

AMES TRANSIT AGENCY BOARD OF TRUSTEES
CYRIDE CONFERENCE ROOM

November 14, 2018

1. CALL TO ORDER: 8:30 A.M.
2. Approval of October 24, 2018 Minutes
3. Public Comments
4. Transit Director Recruitment Discussion
5. Facility Site Analysis – Fatal Flaw Analysis
6. Transit Asset Management (TAM) Plan
7. Director's Report
8. Fall Meeting Dates/Times:
 - December 12, 2018, 8:30 AM
9. Adjourn

AMES TRANSIT AGENCY BOARD OF TRUSTEES

AMES, IOWA

October 24, 2018

The Ames Transit Agency Board of Trustees met on October 24, 2018 at 8:30 a.m. in CyRide's Conference room. President Bibiloni called the meeting to order at 8:31 a.m. with Trustees Jeffrey, Cain, Nelson, Schainker, Bibiloni and Schrader present.

Public in Attendance: Cathy Brown, ISU Facilities Planning and Management and Lauris Olson, Story County Supervisor.

Approval of September 17, 2018 Minutes: Trustee Jeffrey made a motion to adopt the September 17, 2018 transit board minutes as presented. Trustee Nelson seconded the motion. (Ayes: Six. Nays: None.) Motion carried.

Public Comments: Director Kyras indicated that there were no comments received other than CyRide 2.0 comments that were being gathered and summarized separately. She indicated that she would forward an email to board members regarding this service, as the individual indicated she might attend a future board meeting.

Service Planning for 2019-2020 Budget Year: Director Kyras provided a brief recap of the service planning process for next years' service development, indicating that she recommended establishing a budget option that included an additional \$200,000 in operating expenses to address possible service modifications. She then explained the consultant's recommendation that was developed during the System Redesign Study and indicated suggestions where customers had also indicated that change would be beneficial. She then provided a brief recap of the feedback received as of October 19, 2018 from customers on the CyRide 2.0 fall service.

She indicated that staff had prepared a report regarding possible service changes and cost estimates that could be considered, based on customer feedback, the consultant's long-term service recommendations and staff observations. She then briefly detailed each of the nine possible service proposals that had been developed.

- #11 Cherry - Two proposals: evening service (\$39,706) and break-time service (\$13,876).
- #12 Lilac – Midday service (\$69,248).
- #14 Peach – Two options: Add one bus all day (\$165,675) or just during peak period (\$93,122)
- #25 Gold – Two proposals and one service reduction. Proposal #1 – evening service (\$21,652), Proposal #2 – break-time and summer service (\$161,800). Service reduction – Reduce service from 10 to 12 min. frequency (-\$76,913).
- Earlier Morning Service – Three additional morning trips on yet-to-be identified routes (\$24,300).

Trustee Jeffrey indicated that it would be helpful to include a brief comparison of the new service as opposed to the service provided last year on each of the routes contained in the proposals.

President Bibiloni shared that he had been receiving comments from students and that not having service on several of the routes during break-times will be a significant concern for students.

While discussing the #14 Peach route proposals, Director Kyras said passengers had two additional routes that could be used - #6 Brown and #9 Plum. Further, she indicated that currently customers can only de-board the bus from campus on S. 16th Street using the #9 Plum route, but that there is no stop to use this route to travel to campus. She indicated that CyRide and ISU Facilities Planning and Management had been discussing this situation and that there was a safety concern in adding this stop as there is currently not a sidewalk to the Vet. Med. complex. ISU had estimated the cost for this sidewalk to be \$150,000. Trustee Cain also shared that students at the Vet. Med. complex have different class times and encouraged CyRide to work with the college if one of the two, #14 route Peach route options is approved, so that student needs could be addressed.

Director Kyras directed board members to the chart listing a summary of these possible changes and indicated that the service improvements totaled between \$423,704 and \$496,257 and the service decreased would save \$76,913. She indicated that CyRide would be receiving at least \$200,000 more in federal funding this year, and each year thereafter, that could be used to fund some of the proposed changes without impacting local partner funding shares in the next budget.

Director Kyras also briefly explained one schedule issue CyRide is currently having that will not be an issue next year. She indicated that buses on the #3 Blue route are typically 10 minutes late all day due to high ridership and the need to stop at every bus stop on the route. She stated that due to construction next year, the route will need to be detoured and that the detour is shorter allowing the route to be timely. However, she indicated that when construction is completed (estimate is 18 months) CyRide's staff/board will need to address this issue.

Trustee Schinker shared his thoughts that he believed that with almost 7 million rides and only approximately 70 customers providing feedback, that he would consider CyRide 2.0 a great success, and therefore, is hesitant to spend up to \$400,000 to address additional service improvements.

Trustee Cain stated that she believed that the #14 Peach route is a concern for the university after receiving comments from Vet. Med. staff, employees, and students.

President Bibiloni shared his view on the number of individuals providing feedback, indicating that many students do not reach out to CyRide to share their concerns

regarding the service and that that he believes that the approximately 70 comments is understated. He further shared that he believed the “Design Your Own Transit System” survey recommended by staff would provide valuable input into customer’s experiences with the new service.

Trustee Schainker shared that he had been receiving negative comments from non-student residents regarding the EASE and #4 Yellow routes. Further, he indicated that he believes that the survey should allow residents to add other options than the ones developed by staff, so that all residents could share their thoughts on how to improve the service. Director Kyras indicated that the “Design Your Own Transit System” survey was not designed to accept open-ended suggestions for additional services and that the survey’s analysis of all possible suggestions was a lengthy process that last time required a 12-month period. Further, she indicated that service changes needed to be designed and approved by the transit board at the January 2019 board meeting. She also indicated that the service proposals developed by staff addressed “gaps” in the current CyRide 2.0 service to return to previous service levels and that they were suggestions by its current riders. President Bibiloni concurred that adding space for customers to add additional service suggestions within the survey would be desirable.

Trustee Jeffrey shared her perspective that CyRide needed to receive input from its entire customer base; however, recognized that most customers were students.

Trustee Schainker further shared his concern that if CyRide’s federal funding was reduced in the future that customers would still expect the same level of service and if \$200,000 more service was added next year that this would be impossible to achieve. He also shared that the transit board had established a maximum local funding partner increase per year of no more than 5%.

Trustee Jeffrey asked what the next step would need to be. Director Kyras indicated that there were several alternative directions the board could take and that these were listed in the report; however, she recommended that the first alternative, to approve a second budget option increasing expenses by \$200,000 to address service modifications. Specific modifications would then be approved after the budget process is completed in January 2019. She indicated that determining the specific changes as soon as possible would be advantageous for students making their housing choices for next year, so that they can make informed decisions regarding how transit will impact their travel.

Trustee Cain made a motion to direct staff to prepare an option, in addition to the baseline budget, for the 2019-2020 budget that incorporates \$200,000 more in operating expenses to fund the Transit Board’s service change priorities. Trustee Schainker seconded the motion. (Ayes: Six. Nays: None.) Motion carried.

By consensus, transit board members directed CyRide staff to develop the online survey, listing potential changes, as well as the opportunity to add additional suggestions, and to prepare a report regarding feedback gained from the survey. Director Kyras then

explained the various methods of informing the public about the survey: press release, public meeting, coordinating with ISU on an email to students, Facebook, Twitter, e-notifications, KASI, etc. Trustee Cain also offered suggestions to reach out to *Inside Iowa State*, which will reach faculty and staff as well. Trustee Schainker also suggested staff reach out to the neighborhood associations, as he had heard concerns with the EASE and Yellow routes. Director Kyras asked Trustee Schainker to share those comments for inclusion in the overall summary of comments staff was compiling.

Facility Site Analysis – Fatal Flaw Analysis: Director Kyras briefly summarized progress to-date regarding CyRide’s facility site analysis, stating that the field of possible sites had been narrowed from 188 to 17. Further, she indicated that board members had directed staff to include possible sites west of Ames and outside the city limits. She indicated that staff had prepared information to further narrow the remaining 17 sites; however, was not able to complete the identification of sites west of Ames in time for the meeting, but that this information would be prepared for the November board meeting. She shared the three criteria staff had developed to narrow the sites west of Ames: vacant parcels with at least 15 acres, parcels within 1 mile of the city limits and that are located on a paved road.

She then explained staff’s results in reaching out to the city and school district regarding the availability of seven of the remaining seventeen sites. She indicated that the three sites near the airport (3800 Riverside Drive, 4600 Riverside Drive, 623 Airport Road) were eliminated due to federal requirements for clear space or that the city had other commitments for the land (solar farm). She also added that the city site at 700 E. 5th Street was currently being used as an ash pond for two departments, so this was also not available for CyRide consideration.

She also indicated that discussions regarding the two sites on Mortensen Road and a third on State street (3915 Mortensen Road, 3399 Mortensen Road, 601 State Street), each adjacent to each other, were also eliminated from consideration as the city and school district indicated that the school district parcel was being considered for another public use.

Trustee Schainker requested clarification on the school district site questioning where CyRide would need land on this parcel. Director Kyras indicated that it would be between the existing parking lot and the ISU-owned land to the east. It was determined that this area was the same location being considered for another public use.

Director Kyras then briefly explained that seven parcels had been eliminated through this analysis and that ten remained. She then briefly explained the ten remaining sites located at the following addresses:

- Curtiss Farm West (2 parcels) – owned by ISU
- University Blvd. – South of the Research Park (2 parcels) – owned by ISU
- 1900 State Street – owned by ISU

- Gateway Hills-Mortensen Rd. Partnership Site (2 parcels) – owned by City of Ames and ISU
- 1825 Dayton Ave. – private ownership
- 1100 S. Dayton Ave. – private ownership
- 5699 Westfield Dr. – private ownership

Trustee Schainker shared his concern with property located on Dayton Road, indicating that it was a significant distance from the desired west and south Ames area. Director Kyras indicated that the final ten locations selected for a more detailed analysis would be ranked and factors such as location would weigh into this final evaluation.

Director Kyras recommended tabling board action at the meeting, indicating that consideration of the parcels identified west of the city limits would need to be completed before the best ten sites could be selected for further analysis.

The board requested clarification on the parcel size needed. Director Kyras explained that, for CyRide's entire operations to be reassembled at the new site, 15 acres would be needed; however, if the training course was added CyRide would need 2-3 acres more for a total of 18 acres. She indicated the course was not required to be on site, but that it was more efficient, if possible. Therefore, a minimum of 15 acres was needed with a desire for 18 acres.

President Bibiloni asked if CyRide had reached out to other organizations to determine if a coordinated approach for the training course would be possible. Director Kyras indicated that staff had not, but this could be accomplished in the future, depending on the outcome of the site analysis. Trustee Cain was asked if Iowa State University would also need a course.

Supervisor Lauris Olsen asked if staff had talked to the county engineer about its future plans to pave roads. Director Kyras explained that this had not been considered at this point in the analysis; however, when the sites are narrowed to the final ten, she indicated that this could be done in the final analysis if a site was not on a paved road at this time.

Director Kyras shared that staff recommended tabling action on narrowing sites for consideration until the November meeting. This recommendation was moved by Trustee Jeffrey. Trustee Schainker seconded the motion (Ayes: Six. Nays: None.) Motion carried.

Transit Director's Report:

- 1) Monthly Financial Report:** Director Kyras indicated that staff had developed a monthly financial report to analyze the status of its revenues and expenses with the purpose of ensuring that it was meeting its budget under the new CyRide 2.0 system. She shared the document staff would be using. Through September, she indicated that expenses

were 1.5% below budgeted and that CyRide had a positive year-to-date closing balance of \$142, 221.

- 2) Iowa DOT Bus and Bus Facilities Grant Results:** Director Kyras indicated that federal awards were made on the Bus and Bus Facilities grants and that only the rural and small systems in Iowa received funding at 83%. She indicated that CyRide was not included in this grant. She indicated that there are additional state funding opportunities and that CyRide hopes to receive funding for one or two buses at an 80% funding level. She reminded board members that they had previous approved local funding to support up to four buses at a federal share of 80%.
- 3) Meeting with FTA Administrator:** Director Kyras indicated that she would be traveling to Kansas City to be part of a small group invited to meet with the FTA Administrator from Washington, DC on how transit is working in our communities. She shared a handout she would be providing to the Administrator, which encouraged an increase in the Small Transit Intensive Cities (STIC) federal program from 2% to 3% and to support future CyRide applications for facility expansion and electric buses.
- 4) Federal Drug Testing Changes:** Director Kyras explained a change in federal regulations effective mid-year - on January 1, 2019. She indicated that random drug testing rates increased from 25% to 50% annually, which will have an impact on the current budget, as well as will increase expenses for the 2019-2020 budget.

Fall Meeting Dates/Times:

- November 14, 2018 – 8:00 A.M.- **Moved to 8:30 A.M**
- December 12, 2018 – 8:00 A.M. – Look for another date.

Adjourn: Meeting Adjourned at 9:40 A.M.

Juan Bibiloni, President

Joanne Van Dyke, Recording Secretary

CITY OF AMES, Iowa

MEMO TO: Ames Transit Board of Trustees
FROM: Sheri Kyras
DATE: November 14, 2018
SUBJECT: Facility Site Analysis – Fatal Flaw Analysis

BACKGROUND: At the September Transit Board meeting, members reviewed sites that had been eliminated as a result of further conversations with government landowners and provided information regarding the ten remaining sites under consideration as a second site for CyRide’s operations and maintenance facility expansion project. These sites are:

- Curtis Farm West – Parcel 1
- Curtin Farm West – Parcel 2
- University Blvd. – South of Research Park – Parcel 1
- University Blvd. – South of Research Park – Parcel 2
- 1900 State Street
- Gateway Hills- Mortensen Rd (2 parcels - 1 city and 1 ISU)
- 1825 Dayton Ave.
- 1100 S. Dayton Ave.
- 5699 Westfield Dr.

INFORMATION: Since that meeting, the City of Ames GIS Coordinator and CyRide staff have identified sixteen additional potential locations owned by private individuals on the west side of Ames as a result of the Transit Board’s request to look at parcels in Boone County. The criteria used to narrow the possible west side sites are as follows:

- Minimum of 15 acres
- Within 1 mile of the city limits
- On a paved road
- West and south side of Ames (south of Ontario St.)

The last criterion was added by staff to narrow down the west side lots to locations that would provide the greatest benefit for CyRide. The first three criteria identified 54 parcels, which

were too many to consider in the next step of the facility analysis – site development concepts, and cost estimates for construction and CyRide operating costs. By adding the fourth criterion, the sites were reduced to the sixteen that staff believes would require lower CyRide operating costs. Since these sites are outside of the city limits, staff was not able to immediately identify addresses, but will working to better identify the parcels for discussion purposes in the future. The attached map illustrates the sixteen remaining parcels, in addition to the ten original sites still under consideration. Each of the individual parcels (new west side lots and original ten sites) are also attached for information purposes.

With 26 potential sites and a desire to further develop only ten in the next step in the process, staff proposes the following to further narrow down the sites:

- **Eliminate “original” site at 1100 S. Dayton Ave.** – This site is located in east Ames and not within the more desirable south and west side of Ames, therefore, CyRide’s operating costs would be higher.
- **Eliminate “original” site at 1825 Dayton Ave.** - This site is on located in east Ames and not within the more desirable south and west side of Ames, therefore, CyRide’s operating costs would be higher.
- **Eliminate “original” site at 5699 Westfield Dr.** – This site is 19 acres and is located adjacent to a residential community. As CyRide would need, at a minimum, 15 acres and desired 18 acres to include the training course, it is believed that CyRide could not position its operations on the site so that it would not negatively impact the neighborhood.
- **Contact the remaining lots that are privately owned** - CyRide could send letters to the property owners of the privately owned parcels to see if there is any interest/possibility to work with CyRide at their site.
- **Conduct a preliminary field review of each site** – Staff would visit each site and determine if there were additional challenges with a location that would make it more difficult or impossible to construct a second facility on the site.

This approach would leave seven original sites, as well as the new sixteen west side parcels, pending communication with private property owners.

ALTERNATIVES:

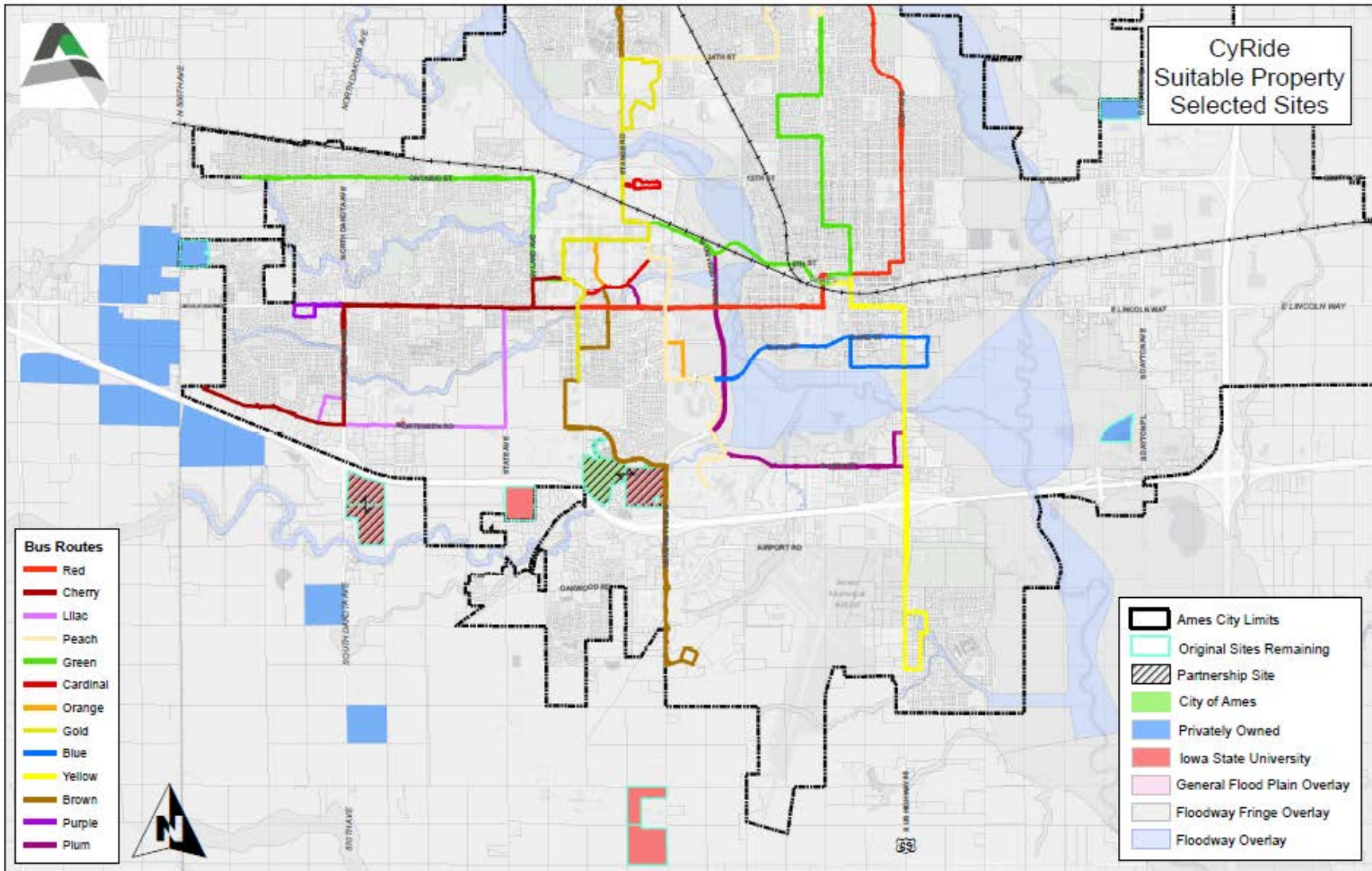
1. Approve the elimination of three sites from consideration (1100 S. Dayton Ave., 1825 Dayton Ave. and 5699 Westfield Dr.), contact private land owners and conduct a field site review of remaining sites.
2. Approve the elimination of board-directed sites from consideration, contact private land owners and conduct a field site review of remaining sites.

3. Approve the elimination of three sites from consideration (1100 S. Dayton Ave., 1825 Dayton Ave. and 5699 Westfield Dr.), proceed with the site analysis for the remaining, seven “original” sites and do not consider the remaining sixteen west side sites.
4. Proceed with the site analysis for the “original” ten sites and do not consider the remaining sixteen west side sites.

RECOMMENDATION:

The Transit Director recommends approval of Alternative #1 to remove three sites its believes would provide the least benefit to CyRide, begin the process of determining if the privately owned parcels are available and completing a site review to further narrow down potential second facility sites. CyRide staff could provide board members with periodic updates as to whether each of the sixteen privately-owned parcels will be able to continue to be considered, based on its communication with the property owners and on its field review of the sites. The goal would be to have the field of potential sites narrowed to no more than ten and a ranking of these sites completed by the February board meeting for final consideration.

Potential CyRide Second Facility Sites



New West Side Site



Property Address:

Property ID: 0907300305

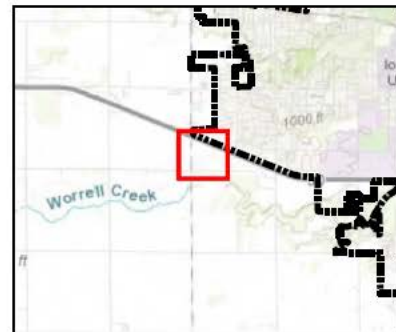
Approx. Acres: 59.39

Ownership: Privately Owned

Owner Name: MCCAY, DOUGLAS REX TRUST

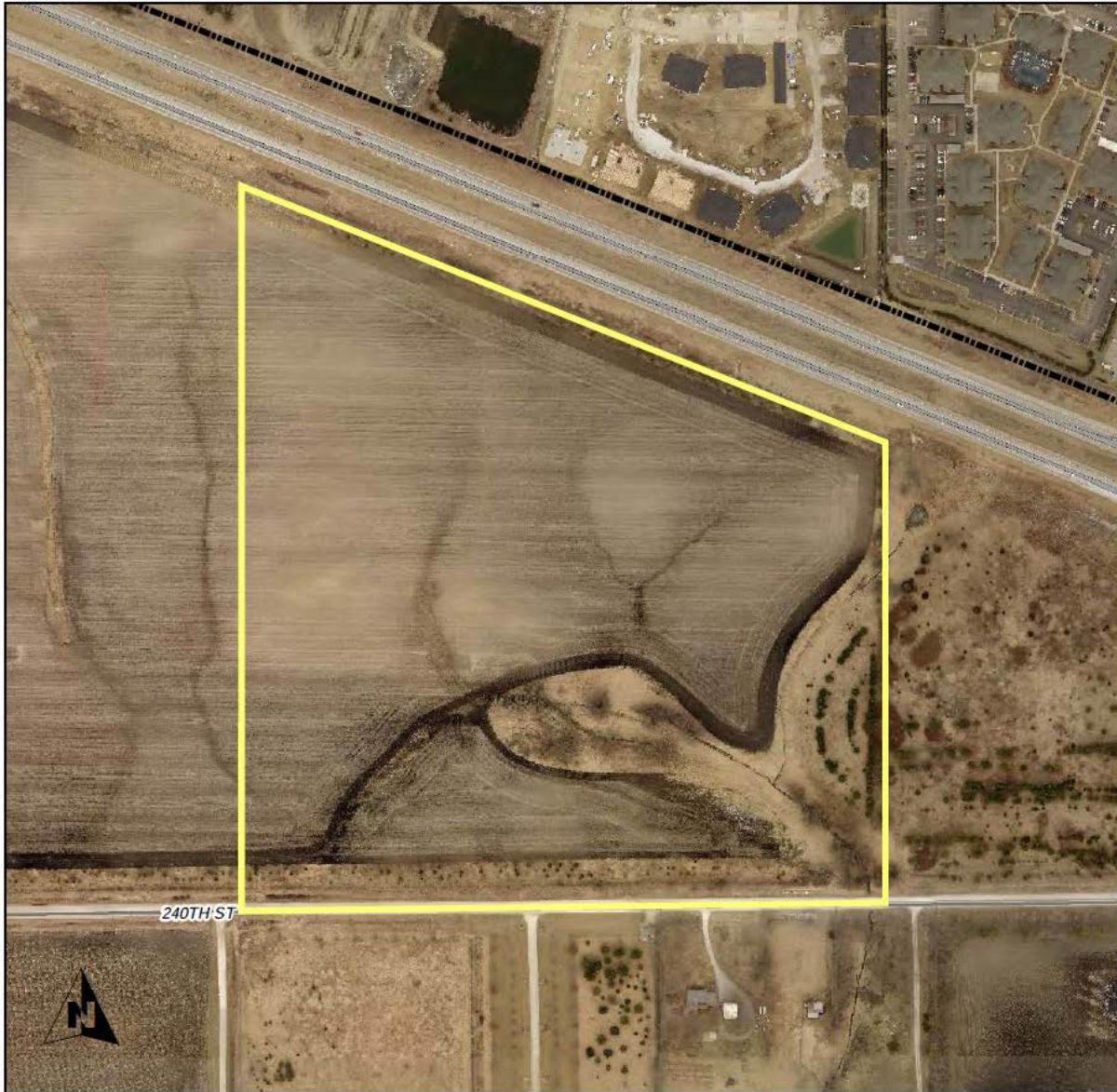
Partnership Site: No

Added or Existing Site?: Added



- | | | | | | | | | |
|------------------|--------------------------|------------|--------|-------|----------|------|--------|--------|
| Subject Property | Original Sites Remaining | Bus Routes | Cherry | Peach | Cardinal | Gold | Yellow | Purple |
| Partnership Site | Adjoining Parcel | Red | Lilac | Green | Orange | Blue | Brown | Plum |

New West Side Site



Property Address:

Property ID: 0907300410

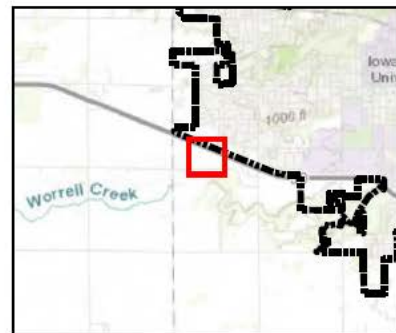
Approx. Acres: 36.79

Ownership: Privately Owned

Owner Name: MCCAY, DOUGLAS REX TRUST

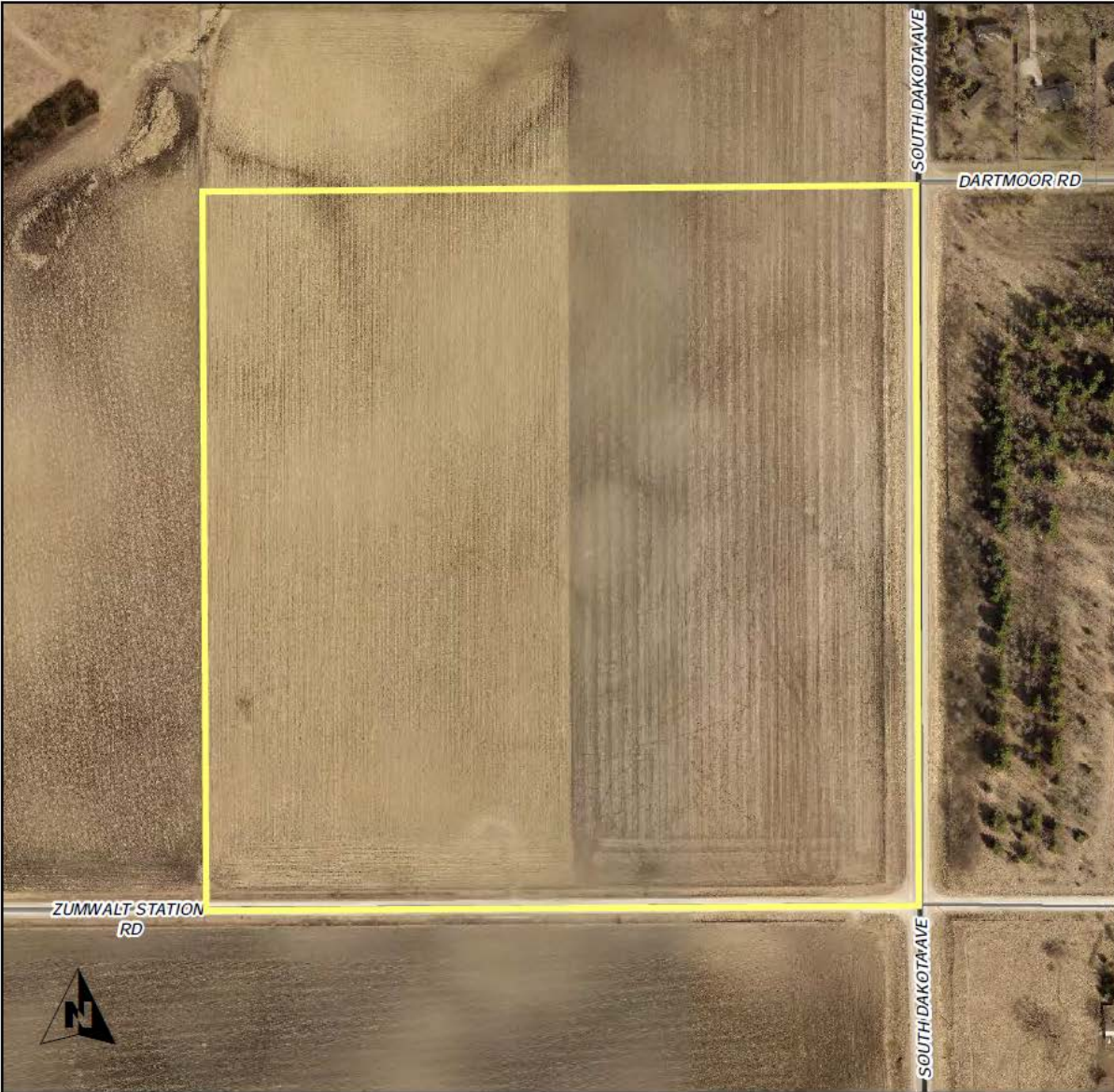
Partnership Site: No

Added or Existing Site?: Added



 Subject Property	 Original Sites Remaining	 Bus Routes	 Cherry	 Peach	 Cardinal	 Gold	 Yellow	 Purple
 Partnership Site	 Adjoining Parcel	 Red	 Lilac	 Green	 Orange	 Blue	 Brown	 Plum

New West Side Site



Property Address:

Property ID: 0918400400

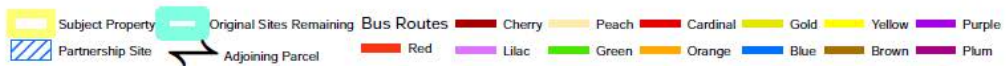
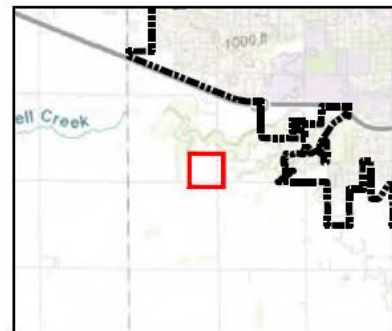
Approx. Acres: 40.18

Ownership: Privately Owned

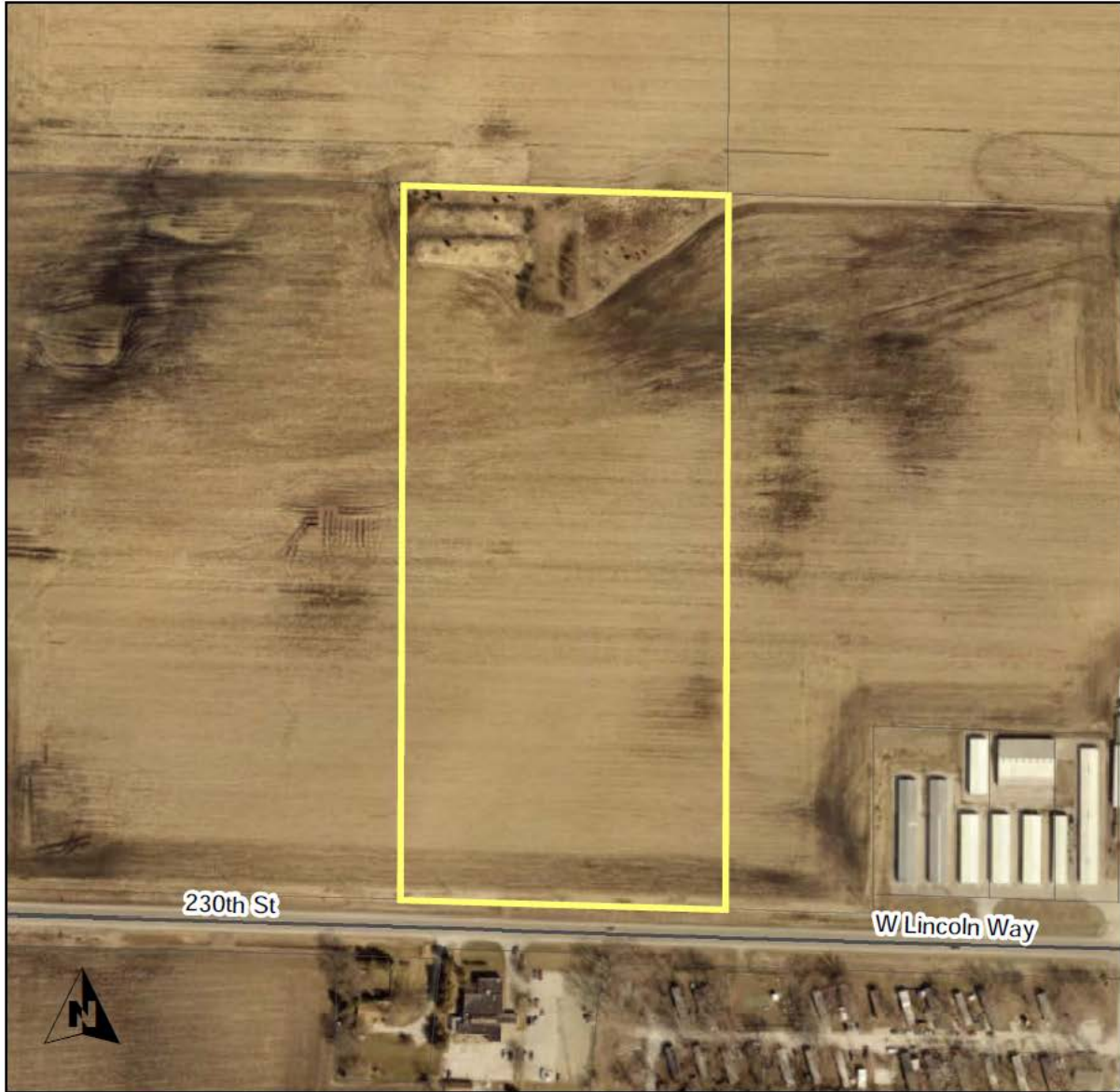
Owner Name: BALLANTYNE, BONNIE L TRUSTEE

Partnership Site: No

Added or Existing Site?: Added



New West Side Site



Property Address:

Property ID: 088325014*

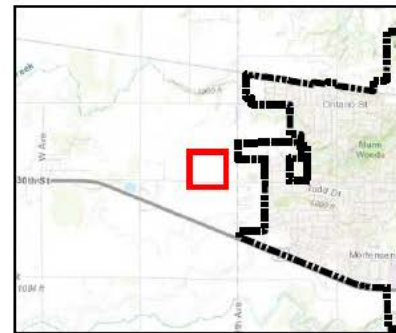
Approx. Acres: 16.93

Ownership: Privately Owned

Owner Name: Shiva Real Estate LLC

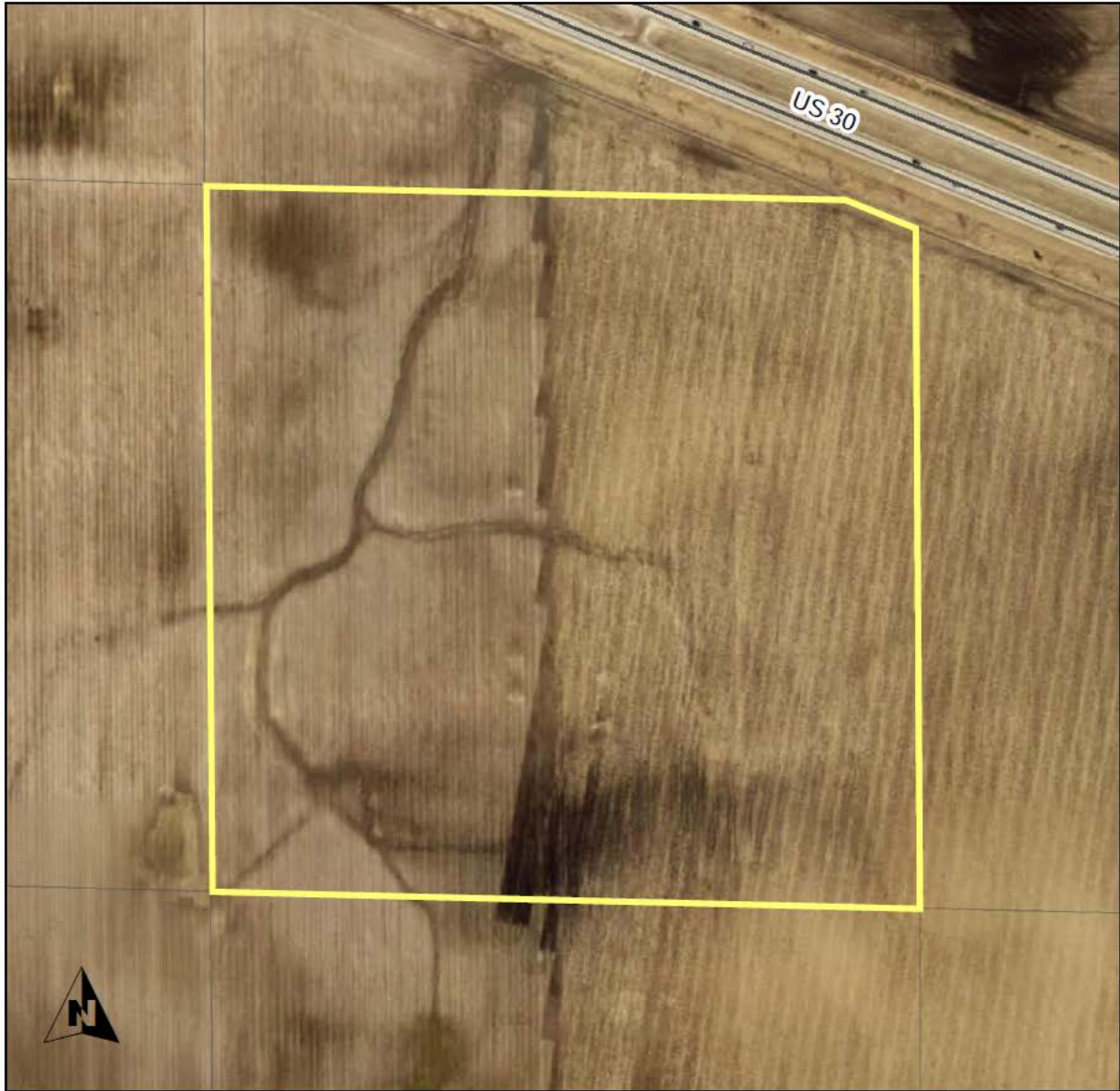
Partnership Site: No

Added or Existing Site?: Added



- | | | | | | | | | |
|--|--|--|--|---|--|--|--|--|
|  Subject Property |  Original Sites Remaining |  Bus Routes |  Cherry |  Peach |  Cardinal |  Gold |  Yellow |  Purple |
|  Partnership Site |  Adjoining Parcel |  Red |  Lilac |  Green |  Orange |  Blue |  Brown |  Plum |

New West Side Site



Property Address:

Property ID: 088325124*

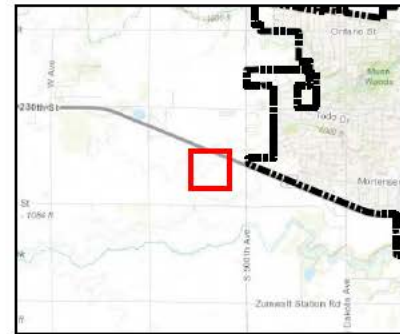
Approx. Acres: 40.15

Ownership: Privately Owned

Owner Name: Cooper, Dennis R

Partnership Site: No

Added or Existing Site?: Added



- | | | | | | | | | |
|--|--|--|--|---|--|---|--|--|
|  Subject Property |  Original Sites Remaining |  Bus Routes |  Cherry |  Peach |  Cardinal |  Gold |  Yellow |  Purple |
|  Partnership Site |  Adjoining Parcel |  Red |  Lilac |  Green |  Orange |  Blue |  Brown |  Plum |

New West Side Site



Property Address:

Property ID: 088325122*

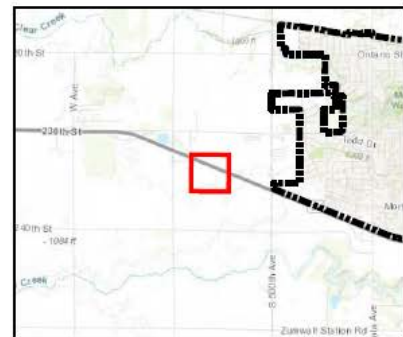
Approx. Acres: 21.38

Ownership: Privately Owned

Owner Name: Cooper, Dennis R

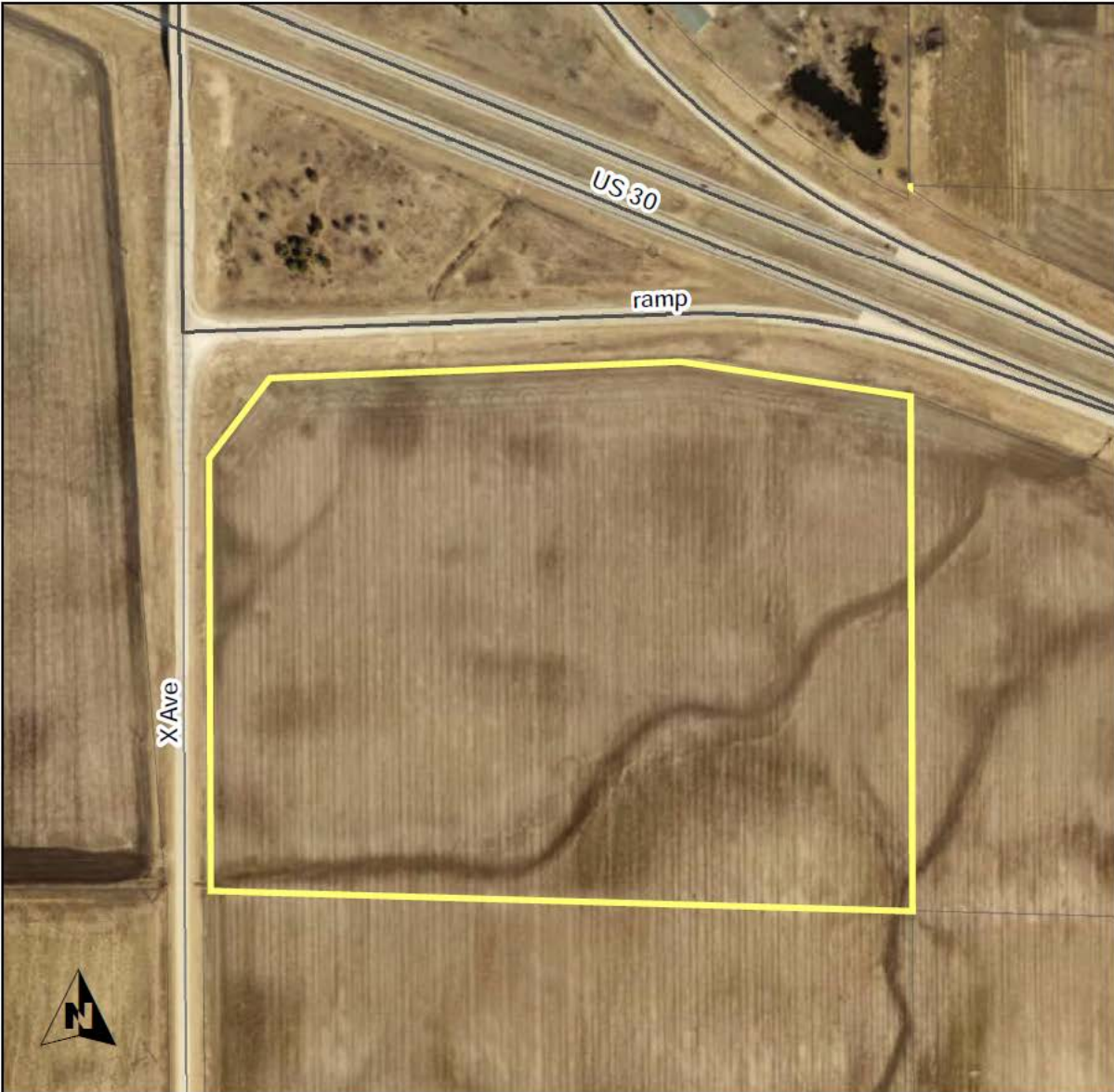
Partnership Site: No

Added or Existing Site?: Added



- | | | | | | | | | |
|--|--|--|--|---|---|--|--|--|
|  Subject Property |  Original Sites Remaining |  Bus Routes |  Cherry |  Peach |  Cardinal |  Gold |  Yellow |  Purple |
|  Partnership Site |  Adjoining Parcel |  Red |  Lilac |  Green |  Orange |  Blue |  Brown |  Plum |

New West Side Site



Property Address:

Property ID: 088325122*

Approx. Acres: 28.26

Ownership: Privately Owned

Owner Name: Cooper, Dennis R

Partnership Site: No

Added or Existing Site?: Added



- | | | | | | | | | |
|--|--|--|--|---|--|--|--|--|
|  Subject Property |  Original Sites Remaining |  Bus Routes |  Cherry |  Peach |  Cardinal |  Gold |  Yellow |  Purple |
|  Partnership Site |  Adjoining Parcel |  Red |  Lilac |  Green |  Orange |  Blue |  Brown |  Plum |

New West Side Site



Property Address:

Property ID: 088325121*

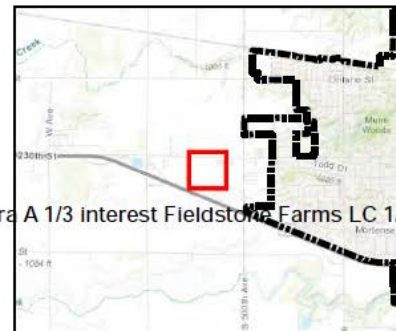
Approx. Acres: 33.08

Ownership: Privately Owned

Owner Name: Tiefenthaler, Nancy J 1/3 interest Kaitenheuser, Barbara A 1/3 interest Fieldstone Farms LC 1/3 in/

Partnership Site: No

Added or Existing Site?: Added



- | | | | | | | | | |
|------------------|--------------------------|------------|--------|-------|----------|------|--------|--------|
| Subject Property | Original Sites Remaining | Bus Routes | Cherry | Peach | Cardinal | Gold | Yellow | Purple |
| Partnership Site | Adjoining Parcel | Red | Lilac | Green | Orange | Blue | Brown | Plum |

New West Side Site



Property Address:

Property ID: 088325121*

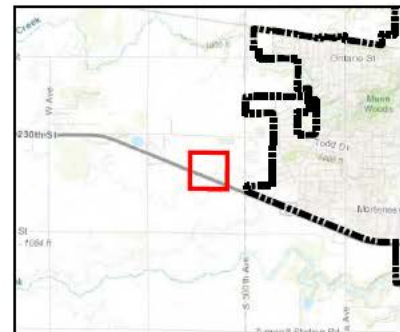
Approx. Acres: 25.28

Ownership: Privately Owned

Owner Name: Bell, Melvin D

Partnership Site: No

Added or Existing Site?: Added



- | | | | | | | | | |
|--|--|--|--|---|--|--|--|--|
|  Subject Property |  Original Sites Remaining |  Bus Routes |  Cherry |  Peach |  Cardinal |  Gold |  Yellow |  Purple |
|  Partnership Site |  Adjoining Parcel |  Red |  Lilac |  Green |  Orange |  Blue |  Brown |  Plum |

New West Side Site



Property Address:

Property ID: 088325014*

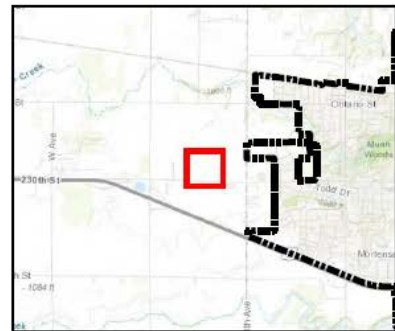
Approx. Acres: 21.91

Ownership: Privately Owned

Owner Name: Iowa State University Foundation

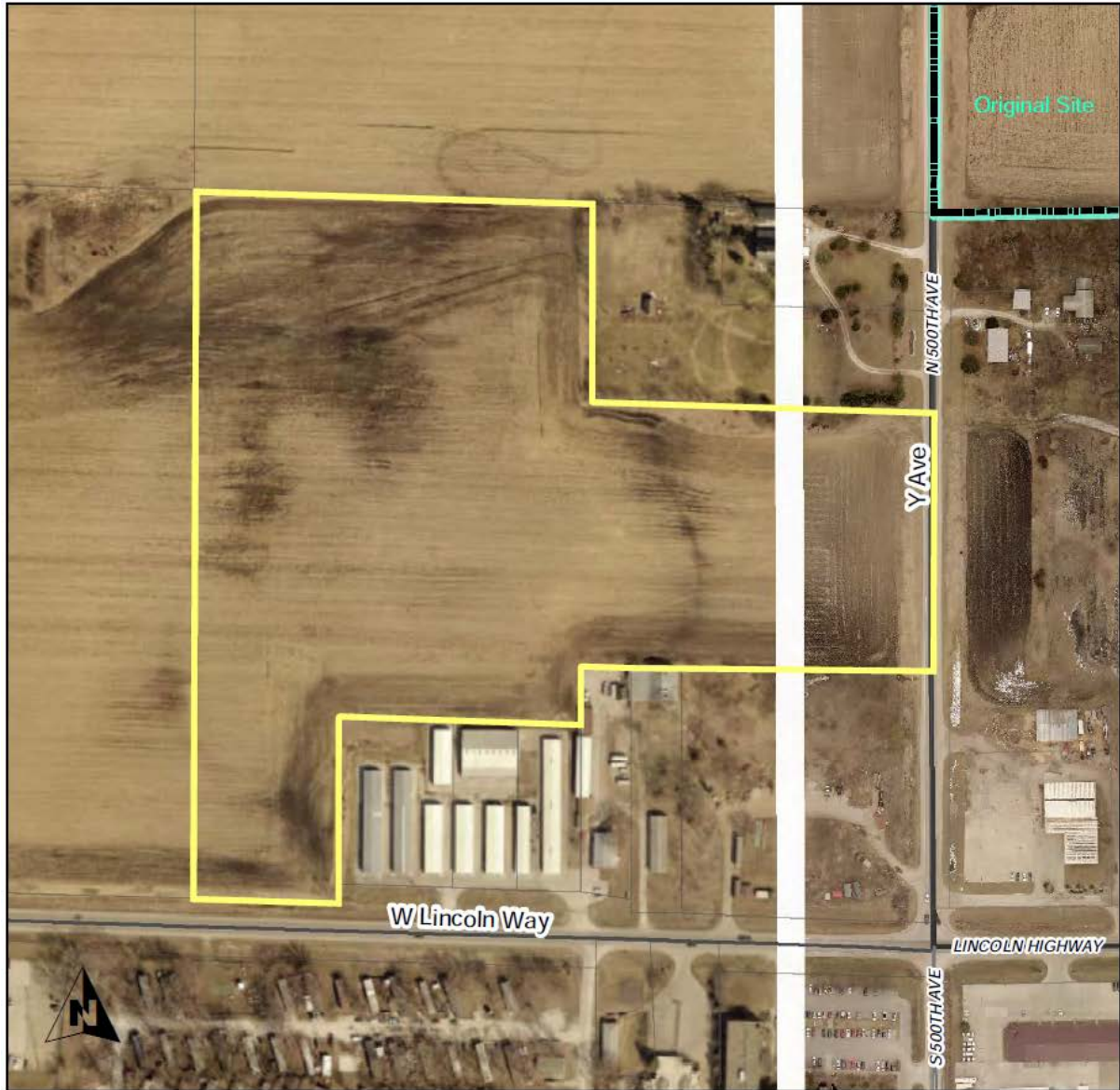
Partnership Site: No

Added or Existing Site?: Added



- | | | | | | | | | |
|--|--|--|--|---|--|--|--|--|
|  Subject Property |  Original Sites Remaining |  Bus Routes |  Cherry |  Peach |  Cardinal |  Gold |  Yellow |  Purple |
|  Partnership Site |  Adjoining Parcel |  Red |  Lilac |  Green |  Orange |  Blue |  Brown |  Plum |

New West Side Site



Property Address:

Property ID: 088325014*

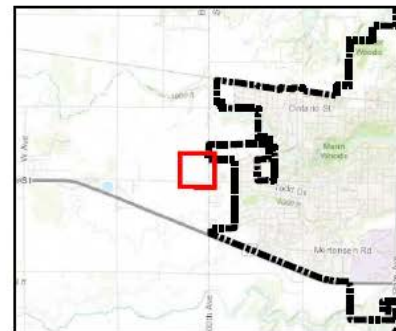
Approx. Acres: 23.96

Ownership: Privately Owned

Owner Name: Shiva Real Estate LLC

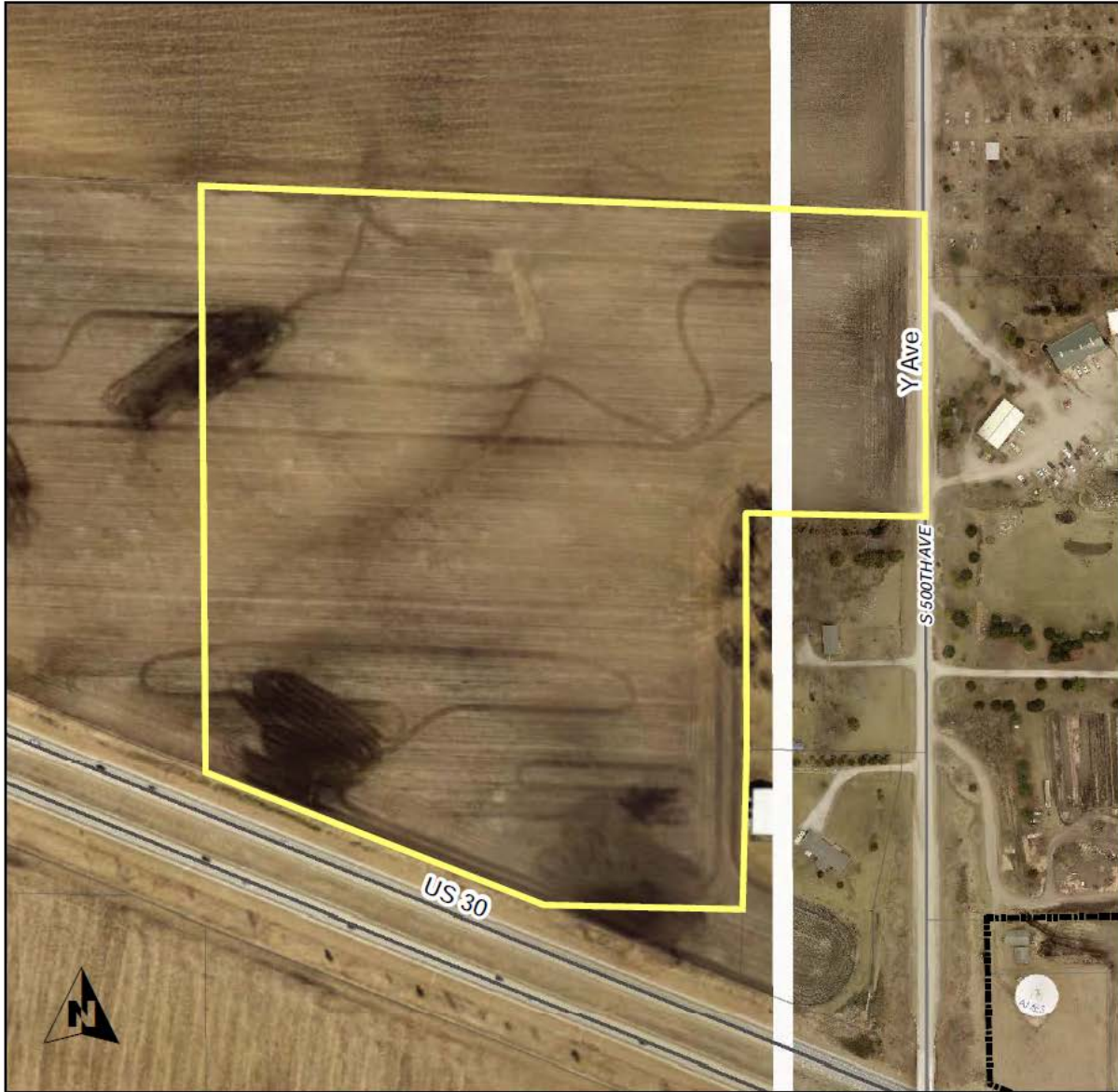
Partnership Site: No

Added or Existing Site?: Added



- | | | | | | | | | |
|--|--|--|--|---|--|--|--|--|
|  Subject Property |  Original Sites Remaining |  Bus Routes |  Cherry |  Peach |  Cardinal |  Gold |  Yellow |  Purple |
|  Partnership Site |  Adjoining Parcel |  Red |  Lilac |  Green |  Orange |  Blue |  Brown |  Plum |

New West Side Site



Property Address:

Property ID: 088325121*

Approx. Acres: 32.52

Ownership: Privately Owned

Owner Name: Bell, Melvin D

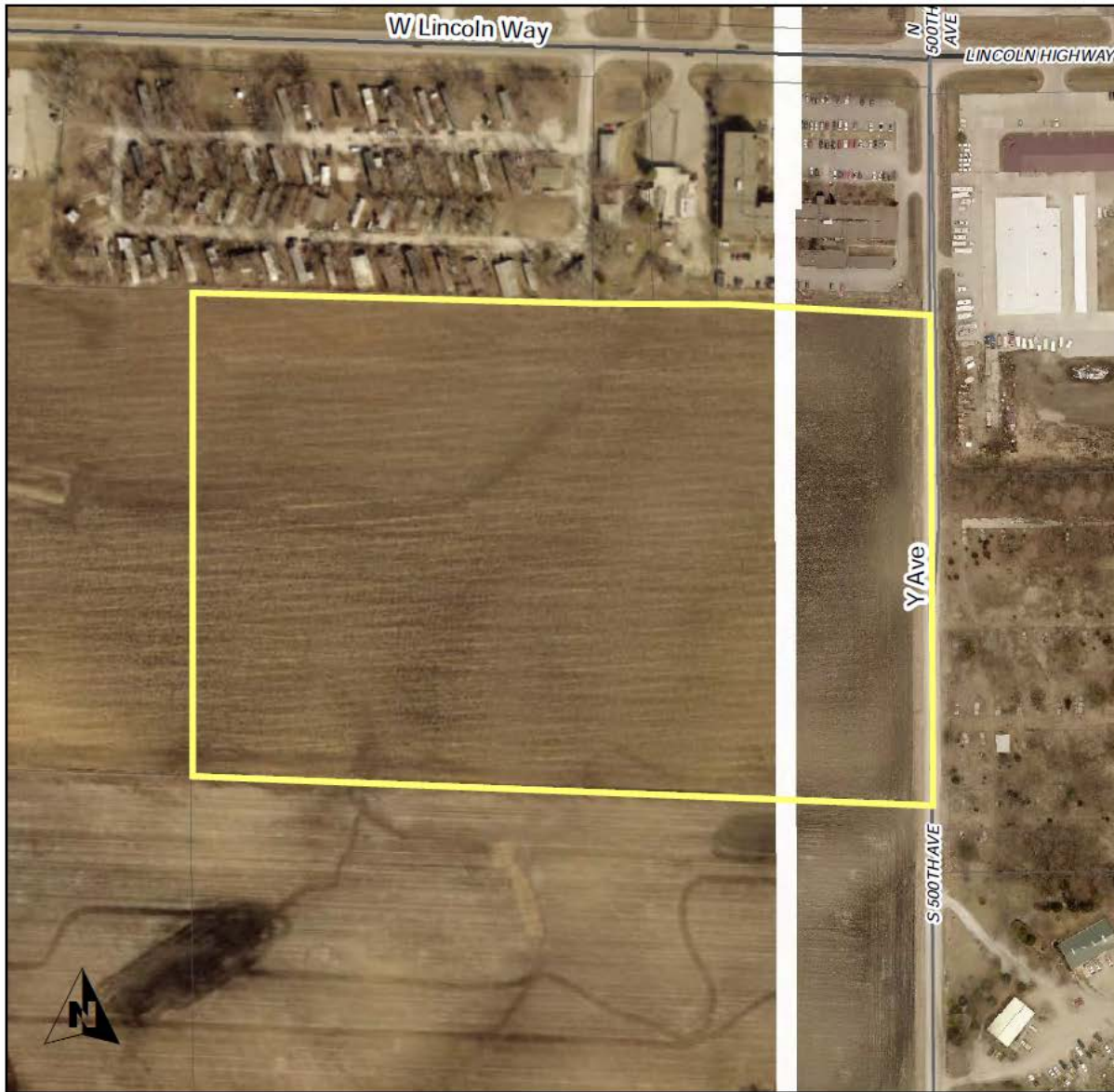
Partnership Site: No

Added or Existing Site?: Added



- | | | | | | | | | |
|--|--|--|--|---|---|--|--|--|
|  Subject Property |  Original Sites Remaining |  Bus Routes |  Cherry |  Peach |  Cardinal |  Gold |  Yellow |  Purple |
|  Partnership Site |  Adjoining Parcel |  Red |  Lilac |  Green |  Orange |  Blue |  Brown |  Plum |

New West Side Site



Property Address:

Property ID: 088325121*

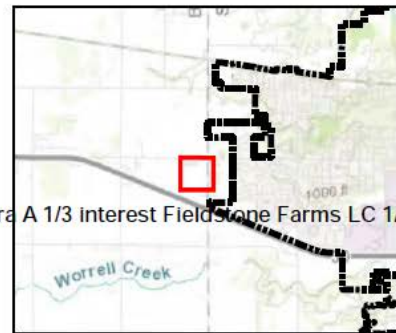
Approx. Acres: 26.93

Ownership: Privately Owned

Owner Name: Tiefenthaler, Nancy J 1/3 interest Kalteneuser, Barbara A 1/3 interest Fields Stone Farms LC 1/3 ir

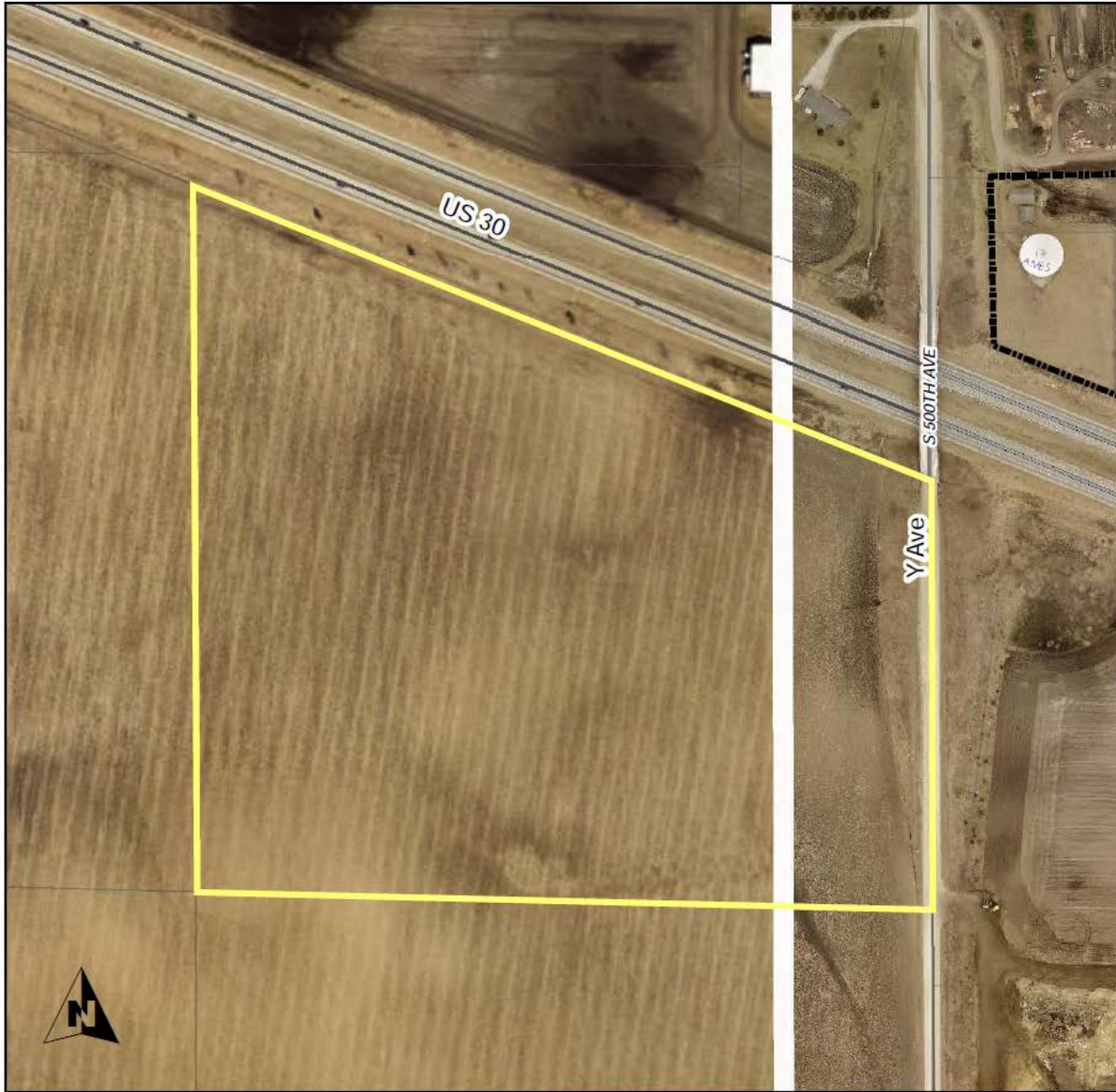
Partnership Site: No

Added or Existing Site?: Added



- | | | | | | | | | |
|------------------|--------------------------|------------|--------|-------|----------|------|--------|--------|
| Subject Property | Original Sites Remaining | Bus Routes | Cherry | Peach | Cardinal | Gold | Yellow | Purple |
| Partnership Site | Adjoining Parcel | Red | Lilac | Green | Orange | Blue | Brown | Plum |

New West Side Site



Property Address:

Property ID: 088325124*

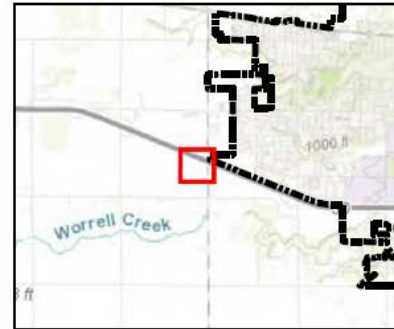
Approx. Acres: 31.18

Ownership: Privately Owned

Owner Name: Cooper, Dennis R

Partnership Site: No

Added or Existing Site?: Added



- | | | | | | | | | |
|--|--|--|--|---|--|--|--|--|
|  Subject Property |  Original Sites Remaining |  Bus Routes |  Cherry |  Peach |  Cardinal |  Gold |  Yellow |  Purple |
|  Partnership Site |  Adjoining Parcel |  Red |  Lilac |  Green |  Orange |  Blue |  Brown |  Plum |

New West Side Site



Property Address:

Property ID: 088325014*

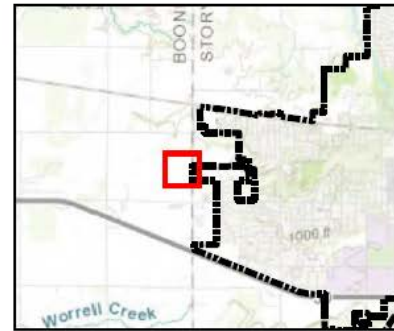
Approx. Acres: 38.85

Ownership: Privately Owned

Owner Name: Alleman, Michael B French, Sandra Alleman

Partnership Site: No

Added or Existing Site?: Added



- | | | | | | | | | |
|------------------|--------------------------|------------|--------|-------|----------|------|--------|--------|
| Subject Property | Original Sites Remaining | Bus Routes | Cherry | Peach | Cardinal | Gold | Yellow | Purple |
| Partnership Site | Adjoining Parcel | Red | Lilac | Green | Orange | Blue | Brown | Plum |

New West Side Site



Property Address: 3826 SOUTH DAKOTA AVE

Property ID: 0920300105

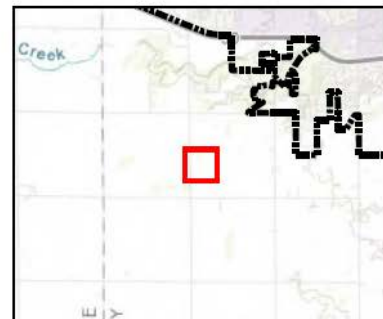
Approx. Acres: 40

Ownership: Privately Owned

Owner Name: FIRST NATIONAL BANK TRUSTEE

Partnership Site: No

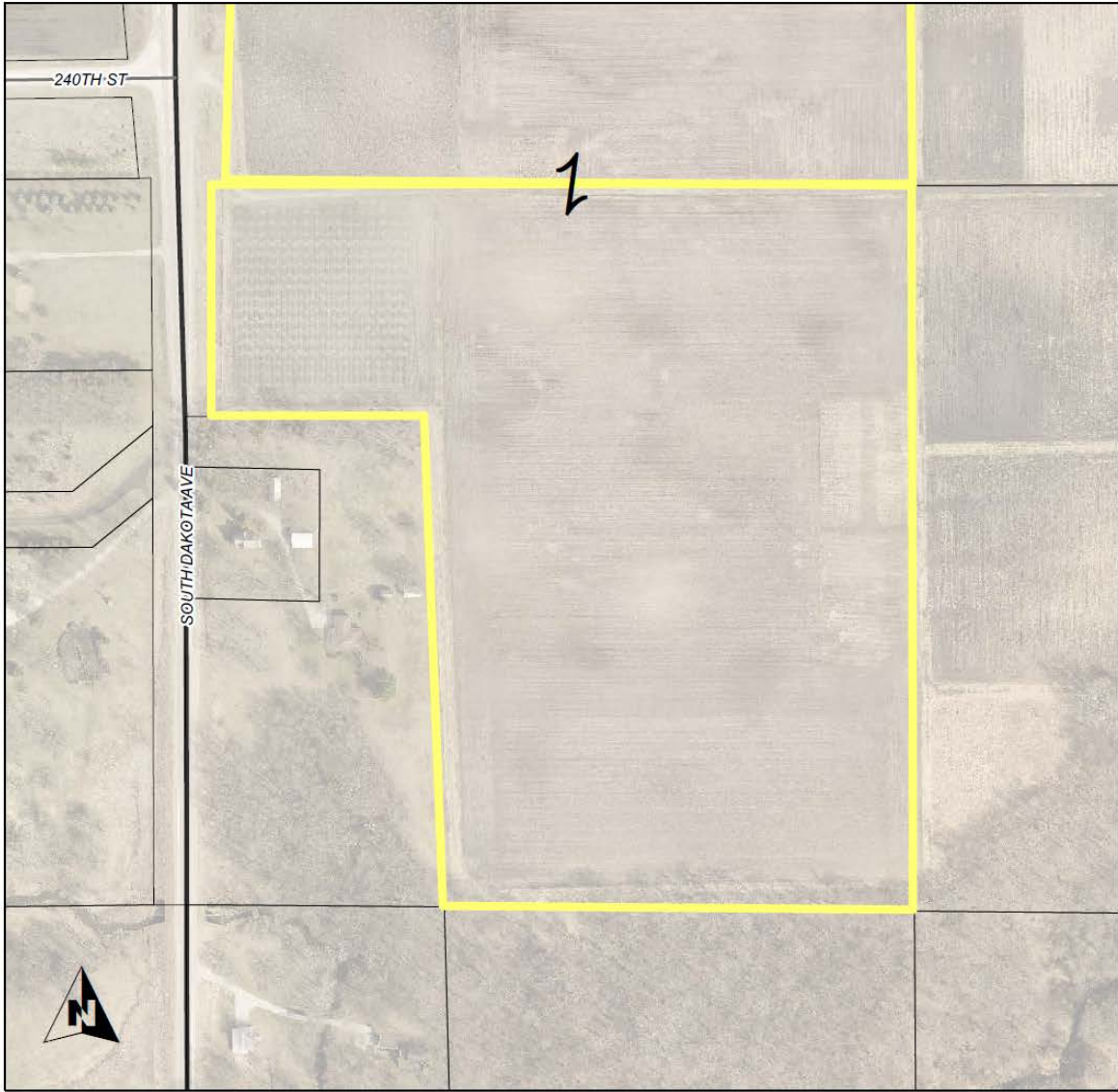
Added or Existing Site?: Added



- | | | | | | | | | |
|--|--|--|--|---|--|--|--|--|
|  Subject Property |  Original Sites Remaining |  Bus Routes |  Cherry |  Peach |  Cardinal |  Gold |  Yellow |  Purple |
|  Partnership Site |  Adjoining Parcel |  Red |  Lilac |  Green |  Orange |  Blue |  Brown |  Plum |

Original Parcels Remaining

(Curtis Farm West – Parcel 1)



Property Address:

Property ID: 0917100320

Approx. Acres: 55.39

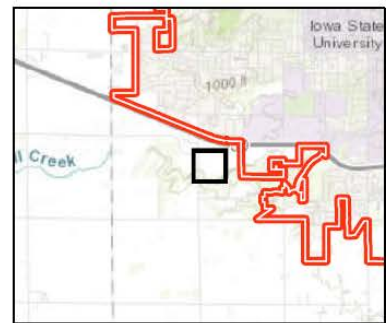
Ownership: Iowa State University

Owner Name: ISU FOUNDATION

Partnership Site: Yes

Site Analysis: ACTIVE

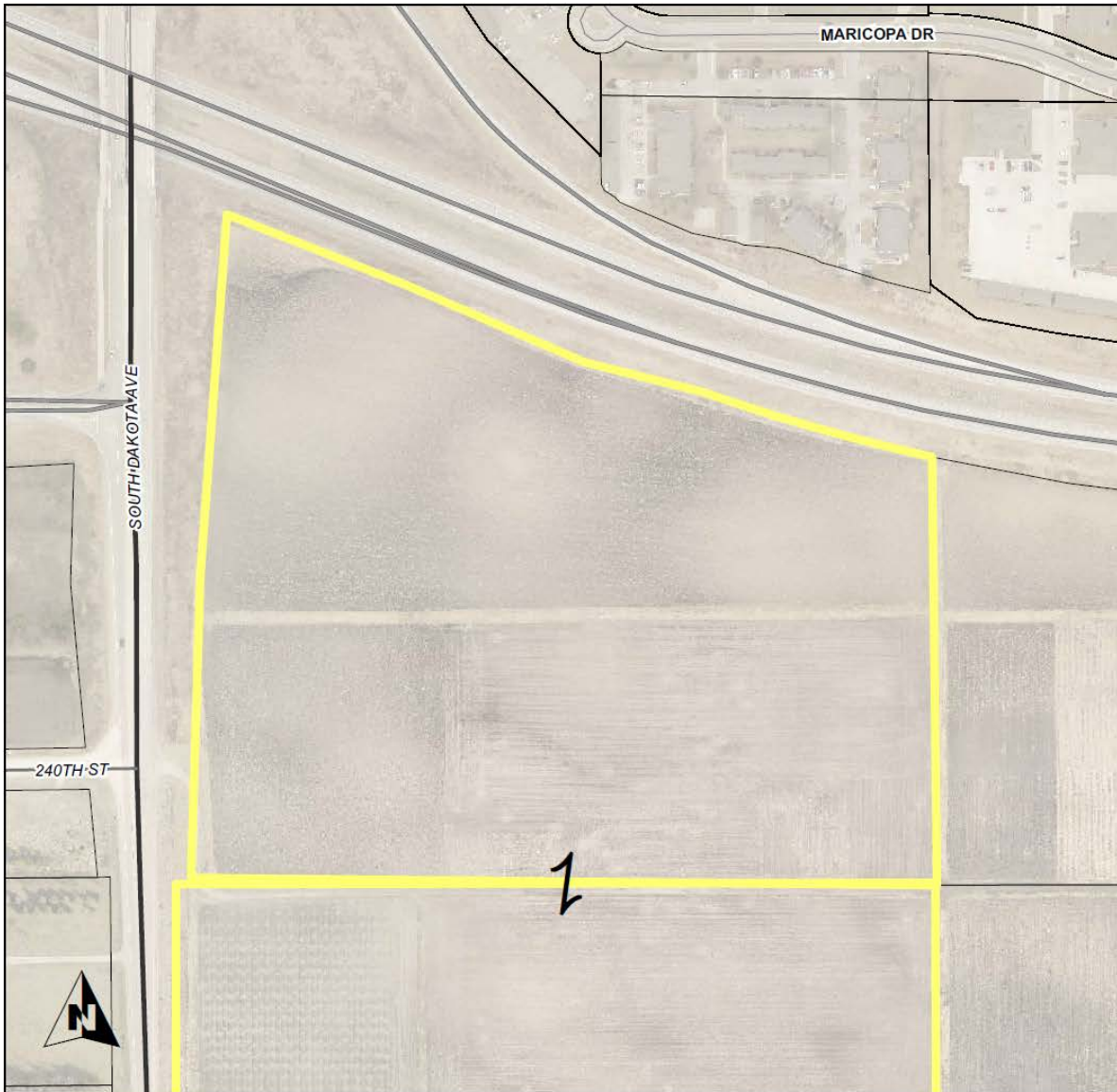
Reason for Inactive Status: N/A



 Subject Property  Partnership Site  Adjoining Parcel

Original Parcels Remaining

(Curtis Farm West – Parcel 2)



Property Address:

Property ID: **0917100115**

Approx. Acres: **46.44**

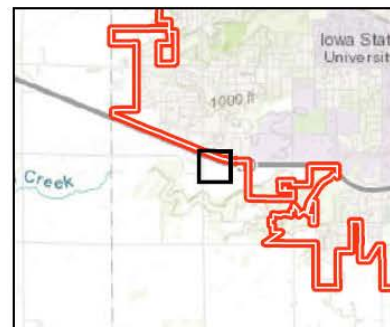
Ownership: **Iowa State University**

Owner Name: **ISU FOUNDATION**

Partnership Site: **Yes**

Site Analysis: **ACTIVE**

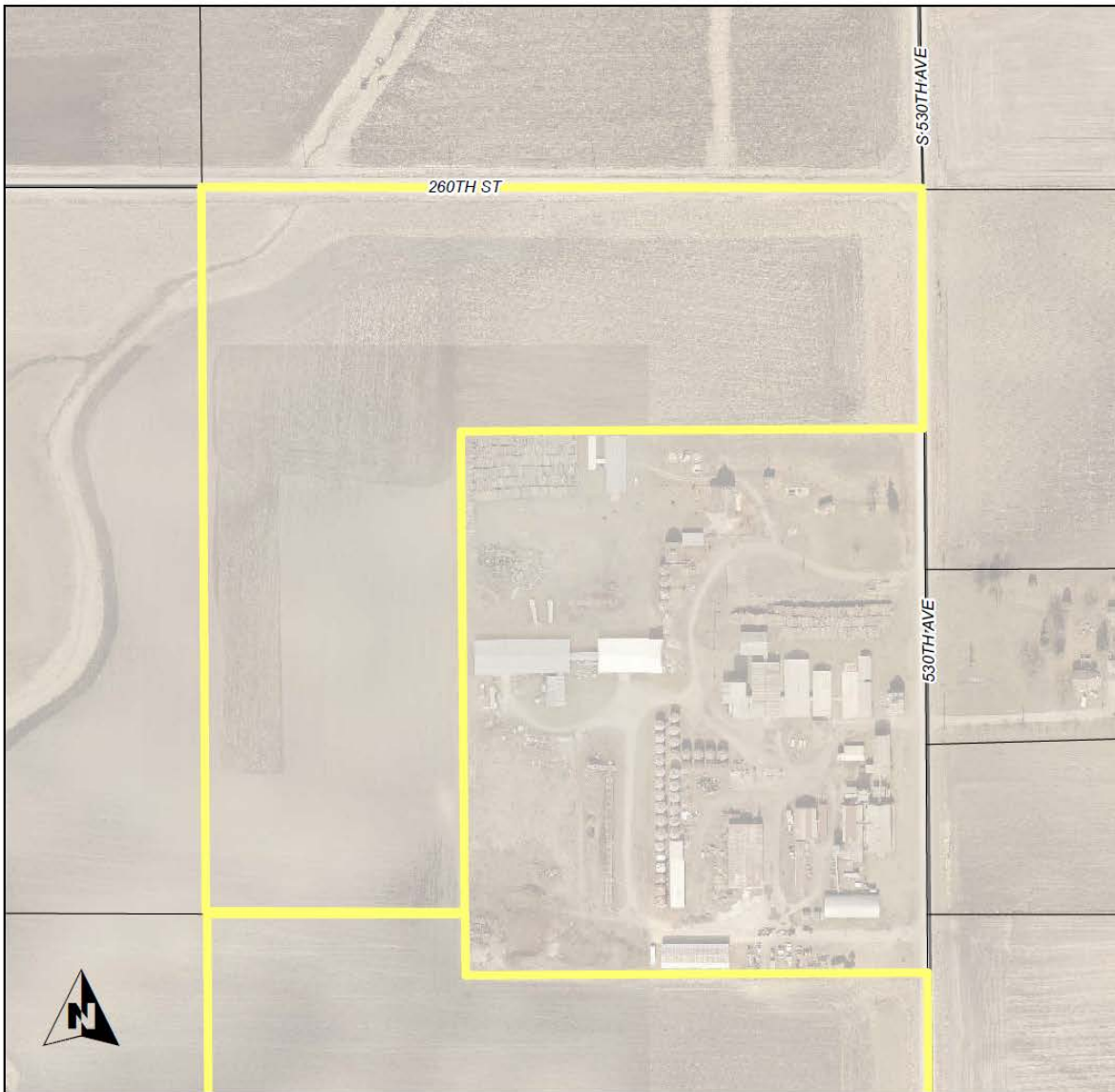
Reason for Inactive Status: **N/A**



Subject Property
 Partnership Site
 ↔ Adjoining Parcel
)

Original Parcels Remaining

(University Blvd – South of Research Park – Parcel 1)



Property Address:

Property ID: **0928200205**

Approx. Acres: **41.41**

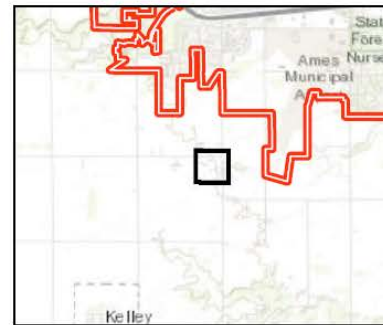
Ownership: **Iowa State University**

Owner Name: **STATE OF IOWA**

Partnership Site: **No**

Site Analysis: **ACTIVE**

Reason for Inactive Status: **N/A**



 Subject Property  Partnership Site  Adjoining Parcel

Original Parcels Remaining

(University Blvd – South of Research Park – Parcel 2)



Property Address: **CX**

Property ID: **0928200405**

Approx. Acres: **68.4**

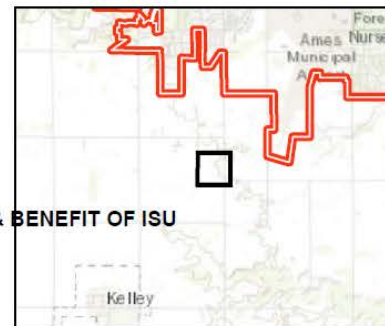
Ownership: **Iowa State University**

Owner Name: **BOARD OF REGENTS, STATE OF IOWA FOR USE & BENEFIT OF ISU**

Partnership Site: **No**

Site Analysis: **ACTIVE**

Reason for Inactive Status: **N/A**



Subject Property
 /// Partnership Site
 ↔ Adjoining Parcel

Original Parcels Remaining

(1900 State Street, South of Hwy. 30)

1900 STATE AVE



Property Address: 1900 STATE AVE

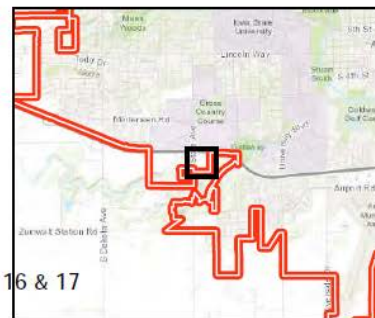
Property ID: 0916125100

Approx. Acres:

Ownership: State of Iowa

Owner Name: IOWA, STATE OF

Short Legal Desc: CHRISTENSENS (ANTON) SD W25 AC EX HY LOTS 16 & 17

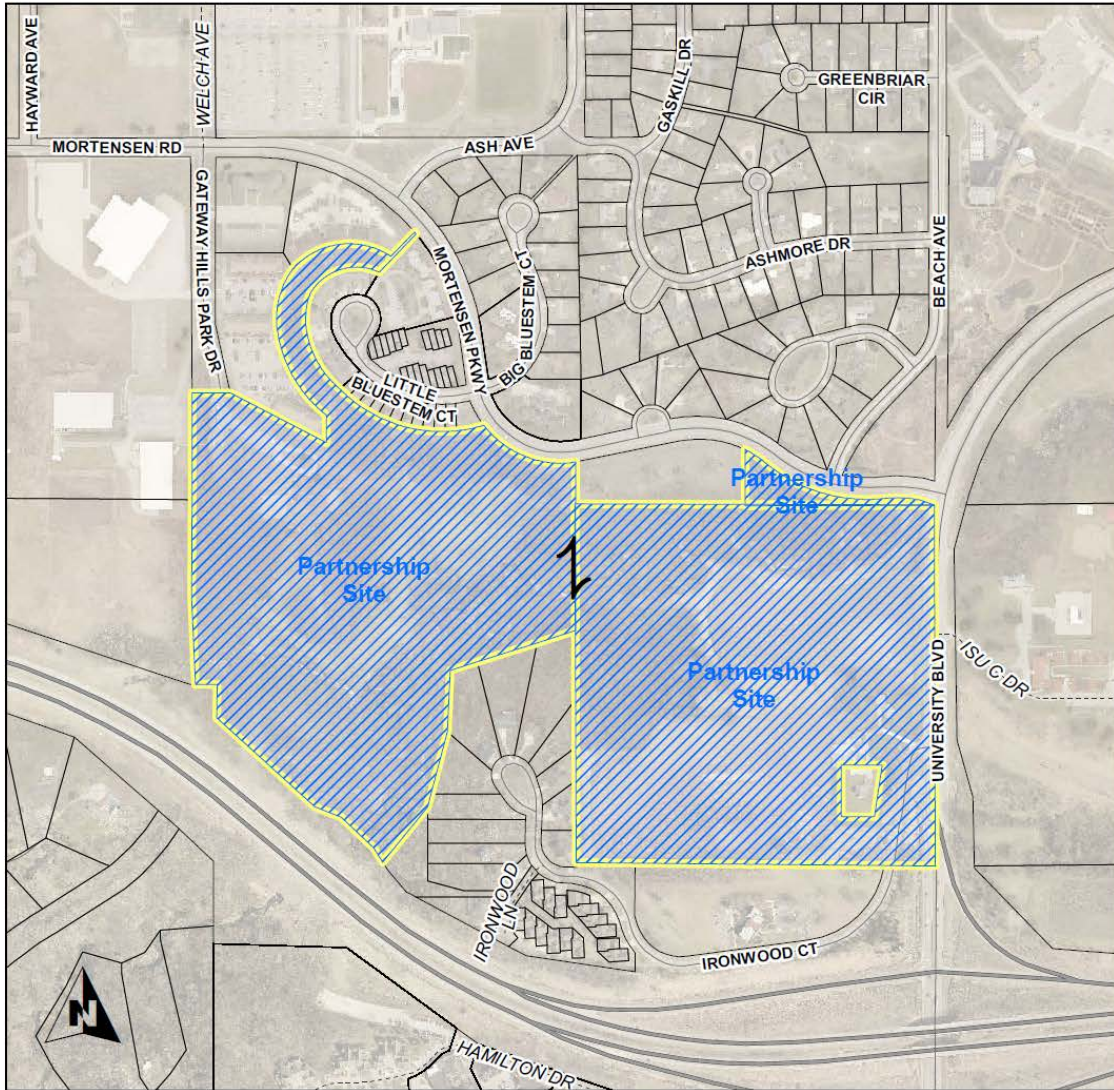


General Flood Plain Overlay
 Floodway Fringe Overlay
 Floodway Overlay
 Subject Property
 Partnership Site
 Adjoining Parcel

Original Parcels Remaining

(Gateway Hills-Mortensen Rd. - Partnership Sites)

1500 GATEWAY HILLS PK DR



Property Address: **1500 GATEWAY HILLS PK DR**

Property ID: **0909450010**

Approx. Acres: **73.1**

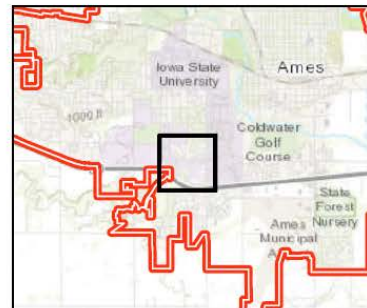
Ownership: **City of Ames**


Owner Name: **AMES, CITY OF**

Partnership Site: **Yes**

Site Analysis: **ACTIVE**

Reason for Inactive Status: **N/A**

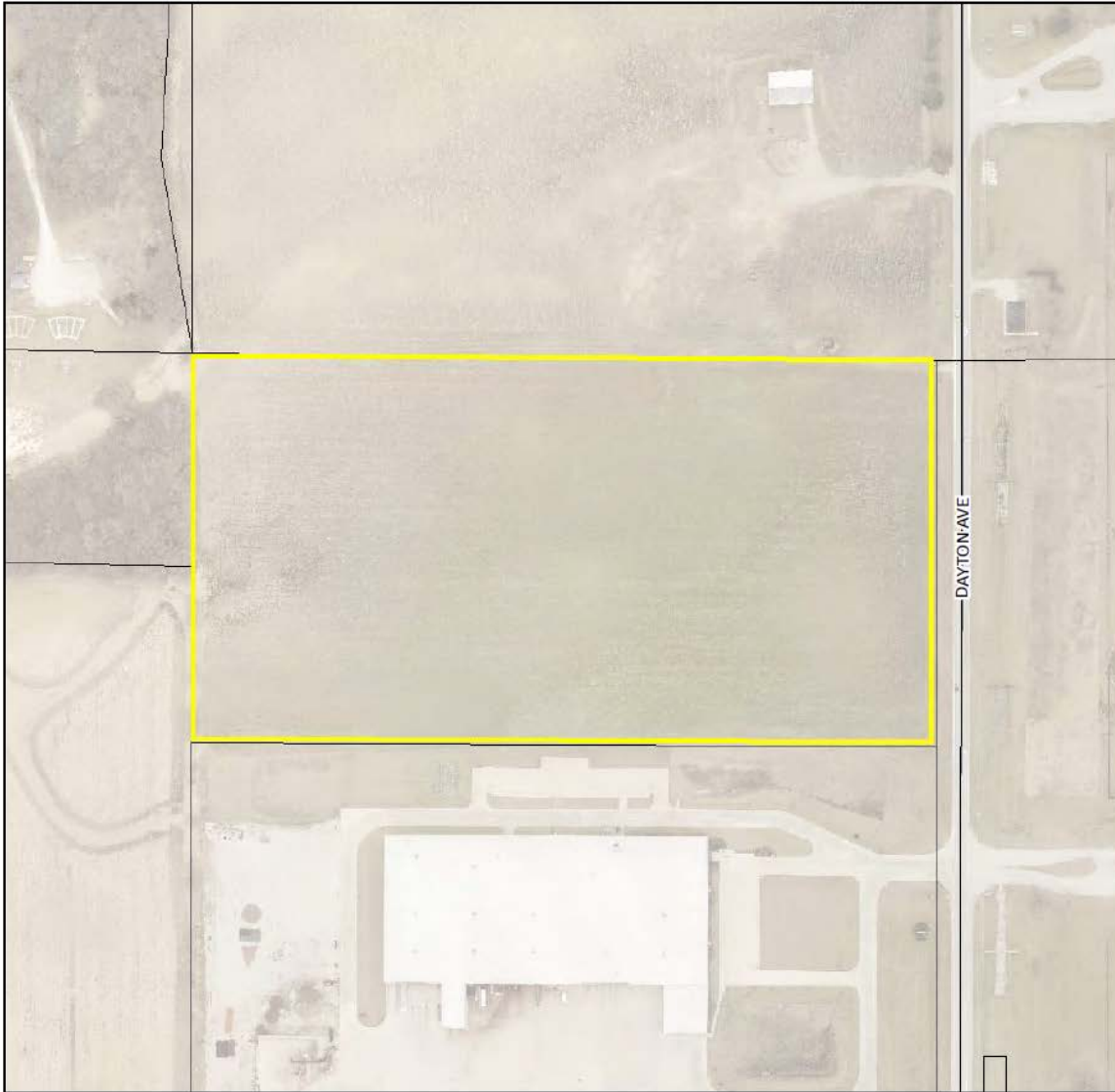


 Subject Property  Partnership Site  Adjoining Parcel

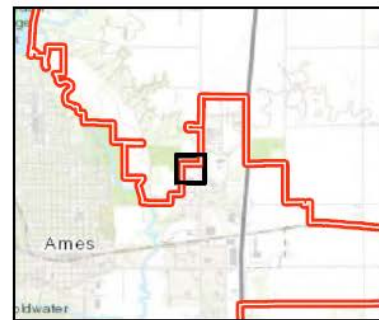
Original Parcels Remaining

(1825 Dayton Ave.)

1825 DAYTON AVE



Property Address: 1825 DAYTON AVE
Property ID: 0536425100
Approx. Acres: 19.3
Ownership: Privately Owned
Owner Name: BECKER-UNDERWOOD INC
Short Legal Desc: BAILEY SD 1ST ADD LOT:2
AMES

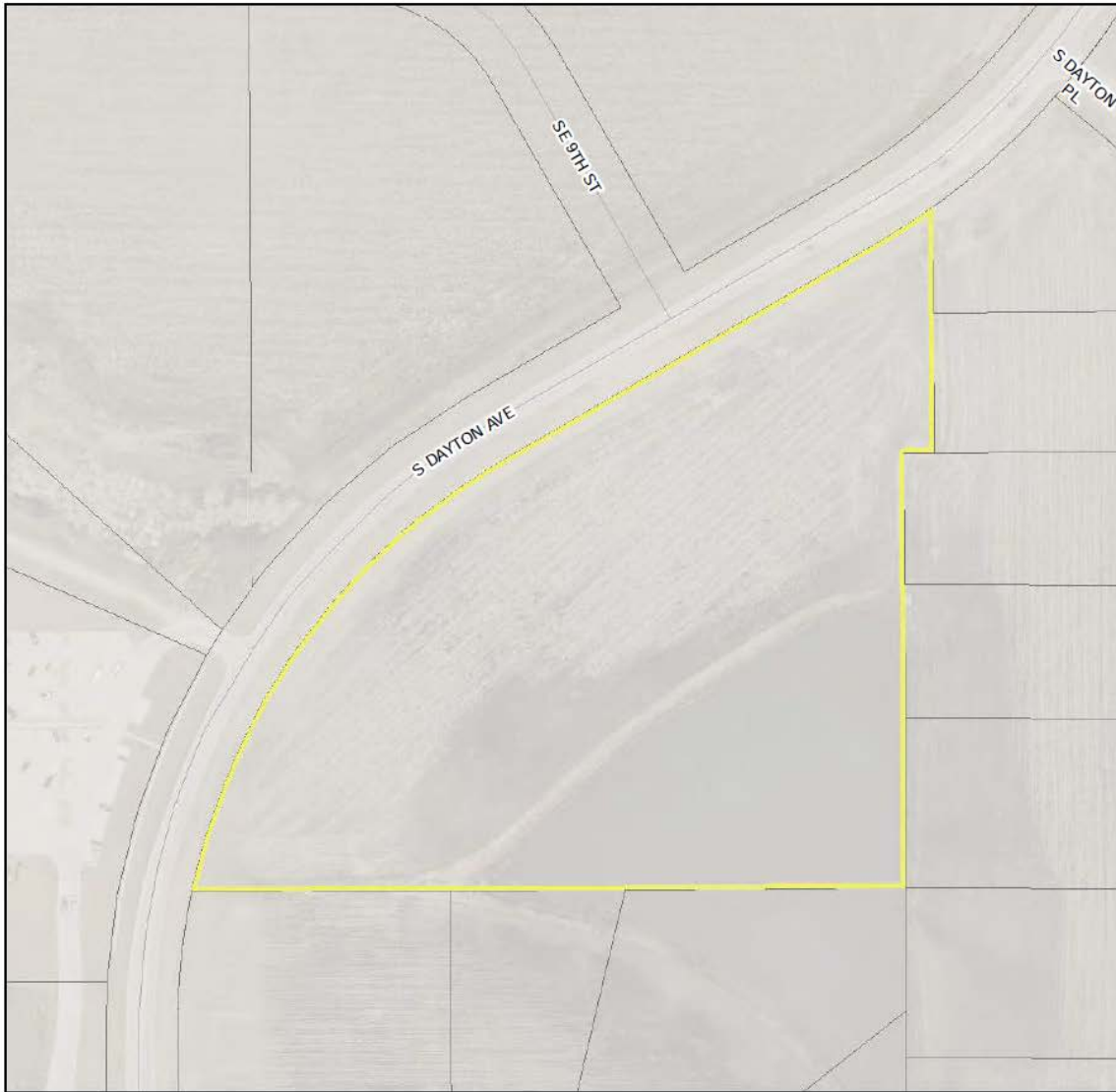


Legend:
General Flood Plain Overlay (pink box)
Floodway Fringe Overlay (light grey box)
Floodway Overlay (blue box)
Subject Property (yellow box)
Partnership Site (blue hatched box)
Adjoining Parcel (black arrow))

Original Parcels Remaining

(1100 S. Dayton Ave.)

1100 S DAYTON AVE



Property Address: 1100 S DAYTON AVE
Property ID: 0912476000
Approx. Acres: 13.7
Ownership: Privately Owned
Owner Name: SOUTH DAYTON DEVELOPMENT LC
Short Legal Desc: SOUTH GATEWAY DEVELOPMENT
OUTLOT 1
AMES

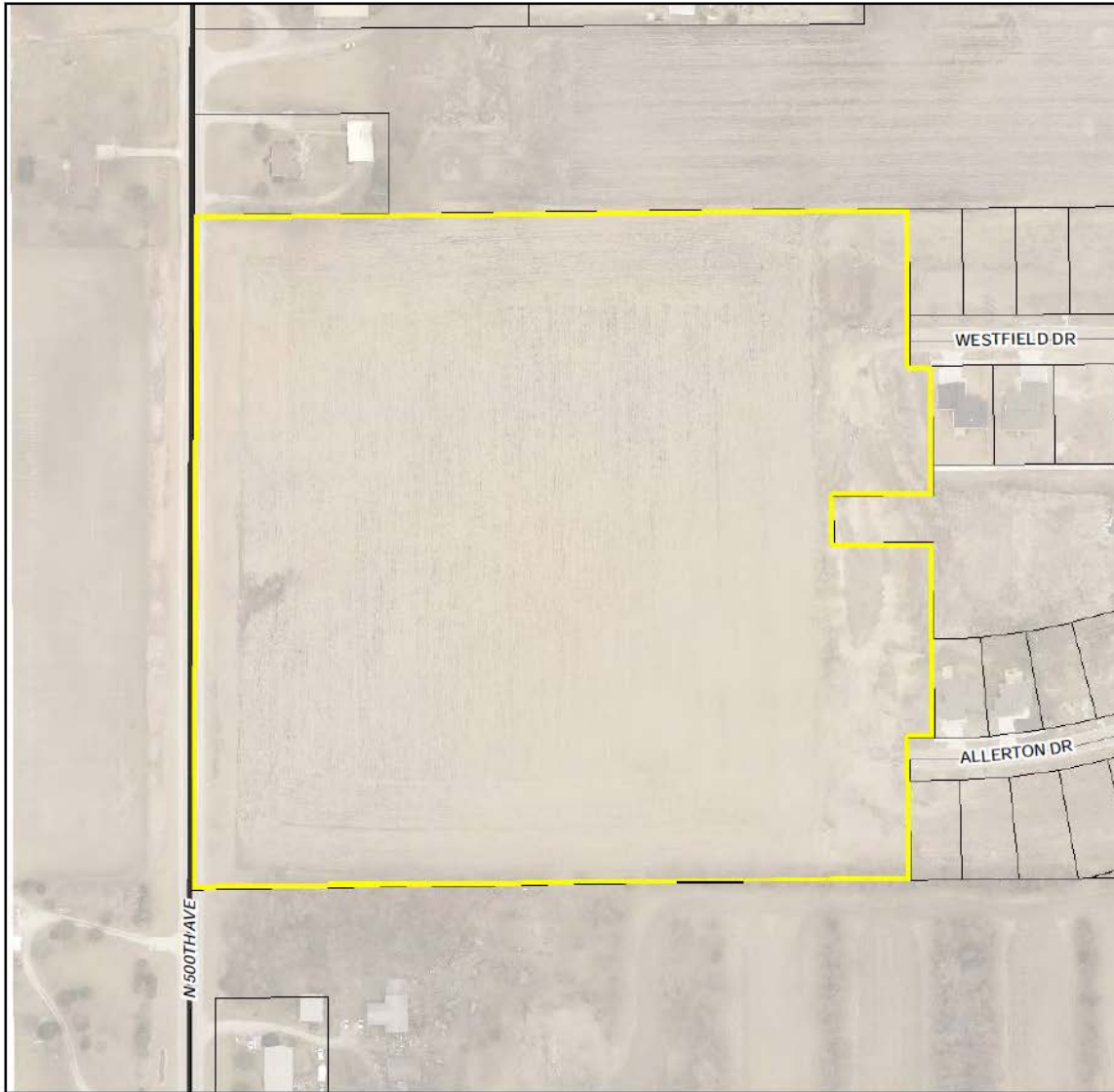


General Flood Plain Overlay Floodway Fringe Overlay Floodway Overlay **Subject Property** Partnership Site Adjoining Parcel

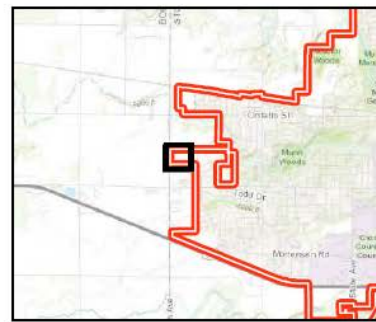
Original Parcels Remaining

(5699 Westfield Dr.)

5699 WESTFIELD DR



Property Address: 5699 WESTFIELD DR
 Property ID: 0906305002
 Approx. Acres: 19.2
 Ownership: Privately Owned
 Owner Name: HUNZIKER LAND DEVELOPMENT CO LLC
 Short Legal Desc: SUNSET RIDGE SD 6TH ADD
 OUTLOT KK AMES



General Flood Plain Overlay
 Floodway Fringe Overlay
 Floodway Overlay
 Subject Property
 Partnership Site
 Adjoining Parcel

CITY OF AMES, Iowa

MEMO TO: Ames Transit Board of Trustees
FROM: Sheri Kyras
DATE: November 14, 2018
SUBJECT: Transit Asset Management (TAM) Plan

BACKGROUND: As part of the MAP-21 transportation legislation, Congress required increased oversight and compliance with safety within the transit industry. A portion of the new requirement was for transit agencies to develop a Transit Asset Management plan for their organization that would identify the condition of its capital assets to ensure that agencies operate service in a “state of good repair.” The regulations definition of “state of good repair” was ensuring that its equipment/facilities could be utilized and operated in a safe manner. The deadline for this new plan was October 1, 2018.

Internally within CyRide, this document may be used as an additional data-point in making decisions on CyRide’s annual Five-Year Capital Improvement Plan, which will be presented to the transit board in December 2018.

INFORMATION: This report will provide board members with an overview of the TAM Plan purpose, requirements and the results of CyRide’s first Plan completed prior to the deadline.

TAM Purpose

The federal government approved new rules with the purpose of:

- Reducing risk and improving safety
- Improving transit system reliability and customer service
- Save time, money and resources
- Support more effective operations

After several tragic accidents within the public transit industry, mainly in rail and the private bus industry, legislation was approved to address issues that were discovered in the investigation of these accidents. It was found that adequate maintenance of equipment and their supporting infrastructure and the lack of updated technology contributed to these catastrophic accidents. The result was to require transit systems to complete a prescribed reporting document (Transit Asset Management - TAM Plan), which could then be compared

against national safety goals to determine whether its federal assets were being appropriately maintained to meet the needs for a safe transportation network throughout the nation. Further, the desire was for this TAM Plan to be a tool for transit systems to address “gaps” in their asset management that would need to be addressed in their capital priorities.

TAM Requirements

The legislation requires six activities to be compliant with this new regulation as follows:

1. Create/Maintain/Update a compliant TAM Plan (Completed October 1, 2018 and every 4 yrs.)
2. Coordinate with state and regional planning agencies
3. Self-Certify compliance in its annual “Certifications and Assurances” reporting requirement
4. Submit annual data report ((National Transit Database (NTD))
 - a. Performance Targets
 - b. Performance Status (through the TAM Plan) – Condition Assessments and Inventories
 - c. Narrative Report explaining variances
5. Participate in oversight during Triennial Reviews

CyRide completed its first TAM Plan and submitted it, as required by the legislation, to the Ames Area Metropolitan Planning Organization (AAMPO) prior to October 1st. This document contained the annual requirements of setting performance targets and the status of its assets (condition assessment and inventories). This first year, a narrative report was not required, but will be required in the next NTD report due on October 31, 2019. It will also become a new section within the Triennial Review for evaluation to ensure CyRide compliance.

The ramifications of failure to comply with the new rules and the timely completion of documents could result in a loss of CyRide’s federal funds.

TAM Plan Results

In December 2016, CyRide’s Transit Board approved its first TAM “Performance Targets.” The performance targets are to be based on Useful Life Benchmarks (ULB’s) for vehicles and a TERM analysis rating for facilities – a federally developed condition analysis. The benchmark and rating system are prescribed by the Federal Transit Administration. Performance targets are required for the following CyRide assets:

- **Equipment** – Non-revenue support-service and maintenance vehicles over \$50,000 in acquisition value with an expected life of at least one year (**Maintenance trucks, Maintenance Equipment**)

- **Rolling Stock** – Revenue vehicles (All 102 CyRide vehicles – minibuses, 40’ and articulated buses) – CyRide operated 102 vehicles as of June 30, 2018; however, in the fall 2018, this was reduced to 93)
- **Facilities** – Maintenance and administrative facilities, passenger stations and parking facilities. (Facility at 601 N. University Blvd and Intermodal Facility)

Additionally, CyRide must inventory all assets used by its operations, but that are not owned by the transit system. Therefore, the Ann Campbell Transit Center was also included in this Plan; however, its condition is not required to be evaluated.

In 2016, the following TAM Performance Targets were established and utilized for FY2017 and FY2018.

Asset Class /Category	CyRide TAM ULB/TERM Rating	Current % of Asset Exceeding ULB/TERM (2016)	2017/2018 Performance Target
40' - 60' Vehicles	15 yrs.	39%	34%
Minibuses	10 yrs.	0%	0%
Shop Trucks	10 yrs.	0%	0%
Facilities - Buildings	3.0 on TERM Scale	3.0	3.0
Facilities – Turnarounds – AMS and Ontario	3.0 on TERM Scale	3.0	3.0

Since, developing the original targets, CyRide has learned that the Ames Middle School and Ontario turnarounds, which are owned by CyRide, should not to be included in the Plan and has since eliminated this category from its analysis.

After compiling the 2018 TAM Plan document and gaining a better understanding of the new requirements, staff has developed the following performance targets for 2019. A new “minivan” category was added for the two vehicles CyRide leases to HIRTA for the Dial-A-Ride service. This was not included in the 2016-2017 targets.

Asset Class /Category	CyRide TAM ULB/TERM Rating	Current % of Asset Exceeding ULB/TERM (2018)	2019 Performance Target
40' - 60' Vehicles	15 yrs.	45%	35%
Minibuses	8 yrs.	67%	67%
Minivans	8 yrs.	0%	0%
Shop Trucks	10 yrs.	0%	0%
Facilities - Buildings	3.0 on TERM Scale	0%	3.0

The new performance targets reflects a lower Useful Life Benchmark (ULB) for CyRide’s minibuses. This target reflects the Iowa DOT’s ULB for the same type of vehicle. If CyRide did not reduce its ULB, it could be at a disadvantage for bus replacement grant opportunities with a higher threshold. As minibuses do not acquire federal or state funding for replacement until they reach the age of approximately 12 years due to the backlog of buses, the fleet will exceed the targets until they can be replaced.

After establishing the performance targets (above), CyRide completed the formal TAM Plan, in inventorying all assets and establishing their rating, as required by the federal regulation. The following summarizes this analysis.

TAM Plan Element	Status	ULB/Term Rating Used	Assets Exceeding ULB/TERM	2019 TAM Plan Performance Target	Opportunity for Improvement in Capital Plan
Inventory of Capital Assets	Completed	---	---	---	---
Condition Assessment	Completed	---	---	---	---
40' – 60' Buses	---	15 yrs.	45%	35%	Yes
Minibuses	---	8 yrs.	67%	67%	Yes
Maintenance Trucks	---	10 yrs.	50%	0%	No
CyRide Facility	---	3.0	4.0	3.0	No
Intermodal Facility	---	3.0	4.0	3.0	No
Decision Support Tools	Completed	---	---	---	---
Investment Prioritization	Completed	---	---	---	---

As a result of the above analysis, there are two areas that CyRide’s assets would be deemed to not be in a “state of good repair” – large and small buses. Additionally within these broader categories, there are specific vehicles and pieces of equipment that exceed the federal definition. CyRide has identified these assets and will be addressing these in the CIP.

While the facility ratings only reflect existing infrastructure and not a transit system’s infrastructure needs (expansion), this federally-required analysis reflects only a portion of CyRide’s capital needs. As CyRide prepares its Five Year Capital Improvement Plan for 2019-2024, the new CIP will address these areas of concern and begin to lower the percent of buses above the performance target; however, actual reduction of this percentage is based upon successfully securing state and/or federal funding for new buses over this five-year period.

Transit Director's Report

November 2018

1. Electric Bus Update

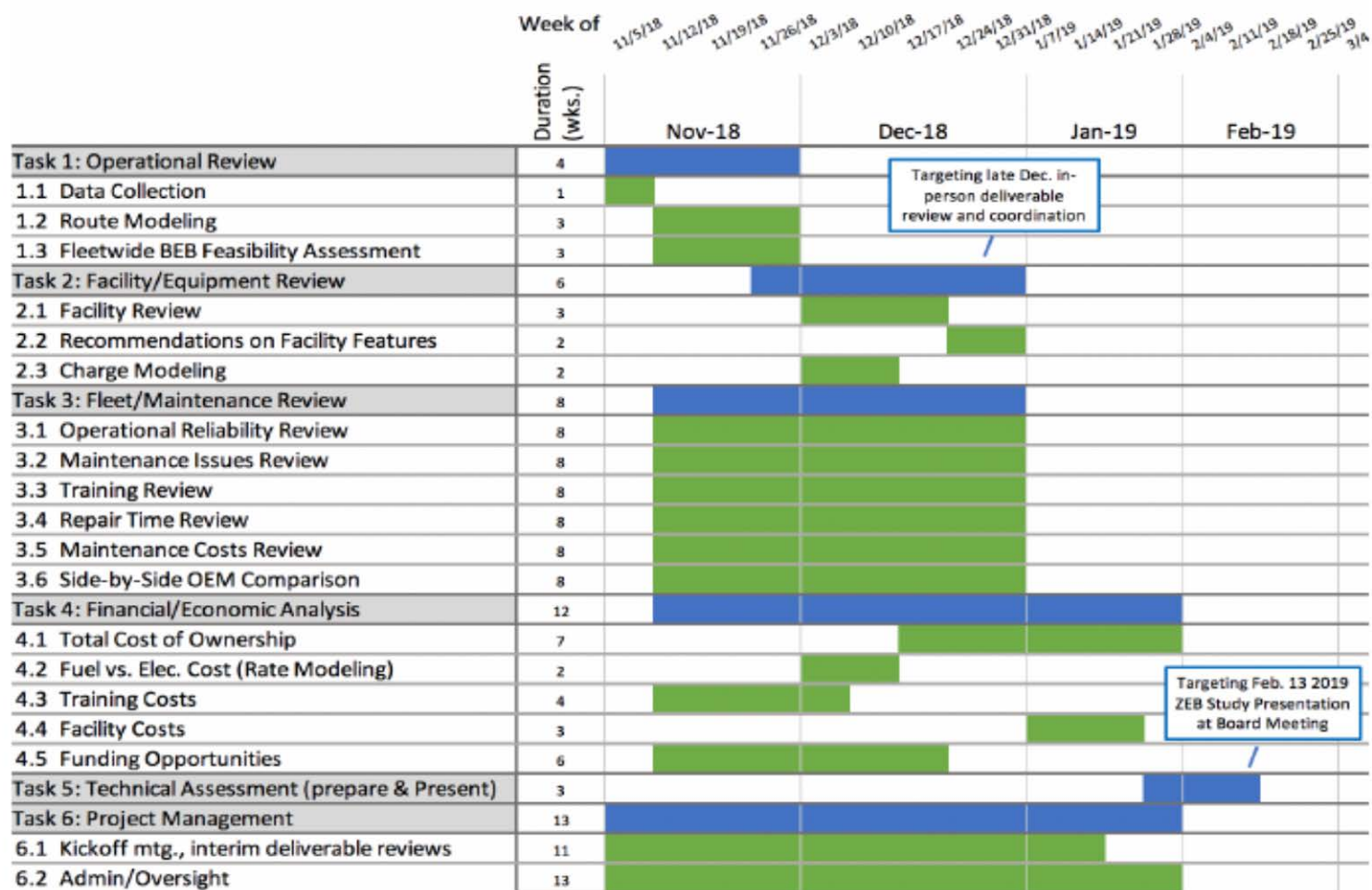
Staff had the City's Legal Department review its contract with the Center for Transportation and the Environment (CTE) to conduct the electric bus study for CyRide. This has been completed and staff has had an initial meeting, and submitted data to, the consultant to begin their analysis. The attached schedule details the activities and timeframe for the study culminating in the final report to the board in February 2018.

2. Public Meeting Recap/Online Survey Timeline

Staff will provide a brief recap of the "CyRide Fall 2019 Potential Service Changes" meeting held at the Ames Public Library on the evening before the board meeting. The online survey will be available for comment through Monday, December 3, 2018. Staff will then begin analyzing this data and may have preliminary results available for the December board meeting, however, will provide a full report of the results at the January 2019 board meeting as the board is making a final decision on service levels contained in the budget.



Proposed Schedule for 2018-2019 CyRide Zero Emission Bus Study: October 31, 2018 Rev.



<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
December						1
2	3	4	5	6	7	8
9	10	11	12 Transit Board Meeting 8:30am	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31			2018		