

City of Ames

- November Project Highlights - 2017

Mussel relocation downstream of the River Valley Park Low Head Dam



W&PC

Design activities are continuing for the **Low Head Dam Safety Modifications project**. In late October a contractor completed the relocation of mussels in the South Skunk River away from areas likely to be disturbed by construction. This included two state-listed threatened species that were found.

Through a right-of-way acquisition agent, staff is still negotiating with a property owner for approximately two acres of farm land adjacent to North River Valley Park that is envisioned as the location for one of three new municipal supply wells. Soliciting bids for construction of the **North River Valley Well Field** will not proceed until the land acquisition has been completed. The land was appraised at \$10,000 per acre. Staff has made offers of \$10,000 per acre, \$11,000 per acre, and \$12,500 per acre. The owner believes the land is worth \$18,000-\$25,000 per acre, but so far has not provided any comparable sales to support that position.

The contractor for the **New Water Plant** has reached 95% completion on the project and has filed for early release of the project retainage. The consulting engineers have determined that the value of the remaining work is \$320,000, so as allowed under Iowa law the City is continuing to withhold twice that value, or \$640,000. The contract also included provisions for liquidated damages at the rate of \$2,900 per calendar day should the work not achieve substantial completion by May 17 or Final Completion by August 17. The contractor failed to meet either date, and staff projects that the work will not achieve final completion until at least mid-December. As a result, an additional \$614,800 has been withheld from the retainage pending a final determination of the liquidated damages amount. Often, this amount is resolved through negotiation.

Staff anticipates the Iowa DNR will issue a formal public notice of a substantial modification to Ames' **Industrial Pretreatment Program** in November. This will initiate a 30-day public comment period. Staff is continuing to discuss the program with customers who are subject to the program's requirements.

Library

WOW Wall Celebration – Wed., Nov. 15 at 11 AM – Visit Youth Services on November 15 for a short ceremony and refreshments as we celebrate completion of the WOW Wall and thank Ames for voting the Library the Best Kid Friendly/Family Place in *The Tribune's* 2017 Best of Story County competition. The once-blank wall that borders the north side of the children's area now offers a place for creative play and development of cognitive abilities. Activities built into the WOW Wall include peg board challenges, alphabet and Braille letter matching, "find it" tubes, and a Plinko game. Computerized lights that change with the selection of hours and seasons will be put on show for the first time on the 15th. The WOW Wall was constructed with a \$60,000 grant from the Roy J. Carver Charitable Trust for the Library Renewal Project. Additional support came from the Kinney-Lindstrom Foundation and APL Friends Foundation.

Kids' Author Café – A special Author Café geared for 4- to 12-year-olds was held on Sunday, October 8. Tim Read and Susan Owen were the guests of honor. Read is a local author, illustrator, and creator of the *My Very Silly Monster* books series. He also designed the 90' mural that decorates the soffit in the Library's Youth Department. After demonstrating his techniques at the event, Read encouraged the young artists to try their own hands. Susan Owen, co-owner of the Pumpkin Patch, offered kids an interactive introduction to basic etiquette. (Rumor has it that the adults learned something, too.)



The October Kid's Author Café was presented by the Ames Public Library Friends Foundation, with support from Monica and Max Porter.

Sign Up for Page One – A complete listing of Library events is published each month in APL's *Page One* newsletter. Print copies are available in the lobby, electronic versions are available under Events and Classes on the Library's website, or you can [subscribe to receive Page One by e-mail](#). Don't miss out on the huge range of educational, cultural, artistic, musical, and FUN activities your library offers throughout the year—sign up now!

Public Works

The City of Ames **Complete Streets Plan** will kicked off on Thursday, November 2nd with the first round of committee meetings and a public input meeting in the PEO Meeting Room at the Ames Public Library. The Complete Streets Plan process will occur throughout the next 12 months with the help of the consultant, Toole Design Group. More events and outreach with project information is located at www.cityofames.org/completestreets.

The **Grand Avenue Extension project** is continuing with the next phase, S. 5th Street from S. Grand to S. Duff. City Staff is working with Shive-Hattery and WHKS on the land acquisition process. A public open house is scheduled for November 14th from 4:00-6:30 pm and will be held at Ames City Hall. Information for the project can be found at www.cityofames.org/grandave

Electric

Sun Smart Ames – As of October 31, a total of 3,863 Power Packs have been spoken for. This represents slightly more than 34% or the entire project. Staff will now begin turning the marketing attention towards businesses in Ames. Up until this point we have been focusing on allowing residential customers the first opportunity to participate. Residential customers can continue to opt in to the project if they desire.

Unit #8, the City's largest electrical generating unit, is off line for its normal fall outage. During this outage staff is performing normal maintenance of many of the critical systems. Plans are to have the unit back on line by November 15th. During most of this outage Unit #7 has been operating to burn the county's Refuse Derived Fuel.

Police

Neighborhood parking enforcement continues in and around the campus area.

Professor Chris Barnum and St. Ambrose University have finalized the agreement to study **police traffic stops** and provide analysis of minority contacts. Professor Barnum is the primary researcher on similar projects in Davenport, Iowa City, and Dubuque.

The contractor has completed replacement of the main entry doors to the **Ames Animal Shelter** except for the final painting which depends on warmer weather.

Planning and Housing

Planning

The City's **newest Planner** is Eloise Sahlstrom, who started with the City in October. Eloise has a Landscape Architecture degree and has worked extensively in the field of planning and urban design, most recently with the City of Fayetteville, North Carolina.

Staff prepared an updated **accounting of apartment building permits** for 2017 and has made this information available on our website under ["What's New."](#) The updated information builds upon the counts provided to the City Council in February 2017 by accounting for project approvals and buildings permits through October 1st.

Student housing developer Trinitas has submitted a revised Planned Residence District Plan for development of student housing and apartments in west Ames. The proposed plan is tentatively scheduled for public hearings with the Planning and Zoning Commission and the City Council in December.

Housing and Community Development

Staff will be presenting for City Council's review and discussion the draft Developer's Agreement between the City of Ames and J-Corp regarding development of a mixed-income housing subdivision at **321 State Avenue** in conjunction with our 2017-18 CDBG Public Infrastructure Improvement Program.

Staff will be presenting a revised draft of the **recapture/repayment provisions guidelines** as part of the 2017-18 CDBG Homebuyer Assistance Program.

