

MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

OCTOBER 16, 2007

The Ames City Council met in special session at 7:00 p.m. on the 16th day of October, 2007, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Ann Campbell presiding and the following Council members present: Doll, Goodman, Larson, Mahayni, Popken, and Rice. *Ex officio* Member Luttrell was also present.

ROUND-TABLE DISCUSSION ON HUMAN SERVICES CAMPUS: Representing human service agencies were: Larissa Holtmyer Jones, Ames Community Preschool Center (ACPC) Board; Sue Wuhs, ACPC Director; John Middens, Heartland Senior Services; Michelle Hansen, Story County Foster Grandparent Program; Bill Dreyer, RDG; George Belitsos, Youth and Shelter Services Executive Director; Harv Terpstra, Richmond Center Board; Donna Miller and Barb Schrader, Mid-Iowa Community Action; Cathy Brown, Iowa State University; Brian Dieter, United Way Board; Shellie Orngard, Volunteer Center of Story County; James Strohman, Story County Board of Supervisors, and Deb Schildroth, Story County Human Services Director.

Assistant City Manager Sheila Lundt advised that this meeting would serve as an opportunity for representatives of the interested Human Services agencies to present service needs and explain the advantages to be gained by a joint facility. Ms. Lundt stated that Vanessa Baker-Latimer, the City's Housing Coordinator, would also discuss eligible activities for which the City's Community Development Block Grant (CDBG) funds may be used.

Housing Coordinator Vanessa Baker-Latimer stated that Ames is an entitlement community, which means that it receives funding from the Housing and Urban Development program titled Community Development Block Grant (CDBG). Ms. Baker-Latimer explained that CDBG funds must be used to meet the following National Objectives:

1. Principally benefit low- and moderate-income persons (LMI)
2. Prevent or eliminate slum or blight
3. Meet an urgent need (conditions that pose a serious and immediate threat to the health or welfare of the community where financial resources are not available to meet such need)

Ms. Baker-Latimer told the Council that CDBG funds could be used for property acquisition/rehabilitation/renovation, and infrastructure in connection with a human services campus. The National Objective that could be met in relation to a human services campus would be the benefit to low- and moderate-income persons; 51% of the clientele must meet the LMI criteria. She described how the low- and moderate-income persons benefit is calculated.

According to Ms. Baker-Latimer, there would be ownership issues if CDBG funds are used to establish a human services campus. She said if the City retains ownership/control of the facility, the planned use for the facility to meet the LMI National Objective would be permanent until five years after the final submittal and HUD approval of the Consolidated Annual Performance Report (CAPER) of the City's last year as an entitlement community. If the facility would cease to benefit at least 51% LMI prior to that timeframe, the City could retain or dispose of the property after notifying the affected citizens; however, it would be responsible for reimbursing the CDBG Program in the amount of the current fair value of the property less any portion of the value that applied to expenditures of non-CDBG funds for the acquisition and/or improvements. If the property were owned by a non-profit organization, the City must enter into

a subrecipient agreement that specifies that the building benefits at least 51% LMI. The agreement would also mandate that the organization transfer to the City any CDBG funds on hand at the time of the expiration of the agreement, including any accounts receivable attributable to the use of the CDBG (e.g., rents, utilities, etc., collected by the non-profit organization). The agreement must also stipulate that if any additional buildings or improvements were made to the property using CDBG funds, the entire facility must be used to meet the 51% LMI benefit for a minimum of five years after the expiration of the agreement. If the facility would cease to benefit at least 51% LMI prior to the that timeframe, the non-profit organization would have to repay the City an amount equal to the current fair market value of the property less any portion of the value that applies to expenditures of non-CDBG funds for the acquisition and/or improvement to the property. If the organization would fail to repay the City, the City would still be responsible for reimbursing the CDBG Program.

Ms. Baker-Latimer advised that the City receives notification in December of each year of the amount of CDBG monies that it will be allocated. By May 17, 2008, the Action Plan must be submitted to HUD specifying the projects that the City intends to fund. The City receives approximately \$500,000 in CDBG funds annually. Twenty percent (20%) of those funds is used for administrative costs of the various programs. The programs receiving CDBG funds were listed as:

1. Renter Affordability Program:
 - a.. Deposit assistance
 - b. Child-care assistance
 - c. Transportation program (gas vouchers/CyRide passes)
2. Neighborhood Sustainability Program:
 - a. Acquisition/Reuse Program (rentals converted back to single-family homes)
 - b. Lease-to-Purchase Program
 - c. Slum-and-Blight Program (purchase properties in the floodplain and convert into open space)
3. Home-Buyer Assistance Program
4. Minor Repair Program for Non-Profit Organizations

Council Member Larson asked if any of those Programs would cease or be cut back if CDBG funds were used for a human services campus. Ms. Baker-Latimer said that they would not cease or be cut back because the majority of the current Programs generate income through low-interest loans that are repaid to the City. The Programs are growing despite cut-backs in funding from HUD.

Mayor Campbell asked for input from agency representatives. Sue Wuhs, representing the Ames Community Preschool Center, stated that ACPC would like to build an infant and toddler center as part of a human services campus. The ACPC is presently located primarily on Sixth Street in the First Christian Church. ACPC purchased three properties adjacent to the Church with the hope of constructing its own infant/toddler center; however, that has not yet come to fruition. Ms. Wuhs advised that infant care in Ames is in very high demand. There are 36 infant slots on Campus, but only 12 of those are open to the public. Two other centers in Ames offer infant care. According to the Center for Childcare Resources (CCR), there are only 50 infant slots available to the general public in Ames. The waiting list for one of those slots is 12 to 18

months. According to CCR, 46% of their calls are for infant care. This points to a definite need in Ames for infant care.

Larissa Holtmyer Jones, representing the ACPC Board of Directors, advised that providing infant care is very expensive, and there are strict licensing requirements, e.g., the facility must be located on a main floor. The ACPC Board believes that there would be advantages to being part of a larger human services campus and urged conversation to occur. Location is very important as is bus service. ACPC is pleased to be located close to Downtown Ames and would prefer that any infant care facility be located in proximity to the current Center since families oftentimes have an infant and an older child. The Board believes that there could be some opportunities and benefits from infants and toddlers being located in the same facility as senior citizens. One of the advantages ACPC would bring is that it has no debt. Because ACPC has a good relationship with the Church, the Board does not see a lot of incentive to moving the entire Center, but does see a benefit in locating infant/toddler care in a human services facility.

Ms. Wuhs indicated that there is only one other childcare center in Ames that receives funding from ASSET. This is especially important to note if more low- and moderate-income families would be served by the human services campus. Ms. Holtmyer Jones pointed out that a number of agencies have indicated a need for expansion, including ACPC. It is a concern how each agency could grow and expand separately within one community with the same potential donor base and some of the same users.

John Middens, Heartland Senior Services (HSS), advised that its Adult Daycare Program is licensed for 30 senior citizens; they are at capacity and have a waiting list. He indicated that the number of senior citizens will double between 1990 and 2025. There is a huge need for dementia and Alzheimer care, and the current facility cannot do that. HSS also provides home-delivered meals to seniors; however, there is very limited room in the kitchen for preparation. The parking lot is always full; some people go back home when a parking place is not available. He has learned that the senior centers throughout the nation that are doing well are collaborating with local governments and local hospitals. Mr. Middens advised that HSS is located in the former Willson School. The building is owned by the City and leased to HSS.

Michelle Hansen, Story County Foster Grandparent Program, said that she would like to collaborate with other agencies and be located by other human service agencies. The office for this Program is currently located in Ms. Hansen's home. As this Program continues to grow, it would be beneficial to be located in proximity to other agencies that they work with, e.g., HSS and ACPC. Ms. Hansen believes that the Foster Grandparent Program should be located in a building that is visible in the community and accessible. This Program is primarily federally funded, but receives a small amount of ASSET funding. The foster grandparents receive a small stipend, and the majority of the federal funds go for that expense.

Shellie Orngard, Volunteer Center of Story County (VCSC), stated that 85 non-profit organizations in Story County are served by the Volunteer Center. Location is very important when serving these agencies. The Center is currently located in the Wesley Annex of the United Methodist Church. VCSC space needs are not urgent at this time, but representatives of the Volunteer Center do want to be included in conversations about a human services campus.

George Belitsos, Youth and Shelter Services (YSS), advised that a human services campus has been a dream for human services agencies for over 35 years. It is his opinion that HSS has the greatest need, but acknowledged that all the human service agencies represented at this meeting

have a need. Mr. Belitsos gave the history behind YSS's current headquarters (the Jacobsen Center a/k/a the old Municipal Building) located on Kellogg Avenue. The Center and the other YSS facilities are debt-free. The cost of YSS operations at the Jacobsen Center is \$4.50/square foot, which includes utilities, maintenance, etc. Mr. Belitsos said the Jacobsen Center has served YSS well; however, they have outgrown it. The number of at-risk children being served is currently over 7,000 and increasing. YSS has been looking at options for expanding, i.e., (1) building over the adjacent parking lot and (2) purchasing the Lechner Building. It was estimated that it would cost \$3.3 million to rehabilitate the Lechner Building for use by YSS, and it was decided not to pursue that option. According to Mr. Belitsos, YSS is very interested in locating in a human services campus with other human services agencies; however, would like to own its portion debt-free. It could not operate if rent had to be paid. Per Mr. Belitsos, the Family Counseling Center needs to move out of the Jacobsen Center; the space needed would be approximately 4,000 square feet. That need is immediate; it is impacting the effectiveness of the program. Mr. Belitsos advised that YSS would prefer that the human services campus be located in or near Downtown.

Donna Miller, representing Mid-Iowa Community Action (MICA), stated that MICA is currently located in the lower level of the Richmond Center. Ms. Miller advised that MICA's space is currently adequate; however, it would be very advantageous if MICA could be located with other human services agencies. She acknowledged that many of the agencies serve the same clientele. Ms. Miller advised that MICA's health offices are located in the Story County Community Services Building on Kellogg Avenue and would remain there.

Harv Terpstra, representing the Richmond Center, advised that the Center is purchasing its own building; it does have a fairly large debt on the building. The Center has adequate space and rents out the lower level to MICA. The building currently has significant maintenance and handicapped-accessibility issues. Due to the privacy of clients' records, sharing staff would not be desirable. A large number of low- to moderate-income clients are served by the Richmond Center. Many individual offices are needed to accommodate the therapists, psychiatrists, counselors, etc., who provide the services. If the Richmond Center were to locate in a human services campus, a buyer for its current building would need to be found. Mr. Terpstra advised that the Richmond Center capital fundraising drive will begin in the next six months; it has to move forward with that and cannot wait for a decision to be made on a human services campus.

Bill Dryer, RDG, advised that the Red Cross is not represented at this meeting; however, had indicated a desire to locate in a human services campus. The Red Cross currently has enough space, but has handicapped-accessibility issues. It has the desire to serve the needs of the community without being a property owner or landlord. Accessibility and visibility are extremely important so that those affected by crises can find the agency.

Mayor Campbell advised that United Way had also expressed interest in this project. Brian Dieter, United Way President, advised that the United Way Board is committed to seeing this through at least to the next level. He recognized that there are compromises inherent in most agencies' locations. It is his feeling that it is not only desirable to establish a human services campus, it is imperative that it be done.

Mr. Middens from HSS pointed out that at least five of the individual agencies represented tonight indicated that they will be embarking on multi-million-dollar fund drives in the very near future. Mr. Dieter pointed out that "donor fatigue" will result because they will all be working from the same donor list. It would be best for the agencies to work collaboratively on

a fundraising campaign; some know how to do it and will be very successful, but others have never done it. Mr. Belitsos indicated that YSS is multi-county and its funders would not be from the same list as other human services agencies; half of its funding comes from outside Story County.

Council Member Doll asked if there were some agencies that would prefer not to locate next to another agency. Specifically, he asked if there would be issues if the ACPC were located in a facility that served the type of clientele that some of the other agencies would be serving. Ms. Holtmyer Jones advised that parents were asked about that issue, and most indicated that it would not be a concern as long as appropriate security measures were in place.

Council Member Larson asked if there would be other agencies interested in a joint facility if a human services campus were pursued. Mr. Middens said that he believed non-ASSET-funded agencies would also be interested. Mr. Belitsos felt that some agencies would drop out, but others would want to be included.

Deb Schildroth, Story County Human Services, indicated that her office is located in the Community Services Building on Kellogg Avenue. In the first month after it opened, the foot traffic quadrupled. They are nearly at capacity now. She wanted to make sure that the other agencies realized that partnering and collaborating under one roof would result in more clientele.

On behalf of Iowa State University, Cathy Brown advised that the University is very supportive of this effort. It is felt that the collaboration afforded by a human services campus could benefit students through internships. She also stated that Story County Extension had indicated an interest in being located in a human services campus.

The Mayor pointed out that the City has provided leadership on this endeavor to get it to this stage and has provided funding for the survey conducted by RDG. Two components need to be addressed if this project moves forward: (1) The City cannot be in the position of fundraising. It will have to be determined who will take the leadership. (2) A corps of people needs to be formed to determine the next steps and how to get there.

In George Belitsos' opinion, one entity needs to provide leadership for the fundraising and operations of the human services campus. He doesn't see it being successful if the leadership were to come from a combination of boards coming together to operate the campus.

Council Member Goodman said that understanding the fundraising capacity of the community would be an important first step. He feels that once that is understood, the scope of the project would be able to be determined.

Mayor Campbell noted that United Way conducts a large annual fundraising campaign and asked what role that agency could potentially play. Mr. Dieter indicated that United Way's expertise in fund-raising far exceeds its expertise in real estate management; in fact, it has only been a tenant. It was stated by Mr. Dieter that United Way of Story County has a very small staff and would not be able to take the lead in a fundraiser for a human services campus.

Frankee Oleson, Executive Director of United Way, recommended that a feasibility study be performed to determine exactly what is needed and who is interested. That would help determine how much funding is needed and whether the community had the capacity to raise that amount. Mr. Belitsos disagreed, saying that donors need to know exactly where their money

is going. He believes that the Ames community has the potential to raise \$11 million; however, the consultant doing the feasibility study needs to be told what is needed and be given a list of possible donors. Until the leadership and organization is in place, a feasibility study should not be conducted. Mr. Belitsos does not believe that any individual agency should take the lead; it should be an entity that would represent the interests of all the agencies. He said United Way could do that because they are already an umbrella supporting non-profits. Mr. Belitsos suggested that several fundraising campaigns could be conducted. HSS has an immediate need and could possibly cluster with a few other agencies and conduct their own fundraising campaign. Others could do the same thing at a later date.

Council Member Mahayni believes that there are many options. He suggested that two entities work together - an entity that works with the agencies to determine what is needed and another entity that involves public and private interests and establishes a strategy.

It was the consensus of the representatives of the agencies present that the Mayor and Assistant City Manager Lundt should form a core group of people to go to the next step. Ms. Lundt pointed out that other communities have built human services campuses. She suggested that this core group of people meet with representatives of those communities to gain insight on the steps taken to see their projects to fruition.

Council Member Larson asked if there was a way to involve the ASSET members in the next phase. Ms. Lundt advised that Jim Pearson has been the ASSET representative who has been involved in this process. He will continue to be involved. There may be others who are interested in this issue, and they will be asked if they want to be included.

The meeting recessed at 8:35 p.m. and reconvened at 8:45 p.m.

CONTEXT-SENSITIVE SOLUTIONS/LEVEL OF SERVICE: Traffic Engineer Damion Pregitzer reminded the City Council members that they had directed the Public Works staff to explore and then educate them on level of service (LOS) standards for roads and pedestrian/bicycle paths. He said that staff had also been asked to update the Council on newer processes, such as Context-Sensitive Solutions (CSS). To do that, the City had invited members of the Iowa Department of Transportation (IDOT) staff to this meeting. Mr. Pregitzer introduced Mike Kennerly, Mark Kerper, and Mike Clayton from the IDOT.

Mr. Kennerly said that he was not professing to be an expert on CSS, but he would attempt to give the Council an understanding of its principles. He explained that CSS is not simply adding aesthetics, its solutions are not inherently more expensive, it is not a way to compromise design guidelines, and it is not new. CSS is an emerging concept in highway project planning, design, construction, and maintenance; it refers to an approach or process.

The Council was told of the following benefits of using CSS:

1. It defines “the problem” that the project should solve by reaching consensus with all stakeholders before the design process begins.
2. It conserves environmental and community resources.
3. It saves time by minimizing litigation and redesign and expediting permit approvals.

4. It saves money by shortening the project development process and eliminating obstacles.
5. It builds support from the public and from the regulators.
6. It helps prioritize and allocate scarce transportation funds in a cost-effective way.
7. It allows for group decisions, which are generally better than individuals decisions.
8. It serves the public interest, helps build communities, and leaves a better place behind.

Mr. Kennerly said that safety, culture, and environment are key players in CSS. He explained the core principles of CSS, specifically highlighting the Product: Qualities of Excellence in Transportation Design, and the Process: Characteristics of the Process that Yield Excellence. The specific qualities and characteristics that allow a community to benefit from their implementation were further defined.

Mark Kerper described the process followed by the IDOT to involve the public in projects. He said the process has evolved over time. Mr. Kennerly pointed out that a core CSS principle is public involvement. The IDOT has incorporated the use of 3-D visualization and animation to help the public further understand projects. He recommended that the City think about the tools that will be used to inform the public and change those, as needed, to make the project understandable.

The following steps in the Project Development Process were defined by Mr. Kennerly:

1. Engaging Stakeholders and Partners
2. Purpose and Need/Problem Definition and Project Visioning
3. Alternatives Development, Evaluation, and Selection
4. Final Design
5. Review and Approvals Process
6. Construction
7. Maintenance and Operations
8. Evaluation: CSS Performance Measures

He noted that if a project is designed that cannot be maintained, it will fail.

Council Member Larson asked how the IDOT gets all the stakeholders involved. Mr. Kerper advised that the first step is to identify who the stakeholders are in addition to the general public. There are several techniques that can be used to determine those groups. It is sometimes necessary to go to where they are and where they feel comfortable. Surveys of users should be conducted.

Mr. Pregitzer pointed out that as a project evolves, so does the City's knowledge of whom the stakeholders are in a particular project. In regards to the 13th and Grand Intersection Improvements Project, Mr. Pregitzer said staff learned that they should have brought out information at the initial meeting that defined the scope of the problem in terms that were understandable to the general public. Public Works Director John Joiner said the City should have asked how the public felt that intersection operated and if they felt there was a problem there. Council Member Mahayni pointed out that system-wide balance is also important. He believes that alternatives should be brought out in the beginning of the project. Mr. Kennerly

suggested that staff hold a second meeting with the stakeholders to summarize the comments heard during the initial meeting. No alternatives or solutions would be presented at that meeting.

Ames' Level of Service Standards. Mr. Pregitzer gave the definition according to the Highway Capacity Manual (HCM) as “a quality measure describing operational conditions within a traffic stream, generally in terms of such service measures as speed and travel time, freedom to maneuver, traffic interruptions, and comfort and convenience.” Pertaining to Roadway (Vehicles) Standards, the HCM defines six levels of service for a particular facility type and uses letters A - F to represent them, from best to worst. The operating conditions for each LOS category for Roadway (Vehicles) Standards and how they would be applied in areas of new development and redevelopment were described.

Mr. Pregitzer advised that pedestrian/bicycle level of service is similar to Vehicle LOS, but environmental criteria are added, i.e., comfort (weather), convenience, safety/security, economics. He stated that several methods and LOS models have been created, but there is no national standard. It can be highly subjective from region to region. Currently, only some large urban areas have established their own evaluation criteria.

Mr. Joiner pointed out that the City's Long-Range Transportation Plan currently identifies the preferred Vehicle Level of Service as Standard C. That is also included in the City's Land Use Policy Plan. He said that the Plan will be reviewed next year, and the City Council might want to look at alternatives to that Standard and consider other factors, e.g., safety, culture, and environment.

Council Member Popken noted that there is a metric to be considered pertaining to Vehicle LOS, but there is no such tool for pedestrian/bicycle LOS. He suggested that the City search for a Bicycle/Pedestrian LOS metric that might fit the City's needs. Council Member Goodman agreed, but said the conversation should be about transportation, not recreation.

James Prichard, 1206 Orchard, Ames, said that he is a bike-commuter. He wanted it noted that kids are an important group of bike-commuters; bicycles are their main form of transportation.

Carol Williams, 628 Eighth Street, Ames, advised that she works for Story County Conservation working on trails and issues that involve bicyclists and pedestrians. She attends the monthly Bicycle/Pedestrian Round-Table Meetings at the Des Moines Metropolitan Planning Organization. Many of the discussions there have involved Bicycle LOS. A LOS metric does exist for bicycle transportation. It varies a lot and there are different formulas to be used depending on the comfort level of the rider.

Jim Gregory, 129 Washington Street, Ames, said that he is not comfortable with a Level of Service being created for bicycles. He pointed out that the cost of building on-street facilities (basically another lane) is very expensive. There are some streets in Ames that will always have a low LOS, e.g., Grand, Lincoln Way, Duff. He is not sure that it is worth the time to establish and evaluate a LOS for bicycles.

Council Mahayni pointed out that there is a high concentration of bicyclists in certain areas, specifically, ISU Campus. He feels that a LOS should be established for those areas.

Council Member Goodman said that the City should have conversation on a transportation plan that creates equal access to all citizens of Ames, despite their mode.

The meeting recessed at 9:55 p.m. and reconvened at 10:00 p.m.

FOOTING DRAIN CONVERSION PROGRAM: John Dunn, Director of Water and Pollution Control, gave the historical background of this Program. He said that, initially, the common construction technique for homes built after World War II was to bring the water to a floor drain in the basement and allow the water to flow by gravity into the sanitary sewer system. In 1962, an ordinance was passed to require sump pumps to be piped to discharge outside of the building in order to keep the “clear water” from entering the sanitary sewer system. That Ordinance was later amended to make sump pumps mandatory for new construction and specified that all water from subsoil or footing drains must go to the storm sewer system. The requirement applies to all types of buildings that have a basement or cellar. If the City had not reduced inflow and infiltration levels, it would have foregone approximately \$12 million (in 1976 dollars) of federal and state assistance in the construction of the new Water Pollution Control Plant.

City staff conducted a house-by-house survey in 1976 to identify and locate all foundation drain inflow sources. A total of 1,762 homes and buildings were determined to contribute extraneous water from foundation drain systems, and an additional 106 homes and buildings were identified with basement seepage problems. The 1,762 locations were broken down into four categories based on the amount of construction needed to disconnect the discharge from the sanitary sewer system, as follows:

Category A: Basement has perimeter foundation drain tile draining by gravity to the sanitary sewer. Construction needed includes a sump, sump pump, and discharge line.

Category B: Basement has perimeter foundation drain tile and sump draining by gravity to the sanitary sewer. Construction needed includes a sump pump and discharge line.

Category C: Basement has perimeter foundation drain tile, sump and sump pump pipes directly to the plumbing stack. Construction needed includes a discharge line.

Category D: Basement is subject to water seepage. Construction needed includes a sump, sump pump and discharge line.

Mr. Dunn said that, in 1979, the proposed Plant treatment construction and rehabilitation costs were determined to be approximately \$1,800/gallon/minute of treatment plant capacity. It was determined at that time to be cost-effective for the City to fund the elimination of any clear water source; that cost was estimated at \$1,260. Several alternatives for addressing the problem were considered at that time: (1) Do nothing. (2) Impose a monthly surcharge for any customer discharging foundation water to the sanitary sewer system. (3) Voluntary Foundation Drain Conversion Program. The option selected by the City Council was Option 3.

Kelly Schulte, Senior Engineering Technician, advised that the Program is now administered by the Public Works Department with funding from the Sanitary Sewer Fund. There have been two main focuses under this Program: an infrastructure component to provide subdrain collection in areas where storm sewer is not available and the grant component that provides financial assistance to homeowners to make the improvements. The annual budget for this program is approximately \$200,000; typically, half of that is allocated to the infrastructure program and the remainder is allocated to residential grants. Ms. Schulte said that, currently, homes are deemed eligible for the grant program if they were constructed prior to 1977 and have a basement footing drain tile and/or sump pump that was installed prior to 1977. According to Ms. Schulte, as of

October 2007, 2,040 footing drain grants had been paid to Ames residents. It is estimated that there are approximately 1,396 properties in Ames still eligible for the grant program.

Tim Garner, 1008 Marston Avenue, Ames, said that he gets ground water in his basement after a substantial rain. He pointed out that he pays a storm sewer surcharge every month, which subsidizes the Foundation Drain Conversion Program, and he would like for homes such as his to be included. Staff had determined that he is not eligible for the Program because his home does not have a perimeter drainage system or sump pump. Mr. Garner suggested that the Program be revised and expanded to provide some incentive to property owners with similar situations.

Mayor Campbell pointed out that she has a home similar to Mr. Garner's. The intent of the Foundation Drain Conversion Program is to get the most benefit for the City's Water and Pollution Control Plant, not eliminate wet basements. Mr. Dunn agreed, stating that the purpose of the Program was never portrayed as a means to aid residents who are experiencing wet basements or foundation drainage problems.

Mr. Dunn explained that, as the NPDES Permit renewal application for the Water Pollution Control Plant is processed by the Iowa Department of Natural Resources, it is possible that a system-wide inflow/infiltration study will again be required. The issue of excessive wet-weather flows continues to be a topic that the IDNR raises when reviewing requests for construction permits at the Ames WPC Plant site. System-wide studies are very time-intensive to conduct and a full evaluation could easily cost well in excess of \$1,500,000.

COMMENTS: *Ex officio* Member Luttrell said that a big concern expressed by the Government of the Student Body is economic development in Campustown. She asked the Council to direct staff to hold a workshop on that topic. Council Member Goodman thought that it would be best if staff would be asked to bring the City Council up-to-date on conversations that have taken place concerning economic development in Campustown over the past ten years before any such workshop is held.

Council Member Larson acknowledged the request from the Ames Chamber of Commerce to move the Council's budget hearing dates in February in order to allow the Council members to attend the Annual Chamber/AEDC Meeting on Thursday, February 7, 2008.

Moved by Larson, seconded by Rice, to change the budget hearing dates to Monday, Tuesday, and Wednesday, February 4-6, 2007, respectively.

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

ADJOURNMENT: The meeting adjourned at 10:44 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor