

AMES TRANSIT AGENCY BOARD OF TRUSTEES

AMES, IOWA

September 14, 2010

The Ames Transit Agency Board of Trustees met on September 14, 2010 at 8:00 a.m. at the CyRide facility, Sheri Kyras' office via a conference call. President Anders called the meeting to order at 8:01 a.m. Trustees in attendance were Anders, Schainker, Madden, Wacha, and Pinegar. Absent: Trustee Choi.

APPROVAL OF MINUTES – July 7, 2010 and August 19, 2010: Seeing no additions or corrections to the minutes from the July 7 and August 19, 2010 meetings, Trustee Wacha made a motion to adopt the July 7 and August 19 minutes as distributed. Trustee Madden seconded the motion. Ayes: 5, Nays: 0. (Motion carried unanimously.)

FACILITY EXPANSION STUDY - BUDGET: Director Kyras requested direction from the transit board on CyRide's building expansion project. At the June 2010 board meeting, the transit board asked that additional work be completed on Option 12 on the current site if funding remained in URS's existing contract. Upon review of the expenses to date on this project, it was found that URS had exhausted the funding budget for the scope of work and an additional \$5,518.11 in funding was needed to complete additional study of Option 12 as identified in the board packet at Option 1. She further explained the proposed scope of work discussed with URS and that the additional cost could be paid for with funding from the Federal Grant IA-04-0011 in the amount of \$4,414.49 and the 20% local share of \$1,103.62, from CyRide's capital budget. She further explained that the first phase of the expansion called, "Phase 1" on the map was in an area of CyRide's property that had experienced the least amount of flooding.

Director Kyras asked that, in light of CyRide's recent flooding, if the Transit Board still wanted to continue in this direction. She further explained that staff had discussed an additional direction listed in the agenda packet as Option 2 for consideration by the Transit Board. The second option would reduce the expansion of Phase 1 and revisit satellite locations such as the State Street site, which is not in a flood plain. This option would accommodate the vehicles that are currently parked outside and leave funding to make modifications to the existing site that would address flood issues, ceiling height issues as a result of the taller hybrid buses and structural issues. This option would build a smaller phase for five or six buses, instead of the 15 – 20 as proposed in Option 12.

Director Kyras then explained possible flood protection ideas staff had been discussing. She indicated that there could be two types of barriers – interior and exterior protection. Currently, a portion of CyRide's building (east and part of the north side) has been modified to accommodate flood gates. The remainder of the exterior openings could be equipped with this equipment. She also indicated that CyRide had flooded from within the building through the 19 storm drains and that all administrative and maintenance openings could be equipped with flood protection to protect against this type of flooding. She indicated that if the bus storage area receives flood waters that is the easiest portion of the building to clean. The other concern is the new hybrid vehicles, which do not fit in all portions of the building. Director Kyras indicated that as some point in the future a driver will forget they are driving a taller hybrid bus and hit the ceiling. Spending a portion of the \$4.9 million funding on these preventative measures seems beneficial.

In addition, the construction of lanes 10 – 13 in 2001 was not built as well as it could have been and this area will need to be addressed in the next few years, so the facility could benefit by using the funding to improve this area as well.

Director Kyras indicated that if funding remained (from the \$4.9 million currently available) after these projects, that it could be applied to land purchase for a satellite facility. This information could be put together for consideration at a future board meeting. The director asked for the board members thoughts on which direction was the most beneficial and shared that staff would recommend at this time, that option 2 be pursued.

Trustee Wacha asked if raising the ductwork was already a part of Option 1. Director Kyras indicated that the \$4.9 million most likely would not go far enough to cover this expense, which had been estimated at approximately three quarter's of a million dollars, but would talk with URS about further refining costs.

Director Kyras mentioned CyRide is in the initial stage of discussing the flood protection barriers with engineers about which type of products are available, but anticipated that the cost for this protection plus the raising the ceiling height would be well over \$1 million dollars. Trustee Wacha indicated that he believed that the flood control projects should be treated as high priority, with other projects completed as funding was available. Director Kyras indicated that there was a possibility of applying for state infrastructure funding as well that could help fund CyRide's infrastructure needs. She also indicated that FEMA had mitigation funding and that CyRide staff, along with city staff, would pursue these options as well.

Trustee Schainker mentioned the public will ask about the satellite facility and moving everything from this location, but if CyRide is going to stay here, it must flood protect all aspects of the facility. Option 1 is to stay here if we can flood protect the whole building. He indicated that there is no guaranteed, but if we get a FEMA grant to add to the \$4.9 million budget, it is possible to expand here and contain the building from future flooding. Director Kyras indicated that further discussion with flood engineers, who are experts in this area, would need to occur as CyRide recently flooded both from the outside and inside. She indicated that there are 19 drain systems in the facility which flooded the bus storage area first and it would be fairly expensive to do something with the 19 drains. She indicated the second line of barriers around the administrative and maintenance areas might be feasible. Bus storage is less costly to clean up and would only need to be power washed. Further discussion will need to held with engineers to see if this philosophy works.

Trustee Schainker asked if CyRide the question that if it knew it would receive a flood mitigation grant, would the Director's recommendation change or would her recommendation be to expand here, but button up the facility. The Director indicated that this was a difficult decision. She further explained that it is difficult to secure the building, keep all equipment and every employee safe, and to be able to move buses to various locations to help the community during these emergency situations. She indicated that being out of the floodplain at some point in the future would be preferable.

The board members then discussed various community and CyRide flood issues such as the change in water flow during the recent flooding as opposed to previous events, and whether backflows for drains would reduce water from coming up from the storm water system. Trustee Schainker asked the question that the decision before the flood was to stay at this location because operating from two locations was not the right decision. Now since the flooding, the Director has indicated this is not the preferred location. So is the transit board back to relocating the complete facility and revisiting satellite locations? Trustee Madden then stated that the question that needs to be answered, before this question can be answered, is what the insurance company is going to say. Before completing the next step, CyRide will need to know what the future insurance premiums are going to cost to stay at this location or if they no longer will be willing to insure the building. This question needs to be answered, which could move the board to different alternatives. Other questions raised by board members include what kind of mitigation efforts can be reasonably done to prevent water damage to new areas that did not leak the last time and the flood protection that was completed after the 1993 worked.

Trustee Madden indicated the soccer field will probably be moved from the flood area, but this decision was not solely based on the flooding. The Athletics Department wants to build a Southwest Sports complex, but indicated that it would be costly for CyRide to raise the area high enough to be out of the flood plain.

Director Kyras said a portion of CyRide's \$4.9 funding was in jeopardy last year and staff was able to have it placed in a design grant as the expansion construction was not ready to begin. However, the FTA is probably not going to do that again and another portion, \$451,000, is in jeopardy of lapsing next September. It takes a good nine months to put the funding into a grant, so there is a limited amount of time to make decisions regarding the facility. She also indicated that another option would be to forgo the \$451,000 award and move forward at our own pace.

Trustee Schainker asked what would happen if CyRide moved forward with Option 1, ultimately knowing that CyRide does not want to be at this location. Director Kyras suggested minimizing the expansion efforts at the existing building by constructing the smaller addition, just enough to house the vehicles currently parked outside and then constructing the flood protection. She qualified these thoughts by saying that she believed that CyRide, no matter what, would be at the existing site for at least another 10 – 12 years before CyRide could come up with enough federal funding to move the facility to another location. Another area of concern is how to repay FTA the value of this existing building. She indicated that CyRide would be at the existing site for the longer term and that she believes that spending the funding on a small expansion and the remainder on addressing deficiencies in the current building would be more prudent at this time until discussion on the long-term location of CyRide could be completed.

Trustee Schainker asked about the State Street site and what could be done with it. Director Kyras indicated that, in the short term, the land could be bought and minor modifications completed to allow for the existing building on the land to be used for another 20-vehicle storage facility.

Trustee Schainker supports Option 2, building a smaller portion of the bus storage area phase, from 15 – 20 down to 5 – 6 to help with parking of buses outside now and then

spend the rest on flood protection and raising ceilings to accommodate the hybrid buses. He indicated that he was not ready at this time to commit to a satellite location as the best option.

Trustee Madden asked if, by doing this option, it would preclude doing the larger addition later. He further questioned what the board members wanted URS to be working on in the second option. Specifically, what would Phase 1 on option 1 would look like as opposed to the bigger phase. Director explained the location of the smaller expansion proposed under Option 2.

Trustee Madden supports option 2, but questioned whether URS had the expertise to do the flood mitigation engineering or whether this could be subcontracted with other firms that would have specialized knowledge in this area. Director Kyras will discuss this with URS.

Trustee Schainker made a motion to move ahead with the design of the smaller construction of phase A and flood mitigation with raising the ceiling height mechanical systems, but not commit to moving to a satellite location at this time. If completed right, the facility could be expanded to either accommodate the large expansion or at some later date, the decision to move to another satellite location, but the board should not make that decision currently. He further explained that he wanted to do what it took to mitigate issues for the short term, but he also wanted the flexibility to expand at the existing site with the mitigation and ceiling height issues addressed so that CyRide can expand on the existing site if they choose to. Trustee Madden seconded the motion. Ayes: 5, Nays: 0. (Motion carried unanimously.)

Trustee Madden suggested identifying professionals who have real expertise with design mitigation and find out who these organizations are.

REVISED DRUG AND ALCOHOL POLICY: Director Kyras reminded the transit board of the federal Drug and Alcohol Program audit that was completed in June and that one of the findings was to modify CyRide's policy to comply with recent changes in the law. These policy changes were to be completed by September 20, 2010. The revised policy is included in the board packet with the changes highlighted in red. The changes were reviewed by the audit team prior to the meeting. Director Kyras asked the transit board to approve the changes made to the Drug and Alcohol policy.

Trustee Madden made a motion to approve the revised Ames Transit Agency Drug and Alcohol Testing Policy. Trustee Wacha seconded the motion. Ayes: 5, Nays: 0. (Motion carried unanimously.)

TIME AND PLACE OF NEXT MEETING: September 23, 2010 at 5:00 p.m. at City Hall, Conference Room 135.

ADJOURN: Meeting adjourned at 8:33 a.m.

Robert Anders, President

Joanne Van Dyke, Recording Secretary