

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

**AMES, IOWA**

**JANUARY 16, 2018**

The Ames City Council met in special session at 5:15 p.m. on the 16th day of January, 2018, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor John Haila presiding and the following Council members present: Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, Chris Nelson, and David Martin. *Ex officio* Member Rob Bingham was also present.

**POLICE DEPARTMENT.** Chief Cychosz presented the budget for the following project.

**Public Safety - Police.** There is a need for a City-Wide Radio Replacement Program. This would serve emergency and non-emergency users across the County. The proposal is to fund in participation in a shared radio system. The advantage to the City is that there are two competing entities offering P25 radio operations. The infrastructure cost will be an approximate \$4 million. Full participation from all partners would leave the City's share at about \$1 million for the first year of the Capital Improvements Plan (CIP). Year two is proposed to fund the actual units that go in the vehicles and worn by the employees. This amount is comparable to the current budget expenditure for radios.

City Manager Steve Schainker added that the amount to participate could change. The radios could be purchased during the second year. That amount may not only be financed by property taxes but possibly utilities also. This is a placeholder for now so it is in the budget. The partners will have to negotiate how much each partner is able and willing to pay. The goal is to have an interoperable system that will have the ability to talk among different agencies. The City needs to have interoperability with all of the City Departments also.

**FIRE DEPARTMENT.** Fire Chief Shawn Bayouth explained and presented the budgets for the following projects.

**Public Safety - Fire.** There is a cost increase for the Station #1 Concrete Replacement. It is now \$137,000. No change will occur for the Fire Station #1 Emergency Generator budgeted at \$50,000. Fire Station Keyless Entry System for all three fire stations is proposed to partner with Fleet for 2019/20; Fire Station #3 Concrete Patching is budgeted for 2020/21; and Fire Apparatus Replacement (replace one truck and keep as a reserve, while new truck is the front-line apparatus).

City Manager Schainker noted that normally a vehicle does not show up here, because the City has a replacement fund for vehicles. Fire trucks are different and financed through General Obligation Funds. The revenue source for the fire truck has changed from the local option tax to the General Obligation Funds. This change was based on the feedback from the City Council over the years.

**ELECTRIC SERVICES DEPARTMENT.** Donald Kom, Electric Services Director, presented

the budgets for the projects listed below. Mr. Kom noted Electric budget's capital for new sirens and the maintenance of existing sirens. This will be the 19<sup>th</sup> Outdoor Storm Warning System that is budgeted for the 2021/2022 fiscal year in the amount of \$40,000. This is usually funded by local option sales tax. Electric Director Kom added that the overall CIP budget for Electric in the next five years is \$35,825,000. City Manager Schainker clarified that this is an outdoor warning siren. This is not intended to reach everyone inside their home.

**Electric Administration:** Demand Side Management looking at spending \$1.2 million each year over the next five years. This is for rebates, incentives, education, training, and marketing. This program has kept customers' rates lower instead of purchasing a new generator. This is 16.7% of the Electric capital budget that is put into Demand Side Management over the next five years.

**Electric - Distribution & Transmission.** Items in the Transmission portion are continuous from the CIP budget last year. There is to be work done on Ontario Road and staff continues to look at the 69kV system to change out old poles before problems occur. On the Distribution side, the LED street lighting will be wrapping up in the next four years. Following the fourth year, those programs will roll over into the use of the Operation and Maintenance Account. One feeder expansion is the Mortensen Road Substation Feeder. The Street Lights and Line Relocation projects will be coordinated with Public Works road improvement projects. Reliability Improvements will be done at Dayton, Mortenson, and Vet Med. These will be substations around town to help have fewer and shorter outages for the customers served out of those sub-stations. The budget for Distribution and Transmission is \$1,380,000, which accounts for 23.3% of the overall CIP budget.

**Electric - Power Plant Maintenance.** One continued project from last year is the Combustion Turbine #2 Controls Upgrade has been delayed until 2019/2020. Three continued projects for Unit #7 are the Boiler Tube Repair, Cooling Water System, and Overhaul. New projects for Unit #7 are the Condenser Tube Replacement and the Exciter Replacement. Main steam line insulation will be replaced with non-asbestos insulation. Unit #8 replace Superheat Tubes and have a hardened coating for protection this next year. Unit #8 Turbine General Overhaul and Precipitator Reconstruction are continued. One new project is the Refinishing of the Stack Exterior.

**Electric - Power Plant.** Plant Relay and Controls Upgrade has been a part of the CIP for the infrastructure. A new project is a Parts Inventory Building to improve efficiency of parts coming in and going back into the facility. Fire protection; plant building modifications for heightened security, such as card readers and replacement of items to save energy on heating the building, are continued projects. Other continued projects are the removal of boilers from retired Units #5 and #6 and the clean up of the coal yard reclamation and remove the fuel oil tanks. A new project that is placed later in the five-year Plan is an engineering study to look at other communities and what they are doing to continue to burn Refuse Dry Fuel (RDF). Mr. Kom concluded that the budget for power plant expenses is \$6,825,000. The plant itself is 60% of the

CIP Budget.

**WATER AND POLLUTION CONTROL.** John Dunn, Director of Water and Pollution Control, presented the budgets for the following projects.

**Water Production/Treatment.** The Advanced Metering Infrastructure Project, allows for the conversion of meter reading from old mechanical generators to a system where the meter readers can read from a radio signal. This is the last five years of this multi-year project.

**Water Facilities.** In the first year there are two projects: one is the addition of dehumidification in lime slaking and the second is HVAC controls in the Technical Services Complex building.

**Water Supply Expansion.** The City is looking to acquire a 40 to 50-acre plot for four wells “somewhere between the existing Youth Sports Complex Well Field and the future 1-35 Well Field.” While the Rehabilitation of Wellheads is happening, there will be an upgrade to the control system and piping along with the discharge heads being repainted. Replacement of single control panel with two separate panels, one for high voltage panel and one for low voltage controls. While out of service, upgrade the control system and repaint the upgrade piping and discharge heads.

Projects that have continued to be included are: Demolition of Old Water Treatment Plant (2018/19). Well Field Standby Power, Lime Lagoon Expansion, and Distribution System Monitoring Network. These projects are continued from the previous year with plans to occur in 2021/22.

**WPC - Utilities.** A first year project is the Digester Improvements Project to replace worn equipment and make modifications to stay current with life-safety codes and building codes. Following the Plan from the October 17, 2017, Council Meeting for maintenance on the cogeneration system, a new dual fuel boiler will be added. The controls and switchgear will be replaced. This generates 18% of total power used at the facility. Later in the Plan, there will be the replacement of Generator #2 and modification of grease receiving stations.

**WPC Facilities.** The first year of the CIP budget will include the replacement of drives on three screw pumps. This is the final year for the multi-year rehabilitation of the WPC clarifier maintenance. The drives on the four primary clarifiers will be replaced and the launder covers will be installed on the final clarifier. On-going project of structural rehabilitation is the series of preventative maintenance; such as sidewalks. Flow Equalization Expansion project is continued from the previous year plan. The Nutrient Reduction Modifications is to identify the alternative that achieves the goals of the Iowa Nutrient Reduction Strategy at the lowest cost. WPC is to have an evaluation for Council by late fall. The final project is the Electrical System Maintenance, recurring maintenance on the switch gear electrical system every five years costing about \$100,000.

**PUBLIC WORKS DEPARTMENT.** John Joiner, Public Works Director, explained the budgets for the following projects.

**Utilities - Water Distribution:** The System Improvements annual program to replace four-inch lines to improve water quality and flow. Campustown Public Improvements is the second project that Public Works will be doing the engineering and public outreach. The actual construction will occur in the second year.

**Utilities - Sanitary Sewer System.** Sanitary Sewer System Improvements is the annual program to address the inflow and infiltration system. This will be an expense of about \$25 million and will finish around 2025.

**Utilities - Storm Water Control.** The first year of the Erosion Control Program is \$1 million. The benefit of this will be to prepare for the pavement for the trail the following year. The first year of the Low-Point Drainage Improvements Program will be Airport Road and South Riverside. Storm Water System Analysis, a multi-year program to analyze the flow and modeling of the storm system and end with a recommendation for a program.

**Utilities - Resource Recovery Plant (RRP).** The only project will be the annual maintenance program, which allows the City to be proactive on any possible issues.

**Transportation - Street Engineering.** The first year project for the Collector Street Pavement Improvements is Hickory Drive. Programming and extension work will continue on the Grand Avenue Extension Project. This year South 5<sup>th</sup> Street will be extended to connect back towards Duff. Improvements will be made at the intersection of South Duff and South 16<sup>th</sup> Street. The final component of grading and paving will be in 2019/2020. Traffic will be driving on it by 2020. Work is being done to obtain property rights from property owners this summer.

Projects that continue to be included in the CIP are Asphalt Street Pavement Improvements, Seal Coat Pavement Improvements, Right-of-Way Restoration, Cherry Avenue Extension, Arterial Street Pavement Improvements, Downtown Street Pavement Improvements, Concrete Pavement Improvements, and CyRide Route Pavement Improvements.

The meeting recessed at 6:54 p.m. and reconvened at 7:00 p.m.

**Transportation - Shared Use Paths.** The average expenditure on bicycle facilities over the five year period is \$1,582,460. This five-year Plan represents an increase of \$100,000 per year for bicycle facilities over last year. The Shared Use Path System Expansion Project will begin with public outreach and design this spring. The project will move into the construction phase in the first year of the proposed CIP. There is also a Multi Modal Roadway Improvements project and the Annual program of the Shared Use Path Maintenance.

**Transportation - Traffic Engineering.** The Annual Traffic Signal Program is to reconstruct

existing signals and occasionally to build a new facility. The Lincoln Way/Hyland signal will be rebuilt this spring. The Traffic Calming Program will focus the Oak Riverside Neighborhood first. U.S. Highway 69 Improvements project in the first year will be realigning the east-bound off-ramp at South Duff with Billy Sunday.

**Transportation - Street Maintenance.** Major maintenance planned is the Main Street Sidewalk Replacement program. The outreach has already been started with the Chamber and Main Street business owners and operators. Annual Programs: Pavement Restoration and Neighborhood Curb Replacement will continue. The Right-of-Way Appearance Enhancements Program and the Bridge Rehabilitation Program will continue as planned.

**Transportation - Airport.** There is not a first-year project planned for airport activities. The remaining four years have improvements to the hangers, demolition of the old terminal building and in the last year looking at the possibility of an extension of the main runway further south.

Director of CyRide Sheri Kyras advised Council that the Transit Board did approve the projects that will be presented.

**Transportation - Transit.** The Vehicle Replacement project does have an opportunity for a grant that may assist this project. Building expansion and Modernization has changed the HVAC system project to a two-year project 2018-19 \$100,000 and 2019/20 \$700,000. The Bus Washer Project has been delayed. An added project is Concrete Replacement at bus turnarounds at Ontario/California and the turn around at the Ames Middle School is in the CIP for next year. No change for the Shop/Office Equipment at \$50,000 per year. The Bus Stop Improvements Project has an addition to the normal \$50,000 per year. The addition is \$25,000 per year to be able to do smaller things with local dollars quicker and be more responsive to the community needs. Technology Improvements continues to expand. Changes that have occurred are less expensive: bus security cameras, asset management software is eliminated, radio equipment has been lowered, and upgrades to the GPS Tracking System. The new project is the Bus Stop Annunciators.

**PARKS & RECREATION.** Keith Abraham, Director of Parks and Recreation, presented and discussed the budgets for the following projects.

**Park System and Facility Improvements.** The Spray Pad is delayed. Erosion Control at Gateway is necessary. Furman Aquatic Center replacement of security cameras that are of higher quality in this first year. In 2021/2022 installing a shelter adjacent to the parking lot and 2022/2023 replace light fixtures and refurbish splash pool play structure. Continued projects on Homewood Golf Course will include a new clubhouse, shared use path, and replacement of the bridge on hole #9.

Projects that continue to be included in the CIP are the Ames/ISU Ice Arena Franklin Park Improvements, ADA Transition Plan, Funding towards the Municipal Pool, Playground

Equipment Improvements, Moore Memorial Park bridge to cross over Squaw Creek, Ada Hayden Heritage Park ( a wetland overlook), and Rose Prairie Park Development in 2022/2023. The new project is the Edwards Park Development. Cemetery Improvements projects are a scatter garden this first year and a funeral pavilion the following year.

City Manager Steve Schainker stated that one goal of the City Council is to strengthen the neighborhoods. He added that there are three projects now to work on that. Mr. Schainker presented the following projects.

**Community Enrichment.** The Neighborhood Improvement Program is an annual program to draw neighbors together to create neighborhood unity. The other two projects are the Downtown and Campustown Facades.

Facilities/Fleet Services Director Corey Mellies presented the budgets for the following projects.

**Facilities/Fleet Services.** City Hall improvements of \$50,000 is budgeted for unanticipated projects. 2020/2021, is budgeted for \$100,000 to replace carpet in the Police area.

Finance Director Duane Pitcher stated that the Council approved a Debt Management Policy. State Code limits a City to five percent of Debt Capacity, but the Council by policy has limited it to 25%. Mr. Schainker added that projections of expenditures and revenues are done. This is showing there is a direct relevancy between the CIP and the budget.

**ADJOURNMENT:** Moved by Corrieri to adjourn at 8:27 p.m.

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Diane R. Voss, City Clerk

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John A. Haila, Mayor

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Stacy Craven, Recording Secretary