvened at 7:28 p.m.

**Transportation - Transit.** Transit Director Sheri Kyras explained the funding sources for Transit projects among the Transit Fund, Federal Transit Administration, Federal/State Grants, and the Iowa State University Government of the Student Body. She described five projects planned for the next five years, as follows: Building Expansion and Modernization, Vehicle Replacement, CyRide Shop/Office Equipment, Bus Stop Improvements, and Technology Improvements. Ms. Kyras told the Council that CyRide will receive no federal capital funds for bus replacements after the 2014/15 budget year. It is being proposed in the CIP that five used buses be purchased each year from 2015/16 through 2018/19.

**Parks & Recreation.** Keith Abraham, Director of Parks and Recreation, briefed the Council on the 12 CIP projects, as follows: Municipal Pool Maintenance, Parks and Recreation Facility Improvements, Playground/Park Equipment Improvements, Ada Hayden Heritage Park, Community Gymnasiums, Furman Aquatic Center, Ames/ISU Ice Arena, Tennis Court Improvements, Roosevelt Neighborhood Park Development, Inis Grove Park Restroom Replacement, Moore Memorial Park, and Brookside Park Improvements. Noting that asphalt cart paths at Homewood Golf Course were being recommended in 2014/15, Council Member Betcher expressed her desire that the paths be constructed with pervious surface.

**Facilities/Fleet Services.** Facilities/Fleet Services Interim Director Rich Iverson explained the City Hall Improvements and City Maintenance Facility Improvements projects. Funds in the amount of \$50,000 are allocated per year for equipment or system failures. The City Maintenance Facility roof will be replaced in three phases over four years, starting in 2013/14.

**Community Enrichment.** City Manager Steve Schainker said there were no changes proposed for the Neighborhood Improvement Program or the Downtown Facade Program. Mr. Schainker noted that he had been working with the Campustown Action Committee to create a similar facade program for Campustown. More information will be brought before the Council in the near future, with the final decision being made on February 11 at the Budget Wrap-Up.

**Conclusion.** City Manager Schainker noted that the CIP could change based on future Council decisions on pending issues. He specified that no funding for expansion/renovation of the Convention Center or an indoor recreation aquatic center had been placed in the 2014 - 2019 CIP. Historically, he has never recommended funding for any projects that will require a referendum because, at the time of the adoption of the CIP, the results of the public vote are not known. In

addition, much work is needed to be done on expansion of the Research Park, and no funding recommendation was contained in the 2014-2019 CIP.

At the inquiry of Council Member Betcher as to how many of the funding sources for the projects were certain. City Manager Schainker advised that he would need to go through each project to provide that answer. He stated that what is certain is that the City would not start any project before the funding is determined.

Finance Director Pitcher reminded that public input on the CIP will be accepted on January 28.

**ADJOURNMENT:** Moved by Nelson, seconded by Corrieri, to adjourn the meeting at 8:32 p.m.

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Diane R. Voss, City Clerk

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Ann H. Campbell, Mayor