

AGENDA
REGULAR MEETING OF THE AMES CITY COUNCIL
COUNCIL CHAMBERS - CITY HALL
OCTOBER 11, 2011

NOTICE TO THE PUBLIC: The Mayor and City Council welcome comments from the public during discussion. **If you wish to speak, please complete an orange card and hand it to the City Clerk. When your name is called, please step to the microphone, state your name for the record, and limit the time used to present your remarks in order that others may be given the opportunity to speak.** The normal process on any particular agenda item is that the motion is placed on the floor, input is received from the audience, the Council is given an opportunity to comment on the issue or respond to the audience concerns, and the vote is taken. On ordinances, there is time provided for public input at the time of the first reading. In consideration of all, if you have a cell phone, please turn it off or put it on silent ring.

CALL TO ORDER: 7:00 p.m.

PRESENTATION:

1. Presentation by Carolyn Jons on All-America City literacy grant
2. Presentation of DZ Triangle Neighborhood Improvement Program grant

PROCLAMATIONS:

3. Proclamation for Fire Prevention Week, October 9-15, 2011
4. Proclamation for Character Counts Week, October 16-22, 2011

CONSENT AGENDA: All items listed under the consent agenda will be enacted by one motion. There will be no separate discussion of these items unless a request is made prior to the time the Council members vote on the motion.

5. Motion approving payment of claims
6. Motion approving Minutes of Special Meetings of September 20 and October 6, 2011, and Regular Meeting of September 27, 2011
7. Motion changing Regular Meeting date of the City Council from November 8 to November 1, 2011
8. Motion approving Report of Contract Change Orders for September 16-30, 2011
9. Motion approving certification of civil service applicants
10. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
 - a. Class C Liquor – London Underground, 212 Main Street
 - b. Class C Liquor – Twenty Twenty, 2424 Lincoln Way
 - c. Class B Native Wine – Lyla's Boutique, 404 Main Street
 - d. Class C Beer & B Wine – Aldi, Inc. #48, 1301 Buckeye Avenue
 - e. Class E Liquor, C Beer, & B Wine – Target Store T-1170, 320 South Duff Avenue
11. Motion approving placement of research cameras and sensors on City-owned property as part of an Iowa State University animal ecology research project and in connection with the Urban Deer Management Program
12. Resolution approving renewal of contract with Wellmark for administrative and claims processing services for Flexible Spending Account effective January 1, 2012
13. Resolution awarding contract for fall 2011 Asbestos Removal for Power Plant to Pro Environmental Abatement, Inc., of Des Moines, Iowa, in the amount of \$49,760.00
14. Resolution approving Contract Change Order for Power Plant Unit 8 Waterwall Installation
15. Resolution approving contract and bond for 2010/11 Water System Improvements (South Duff Avenue Water Main Replacement)

16. Resolution accepting final completion of 2011/12 Collector Street Pavement Improvements (Hayes Avenue)
17. Resolution accepting completion of utilities and street construction required as a condition for approval of the Final Plat of Grand Aspen, 4th Addition (South 16th Street Widening), and releasing security
18. Resolution approving Plat of Survey for 311 Ash Avenue

PUBLIC FORUM: This is a time set aside for comments from the public on topics of City business other than those listed on this agenda. Please understand that the Council will not take any action on your comments at this meeting due to requirements of the Open Meetings Law, but may do so at a future meeting. The Mayor and City Council welcome comments from the public; however, at no time is it appropriate to use profane, obscene, or slanderous language. **The Mayor may limit the time given to each speaker.**

PERMITS, PETITIONS, AND COMMUNICATIONS:

19. ISU Homecoming requests for October 21, 2011:
 - a. Resolution approving closure of portions of Ash Avenue, Gray Avenue, Lynn Avenue, Pearson Avenue, and Sunset Drive between 6:30 p.m. and 11:00 p.m.
 - b. Motion approving temporary obstruction permit for area inside street closures
 - c. Resolution approving/motion denying allocation of \$1,000 for pancake feed
 - d. Resolution approving Fireworks Permit for ground effects fireworks shoot on Central Campus, beginning at approximately 11:55 p.m., pending approval of ISU Risk Management
20. Motion approving 5-Day licenses for Olde Main Brewing Company:
 - a. Class C Liquor (Oct. 15-19) at ISU Alumni Center, 420 Beach Avenue
 - b. Special Class C Liquor (Oct. 22-26) at ISU Alumni Center, 420 Beach Avenue
21. Motion approving/denying renewal of Class C Liquor & Outdoor Service for Element/Chasers/e, 2401 Chamberlain Street

PLANNING & HOUSING:

22. McFarland Clinic:
 - a. 1128 Duff Avenue/1117-1119 Carroll Avenue:
 - i. Resolution approving waiver of double-frontage lot design
 - ii. Resolution approving Plat of Survey
 - b. Resolution approving Plat of Survey for 1203-1215 Carroll Avenue/119 East 12th Street
 - c. Resolution approving Remote Parking Easement
 - d. Resolution setting date of public hearing for October 25, 2011, for vacating an electric easement at 119/121 East 12th Street
 - e. Motion setting date of public hearing for October 25, 2011, on rezoning Lot 4, Block 7, Sunrise Addition, and correcting rezoning of portion of Lot 5 of Emery's Subdivision:
 - i. Motion setting Special City Council Meetings for 8:00 AM on October 26 and 27, 2011, for second and third readings and adoption of ordinances
23. Plat of Survey for 2936 and 2924 South Loop Drive and 3008 University Boulevard:
 - a. Resolution approving waiver of double-frontage lot design
 - b. Resolution approving Plat of Survey
24. Discussion of Subdivision Ordinance text amendment concerning prohibitions on double-frontage lots:
 - a. First passage of ordinance

TRANSIT:

25. Resolution approving 2011/12 Dial-A-Ride Contract Amendment

26. Resolution approving support for a TIGER Grant application to fund Phase II of the Intermodal Facility and committing \$22,125 from Contingency Fund towards the local match, if the Grant is approved

ADMINISTRATION:

27. Resolution approving extension of contract for Sustainability Coordinator
28. Presentation of Resident Satisfaction Survey results

HEARINGS:

29. Hearing on Nuisance Assessments:
 - a. Resolution assessing costs of mowing/brush removal and certifying assessment to Story County Treasurer
30. Hearing on Zoning Ordinance text amendment related to definition of a “story:”
 - a. Motion to continue hearing
31. Hearing on text amendments that will correct and/or clarify various sections of Zoning Ordinance, including definitions, general zoning regulations, development standards, residential high density permitted uses, neighborhood commercial signage standards, village residential design guidelines, and site development plan review:
 - a. First passage of ordinance

ORDINANCES:

32. Second passage of ordinance amending and updating 2011 Designated Snow Routes
33. Third passage and adoption of ORDINANCE NO. 4088 rezoning property located at 2910 West Street from Neighborhood Commercial (NC) to Residential High Density (RH)

COUNCIL COMMENTS:

ADJOURNMENT:

***Please note that this agenda may be changed up to 24 hours before the meeting time as provided by Section 21.4(2), *Code of Iowa*.**



REPORT OF CONTRACT CHANGE ORDERS

| | |
|------------------------|---|
| Period: | <input type="checkbox"/> 1 st – 15 th |
| | <input checked="" type="checkbox"/> 16 th – end of month |
| Month and year: | September 2011 |
| For City Council date: | October 11, 2011 |

| Department | General Description of Contract | Contract Change No. | Original Contract Amount | Contractor/ Vendor | Total of Prior Change Orders | Amount this Change Order | Change Approved By | Purchasing Contact Person/Buyer |
|--------------|--|---------------------|--------------------------|--------------------------|------------------------------|---|--------------------|---------------------------------|
| Electric | Unit 8 Waterwall Installation | 6 | \$2,417,106.13 | AZCO, Inc. | \$478,492.00 | \$45,000.00 | S. Lundt | CB |
| Public Works | 2010/11 CyRide Route Pavement Improvements (Ontario Street) | 2 | \$690,588.76 | Manatt's, Inc. | \$1,800.00 | \$2,340.25 | T. Warner | MA |
| Public Works | Engineering Services for the Ames Southeast Entryway Project | 2 | \$132,344.73 | Snyder & Associates Inc. | \$0.00 | \$0: Reallocated \$31,762.74 from line 2 to line 1. No change to overall contract cost. | J. Joiner | MA |
| | | | \$ | | \$ | \$ | | |
| | | | \$ | | \$ | \$ | | |

MINUTES OF THE AMES CIVIL SERVICE COMMISSION

AMES, IOWA

SEPTEMBER 22, 2011

The Ames Civil Service Commission met in regular session at 8:15 a.m. on September 22, 2011, in the Council Chambers of City Hall, 515 Clark Avenue, with Commission Members Adams, Crum, and Shaffer present. Also in attendance was Director of Human Resources Julie Huisman.

APPROVAL OF MINUTES: Moved by Shaffer, seconded by Crum, to approve the minutes of the August 25, 2011, Civil Service Commission meeting as written.

Vote on Motion: 3-0. Motion declared carried unanimously.

CERTIFICATION OF ENTRY-LEVEL APPLICANTS: Moved by Crum, seconded by Shaffer, to certify the following individuals to the Ames City Council as entry-level applicants:

| | | |
|---------------------------------|------------------|----|
| Electric Lineworker: | Chris Jones | 78 |
| | Seth Reimer | 70 |
| Power Plant Engineer: | Kent Means | 81 |
| | Paul Grosskreutz | 75 |
| Water Plant Operator: | Chris Liveris | 76 |
| Water Plant Assistant Operator: | Craig Hennager | 85 |
| | Trevor Kleppe | 78 |
| | Jim Murray | 78 |
| | Tracy Copley | 77 |
| | Gary Milam | 72 |

Vote on Motion: 3-0. Motion declared carried unanimously.

REQUEST TO ABOLISH POWER PLANT ENGINEER LIST: Moved by Shaffer, seconded by Crum, to grant the request to abolish the Power Plant Engineer List.

Vote on Motion: 3-0. Motion declared carried unanimously.

COMMENTS: The next regularly scheduled Civil Service Commission meeting was set for October 27, 2011, at 8:15 a.m.

ADJOURNMENT: The meeting adjourned at 8:16 a.m.

Terry Adams, Chair

Jill Ripperger, Recording Secretary



Memo

Police Department

10a-e

TO: Mayor Ann Campbell and Ames City Council Members

FROM: Commander Geoff Huff – Ames Police Department

DATE: September 30, 2011

SUBJECT: Beer Permits & Liquor License Renewal Reference City Council Agenda
October 11, 2011

The Council agenda for October 11, 2011, includes beer permits and liquor license renewals for:

- Class C Liquor – London Underground, 212 Main Street
- Class C Liquor – Twenty Twenty, 2424 Lincoln Way
- Class C Liquor & Outdoor Service – Element/Chasers/e, 2401 Chamberlain Street
- Class B Native Wine – Lyla's Boutique, 404 Main Street
- Class C Beer & B Wine – Aldi, Inc. #48, 1301 Buckeye Avenue
- Class E Liquor, C Beer, & B Wine – Target Store T-1170, 320 South Duff Avenue

A routine check of records found no violations for London Underground, Lyla's Boutique, Aldi, Inc., or Target Store.

The same check found 2 citations written for on premise, 2 citations written for possession of alcohol under age, 1 citation for serving after hours and a current investigation for over-serving at Twenty Twenty.

The Police Department would recommend renewal of all five establishments listed above.

The Police Department would recommend **not** renewing the liquor license for Element/Chasers. See attached Liquor License Criteria Form.

COUNCIL ACTION FORM

SUBJECT: URBAN DEER MANAGEMENT PROGRAM – RESEARCH STUDY

BACKGROUND:

In an attempt to respond to citizen complaints about deer damage, the Special Urban Deer Task Force (SUDTF) was created in 2006. Task Force recommendations have included an annual survey of deer population, a ban on deer feeding, public education, and limited urban bow hunting of deer. Various sources of data have been used to estimate deer populations. The primary tool has been an aerial survey conducted in January each year.

Last year, the Task Force was approached by Professor Sue Fairbanks regarding the possibility of conducting a more detailed study of the urban deer population in selected areas. The use of City property was approved by the Council at that time, and no problems resulted from this activity. Professor Fairbanks and her class have once again offered to conduct an update of this study. The study combines browse surveys with 'camera traps' to compare deer habitat in different areas and at different population densities.

A more detailed study of the deer population structure, fall habitat use and travel patterns will assist the Task Force in understanding local deer dynamics and recommending future solutions. Continuing this study will also increase the value of the information by identifying trends.

This study will require placement of cameras and infrared sensors in the study areas. The proposed study areas currently involve City-owned property in the following locations: Hunziker Youth Sports Park, Homewood Golf Course, Munn Woods, and ISU's Applied Science area. This request, if granted, will allow placement of study equipment on City property during the fall of the year.

ALTERNATIVES:

1. Approve placement of research cameras and sensors on City property as part of an Iowa State University animal ecology research project.
2. Do not approve placement of research cameras and sensors on City property as part of an Iowa State University animal ecology research project.

MANAGER'S RECOMMENDED ACTION:

In response to citizen concerns, the Iowa DNR, Special Urban Deer Task Force, Parks and Recreation Commission, staff members within Parks and Recreation, Police Department and Animal Control Division have collaborated in the design and implementation of the Urban Deer Management program. Deer population data is critical to the development of recommendations from the Special Urban Deer Task Force. This study is a continuation of activities approved by the Council last year.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, thereby allowing the placement of research cameras and sensors on City property as part of an Iowa State University animal ecology research project regarding the dynamics of deer populations within the City limits.

COUNCIL ACTION FORM

SUBJECT: FLEXIBLE SPENDING PLAN DOCUMENT

BACKGROUND:

A Flexible Spending Account, as provided to benefit-eligible City employees, allows an employee to set aside a portion of his or her earnings to pay for qualified expenses such as health insurance premiums as well as medical and dependent care expenses. Money deducted from an employee's pay into a Flexible Spending Account is not subject to payroll taxes, resulting in substantial payroll tax savings.

Over the past several years, Wellmark Blue Cross Blue Shield has administered this program for the City. Wellmark has provided good customer service and flexible reimbursement options, including automatic reimbursement of health and pharmacy claims processed through Wellmark and direct deposit of reimbursement.

Effective January 1, 2012, Wellmark will charge \$5.16 per contract per month in claims processing fees and \$2,303.50 in annual administration fees. This is an increase of 5% from 2011.

ALTERNATIVES:

1. Accept the renewal documents from Wellmark for administrative and claims processing services for the City's flexible spending account benefit effective January 1, 2012.
2. Do not renew the agreement with Wellmark.

MANAGER'S RECOMMENDED ACTION:

Over the past several years, Wellmark Blue Cross Blue Shield has been an effective administrator of the City's Flexible Spending Account. Wellmark's services are cost-effective, and they have a strong working relationship with Human Resources staff and the City's other health care partners. Renewal of this contract will provide the best value to the City in administering this portion of its health insurance program

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving the renewal for administrative and claims processing services for the Flexible Spending Account (FSA) benefit with Wellmark Blue Cross Blue Shield of Iowa for the period from January 1, 2012 to December 31, 2012.

COUNCIL ACTION FORM

SUBJECT: POWER PLANT ASBESTOS REMOVAL

BACKGROUND:

This project involves the removal and proper disposal of asbestos insulation at the City's Power Plant. This fall 2011 project will consist of asbestos removal in three areas located in a part of the Power Plant where equipment is retired from service. The material to be removed is associated with the insulation system which includes the asbestos containing materials. Once removed, the contractor will transport the asbestos to and dispose of it in an appropriate landfill.

Staff intends to initiate an asbestos removal program to remove a moderate amount of asbestos from the facility each year until it is gone. The amount removed per year will depend on the yearly budget allowance, contractor bid viability/availability, and staff availability.

On August 2, 2011, the RFP document was issued to twelve firms for proposals. On August 26, 2011, staff received competitive proposals from six firms. These proposals were then evaluated by a committee consisting of the Power Plant Engineer, Power Plant Maintenance Superintendent, and Power Plant Manager. The committee members independently evaluated and scored all six of the proposals in the following two steps:

Step 1

In the first step, the proposals were evaluated based on (1) if a pre-proposal site visit was made, and (2) if the proposal provided evidence of a valid Iowa permit to remove asbestos. Each of these criteria was rated on a Pass/ Fail basis.

Step 2

In the second step, the proposals were evaluated based on price, proposals' compliance with specifications, type and quality of references supplied, and removal procedures and method of facility and personnel protection.

Following is a summary of the scores from Step 2 assigned to the six firms:

| OFFERORS | PRICE | AVERAGE SCORE |
|---|-------------|---------------|
| Pro Environmental Abatement, Inc., Des Moines, IA | \$49,760.00 | 940.70 |
| Robinson Brothers Environmental, Inc., Waunakee, WI | \$48,203.00 | 893.57 |
| Lindstrom Environmental, Inc., Plymouth, MN | \$58,400.00 | 867.50 |
| REW Services Corporation, Ankeny, IA | \$59,700.00 | 735.40 |
| Iowa-Illinois Taylor Insulation, Inc., Davenport, IA | \$77,467.00 | 733.27 |
| Abatement Specialties, LLC, Cedar Rapids, IA | \$84,948.00 | 460.10 |

Each score was based on a scale of 1 to 10, with a maximum of 1,000 points possible.

Based on the averaged scores and a unanimous decision by the evaluation committee, it is recommended that a contract be awarded to Pro Environmental Abatement, Inc., Des Moines, Iowa, for an amount not to exceed \$49,760.00.

The approved FY 2011/12 operating budget for building maintenance contains \$25,000 for asbestos removal. Additional funds to cover the balance will come from another portion of the approved FY 2011/12 operating budget for building maintenance.

ALTERNATIVES:

1. Award a contract to Pro Environmental Abatement, Inc., Des Moines, Iowa, for the Fall 2011 Asbestos Removal for the Power Plant, in the amount of \$49,760.00.
2. Reject all proposals and delay asbestos removal at the Power Plant.

MANAGER'S RECOMMENDED ACTION:

Asbestos must be removed and disposed of per State and Federal regulations before retired equipment can be physically removed. Asbestos removal is a legacy cost that will be incurred since most of the old equipment at the Power Plant was insulated with asbestos. The current intent is to remove the asbestos in critical areas each year to avoid a one time large expense.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby awarding a contract to Pro Environmental Abatement, Inc., Des Moines, Iowa, for the Fall 2011 Asbestos Removal for the Power Plant, in the amount of \$49,760.00.

COUNCIL ACTION FORM

SUBJECT: POWER PLANT UNIT 8 WATERWALL INSTALLATION CHANGE ORDERS

BACKGROUND:

This project is addressing tube wastage in the power plant's Unit No. 8 boiler by replacing the waterwalls below the 165 feet and 150 feet elevations to the lower weld lines.

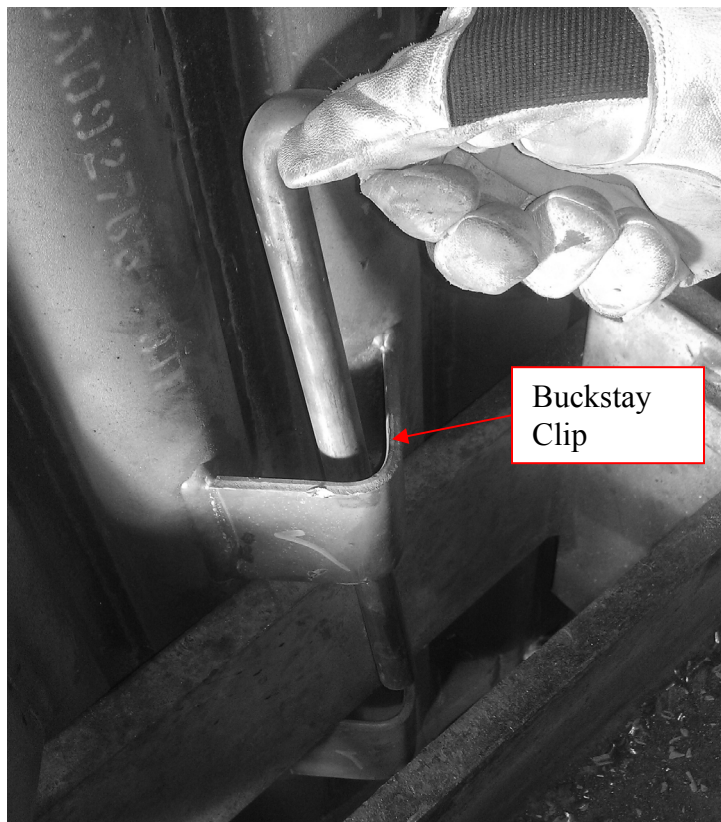
On April 27, 2010, City Council awarded a contract to AZCO Inc. for this project in the amount of \$2,417,106.13. The project was originally scheduled to be completed during the Power Plant's spring outage, but was delayed to the fall while awaiting a regulatory determination from the Iowa Department of Natural Resources (DNR). A determination was made and the project is now underway.

Council authorization for two change orders is now needed. Change Order #7 is to have AZCO remove 92 buckstay clips from the east wall of the boiler. Change Order #8 is to have AZCO alter buckstay clips on the north and south side walls of the boiler.

Buckstay clips are the means of attachment between the new waterwall panels and the existing buckstay beams. Buckstay beams prevent the boiler walls from bowing against the furnace pressure.

The picture to the right shows a buckstay clip and the current interference that is preventing the pins from being installed in the buckstay clips. The existing buckstay beams are twisted and bowed to the extent that there is not enough clearance to install the attachment pins.

Council should note that six change orders have already been approved for this contract. Change Order No. 1 was for an extension



of the contract expiration date from September 6, 2010, to October 6, 2010. That change order allowed staff additional time to receive a determination from the DNR and also for AZCO to propose its increase in cost to the City associated with a future extension of the contract expiration date by 180 days. There was no cost for Change Order No. 1.

Change Order No 2 was for an extension of the contract expiration date from October 6, 2010, to October 21, 2010. That change order allowed staff and AZCO additional time to negotiate an agreement on AZCO's proposed cost increase for the 180 day extension, and allowed for time to present it to the City Council. Again, there was no charge for Change Order No. 2.

Change Order No. 3 for \$396,200 extended the contract expiration date by 180 days from the original contract expiration date of September 6, 2010 to March 5, 2011.

Change Order No 4 was for an extension of the contract expiration date from March 5, 2011, to March 25, 2011. This change order prevented the contract from expiring while Change Order No. 5 was prepared for City Council for consideration. There was no charge for Change Order No. 4.

Change Order No 5 was for an extension of the contract expiration date by 281 days to December 31, 2011 from the Change Order No. 4 date of March 25, 2011. Overall, the contract expiration date has been extended by 481 days from the original contract expiration date of September 6, 2010.

Change Order No. 6 for the not to exceed amount of \$45,000 was for AZCO to procure and install two additional panels.

The cost of Change Order No. 7 is \$5,650 and of Change Order No. 8 is \$2,200. The basis of these change orders are the contractor's additional labor costs arising from the additional work on the aforementioned buckstay clips.

The total project cost for the project including Change Order No.'s 7 and 8 will be \$2,948,448.13. The current contract with AZCO, including Change Order No.'s 7 and 8 is still \$377,838.01 less than the second lowest bid in the original bid process.

The Engineer's estimated cost for the installation was \$3,575,000, which included a contingency amount of \$260,000. Of the \$4,876,106 budgeted in the approved 2009/10 Capital Improvements Plan, slightly over \$3.4 million remains in the 2010/11 project budget for Unit #8 Boiler Tube work. Tube material was purchased previously, separate from this contract award. This installation budget has been carried over from 2009/10 and is included in the 2010/11 adjusted Electric budget.

ALTERNATIVES:

1. a. Approve contract Change Order No. 7 to AZCO. Inc., in the amount of \$5,650 for Unit 8 Waterwall Installation Project.
- b. Approve contract Change Order No. 8 to AZCO. Inc., in the amount of \$2,200 for Unit 8 Waterwall Installation Project. Overall, the total contract cost will increase to \$2,948,448.13.
2. Reject contract Change Order No.'s 7 and 8.

MANAGER'S RECOMMENDED ACTION:

This project is critical to address the Unit No. 8 tube problems by replacing the bottom 50 feet of tubing in the boiler. The change order currently proposed will allow the installation of the waterwalls to proceed with no delays.

Therefore, it is the recommendation of the City Manager that the City Council adopt the Alternative #1 actions stated above.



Memo

City Clerk's Office

TO: Mayor and Members of the City Council

FROM: City Clerk's Office

DATE: October 11, 2011

SUBJECT: Contract and Bond Approval

There is no Council Action Form for Item No. 15. Council approval of the contract and bond for this project is simply fulfilling a *State Code* requirement.

/eab

COUNCIL ACTION FORM

SUBJECT: 2011/2012 COLLECTOR STREET PAVEMENT IMPROVEMENTS PROGRAM (HAYES AVENUE – 20TH STREET TO 24TH STREET)

BACKGROUND:

This annual program is for reconstruction or rehabilitation of collector streets. Locations are chosen in accordance with the most current street condition inventory. The 2011/12 program locations were Ash Avenue (Mortensen Parkway to Knapp Street), Ridgewood Avenue (13th Street to 16th Street), and Hayes Avenue (20th Street to 24th Street).

This particular project was for the work done on Hayes Avenue from 20th Street to 24th Street. The project included removal and replacement of the existing pavement, some curb and gutter replacement, and storm sewer intake rehabilitation.

The original intent within the Capital Improvements Plan (CIP) was to reconstruct Hayes Avenue during the summer of 2012. However, the condition of the street deteriorated such that it would have been cost prohibitive to maintain the existing street through another winter. With consideration to the amount of traffic that utilizes the street during the school year, the contract was set up to have the street open to traffic prior to the Ames Community Schools' starting date of August 18, 2011.

Because staff was concerned that this project be completed on time to avoid traffic congestion when school opens, a street opening bonus of \$10,000 was established. The contractor completed all street work prior to August 18, 2011, and also completed all restoration by September 16, 2011, resulting in payment of the bonus by extra work order.

Council had awarded the construction contract to Manatts, Inc. of Ames, Iowa on June 14, 2011, in the amount \$427,102.33. Construction was completed in the amount of \$426,969.71. Engineering and construction administration fees were \$64,045, bringing total costs to \$491,015, which includes the road opening bonus.

Funding for this project and program was identified in the 2011/12 CIP in the amount of \$1,898,500 from General Obligation Bonds and \$1,060,000 from MPO/STP funds for a total program funding of \$2,958,500. All funding for the Hayes Avenue segment was from General Obligation Bonds, and no STP/MPO funds were used on this portion of the program. The estimated funding breakdown between the different streets is shown below:

| Street | Local Funding | MPO/STP | Total |
|--------------------------------|----------------------|----------------|---------------------|
| Hayes Avenue (Actual) | \$ 491,015 | \$ - | \$ 491,015 |
| Ridgewood Avenue (Estimate) | \$ 608,985 | \$ - | \$ 608,985 |
| Ash Avenue (Estimate) | \$ 640,000 | \$1,060,000 | \$ 1,700,000 |
| | | Total | \$ 2,800,000 |

ALTERNATIVES:

1. Accept the 2011/12 Collector Street Pavement Improvements Program (Hayes Avenue/ 20th Street to 24th Street) as completed by Manatt's, Inc. of Ames, Iowa, in the amount of \$426,969.71.
2. Direct staff to pursue other options.

MANAGER'S RECOMMENDED ACTION:

By accepting the Hayes Avenue segment, Council has succeeded in meeting its goal of strengthening and improving a neighborhood by restoring public infrastructure.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the 2011/12 Collector Street Pavement Improvements Program (Hayes Avenue/ 20th Street to 24th Street) as completed by Manatt's, Inc. of Ames, Iowa, in the amount of \$426,969.71.



Public Works Department
515 Clark Avenue, Ames, Iowa 50010
Phone 515-239-5160
Fax 515-239-5404

October 5, 2011

Honorable Mayor and Council Members
City of Ames
Ames, Iowa 50010

Ladies and Gentlemen:

I hereby certify that the utilities and street construction required as a condition for approval of the final plat of **Grand Aspen, 4th Addition** has been completed in an acceptable manner by Con-Struct, Inc. The above-mentioned improvements have been inspected by the Engineering Division of the Public Works Department of the City of Ames, Iowa and found to meet City Specifications and Standards.

As a result of this certification, it is recommended that the financial security for public improvements on file with the City for this subdivision be released in full.

Sincerely,

John C. Joiner, P.E.
Public Works Director
City of Ames

JJ/ec

cc: Finance, Contractor, PW Admin Asst, Construction Supervisor, PW Senior Clerk,
Planning & Housing

| Description | Unit | Quantity |
|--------------------------------------|------|----------|
| Mobilization | LS | 1 |
| Traffic Control | LS | 1 |
| Gravel Removal | TON | 130 |
| Pavement Removal, 8" PCC | SY | 55 |
| Excavation, Class 10 | CY | 525 |
| Abandon Existing Sanitary Sewer Main | EA | 1 |
| Extend 8" Sanitary Sewer | LF | 30 |
| 6" Slotted PVC Subdrain | LF | 195 |
| Subdrain Cleanout | EA | 1 |
| Storm Sewer, Type SW-507 Intake | EA | 1 |
| Storm Sewer, Type SW-541 Intake | EA | 1 |
| Subgrade Preparation, 8" | SY | 1025 |
| Subbase, Granular Subbase, 6" | TON | 330 |
| Paving, PCC, 8" | SY | 800 |
| Adjacent Slab Sawing | LF | 68 |
| SW-541 Intake Casting | EA | 1 |

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY – 311 ASH AVENUE

BACKGROUND:

Application for a proposed Plat of Survey has been submitted for:

- ☐ Conveyance parcel (per Section 23.307)
- ☒ Boundary line adjustment (per Section 23.308)
- ☐ Re-plat to correct error (per Section 23.310)
- ☐ Auditor's plat (per Code of Iowa Section 354.15)

The subject site is located at:

Street Address: 311 Ash Avenue
Assessor's Parcel #'s: 09-09-202-130
Legal Description: Attached on proposed plat of survey
Owner: Iowa Farm House Association

Enclosed is a copy of the proposed Plat of Survey (Attachment B), which combines the existing parcel (Attachment A) with a recently vacated alley. The proposed parcel conforms to the lot size, width, and frontage requirements of the Residential High Density (RH) zoning district.

Pursuant to Section 23.307(4)(c), a preliminary decision of approval for the proposed Plat of Survey has been rendered by the Planning & Housing Department, subject to the following condition:

1. None.

The preliminary decision of approval requires all public improvements associated with and required for the proposed Plat of Survey be:

- ☐ Installed prior to creation and recordation of the official Plat of Survey and prior to issuance of zoning or building permits.
- ☐ Delayed, subject to an improvement guarantee as described in Section 23.409.
- ☒ Not Applicable.

Under Section 23.307(5), the Council shall render by resolution a final decision of approval if the Council agrees with the Planning & Housing Director's preliminary decision.

ALTERNATIVES:

1. The City Council can adopt the resolution approving the proposed Plat of Survey if the Council agrees with the Planning & Housing Director's preliminary decision.
2. The City Council can deny the proposed Plat of Survey if the City Council finds that the requirements for Plats of Survey as described in Section 23.307 have not been satisfied.
3. The City Council can refer this back to staff and/or the owner for additional information.

MANAGER'S RECOMMENDED ACTION:

The Planning & Housing Director has determined that the proposed Plat of Survey satisfies all code requirements and has rendered a preliminary decision to approve the proposed Plat of Survey.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, thereby adopting a resolution approving the proposed plat of survey. Approval of the resolution will allow the applicant to prepare the official Plat of Survey incorporating all conditions of approval specified in the resolution. It will further allow the prepared Plat of Survey to be reviewed and signed by the Planning & Housing Director confirming that it fully conforms to all conditions of approval. Once signed by the Planning & Housing Director, the prepared Plat of Survey may then be signed by the surveyor, making it the official Plat of Survey, which may then be recorded in the office of the County Recorder.

According to Section 23.307(10), the official Plat of Survey will not be recognized as a binding Plat of Survey for permitting purposes until a copy of the signed and recorded Plat of Survey is filed with the Ames City Clerk's office, and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.

Attachment A: Existing Layout

| | | | | | | |
|---|--|--|--------------|---------------------|-----------------|-------------------------|
| <p style="text-align: center;">PLAT OF SURVEY</p> | <p> I Instrument: 2011- 00005492 M Date: Jun 14, 2011 11:09:13A D Rec Fee: 10.00 E-Com Fee: 1.00 G Aud Fee: 10.00 Trans Tax: .00 R Rec Management Fee: 1.00 Non-Standard Page Fee: .00 Filed for record in Story County, Iowa Susan L. Vande Kamp, County Recorder </p> <p>PREPARED BY - CLAPSADDLE-GARBER ASSOCIATES, INC, 16 EAST MAIN STREET, P.O. BOX 754, MARSHALLTOWN, IOWA 50158 - PHONE 641-752-6701</p> | | | | | |
| <p>ZONING: RH</p> <p>DESCRIPTION: See Attached.</p> | | | | | | |
| <p>The Ames City Council approved the "Plat of Survey" on: <u>June 6, 2011</u>, with Resolution Number <u>11-262</u></p> <p>I Certify that it conforms to all conditions of approval.</p> <p style="text-align: right;"> Planning & Housing Director </p> <p>OWNER OF RECORD: IOWA FARM HOUSE ASSOCIATION SURVEY REQUESTED BY: NATE WITZEL FIELD WORK COMPLETED: 4-28-11</p> | | | | | | |
| <p style="text-align: center;">N</p> <p style="text-align: center;">SCALE 1"=60'</p> | <p style="text-align: center;">PLAT OF SURVEY Lots 8 and 9, & parts of Lots 7 and 10, Gray & Cessna Subdivision Ames, Iowa</p> <div style="border: 1px solid black; border-radius: 50%; padding: 10px; text-align: center;"> <p>KENNETH D. JANSSEN 8136 LICENSED PROFESSIONAL ENGINEER & LAND SURVEYOR IOWA</p> </div> <p> I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa. Kenneth D. Janssen, PLS Iowa License Number 8136 My License Renewal Date is December 31, 2011 Pages or sheets covered by this seal: THIS SHEET </p> | <div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;">CGA</p> <p>Clapsaddle-Garber Associates, Inc. 16 East Main Street Marshalltown, Iowa 50158 Ph 641-752-6701 www.cgaconsultants.com</p> </div> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DRAWN Ken</td> <td style="width: 50%;">SHEET NO. 1 of 2</td> </tr> <tr> <td>DATE 5-20-11</td> <td>PROJECT NO. 75597.05</td> </tr> </table> | DRAWN Ken | SHEET NO. 1 of 2 | DATE 5-20-11 | PROJECT NO. 75597.05 |
| DRAWN Ken | SHEET NO. 1 of 2 | | | | | |
| DATE 5-20-11 | PROJECT NO. 75597.05 | | | | | |

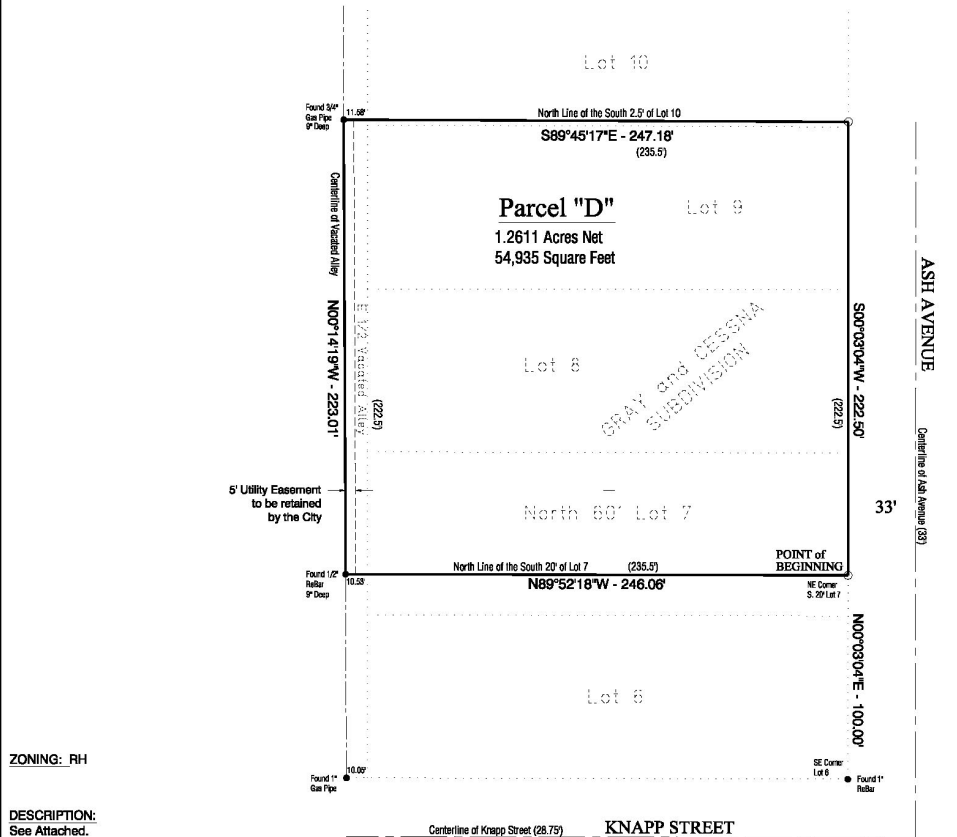
M:\Projects\75597 Farmhouse\dwg\Plat_Ken.dwg - Plat (2011 - 05-20-11 - 8:55am - 14/25)

SLIDE 408 PAGE 1

Attachment B: Proposed Plat

PREPARED BY - CLAPSADDLE-GARBER ASSOCIATES, INC, 16 EAST MAIN STREET, P.O. BOX 754, MARSHALLTOWN, IOWA 50158 - PHONE 641-752-6701

PLAT OF SURVEY



ZONING: RH

DESCRIPTION:
See Attached.

The Ames City Council approved the "Plat of Survey" on:
_____, 2011, with Resolution Number _____.
I Certify that it conforms to all conditions of approval.

Planning & Housing Director

OWNER OF RECORD: IOWA FARM HOUSE ASSOCIATION
SURVEY REQUESTED BY: NATE WITZEL
FIELD WORK COMPLETED: 4-28-11

LEGEND:

- ▲ GOVERNMENT CORNER MONUMENT FOUND
- ▲ GOVERNMENT CORNER MONUMENT SET
- 1/2" x 30" REBAR w/YELLOW PLASTIC ID CAP #8136
- PARCEL OR LOT CORNER MONUMENT FOUND
- SET 1/2" x 30" REBAR w/YELLOW PLASTIC ID CAP #8136
- () RECORDED AS
- ORIGINAL PLATTED LINES

| | | |
|--|--|--|
| PLAT OF SURVEY Lots 8 and 9, and parts of Lots 7 and 10, & adjacent Alley, Gray & Cessna Subdivision Ames, Iowa | | <p style="font-size: small;">Clapsaddle-Garber Associates, Inc. 16 East Main Street Marshalltown, Iowa 50158 Ph 641-752-6701 www.cgsurveying.com</p> |
| SCALE 1"=60' 0 60' | <div style="display: flex; justify-content: space-between;"> <div style="text-align: center;"> </div> <div style="font-size: small;"> I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa. Kenneth D. Janssen, PLS _____ date Iowa License Number 8136 My License Renewal Date is December 31, 2011 Pages or sheets covered by this seal: _____ THIS SHEET </div> </div> | |
| <div style="display: flex; justify-content: space-between;"> <div style="font-size: x-small;"> DRAWN: Ken DATE: 9-13-11 </div> <div style="font-size: x-small;"> SHEET NO. 1 of 2 PROJECT NO. 75597.05 </div> </div> | | |

M:\Projects\5597 Farmhouse\dwg\Plat.D-Kar.dwg - Plat LFEI - 09-13-11 - 10:30am - KJP27

DESCRIPTION

Plat of Survey
Iowa Farm House Association

Parcel "D":

Parcel "C"; in Lots Seven (7), Eight (8), Nine (9) and Ten (10) of Gray and Cessna Subdivision; in the City of Ames, Story County, Iowa; as shown on the "Plat of Survey" filed in the office of the Recorder of Story County, Iowa, on June 14, 2011 and recorded as Instrument # 11-05492 on Slide 408 at Page 1; and the East-half of the vacated alley abutting Parcel "C"; all more particularly described as follows:

"Commencing at the Southeast (SE) corner of Lot Six (6), Gray and Cessna Subdivision of Lot Four (4), Parker's Addition, in the City of Ames, Story County, Iowa; thence N 00° 03' 04" E, 100.00 feet along the west line of Ash Avenue, to the Northeast (NE) corner of the South Twenty (20) feet of Lot Seven (7), in said Gray and Cessna Subdivision, and the Point of Beginning; thence N 89° 52' 18" W, 246.06 feet along the north line of the South 20 feet of said Lot 7; thence N 00° 14' 19" W, 223.01 feet along the centerline of the Vacated Alley, in Gray and Cessna Subdivision; thence S 89° 45' 17" E, 247.18 feet along the north line of the South 2.5 feet of Lot 10, in Gray and Cessna Subdivision; thence S 00° 03' 04" W, 222.50 feet along the west line of Ash Avenue, to the Point of Beginning."

ALTERNATE DESCRIPTION:

Parcel "D"; in Lots Seven (7), Eight (8), Nine (9), Ten (10), and the East-half of the Vacated Alley, all in Gray and Cessna Subdivision; in the City of Ames, Story County, Iowa; as shown on the "Plat of Survey" filed in the office of the Recorder of Story County, Iowa, on _____, 2011 and recorded as Instrument # 11-_____ on Slide _____ at Page ____.

Parcel contains: 54,935 square feet or 1.2611 Acres Net.

Kenneth D. Janssen P.E., L.S.
License Renewal 12-31-11

September 13, 2011

CGA Consultants

CGA-File # 75597 (Parcel-D.Farmhouse.Des)

Page 2 of 2

Plat on page 1

COUNCIL ACTION FORM

**SUBJECT: REQUESTS FROM ISU STUDENT ALUMNI LEADERSHIP COUNCIL
FOR ISU HOMECOMING EVENTS**

BACKGROUND:

On Friday, October 21, 2011, the Student Alumni Leadership Council at Iowa State University is again planning ExCYtement in the Streets in connection with Homecoming Weekend at Iowa State. The event is scheduled to begin at approximately 8:00 p.m. and continue until 10:00 p.m. Music and tours of the lawn displays built to celebrate Homecoming will be the featured entertainment for attendees. The event is an opportunity for the general public to view the Homecoming lawn displays and watch performances associated with the displays.

To facilitate this event, organizers are asking the City Council to approve the following items:

1. Closure of Sunset Drive from Ash Avenue to just west of the intersection with Beach Avenue
2. Closure of Ash Avenue from Gable Lane to Knapp Street (Knapp and Gable will remain open)
3. Closure of Gray Avenue from its intersection with Gable Lane to Greeley Street
4. Closure of Pearson Avenue between Greeley and Sunset
5. Temporary Obstruction Permit to cover the above areas as well as the triangular shaped median at the intersection of Pearson and Sunset, which will be used for judging displays, and a portion of the sidewalk in front of Pi Kappa Phi at 407 Welch. This will allow for a temporary viewing area.
6. Provision of \$1,000 in funding to help cover the cost of the pancake feed on campus. This is the same amount as was provided last year.
7. Fireworks permit for ground effects fireworks display on Central Campus to begin at midnight (12:00 a.m.) on Saturday, October 22

Streets will be closed by approximately 6:30 p.m. and will be reopened by 11:00 p.m. On-street parking will also be prohibited on these streets on October 21st from 8:00 a.m. to 11:00 p.m. Public Works will provide the barricades necessary for the street closures along with "No Parking" signs. The City will provide safety vests for volunteers staffing the barricades, and organizers will be responsible for staffing the barricades as long as

they are in place. Organizers have been asked to work with residents in accessing the area, particularly during the early evening setup hours.

Attached the Council will also find the "Trial Run" of our new funding application form. Staff will be working with the Leadership Council to get an application filled out for Homecoming 2012 during the regular grant process in November. This did allow staff to do some fine tuning on the form, and staff expresses thanks to the Leadership Council for its willingness to be a test case for the new form.

ALTERNATIVES:

1. The City Council may approve the request from the Student Alumni Leadership Council for street closures and parking prohibitions on portions of Ash, Gray, Pearson and Sunset as outlined above, on October 21, 2011, to facilitate the celebration of Homecoming at Iowa State. The City Council may also approve the requested \$1,000 in funding toward the late-night pancake feed on Central Campus, as well as the Fireworks Permit for midnight on October 22, 2011. Funds for the pancake feed are available in the Council Contingency account.
2. The City Council can approve the street closures and parking prohibitions, but deny the \$1,000 request to fund a late-night pancake feed.
3. The City Council can direct staff to seek alternative locations for the event.
4. The City Council may deny this request.

MANAGER'S RECOMMENDED ACTION:

ExCYtement in the Streets is enjoyed by hundreds of members of our community each year. This event will provide our citizens with another opportunity to enjoy the lawn displays and some of the activities associated with Homecoming at Iowa State University. It is a time for interaction between long-time residents and students at Iowa State. The pancake feed on Central Campus has provided an alcohol-free alternative to individual house parties and other forms of entertainment which may involve the use (and possible abuse) of alcohol.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the requests from the Student Alumni Leadership Council associated with the celebration of Homecoming at Iowa State. Included in this alternative should be direction from the City Council to fund the pancake feed from the Council's Contingency account.



September 19, 2011

Mayor and Ames City Council Members:

We are putting the finishing touches on the 2011 Homecoming Celebration at Iowa State University and are excited for everything we have to look forward to! One very popular event from the past few years that has become a tradition is a pancake feed on central campus the Friday night of Homecoming right before the fireworks show and Mass Campaniling.

Many students, staff and community members are on campus and in Greekland for the pep rally and ExCYtement in the streets and have to wait almost two hours for the fireworks and Mass Campaniling to start. In a similar manner to the past two years, we feel it would be better to have some sort of food event to span that open time period.

Also, we have an understanding from the past two years that students will come to eat pancakes instead of participating in other alcohol-related activities and this alternative might keep them from making poor choices. We anticipate many people again this year will come to central campus and eat pancakes before going home for the night. Again I am reminded of the support for these events we receive from the Ames Police Department, when in our annual meeting in the run up to Homecoming enthusiastically supports such a program. We have patterned this after VEISHEA's midnight pancake feeds which have proven to be very successful in the past, and these similar past events have received some funding from the City of Ames.

We are writing to request funding in part for this pancake feed in order to keep the cost low to the people wanting to eat. It will cost us \$3.50 per serving for Chris Cakes to make pancakes. We are hoping to serve at least 1200 people and charge people \$2 to eat. Because of our budget situation we were unable to add funds to cover this event again this year, and we are hoping to receive \$1000 from the City Council in order to reduce our costs. Unfortunately our request for funding from the Ames Community Grant Program was denied for 2011. Last year we were ecstatic to receive support from the City to the order of \$1000, and we hope your support continues.

We know how important it is for the City of Ames to keep the residents and students safe, and we understand that the Ames Police is often in support of such events. By helping us with additional funding, we will be able to continue to provide a safe environment for people to spend their Friday night. We want this event to be as successful as all other Homecoming events and would greatly appreciate your support. Thank you.

Sincerely,

Kurt Beyer
Assistant Director for Student Programs
Iowa State University Alumni Association



Grant Application

Applicant Information

Is this for request for a program/event sponsored by a student organization? YES ☒ NO ☐

Contact Person: Kurt Beyer Date: 9/30/11

Organization Name: Homecoming Central Committee

Organization Address: 420 Beach Avenue

Ames IA 50011

City State ZIP Code

Phone: (515) 294-2632 E-mail Address: beyerku@iastate.edu Tax ID#: 426062614

Program/Event Information

Name of program/event: Homecoming Pancake Feed

What are the goals of this program/event?:

Many students, staff and community members are on campus and in Greekland for the pep rally and ExCYtement in the Streets and have to wait almost two hours for the fireworks and Mass Campaniling to start. In a similar manner to the past few years, we feel it would be better to have some sort of food event to span that open time period. Also, we have an understanding from the past two years that students will come to eat pancakes instead of participating in other alcohol-related activities and this alternative might keep them from making poor choices. We anticipate many people again this year will come to central campus and eat pancakes before going home for the night.

Date(s) program/event will be held: 10/21/11 to _____ Check if continuous or ongoing: ☐

Location of the program/event: ISU Central Campus

of individuals involved in program/event planning: 25 # of individuals who will benefit from program/event: 1200+

Has the City of Ames funded this program/event before? YES ☒ NO ☐ If yes, what year was it last funded?: 2010 If yes, what amount of funding was received?: \$1000

If the City of Ames has funded the activity in the past, how will funds awarded this year be used to enhance the program/event?:

The funding supplied by the City of Ames is essential to the continuation of the program. Without the \$1000 support from the City we would be unable to continue the program. Also, we feel that participation in this event will continue to increase, and we hope the City will continue to support us.

Program/Event Description

Please answer each question below using the space provided.

Describe the program/event you are planning to conduct:

This event is a pancake fee on ISU Central Campus on the Friday night of Homecoming. We ususally serve pancakes from 10 PM to 12:30 AM. We are writing to request funding in part for this pancake feed in order to keep the cost low to the people wanting to eat. It will cost us \$3.50 per serving for Chris Cakes to make pancakes. We are hoping to serve at least 1200 people and charge people \$2 to eat. Because of our budget situation we were unable to add funds to cover this event again this year, and we are hoping to receive \$1000 from the City Council in order to reduce our costs. Unfortunately our request for funding from the Ames Community Grant Program was denied for 2011. Last year we were pleased to receive support from the City to the order of \$1000, and we hope your support continues.

How will your grant funds be used to accomplish a specific activity or service?:

The grant funds defray our costs and allow us to charge a minimal fee for community members and students to eat.

How will your program/event fulfill a public purpose?:

We hope that students will come to eat pancakes instead of participating in other alcohol-related activities and this alternative might keep them from making poor choices. VEISHEA holds a similar event with a similar purpose.

What efforts have you made to obtain funding from other sources? Discuss any requests you may have made to other City-sponsored programs (e.g., ASSET, COTA)

We were denied funding from the Ames Community Grant Program in 2011.

Describe your capacity for financial and logistical management. Explain how you will be able to complete the program/event:

The Homecoming Central Committee of 24 students along with "CySquad," an assistant student committee of 25 both plan and staff the event. The student committee also receives support from staff members of the Alumni Association.

How will you ensure that all reimbursement claims will be completed by the end of the City's fiscal year (June 30)?:

We will submit for reimbursement as soon as the event is over. The Homecoming Committee's responsibilities end with Homecoming, and they will complete the request before they are finished with their duties.

If you do not receive this grant funding, what would the impact to your program/event be?:

The program would be cancelled.

If this is a student program/event, has it or its past iterations been approved by ISU's Events Authorization Committee?

Yes, for the past two years.

Budget

Complete the budget below, including your grant request from the City of Ames in line 10

| | | (1) | (2) | (3) | (4) |
|-----------------------|---------------------------------|--------------------|--------------------|---------------------|----------------------|
| REVENUE - ALL SOURCES | | FY 09-10 ACTUAL | FY 10-11 ACTUAL | FY 11-12 ADOPTED | FY 12-13 PROPOSED |
| 1 | FUNDRAISING | | | | |
| 2 | MEMBERSHIP DUES | | | | |
| 3 | PROGRAM/SERVICE FEES | | | | |
| 4 | INVESTMENT INCOME | | | | |
| 5 | GRANTS (PRIVATE SECTOR) | | | | |
| 6 | STATE/FEDERAL FUNDS | | | | |
| 7 | ISU OR GSB FUNDS | | | | |
| 8 | OTHER FUNDS (\$2 per person) | 2400 | | | |
| 9 | MISC. REVENUES(REFUNDS/ADJUST.) | 800 | | | |
| 10 | GRANT FUNDING FROM CITY OF AMES | 1000 | | | |
| 11 | REVENUE-ALL SOURCES | 3400 | | | |

| | | FY 09-10 ACTUAL | FY 10-11 ACTUAL | FY 11-12 ADOPTED | FY 12-13 PROPOSED |
|----------|-----------------------|--------------------|--------------------|---------------------|----------------------|
| EXPENSES | | | | | |
| 12 | SALARY AND RELATED | | | | |
| 13 | OCCUPANCY/RENT | | | | |
| 14 | SUPPLIES/EQUIPMENT | | | | |
| 15 | CONTRACTUAL SERVICES | 4200 | | | |
| 16 | MISCELLANEOUS | | | | |
| 17 | PROMOTION/ADVERTISING | | | | |
| 18 | TOTAL EXPENSES | 4200 | | | |

Disclaimer and Signature

I certify that my answers are true and complete to the best of my knowledge. I am authorized to submit this application on behalf of the organization named herein.

Signature: _____ Title: _____ Date: _____

Submit completed applications to the City Manager's Office, 515 Clark Avenue, Ames, IA 50010. Applications must be received no later than November 1 each year to be considered for funding.

CITY OF AMES, IOWA
APPLICATION FOR PERMIT TO DISPLAY FIREWORKS

Name of Event: ISU Homecoming Rally
Name of Organization Sponsoring Event: ISU Alumni Association
Address of Organization: 420 Beach Avenue
Name of Person in Charge: Kurt Beyer
Telephone: 515.294.2632 E-mail address: beyerku@iastate.edu
Date and Time of Event: Friday October 21st, 2011 11:59 pm
Exact Location of shoot/display*: Central Campus - North of Campanile on sidewalk (see attached map)
Size and Type of Display: Outdoor Close Proximity Show - No aerial shells
Rain Date(s) and Time: N/A
Name of Operator of Display: Kelm Brueschke - J&M Displays
(Please submit a resume showing qualifications of person in charge.)

Are You Insured? Yes

Name of Insurance Company: Britton-Gallagher and Associates (see Attached Certificate for details.)
(For shoots on public property \$500,000 general comprehensive liability insurance is required, with the applicant or sponsor named as certificate holder and the City of Ames named as an additional insured.)

*For displays based on property owned by Iowa State University (including Stuart Smith Park and Brookside Park), obtain letter of authorization from ISU Risk Management, 1350 Beardshear, prior to submitting this application.

Signature of Applicant: Kelm P. Brueschke Date: 9/21/2011

OFFICE USE

Date Fee (\$25.00) Paid: _____ Fire Inspector: Tom Henriksen

License Application ()

20a

Applicant

Name of Applicant: LJPS, Inc

Name of Business (DBA): Olde Main Brewing Co

Address of Premises: ISU Alumni Center, 420 Beach Ave, Second Floor

City: Ames

County: Story

Zip: 50010

Business Phone: (515) 232-0553

Mailing Address: 316 Main St

City: Ames

State: IA

Zip: 50010

Contact Person

Name: Jamie Courtney

Phone: (515) 291-8346

Email Address: jcourtney@oldemainbrewing.com

Classification: Class C Liquor License (LC) (Commercial)

Term: 5 days

Effective Date: 10/15/2011

Expiration Date: 10/19/2011

Privileges:

Class C Liquor License (LC) (Commercial)

Status of Business

BusinessType: Privately Held Corporation

Corporate ID Number: 286196

Federal Employer ID # 770613629

Ownership

Len Griffen**First Name:** Len**Last Name:** Griffen**City:** Potomac**State:** Maryland**Zip:** 24854**Position** Vice President**% of Ownership** 25.00 %**U.S. Citizen****Scott Griffen****First Name:** Scott**Last Name:** Griffen**City:** Ames**State:** Iowa**Zip:** 50010**Position** President**% of Ownership** 50.00 %**U.S. Citizen****Sue Griffen****First Name:** Sue**Last Name:** Griffen**City:** Potomac**State:** Maryland**Zip:** 24854**Position** Treasure**% of Ownership** 25.00 %**U.S. Citizen*****Insurance Company Information*****Insurance Company:** Founders Insurance Company**Policy Effective Date:** 10/15/2011**Policy Expiration Date:** 10/20/2011**Bond Effective Continuously:****Dram Cancel Date:****Outdoor Service Effective Date:****Outdoor Service Expiration Date:****Temp Transfer Effective Date:****Temp Transfer Expiration Date:**

License Application ()

20b

Applicant

Name of Applicant: LJPS, Inc

Name of Business (DBA): Olde Main Brewing Co

Address of Premises: ISU Alumni Center, 420 Beach Ave., Second Floor

City: Ames

County: Story

Zip: 50010

Business Phone: (515) 232-0553

Mailing Address: 316 Main St

City: Ames

State: IA

Zip: 50010

Contact Person

Name: Jamie Courtney

Phone: (515) 291-8346

Email Address: jcourtney@oldemainbrewing.com

Classification: Special Class C Liquor License (BW) (Beer/Wine)

Term: 5 days

Effective Date: 10/22/2011

Expiration Date: 10/26/2011

Privileges:

Special Class C Liquor License (BW) (Beer/Wine)

Status of Business

BusinessType: Privately Held Corporation

Corporate ID Number: 286196

Federal Employer ID # 770613629

Ownership

Len Griffen**First Name:** Len**Last Name:** Griffen**City:** Potomac**State:** Maryland**Zip:** 24854**Position** Vice President**% of Ownership** 25.00 %**U.S. Citizen****Scott Griffen****First Name:** Scott**Last Name:** Griffen**City:** Ames**State:** Iowa**Zip:** 50010**Position** President**% of Ownership** 50.00 %**U.S. Citizen****Sue Griffen****First Name:** Sue**Last Name:** Griffen**City:** Potomac**State:** Maryland**Zip:** 24854**Position** Treasure**% of Ownership** 25.00 %**U.S. Citizen*****Insurance Company Information*****Insurance Company:** Founders Insurance Company**Policy Effective Date:** 10/22/2011**Policy Expiration Date:** 10/27/2011**Bond Effective Continuously:****Dram Cancel Date:****Outdoor Service Effective Date:****Outdoor Service Expiration Date:****Temp Transfer Effective Date:****Temp Transfer Expiration Date:**

Ames Police Department

Liquor License Renewal Criteria Form

Business name: Club Element/Chasers

Address: 2401 Chamberlain

Review Period: October 2010 - October 2011

3/3: Number of quarterly alcohol meetings attended during twelve-month renewal period.

47: Number of citations issued during twelve-month renewal period.

116: Number of calls in and around the business during twelve-month renewal period.

0: Number of fire code violations during twelve-month renewal period.

108: Number of fake or altered IDs turned in during twelve-month renewal period.

90%: Percentage of employees who have attended police ID training during twelve-month renewal period.

List of any additional precautions employed by the business to assist in preventing underage on premise or consumption:

☐ Electronic ID handheld ☐ Additional Training _____
☐ ALS (Alternative Light Sources) ☒ Alarms

Other: _____

Incentives for confiscated DLs ☐ Yes ☒ No

Level of cooperation extended to police by bar employees:

☐ High ☒ Medium ☐ Low

High Level of Cooperation – Responds to requests for improvements made by the Police Department or Inspections as soon as possible. Calls for assistance where appropriate before the situation gets “out of hand”. High attendance at ID training. Fake IDs turned over to Police Department.

Low Level of Cooperation – Does not respond to reasonable requests made by the Police Department or Inspections. Lets problems get out of hand before calling for help. Low or no attendance at ID training. No effort to seize fake IDs.

Average Occupancy:

☒ High ☐ Medium ☐ Low

High: At or near capacity each night of operation

Medium: At capacity on some nights and fewer patrons on other nights

Low: Rarely at capacity

Occupancy



High



Medium



Low

High – 200-300 Fire Code Occupancy

Medium – 100 – 200 Fire Code Occupancy

Low – Under 100 Fire Code Occupancy

Fire Inspection Comments: _____

Health and Sanitation Comments: _____

Building Inspection Comments: _____

Additional Comments: In July of 2011, I began a number of conversations with Scott Davis about the bar and some of the issues. At that point, they had 26 violations and I felt that this number was too high. I have emails from July, August and September that all warn Scott that he would need to come up with a plan to stop the underage patrons. After the warnings, he did have one employee let someone in under the age of 21, both Chasers and Element served an intoxicated person during an alcohol compliance check, and there have continued to be issues with no one watching the door. Even with repeated warnings, Mr. Davis has continued to request all ages events which I have been denying based on their inability to keep underage people out of the establishment. It is my opinion that the practice of holding regular all ages events has made Club Element/Chasers the destination for underage people. I believe that this carries over to the nights when they are not holding these events attracting underage persons to attempt to get into the establishment. I have relayed these feelings to Mr. Davis.

In addition to these issues, the bar has had issues with false alarms, 28 in the last 12 months. The establishment failed to pay the false alarm fees and over \$600 of fees was turned over to a collection agency. It appears they have now been payed, but only after I reminded him numerous times to take care of it. In addition to that, Mr. Davis has over \$2000 in unpaid parking tickets owed to the City of Ames.

On June 12, 2011 (11-12757) officers located a patron in the bar under the age of 18.

I will provide a few examples of what concerns the police department. On June 16, 2011 (11-013089) officers responded to an alarm call at the establishment. During the course of this investigation, they located a person passed out inside the building at 2:53 a.m. He was identified as an employee of the bar and will give a p.b.t. which registered .221. On this occasion, officers spoke with Ryan Howell, an employee of Chasers.

On 9/10/2011, after the Iowa State v Iowa football game, I was out driving the campustown area when I noticed the gate open on the Chamberlain side of Element with no one watching the gate. I drove around the block and came back, parked and walked in the gate. I looked around for an employee for about 1 minute before one came running up. Officers who regularly work the area have noted on other occasions times when the doors were not being staffed and I have continually passed this on to Mr. Davis.

As historical information, in 2010, Club Element/Chasers had a total of 8 violations.

With the very high number of calls for service, underage patrons in the establishment, and apparent inability of the staff to make improvements after continued contact, I cannot recommend renewing their license.

Police Department's liquor license renewal recommendation: ☐ YES / ☒ NO

Report Submitted by : Commander Geoff Huff

Staff Report

McFarland Clinic Expansion Approvals & Rezoning Correction

October 11, 2011

On October 11 and 25, the City Council will consider several items related to the McFarland Clinic office building to be constructed on 12th Street between Duff and Carroll Avenues. This report summarizes and links those items together.

Rezoning – The first item relates to Council's recent rezoning of eight properties in this area. That ordinance, for which a public hearing was conducted on June 14, was intended to allow McFarland Clinic to construct a new medical use office building at this location.

The maps distributed to Council, the Planning and Zoning Commission, and affected neighbors during that rezoning process were all correct, and all discussion and comment was based on the parcels shown on those maps. However, mistakes were subsequently found in the legal descriptions included in the published notices and ordinance. This led to two of the eight properties being inadvertently omitted when the final ordinance which was adopted. The attached map shows the location of those two properties.

Since those two parcels have only completed a portion of the rezoning process, the final steps to include those parcels in the ordinance need to be repeated. This time, however, the Planning and Zoning Commission does not need to deal with this matter, since the Commission relied upon the maps and not the legal descriptions in its earlier deliberations.

In order to rezone these two properties, staff is recommending that Council set October 25 as the date for first reading of an ordinance to rezone the two lots, and to set 8:00 a.m. on both October 26 and October 27 for the remaining two readings to adopt that ordinance. In addition, Council will also need to correct an erroneous legal description in Ordinance 4073 adopted by the Council on July 12. Expeditious action on this rezoning will allow McFarland Clinic to proceed with plans to award their construction bid the week of October 24, which is vital to get the new building's foundation poured before the ground freezes.

Plats of Survey – Following this report are Council Action Forms describing McFarland requests for approval of two plats of survey. This action is normally presented on the Council's consent agenda, but each of these cases has a unique twist.

The plat of survey request for the southern lot includes a request for waiver of the City's prohibition of double frontages, which is recommended by staff. That waiver would be consistent with approvals and actual practice in many other non-residential situations

across the community. This same agenda includes a proposed ordinance change that would limit this double frontage prohibition to residential properties within the City.

The plat of survey request for the northern lot includes a provision for the City to be granted an electrical easement for an existing underground electric line. There is also an existing electrical easement within the plat which no longer contains electrical lines and is no longer needed. Actions to initiate vacation of the existing easement and acceptance of the new easement are also on this agenda.

Approval of Remote Parking Agreement – One condition for approval of the minor site plan for this building is that a remote parking agreement must be approved by Council. Remote parking agreements are commonly used to provide needed parking in intensively developed portions of the community. An analysis of that request, which is also recommended by staff, follows this report.

Conclusion – After the plats of survey and remote parking agreement are recorded, and after the zoning correction is completed for the two lots, staff will administratively approve the minor site plan.

The process described above will allow the corrected rezoning ordinance to be published and become effective by October 28. Administrative approval of the site plan can then immediately be given. McFarland will then be eligible for issuance of a building permit, subject to appropriate review and approval of the construction plans by the Inspections Division.

COUNCIL ACTION FORM

**SUBJECT: PLAT OF SURVEY FOR 1128 DUFF AVENUE, 1117 CARROLL AVENUE
AND 1119 CARROLL AVENUE**

BACKGROUND:

The property owner, Clinic Building Company (McFarland Clinic), is requesting approval of a Plat of Survey to combine Parcel "C" (1128 Duff Avenue), a complete platted lot (1119 Carroll Avenue), and a portion of another platted lot (1117 Carroll Avenue) through the process of a boundary line adjustment. The boundary line adjustment is accomplished with the approval of a Plat of Survey. In this particular case, three parcels/lots (see *Attachment A*) are being combined to form a single parcel, Parcel "G", which includes approximately 1.35 acres. A copy of the proposed Plat of Survey is included as *Attachment B*.

Consolidation of the three parcels/lots is necessary for the administrative approval of a Minor Site Development Plan for an office supporting medical use on property to the north across 12th Street. The new Parcel "G" will be used to support the existing McFarland Clinic Eye Center and required parking for both the eye clinic and the new building proposed across 12th Street.

The proposed Parcel "G" extends between Duff Avenue and Carroll Avenue, and is considered to be a double frontage lot.

The Ames *Subdivision Ordinance*, Section 23.401(3)(b) regulates lots with more than one frontage, as follows:

23.401(3)(b) A lot with double frontage or reverse frontage shall not be permitted, except where essential to provide separation of residential development from arterial streets or to overcome specific disadvantages of topography and orientation.

The applicant, McFarland Clinic, has requested a "waiver" from the above-described standard, which prohibits double frontage lots (see attached letter *Attachment C*). The City Council has the authority to grant waivers in cases where it can be shown that strict compliance with the requirements of the regulations would result in extraordinary hardship to the Applicant or would prove inconsistent with the purpose of the regulations because of unusual topography or other conditions, so that substantial justice may be done and the public interest secured. However, such a waiver may not have the effect of nullifying the intent and purpose of the regulations. In no case may the waiver be more than is necessary to eliminate the hardship or conform to the purpose of the regulations. In granting the waiver, the City Council may impose such additional conditions as are

necessary to secure substantially the objectives of the requirements so waived (see Section 23.103 of the *Municipal Code*).

Staff has determined that to prohibit the creation of a double frontage lot in this particular case in an “S-HM” (Hospital-Medical) zoning district would result in an extraordinary hardship to the applicant. There are other locations throughout the community where double frontage lots have been allowed. Such developments are found elsewhere in the Hospital-Medical zone, in non-residential areas along South Duff Avenue, and at North Grand Mall, among other locations.

In addition to this request for a waiver of the subdivision regulations for double frontage lots, the City Council has previously referred to staff a text amendment to amend the regulations for double frontage lots. **Staff supports an amendment to allow double frontage lots except in residential zones.** Given the fact that this text amendment is in process to allow double frontage lots in non-residential zones, staff supports the applicant’s request for a waiver from the requirement that prohibits double frontage lots.

Staff believes that the double-frontage restriction is appropriate in residential areas, and that the provision was likely adopted with residential areas in mind. However, the restriction does not reflect the reality of how non-residential lots are typically platted and developed, and may in fact result in layouts that are less efficient in terms of circulation and access.

Electric Services has requested an easement, ten feet wide, for an existing electric line that crosses the site between the north and south property lines at approximately the midpoint between Duff Avenue and Carroll Avenue. The easement document has been prepared by the City and signed by the property owner. This easement needs to be recorded with the County Recorder’s Office along with the Plat of Survey once approved by the City Council.

It has been determined that the existing parcels in the proposed plat are conforming conveyance parcels. Therefore, pursuant to Section 23.307(4), a preliminary decision of conditional approval for the proposed Plat of Survey has been rendered by the Planning & Housing Director. The decision is conditional upon either a waiver of the double frontage lot provision of the subdivision code, or adoption of an amendment to the subdivision code that would allow double frontage lots in non-residential areas. It is also conditional upon the recording of the electric easement at the time of recording of the Plat of Survey. Under Section 23.308(5), the Council must render a final decision of approval if it agrees with the Director’s preliminary decision.

ALTERNATIVES:

1. If the City Council agrees with the preliminary conditional decision to approve the proposed plat of survey, the City Council can:
 - (a) approve the requested waiver from the requirement of Section 29.401(3)(b) of the *Municipal Code* that does not allow double frontage lots, and

(b) adopt the resolution approving the proposed Plat of Survey with the following condition:

The electric easement for the existing electric line that crosses the property shall be filed at the time of recording of the Plat of Survey in the Story County Recorder's Office. A copy of the recorded easement document shall be returned to and file with the Ames Clerk's office along with a copy of the signed and recorded plat of survey.

(This option will allow the plat of survey to be signed and recorded without delay).

2. If the City Council agrees with the preliminary conditional decision to approve the proposed plat of survey, and in separate action approves the proposed text amendment pertaining to double-frontage lots, but does not agree that the requested waiver of the double-frontage lot provision complies with the criteria for waiving subdivision standards, the City Council can:

(a) deny the requested waiver from the requirement of Section 29.401(3)(b) of the *Municipal Code* that does not allow double frontage lots, and

(b) adopt the resolution approving the proposed Plat of Survey with the following conditions:

- i. The electric easement for the existing electric line that crosses the property shall be filed at the time of recording of the Plat of Survey in the Story County Recorder's Office. A copy of the recorded easement document shall be returned to and file with the Ames Clerk's office along with a copy of the signed and recorded plat of survey.
- ii. The plat of survey shall not be signed and recorded until the text amendment pertaining to double-frontage lots is published and effective.

(This option will delay the signing and recording of the plat of survey until Council approves the proposed text amendment pertaining to double-front lots).

3. The City Council can deny the proposed Plat of Survey if the City Council finds that the requirements for Plats of Survey as described in Section 23.308 have not been satisfied.
4. The City Council can refer this back to staff and/or the owner for additional information.

MANAGER'S RECOMMENDED ACTION:

The Planning & Housing Director has determined that the proposed Plat of Survey satisfies

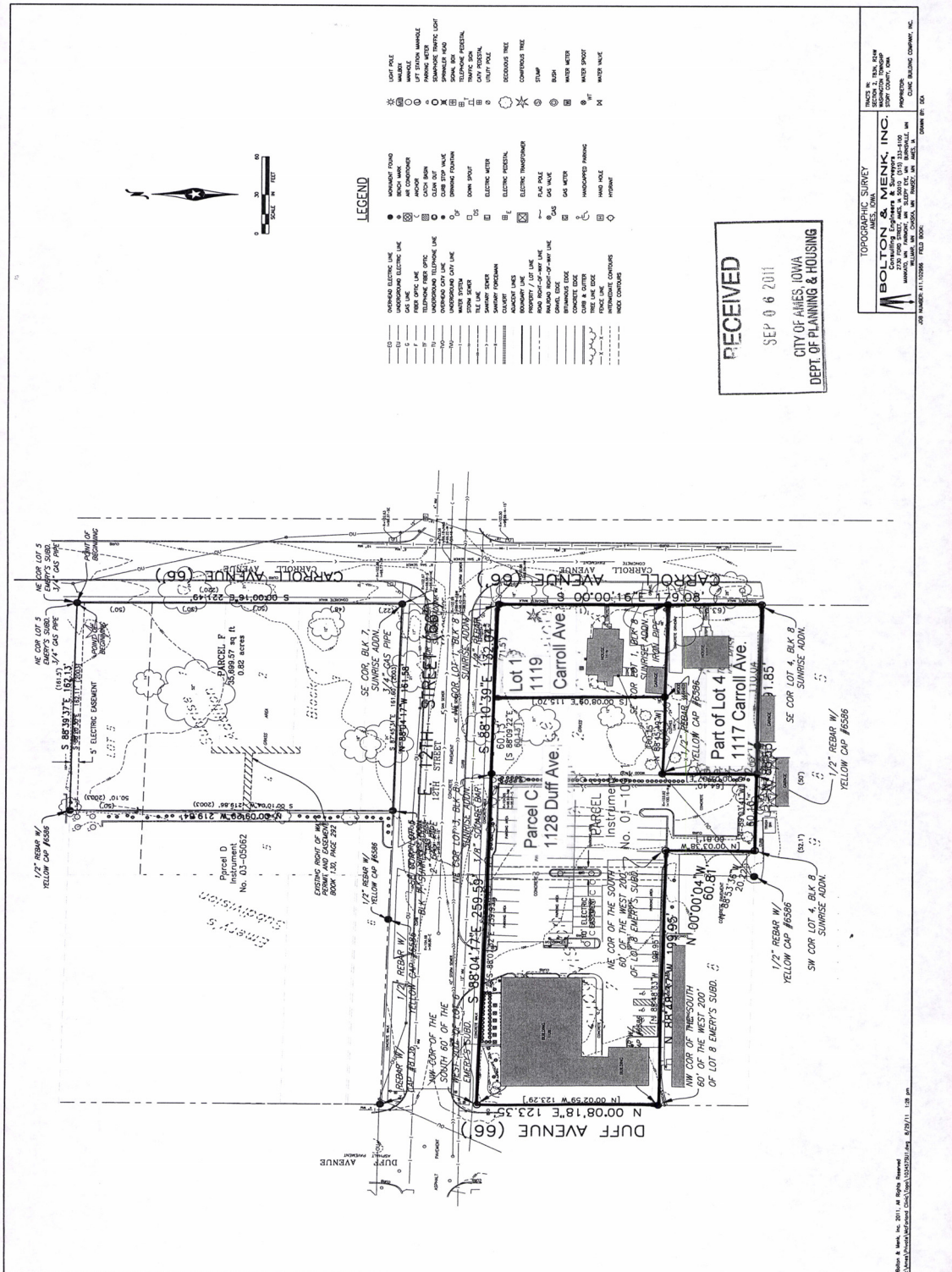
all code requirements, provided that the double frontage lot issue is resolved either through a waiver of the subdivision code standard that prohibits double frontage lots, or through a Code amendment to allow double frontage lots in non-residential zones. The Director has thus rendered a preliminary decision to conditionally approve the proposed Plat of Survey.

Staff supports granting a waiver from the requirement that does not permit double frontage lots. In this particular case, the prohibition of double frontage lots places an extraordinary hardship on the applicant that is not consistent with other development sites in the H-M zone and other non-residential districts in Ames.

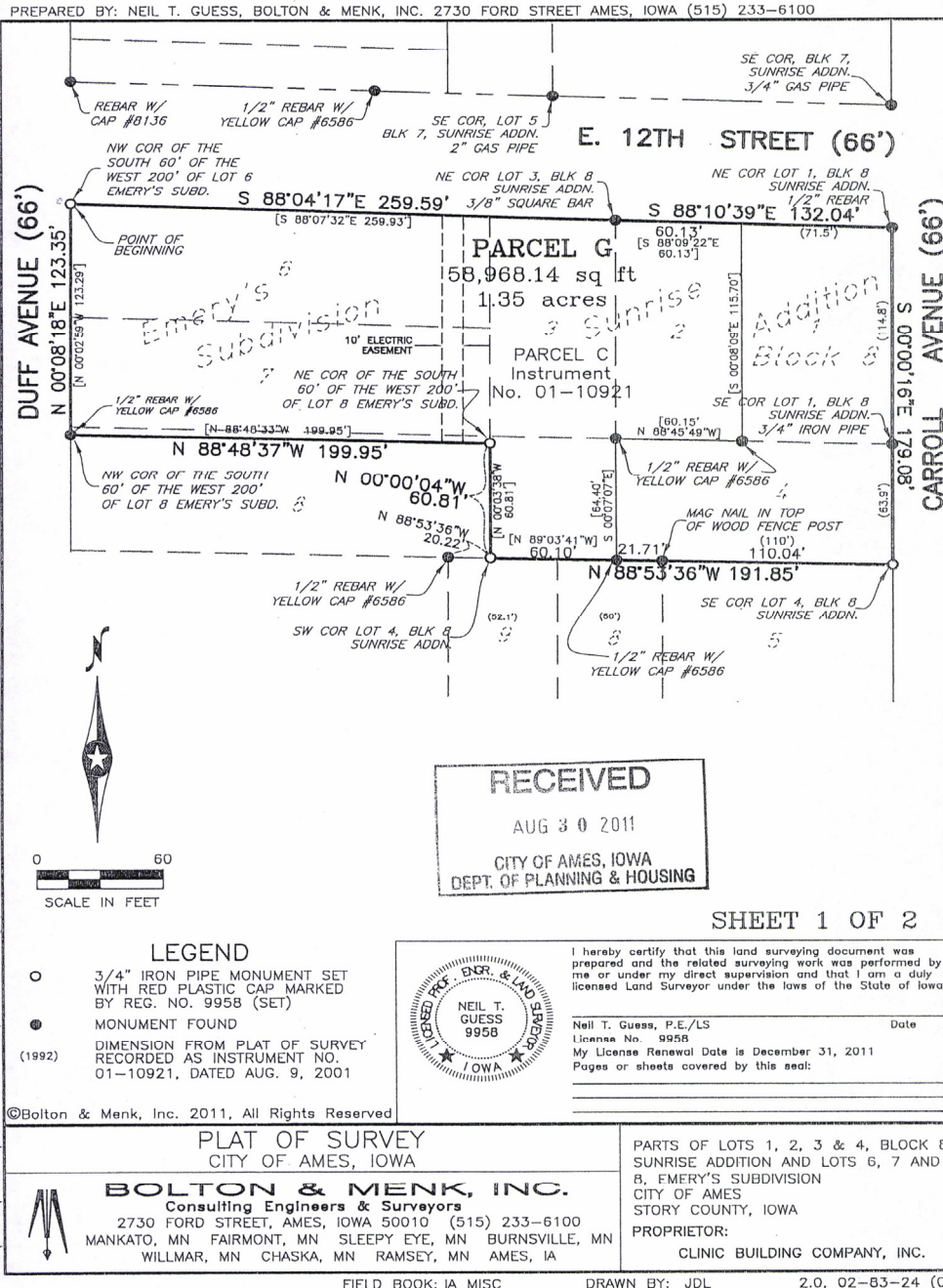
Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby (a) granting the requested waiver and (b) approving the proposed Plat of Survey subject to the conditions described above. This alternative will allow construction to begin as soon as possible, without unnecessary delays.

If the City Council chooses not to grant the waiver, but proceeds with approval of an amendment to the Code to allow double frontage lots, except in residential zones, the Plat of Survey may then be approved under Alternative 2, which would not allow the signing and recording of the plat of survey until the new Code provision is adopted and published. This would delay building construction by the applicant at a time of year when it is crucial for footings and the foundation to be poured before the weather changes and the ground freezes.

5



Attachment B Proposed Plat of Survey



Attachment B

PREPARED BY: NEIL T. GUESS, BOLTON & MENK, INC. 2730 FORD STREET AMES, IOWA (515) 233-6100

SURVEY DESCRIPTION:

All that part of Lots 1, 2, 3 and 4, Block 8, Sunrise Addition and Lots 6, 7, and 8, Emery's Subdivision in the West Half of the Northeast Quarter of Section 2, Township 83 North, Range 24 West, in the City of Ames, Story County, Iowa described as follows:

Beginning at the Northwest corner of the South 60 feet of the West 200 feet of Lot 6 said Emery's Subdivision; thence South 88 degrees 04 minutes 17 seconds East, a distance of 259.59 feet to the Northeast corner of Lot 3, Block 8, said Sunrise Addition; thence South 88° 10' 39" East, along the north line said Block 8, a distance of 132.04 feet to the Northeast corner of Lot 1, said Block 8; thence South 00° 00' 16" East, on the east line of said Block 8, a distance of 179.08 feet to the Southeast corner of Lot 4, said Block 8; thence North 88° 53' 36" West, on the south line of said Lot 4, a distance of 191.85 feet to the Southwest corner of said Lot 4; thence North 00° 00' 04" West, a distance of 60.81 feet to the Northeast corner of the South 60 feet of the West 200 feet of Lot 8 said Emery's Subdivision; thence North 88° 48' 37" West, a distance of 199.95 feet to the Northwest corner of the South 60 feet of the West 200 feet of said Lot 8; thence North 00° 08' 18" East, along the west line of Lots 8, 7 and 6, said Emery's Subdivision, a distance of 123.35 feet to the point of beginning.

Said parcel contains 1.35 acres of land.

ALTERNATE DESCRIPTION: PARCEL G

Parcel 'G' in Sunrise Addition and Emery's Subdivision, to the City of Ames, Story County, Iowa, as shown on the "Plat of Survey" filed in the Office of the Recorder of Story County, Iowa, on _____, 2011 and recorded as instrument _____, Slide _____, Page _____.

The Ames City Council approved this plat of survey on _____, 2011, with Resolution Number _____. I certify that it conforms to all conditions of approval.

Planning & Housing Director

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SHEET 2 OF 2



BOLTON & MENK, INC.
Consulting Engineers & Surveyors

2730 FORD STREET, AMES, IA 50010 (515) 233-6100
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN AMES, IA

PARTS OF LOTS 1, 2, 3 & 4, BLOCK 8,
SUNRISE ADDITION AND LOTS 6, 7 AND
8, EMERY'S SUBDIVISION
CITY OF AMES
STORY COUNTY, IOWA

PROPRIETOR:
CLINIC BUILDING COMPANY, INC.

FIELD BOOK: IA MISC

DRAWN BY: JDL

2.0, 02-83-24 (02)

H:\Ames\Private\Westland Clinic\Plat of Survey\103\30072.dwg 07/28/11 12:30 pm

JOB NUMBER: A12103773

**Attachment C
Request for Waiver**



McFarland Clinic PC

October 4, 2011

Mr. Jeff Benson, AICP, ASLA
Planner, Department of Planning and Housing
City of Ames
515 Clark Avenue
Ames, Iowa 50010

**RE: Parcel F and Parcel G
Plat of Survey**

Dear Jeff:

McFarland Clinic requests that the Plat of Survey documents for Parcel F and Parcel G be forwarded to the City Council for their October 11, 2011 meeting. We also understand that a code change to the subdivision ordinance will be proposed at the same council meeting to allow 'through-lots' in areas not zoned residential. As the staff report presented in Item 6 on the Planning and Zoning Commission's 10-05-11 Agenda states, 'double-frontage lots' are common in commercial, business, and industrial areas.

We therefore also request that the current code Section 23.401(3)(b), pertaining to 'double-frontage lots' of the subdivision ordinance, be waived and that this site be considered under the proposed code language. In addition, we believe this case meets the criteria for waiving the requirements that are stated in Ames *Municipal Code* Section 26.103.

We thank you very much for your time and consideration of our request.

Sincerely,
McFarland Clinic, PC

Roger Kluesner
Chief Operating Officer

COUNCIL ACTION FORM

SUBJECT: **PLAT OF SURVEY FOR 1203-1215 CARROLL AVENUE AND 119 EAST
12th STREET**

BACKGROUND:

The owner of these properties, Clinic Building Company (McFarland Clinic), is requesting approval of a Plat of Survey to combine four complete platted lots and portions of two other platted lots through the process of a boundary line adjustment. The boundary line adjustment is accomplished with the approval of a Plat of Survey. In this particular case, these parcels/lots (see *Attachment A*) are being combined to form Parcel "F", which includes approximately 0.82 acres. A copy of the proposed Plat of Survey is included as *Attachment B*. This plat is necessary for the approval of a Minor Site Development Plan for an office supporting medical use on this single platted parcel.

Electric Services has requested an easement five feet wide for an existing underground electric line along the north property line. The easement document has been prepared by the City and signed by the property owner (See *Attachment C*). This easement needs to be recorded with the Story County Recorder's Office along with the Plat of Survey once approved by the City Council.

There is also an existing electrical easement in the center of the plat which no longer contains electrical lines and is no longer needed. On this same agenda, City Council is being asked to set a date for a public hearing to vacate this easement.

It has been determined that the existing parcels in the proposed plat are conforming conveyance parcels. Therefore, pursuant to Section 23.307(4), a preliminary decision approval for the proposed Plat of Survey has been rendered by the Planning & Housing Department.

ALTERNATIVES:

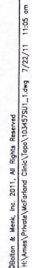
1. The City Council can approve the proposed Plat of Survey if the Council agrees with the Planning & Housing Director's preliminary decision.
2. The City Council can deny the proposed Plat of Survey if the City Council finds that the requirements for Plats of Survey as described in Section 23.308 have not been satisfied.
3. The City Council can refer this back to staff and/or the owner for additional information.

MANAGER'S RECOMMENDED ACTION:

The Planning & Housing Director has determined that the proposed Plat of Survey satisfies all code requirements. The Director has rendered a preliminary decision to approve the proposed Plat of Survey.

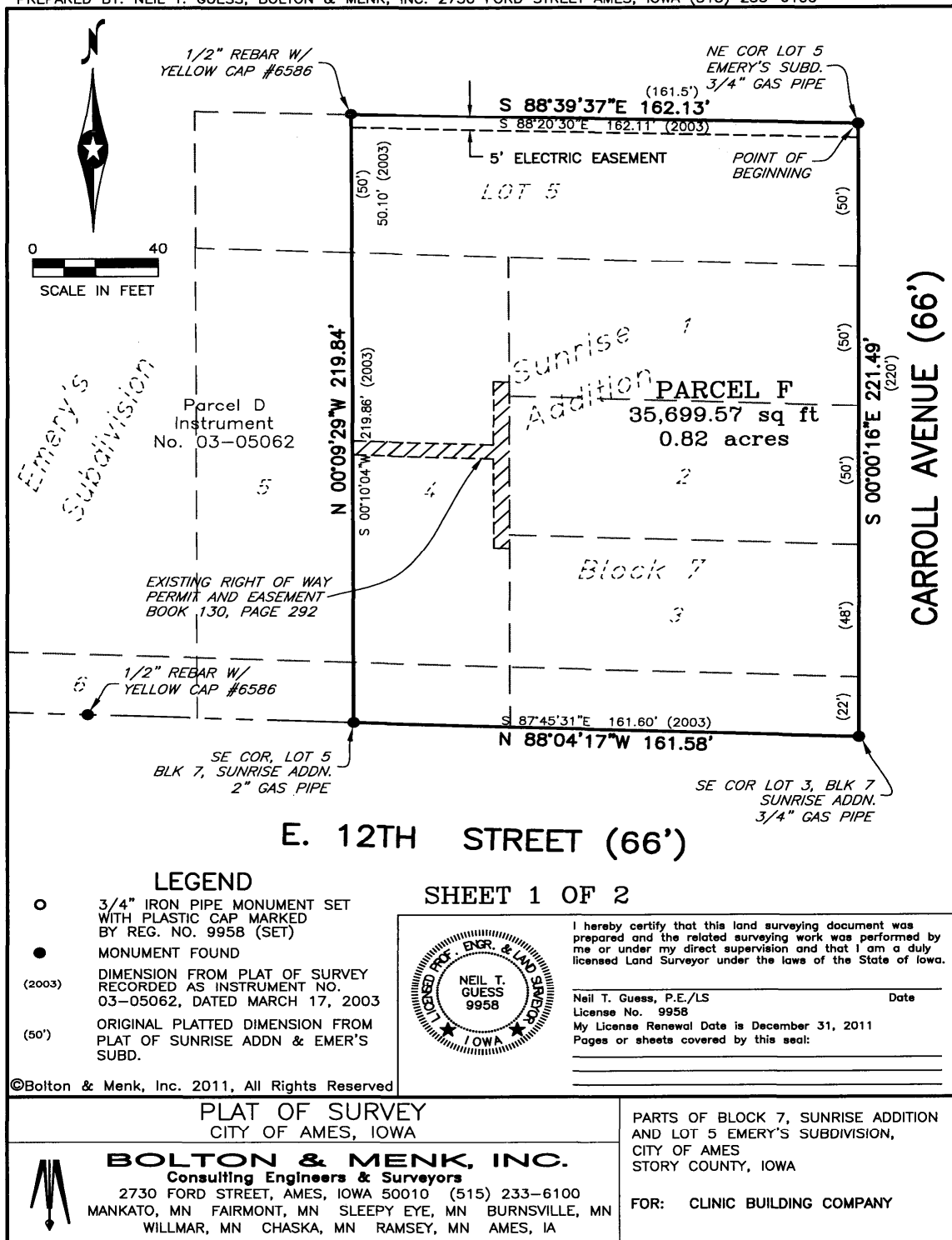
Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving the proposed Plat of Survey.

3



Attachment B Proposed Plat of Survey

PREPARED BY: NEIL T. GUESS, BOLTON & MENK, INC. 2730 FORD STREET AMES, IOWA (515) 233-6100



H:\Ames\Private\McFarland Clinic\Plat of Survey\103773BD1.dwg 8/5/11 2:12 pm

JOB NUMBER: 413 103773

FIELD BOOK: IA MISC

DRAWN BY: JDL

1.0, 02-83-24 (01)

Attachment B Proposed Plat of Survey

PREPARED BY: NEIL T. GUESS, BOLTON & MENK, INC. 2730 FORD STREET AMES, IOWA (515) 233-6100

SURVEY DESCRIPTION:

That part of Lots 1, 2, 3 and 4, Block 7, Sunrise Addition and the East 161.5 feet of the North 50 feet of Lot 5 in Emery's Subdivision, City of Ames, according to the recorded plats thereof, City of Ames, Story County, Iowa, described as follows:

Beginning at the Northeast corner of said Lot 5; thence South 00° 00' 16" West, on the east line of said Lot 5 and the east line of said Block 7, a distance of 221.49 feet to the Southeast corner of Lot 3, said Block 7; thence North 88° 04' 17" West, on the south line of said Block 7, a distance of 161.58 feet to the southwest corner of Lot 4, said Block 7; thence North 00° 09' 29" West, along the west line of said Lot 4 and its northerly extension, a distance of 219.84 feet to the north line of said Lot 5; thence South 88° 39' 37" East, on the north line of said Lot 5, a distance of 162.13 feet to the point of beginning.

Said parcel contains 0.82 acres of land.

ALTERNATE DESCRIPTION: PARCEL F

Parcel 'F' in Sunrise Addition and Emery's Subdivision, Ames, Story County, Iowa, as shown on the "Plat of Survey" filed in the Office of the Recorder of Story County, Iowa, on _____, 2011 and recorded as Instrument No. _____, Slide _____, Page _____.

The Ames City Council approved this plat of survey on _____, 2011, with Resolution Number _____. I certify that it conforms to all conditions of approval.

Planning & Housing Director

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SHEET 2 OF 2



BOLTON & MENK, INC.

Consulting Engineers & Surveyors
2730 FORD STREET, AMES, IA 50010 (515) 233-6100
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN AMES, IA

PARTS OF BLOCK 7, SUNRISE ADDITION
AND LOT 5 EMERY'S SUBDIVISION,
CITY OF AMES
STORY COUNTY, IOWA

FOR: CLINIC BUILDING COMPANY

FIELD BOOK: IA MISC

DRAWN BY: JDL

1.0, 02-83-24 (01)

END INSTRUMENT

H:\Ames\Private\McFarland Clinic\Plat of Survey\103773BD1.dwg 8/5/11 2:12 pm

JOB NUMBER: 412 103773

Attachment C Electrical Easement

DO NOT WRITE IN THE SPACE ABOVE THIS LINE, RESERVED FOR RECORDER

Prepared by: Mark Imhoff, P.E., City of Ames Electric Engineering Division, 502 Carroll Avenue, Ames, Iowa 50010 (Phone: 515-239-5175)
Return to Ames City Clerk, Box 811, Ames, IA 50010

CITY OF AMES ELECTRIC FACILITIES EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That (I/we), **Clinic Building Company**, its successors and assigns, (do/does) hereby grant, bargain and convey to the City of Ames, Iowa, a municipal corporation, a perpetual right of way and easement, with the right, privilege and authority to said municipal corporation, its successors, licensees, assigns and lessees, to locate, relocate, replace, construct, reconstruct, repair, operate, maintain, patrol and/or remove an underground line or lines of poles plus all relevant wires and fixtures, for the purpose of transmitting and/or distributing electric and telecommunications in, on, through, over, under and across the following described land in the County of Story, State of Iowa:

DESCRIPTION: The North 5 feet of Parcel 'F' in Sunrise Addition and Emery's Subdivision, Ames, Story County, Iowa.

(See attached plat marked and made a part hereof.)

together with (a) the right, privilege and authority to trim, cut and remove from said premises any trees, overhanging branches or other obstructions within a radius of 10 (ten) feet from said line or lines of poles, wires and fixtures, as located, (b) the right of ingress and egress to, from and over the above-described premises for doing anything necessary or useful for the enjoyment of the easement herein granted, and (c) all other rights, easements, privileges and appurtenances, in or to said lands, which may be required for the full enjoyment of the rights herein granted, together with the right to assign or grant partially or wholly to others the right or license to use the easement herein granted or any part thereof for the uses and with the rights herein specified.


Grantor(s) warrant(s) that (he, she, it, they) (has, have) good title to the above described premises and that there are no encumbrances which will limit or interfere with the rights granted herein to Grantee.

The Grantor(s), (his, her, its, their) tenants, heirs, successors and assigns shall have the right to use and enjoy said premises fully, except for the rights and privileges hereinbefore granted to the Grantee; provided however, that no buildings, structures or improvements either permanent or temporary in nature, nor shall the terrain be altered without prior written consent of Grantee, nor shall any other utilities be placed in, on, through, over or across the easement without Grantee's prior written consent; that the use of said premises shall at all times be subject to such acts and uses by Grantee as may be necessary for the purposes herein set forth.

The foregoing rights are granted upon the express condition that the City of Ames, Iowa, will assume all liability for all damages to the above described property caused by the City's failure to use due care in its exercise of the rights, privileges and authorities granted.

**Attachment C
Electrical Easement**

Dated at Ames, Iowa, this 1st day of SEPTEMBER, 20 11.


Jim Dohrmann

ALL PURPOSE ACKNOWLEDGMENT


STATE OF Iowa)
COUNTY OF Story) ss:

On this 1st day of September, A.D. 20 11, before me, the undersigned, a Notary Public in and for said State, personally appeared

Jim Dohrmann

☒ to me personally known
or ☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

 (sign in ink)
Linda D. Donohue (print/type name)
Notary Public in and for the State of Iowa
(Notary Seal)



CAPACITY CLAIMED BY SIGNER:

☐ INDIVIDUAL
☒ CORPORATE
Title(s) of Corporate Officer(s):
TREASURER
Clinic Building Co.
☒ Corporate Seal is affixed
☐ No Corporate Seal procured
☐ PARTNER(s): ☐ Limited Partnership
☐ General Partnership
☐ Attorney-In-Fact
☐ Executor(s) or Trustee(s)
☐ Guardian(s) or Conservator(s)
☐ Other: _____

SIGNER IS REPRESENTING:

List name(s) of person(s) or entity(ies)

COUNCIL ACTION FORM

SUBJECT: REMOTE PARKING EASEMENT FOR 121 EAST 12th STREET AND 1128 DUFF AVENUE

BACKGROUND:

A Minor Site Development Plan for 121 East 12th Street for an office building supporting medical uses is pending administrative approval. The required minimum parking for this office use is one parking space per 250 square feet on the ground floor and one parking space per 200 square feet for other floors. Therefore, a total of 84 parking spaces are required for the proposed 24,000 square-foot building. There is sufficient space on the site for 56 parking spaces.

The property owner, Clinic Building Company, also owns property at 1128 Duff across East 12th Street to the south, where the McFarland Clinic Eye Care Center is located, facing Duff Avenue. This site currently contains 50 parking spaces required for the Eye Care Center building and 11 spaces required for the main McFarland Clinic building under a Remote Parking Easement. A Minor Site Development Plan has been provided for that property that shows expansion of the existing parking lot to provide 46 additional parking spaces. The property owner is seeking a Remote Parking Easement to use 30 spaces from the 1128 Duff Avenue site to meet the parking requirement for the new building on 121 East 12th Street. (See Attachment A)

Ames *Municipal Code* Section 29.406 (18) allows remote parking to satisfy required parking needed in the Hospital-Medical zoning district. This proposal satisfies the requirement of the Code section that the remote parking be located on a lot within 300 feet of the lot on which the principle building is located. The required Remote Parking Easement formalizing this method of meeting the City's parking requirements has been created by the City's Legal Department and signed by the property owner, and is attached for City Council approval.

ALTERNATIVES:

1. The City Council can approve the attached Remote Parking Easement for 121 East 12th Street and 1128 Duff Avenue.
2. The City Council can deny the attached Remote Parking Easement for 121 East 12th Street and 1128 Duff Avenue.
3. The City Council can refer this item to staff for further information.

MANAGER'S RECOMMENDED ACTION:

For a Minor Site Development Plan to be approved, parking must be provided that meets minimum City requirements. This proposal meets the standards for remote parking in the Zoning Ordinance and expands total parking in this area to exceed the required minimum, which may help reduce on-street parking in the future.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, thereby approving the attached Remote Parking Easement for 121 East 12th Street and 1128 Duff Avenue.

3



ATTACHMENT B

REMOTE PARKING EASEMENT

The undersigned Grantors, Clinic Building Company, their successors and assigns, in consideration of the sum of One Dollar and other good and valuable consideration in hand paid, do hereby grant and convey to Clinic Building Company, his/her successors and assigns, and to the City of Ames, Grantees, the right, title and easement to park or direct and permit the parking of not more than 30 motor vehicles of the business invitees for the Business Support Facility premises at 121 E 12th Street (Parcel F), Ames, Iowa, on the land located at 1128 Duff Avenue (Parcel G) in Ames, Story County, to wit:

(See attached plat.)

The 30 parking spaces provided for hereunder shall at all times be clearly marked as such by the Grantor and the Grantor shall maintain the said spaces and access routes to and from the spaces in a passable and usable condition, clear of snow accumulations, ponded water, brush, weeds, or other conditions that could impede or discourage use of the spaces.

The forgoing shall be a covenant running with the land. If said rights and obligations are defeated, annulled or undone through forfeiture, default or breach of land purchase contract, mortgage foreclosure, bankruptcy, or other event or process, Grantors shall be bound hereby to Grantees to acquire and provide replacement parking rights under the same terms at a site within 300 feet of the building or buildings on the business premises at 121 E 12th Street (Parcel F), Ames, Iowa.

The foregoing shall not be released, abandoned, or conveyed except by resolution of the Ames City Council.

GRANTORS

BY: _____

BY: _____

STATE OF IOWA, STORY COUNTY ss:

This instrument was acknowledged before me on October 3, ²⁰¹¹~~2008~~, by
Roger Kluesner +
Jim Dohrmann

Linda D. Donohue
Notary Public in and for the State of Iowa



COUNCIL ACTION FORM

SUBJECT: VACATION OF UTILITY EASEMENT – 119 E. 12TH STREET

BACKGROUND:

McFarland Clinic, P.C. is in the process of expanding its facilities on the east side of Duff Avenue. As a part of this expansion, an existing utility easement will be affected due to the construction of a new building.

The proposed building construction creates the need for vacating an unused utility easement. The easement was obtained by the City to provide electric utility service to residential homes located at 1203, 1207, and 1211 Carroll Avenue. With the removal of the homes, the easement is no longer needed. With City Council approval, easement vacation will be tied to the approval of a new plat of survey showing the appropriate new easements needed for the proposed building construction. Attachment A shows the proposed vacation location. The legal description of the property lists it as 119 E. 12th Street, but it is also listed as 121 E. 12th Street on some documents, including the easement map. Staff will have to clarify this issue before the Council meeting.

Staff has reviewed the easement vacation location to confirm that no other utility facilities will be affected by the vacation of this easement.

ALTERNATIVES:

1. Approve the vacation of the easement shown in Attachment A on the McFarland Clinic property, conditional upon a new plat of survey being approved for the same area, and set the date of public hearing for October 25, 2011.
2. Do not approve the request to vacate the easement shown in Attachment A on the McFarland Clinic property.

MANAGER'S RECOMMENDED ACTION:

Vacation of the existing utility easement is needed in order to facilitate the planned building for McFarland Clinic, P.C. A public hearing needs to be held prior to approving the disposal of City property.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the vacation of the easement shown on Attachment A conditional upon a new plat of survey being approved for the same area, and setting the date of public hearing for October 25, 2011.

McFarland Clinic, P.C.
1215 Duff Avenue
P.O. Box 3014
Ames, Iowa 50010-3014
(515) 239-4400
FAX # (515) 239-4498



August 29, 2011

Mr. Mark Imhoff
Electric Distribution Engineer
City of Ames Electric Services
PO Box 811
Ames, IA 50010

RE: Easement Vacation
Lot 4, Block 7, Sunrise Addition

Dear Mark:

McFarland Clinic requests to vacate the Electric Utility Easement on Lot 4, Block 7, Sunrise Addition to the City of Ames. Please see the attached easement document for additional information. We have been working with the Electric Department on this request, and they are in agreement to vacate this easement as they have no current facilities within the easement.

Please let us know if you have any questions or comments for us.

Sincerely,

McFarland Clinic PC



Ron Frantzen CPMBG, BOC II
Executive Director of Facilities Management

c:

Enclosure

RIGHT OF WAY PERMIT AND EASEMENT

RETURN TO
CITY CLERKS OFFICE
AMES, IOWA 50010

Delbert Bauge and Mamie L. Bauge, Husband and Wife,
in consideration of the sum of one dollar, receipt of which is hereby acknowledged, grants to the City of Ames, Iowa, a Municipal Corporation, its successors and assigns, including any public utility designated by the City, the perpetual right to construct, reconstruct, repair, maintain and use underground electrical lines, telephone lines, wires, cables and other equipment on any part thereof for the purposes of conveying electrical current for power and lighting purposes, and for communicative transmissions, on the real estate described as follows:

The east 5 feet of the south 60 feet of the north
105 feet and the south 5 feet of the north 73 feet of
lot 4, Block 7, Sunrise Addition to Ames, Story County,
Iowa.

2746
INSTR. No. 2746
STORY COUNTY, IOWA
FILED FOR RECORD
10 51
A.M. MAY - 4 1976
GLORIA A. POUNDS, Recorder
By Deputy

together with a temporary right to provide overhead service in the event of emergency.

The foregoing rights are granted upon the express condition that the City of Ames will assume liability for all damage to the hereinbefore described property caused by said City's failure to use due care in its exercise of the granted rights.

Dated this 30 day of April, 1976.

Delbert Bauge

Mamie L. Bauge

STATE OF IOWA

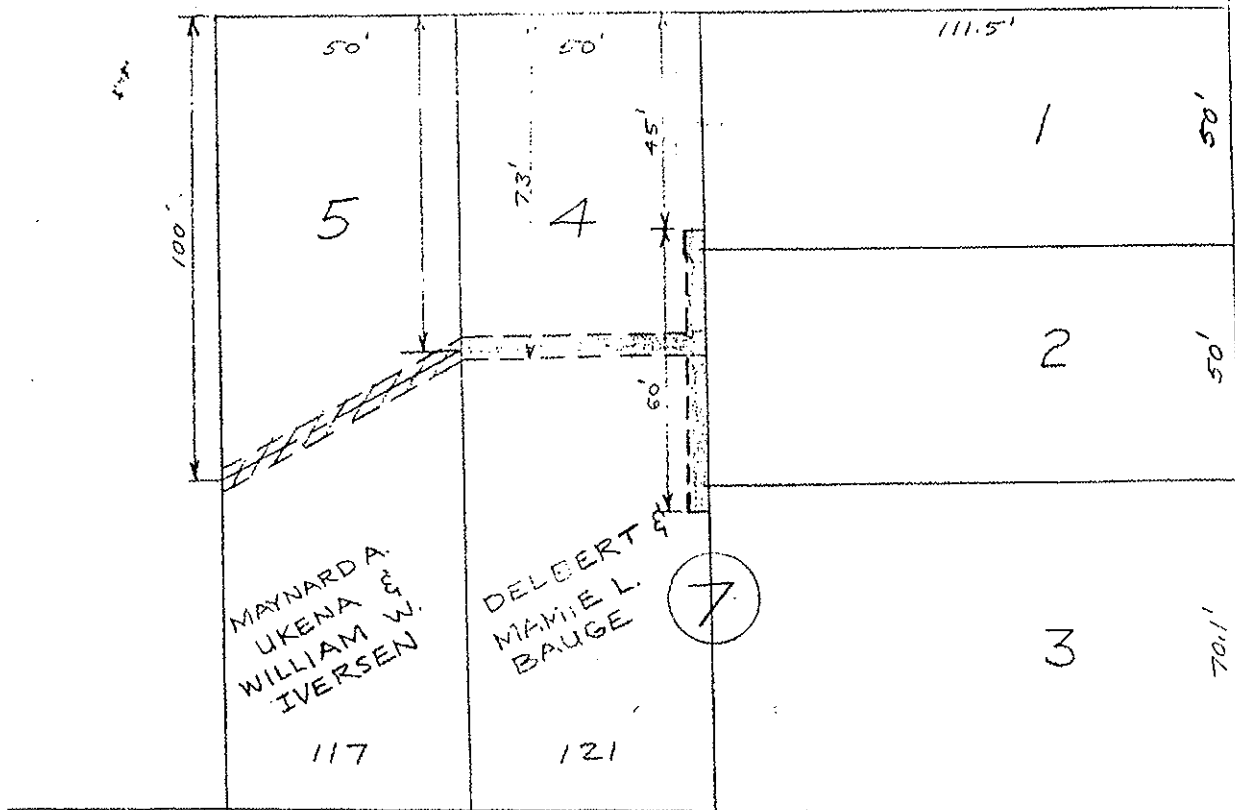
COUNTY OF STORY

SS

On this 30 day of April, 1976, before me, a Notary Public in and for the State of Iowa, personally appeared Delbert and Mamie L. Bauge, Husband and Wife, personally known to me to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Ronald E. Solterberg
Notary Public, in and for the State of Iowa

RETURN TO
CITY CLERKS OFFICE
AMES, IOWA 50003



12TH ST

EXHIBIT "A" ===== ELECTRIC UTILITY EASEMENT
THE EAST 5' OF THE SOUTH 60' OF THE NORTH 105' AND
THE SOUTH 5' OF THE NORTH 73' OF LOT 4 BLOCK 7
SUNRISE ADDITION TO AMES, STORY COUNTY, IOWA

EXHIBIT "B" ===== ELECTRIC UTILITY EASEMENT
5' CENTERED ON A LINE STARTING AT A POINT ON
THE WEST LINE 100' SOUTH OF THE NORTH LINE THENCE
NORTHEASTERLY TO A POINT ON THE EAST LINE 70.5'
SOUTH OF THE NORTH LINE OF LOT 5 BLOCK 7 SUNRISE
ADDITION TO AMES STORY COUNTY, IOWA

2746

FILED
STORY CO. RECORDER

'76 MAY 4 AM 10 51

GLORIA A. POUNDS

MISC RECORDER

BOOK 130 PAGE

292

Gloria A. Pounds

*Chg. City Clerk,
4.50
Pmt. to City of Ames.*

COUNCIL ACTION FORM

**SUBJECT: PLAT OF SURVEY FOR 2924 & 2936 SOUTH LOOP DRIVE & 3008
UNIVERSITY BOULEVARD**

BACKGROUND:

WebFilings, a software company based in Ames, is the prospective owner of three lots in the Iowa State University Research Park. They are requesting approval of a Plat of Survey to combine Lots 13, 14, and 15 through the process of a boundary line adjustment, which can be accomplished with the approval of a Plat of Survey. In this particular case, three lots (see *Attachment A*) are being combined to form a single parcel, Parcel "A", which includes approximately 18.08 acres. A copy of the proposed Plat of Survey is included as *Attachment B*. Consolidation of the three lots is in conjunction with staff review and approval of a Minor Site Development Plan for a 60,000 square foot office building and associated parking.

The proposed Parcel "A" extends between University Boulevard and South Loop Drive, and is considered to be a double frontage lot.

The Ames *Subdivision Ordinance* regulates lots with more than one frontage as follows:

23.401(3)(b) A lot with double frontage or reverse frontage shall not be permitted, except where essential to provide separation of residential development from arterial streets or to overcome specific disadvantages of topography and orientation.

The applicant's representative, John Karrmann, of FEH Associates, Des Moines, has requested a "waiver" from the above-described standard, which prohibits double frontage lots (see attached letter). **The City Council has the authority to grant a waiver in cases where it can be shown that strict compliance with the requirements of the regulations would result in extraordinary hardship to the Applicant or would prove inconsistent with the purpose of the regulations** because of unusual topography or other conditions, so that substantial justice may be done and the public interest secured. However, such a waiver may not have the effect of nullifying the intent and purpose of the regulations. The waiver may not be more than is necessary to eliminate the hardship or conform to the purpose of the regulations. In granting a waiver, the City Council may impose additional conditions to secure substantially the objectives of the requirements so waived (see Section 23.103 of the *Municipal Code*).

This regulation was intended for residential zones, and staff has determined that to prohibit the creation of a double frontage lot in this particular case in a "PI" (Planned Industrial) zoning district would result in an extraordinary hardship to the applicant.

Even prior to this request for a waiver of the subdivision regulations for double frontage lots, the City Council referred to staff a text amendment, initiated by staff, to amend the regulations for double frontage lots. Staff supports an amendment to allow double frontage lots except in residential zones. Given the fact that a text amendment is in process to allow double frontage lots in a Planned Industrial zone, staff supports the applicant's request for a waiver from the requirement that prohibits double frontage lots.

Staff believes that the double-frontage restriction is appropriate in residential areas, and that the provision was likely adopted with residential areas in mind. However, the restriction does not reflect the reality of how non-residential lots are typically platted and developed, and could in fact result in layouts that are less efficient in terms of circulation and access.

The original plat which includes this land is known as Iowa State University Research Park, Third Addition, recorded in 1997. **That plat contained a restriction that there are no access points from University Boulevard except to Lot 15.** Since the proposed plat of survey consolidates Lot 15 with two other lots, City staff would like to have the flexibility to revise that restriction.

The City Attorney's office has recommended that the Council place a condition on the plat approval that this access restriction be revised prior to the recordation of the plat. It is the desire of WebFilings to have more than one access point along the frontage of University Boulevard. Including this condition on the approval would give City staff enough time to determine the appropriate wording and graphics for the Plat of Survey, without delaying the approval of the Minor Site Development Plan beyond the next regular City Council meeting.

Staff has determined that the existing parcels in the proposed plat are conforming conveyance parcels. Therefore, pursuant to Section 23.307(4), a preliminary decision of conditional approval for the proposed Plat of Survey has been rendered by the Planning & Housing Department. The decision is conditional upon either a waiver of the double frontage lot provision of the subdivision code, or adoption of an amendment to the subdivision code that would allow double frontage lots in non-residential areas. Under Section 23.308(5), the Council must render a final decision of approval if it agrees with the Planning & Housing Director's preliminary decision.

ALTERNATIVES:

1. If the City Council agrees with the preliminary conditional decision to approve the proposed plat of survey, the City Council can:
 - (a) approve the requested waiver from the requirement of Section 29.401(3)(b) of the *Municipal Code* that does not allow double frontage lots, and
 - (b) adopt the resolution approving the proposed Plat of Survey with the following

condition:

The access restriction on the original plat may be amended to allow access onto University Boulevard in locations deemed safe and acceptable by the City Traffic Engineer. The amendment shall be reflected on the plat of survey with notation approved by the City Attorney and Traffic Engineer.

(This option will allow the plat of survey to be signed and recorded with little delay, subject to the access notation being worked out).

2. If the City Council agrees with the preliminary conditional decision to approve the proposed plat of survey, and in separate action approves the proposed text amendment pertaining to double-frontage lots, but does not agree that the requested waiver of the double-frontage lot provision complies with the criteria for waiving subdivision standards, the City Council can:

(a) deny the requested waiver from the requirement of Section 29.401(3)(b) of the *Municipal Code* that does not allow double frontage lots, and

(b) adopt the resolution approving the proposed Plat of Survey with the following conditions:

- i. The access restriction on the original plat may be amended to allow access onto University Boulevard in locations deemed safe and acceptable by the City Traffic Engineer. The amendment shall be reflected on the plat of survey with notation approved by the City Attorney and Traffic Engineer.
- ii. The plat of survey shall not be signed and recorded until the text amendment pertaining to double-frontage lots is published and effective.

(This option will delay the signing and recording of the plat of survey).

3. The City Council can deny the proposed plat of survey if it finds that the requirements for Plats of survey as described in Section 23.308 have not been satisfied.
4. The City Council can refer this back to staff and/or the owner for additional information.

MANAGER'S RECOMMENDED ACTION:

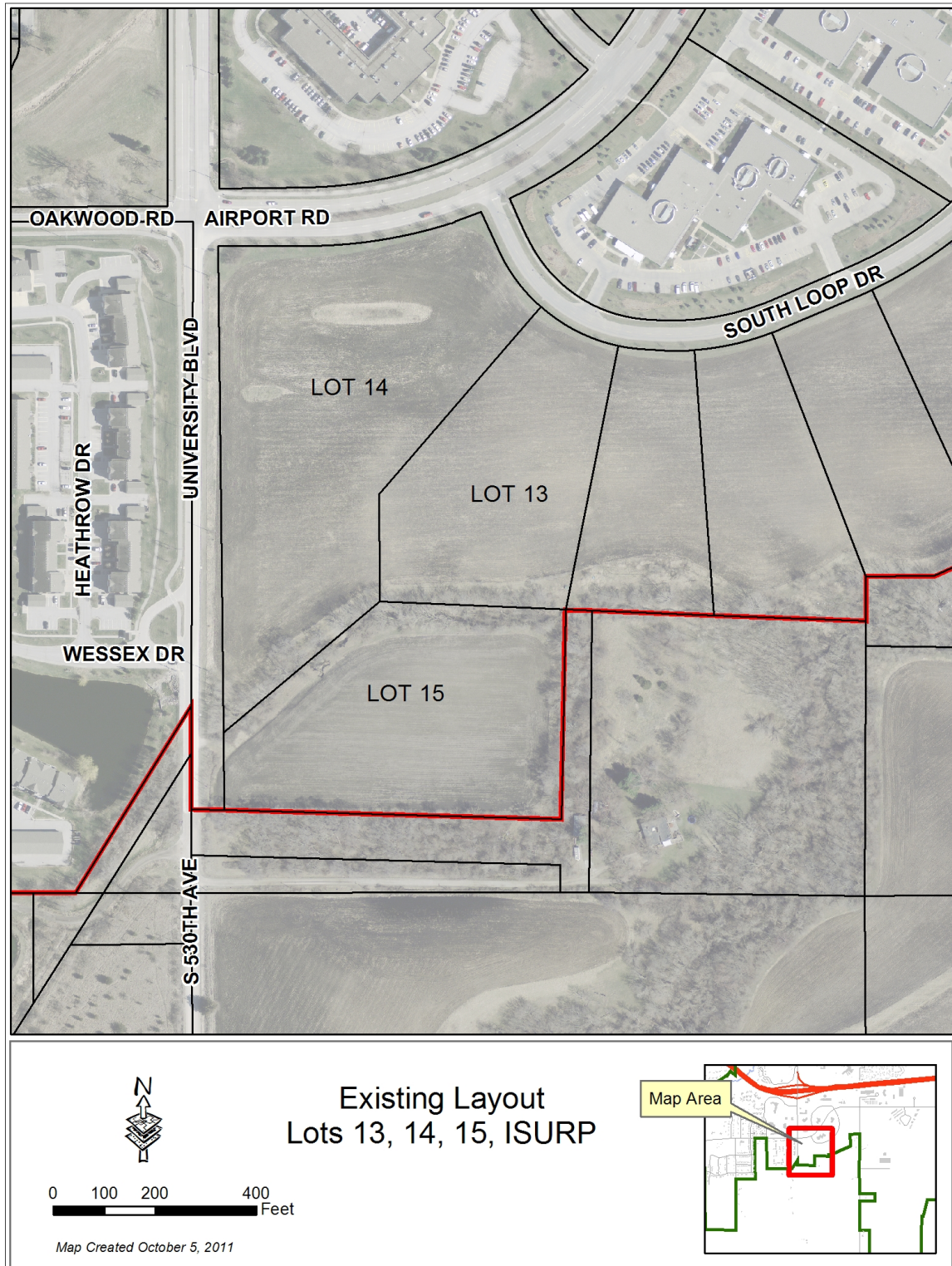
The Planning & Housing Director has determined that the proposed Plat of Survey satisfies all code requirements, provided that the double frontage lot issue is resolved either through a waiver of the subdivision code standard that prohibits double frontage lots, or through a Code amendment to allow double frontage lots in non-residential zones. The Director has thus rendered a preliminary decision to conditionally approve the proposed Plat of Survey.

It is believed that the prohibition of double frontage lots places an extraordinary hardship on the applicant that is not consistent with other development sites in non-residential zones, including the PI (Planned Industrial) zone.

If the City Council chooses not to grant the waiver, but proceeds with approval of an amendment to the Code to allow double frontage lots, except in residential zones, the Plat of Survey may then be approved under Alternative #2, which would not allow the signing and recording of the plat of survey until the new Code provision is adopted and published. This would delay building construction by the applicant at a time of year when it is crucial for footings and the foundation to be poured before the weather changes and the ground freezes. Alternative #1 will allow construction to begin as soon as possible, without unnecessary delays.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving the proposed plat of survey with the conditions described above.

Attachment A: Existing Layout



Attachment B: Proposed Plat of Survey

PARCEL A DESCRIPTION:

LOTS 13, 14 AND 15 OF IOWA STATE UNIVERSITY RESEARCH PARK THIRD ADDITION BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M. IN THE CITY OF AMES, STORY COUNTY IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 14; THENCE NORTH 89°49'57" EAST ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 176.80 FEET; THENCE EASTERLY CONTINUING ALONG SAID NORTH LINE AND ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 878.51 FEET, WHOSE ARC LENGTH IS 351.95 FEET AND WHOSE CHORD BEARS NORTH 78°21'20" EAST, 349.60 FEET TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 25°04'43" EAST ALONG THE EAST LINE OF SAID LOT 14, A DISTANCE OF 86.09 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID EAST LINE AND ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 330.00 FEET, WHOSE ARC LENGTH IS 138.44 FEET AND WHOSE CHORD BEARS SOUTH 37°05'48" EAST, 137.43 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE CONTINUING SOUTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 13 AND ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 330.00 FEET, WHOSE ARC LENGTH IS 169.72 FEET AND WHOSE CHORD BEARS SOUTH 63°50'59" EAST, 167.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 11°25'02" WEST ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 531.41 FEET TO THE NORTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 3°05'17" WEST ALONG THE EAST LINE OF SAID LOT 15, A DISTANCE OF 414.72 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 88°36'45" WEST ALONG THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 663.31 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 0°04'17" EAST ALONG THE WEST LINE OF SAID LOTS 15 AND 14, A DISTANCE OF 109.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.08 ACRES (787,443 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PARCEL "A" PLAT OF SURVEY

REQUESTED BY WEBFILINGS

Snyder & Associates

2727 S.W. SNYDER BLVD., ANKENY, IA 50023

(515) 964-2020

RETURN TO: ERIC MILLER, SNYDER & ASSOCIATES, INC., 2727 SW SNYDER BLVD., ANKENY, IA 50023 (515) 964-2020

PREPARED BY: ERIN D. GRIFFIN, SNYDER & ASSOCIATES, INC., 2727 SW SNYDER BLVD., ANKENY, IA 50023 (515) 964-2020

11/10/13

Sheet 1 of 2

PLAT OF SURVEY

VICINITY MAP
Not To Scale

THE AMES CITY COUNCIL APPROVED THIS PLAT OF SURVEY ON _____, 2013, WITH RESOLUTION NUMBER _____, AND CERTIFY THAT IT CONFORMS TO ALL CONDITIONS OF APPROVAL.

PLANNING & HOUSING DIRECTOR

REQUESTED BY

Webfilings
2625 North Loop Dr. Suite 2105
Ames, IA 50010

OWNER

Iowa State University Research Park
2711 S. Loop Dr. Suite 4050
Ames, IA 50010

DATE OF SURVEY

04-11-11

NEW ADDRESS FOR PARCEL

2900 University Blvd.

LEGEND

| Survey | Found | Sat |
|---------------------|-------|-----|
| Section Corner | ● | △ |
| 1/2" Rebar, 19710 | ■ | □ |
| ROW Marker | ● | □ |
| Control Point | ● | □ |
| Bench Mark | ● | □ |
| Plotted Distance | — | — |
| Recorded Distance | — | — |
| Recorded As | — | — |
| Deed Distance | — | — |
| Calculated Distance | — | — |
| Section Line | — | — |
| 1/4 Section Line | — | — |
| Easement Line | — | — |

I

I hereby certify that this land surveying document was prepared and the related survey was conducted in accordance with the standards and practices of the Surveying and Mapping profession and that I am a duly Licensed Professional Surveyor under the laws of the State of Iowa.

Erin D. Griffin, PLS
04/11/11

License Number 19710
My License Renewal Date is December 31, 2011

Pages or sheets covered by this seal:
Sheets 1 and 2

| | | | | |
|--|------------|-----------------------------|---|---|
| | AMES, IOWA | 717-243-6050 ATLANTIC IA | CELESTAL PARKS IA 717-222-9384 ST JOSEPH MO 816-366-0222 | ANNEXY, IOWA 50023 2727 S.W. SHANDER BLVD. 515-864-2020 |
|--|------------|-----------------------------|---|---|

| | | | | | | | | | | |
|--|------|----------|-------------|-----|-------|----------|-----|-------------|----------|--------------|
| | MARK | REVISION | Checked By: | EDG | Date: | 09/14/11 | JCC | Project No. | 111.0313 | Sheet 2 of 2 |
| | | | Inventor: | | | | | | | |
| | | | DRAWN BY: | | | | | | | |
| | | | CHECKED BY: | | | | | | | |
| | | | DATE: | | | | | | | |
| | | | BV | | | | | | | |

[illegible]

COUNCIL ACTION FORM

SUBJECT: **SUBDIVISION ORDINANCE TEXT AMENDMENT REGARDING
PROHIBITIONS ON DOUBLE-FRONTAGE LOTS**

BACKGROUND:

The Ames *Subdivision Ordinance*, Section 23.401(3)(b) regulates lots with more than one frontage, as follows:

23.401(3)(b) A lot with double frontage or reverse frontage shall not be permitted, except where essential to provide separation of residential development from arterial streets or to overcome specific disadvantages of topography and orientation.

This regulation was probably intended to address potential problems associated with double-frontage lots (i.e., “through-lots”) located in residential areas in order to ensure that such lots do not result in inconsistent setbacks and access points along residential streets. However, double-frontage lots are fairly common in commercial, business, and industrial areas (e.g., the North Grand Mall property), and in many cases facilitate more efficient means of access to non-residential lots.

The City Council referred this item to staff for a possible *Subdivision Ordinance* text amendment to allow double-frontage lots in non-residential zones. Staff has drafted the following amendment (emphasis added):

23.401(3)(b) A lot with double frontage or reverse frontage shall not be permitted in residential zones, except where essential to provide separation of residential development from arterial streets or to overcome specific disadvantages of topography and orientation.

Recommendation of the Planning & Zoning Commission. At its meeting of October 5, 2011, with a vote of 5-0, the Planning and Zoning Commission recommended approval of the proposed amendment to the Subdivision Ordinance. No one from the audience spoke for or against the proposed amendment.

ALTERNATIVES:

1. The City Council can amend Section 23.401(3)(b) of the *Municipal Code* to limit double-frontage lot restrictions to residential zoning districts only.
2. The City Council choose to not amend this code section, thereby retaining the restriction of double-frontage lots in all zoning districts.

3. The City Council can refer the request to amend the zoning ordinance back to staff for further information or for further options.

MANAGER'S RECOMMENDED ACTION:

Staff believes that the double-frontage restriction is appropriate in residential areas, and that the provision was likely adopted with residential areas in mind. However, the restriction does not reflect the reality of how non-residential lots are typically platted and developed, and may in fact result in layouts that are less efficient in terms of circulation and access.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving the attached text amendment to the Subdivision Ordinance pertaining to double-frontage lots.

It should be noted that there are currently two plat of survey applications under review that are affected by the double-frontage lot restrictions (i.e., Webfilings and the McFarland Clinic office building). The applicants for both projects have requested waivers of the double-frontage lot restriction, as is allowed in the subdivision code. If the waivers are not granted, the plats could nonetheless be approved if Council later approves the proposed text amendment pertaining to double-frontage lots. However, the ordinance approving the amendment requires three readings, meaning that it would not be passed until November 24. This would delay building construction by both applicants at a time of year when it is crucial for earthwork to be done and for footings and foundations to be poured before the weather changes and the ground freezes. Therefore, approval of the waivers is the recommended action for both the Webfilings and McFarland Clinic applications.

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING SECTION 23.401(3)(b) AND ENACTING A NEW SECTION 23.401(3)(b) THEREOF, FOR THE PURPOSE OF ALLOWING DOUBLE FRONTAGE LOTS IN NON-RESIDENTIAL ZONES; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing Section 23.401(3)(b) and enacting a new Section 23.401(3)(b) as follows:

“Sec. 23.401. SITE DESIGN STANDARDS.

(3) Lots: Any lot created by subdivision shall be appropriate for the type of development and use contemplated and shall meet any applicable zoning requirements and the following additional standards:

...

(b) A lot with double frontage or reverse frontage shall not be permitted in residential zones, except where essential to provide separation of residential development from arterial streets or to overcome specific disadvantages of topography and orientation;”

...

Section Two. Violation of the provisions of this ordinance shall constitute a municipal infraction punishable as set out by law.

Section Three. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Four. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

COUNCIL ACTION FORM

SUBJECT: AMENDMENT TO 2011/12 DIAL-A-RIDE CONTRACT

BACKGROUND:

In June 2010, the City Council approved and signed a five-year contract (including annual renewals) with Heartland Senior Services (HSS) for provision of Dial-A-Ride services. Since that time, two issues have resulted in the need to modify the original contract. First, the Iowa DOT requested changes to the contract to reflect non-financial language clarifications. Second, on August 30, 2011 HSS indicated their desire to end the 2011/12 Dial-A-Ride contract, which was later extended to September 30 and most recently October 30. At that time, there was a belief by HSS that the contract rates did not cover their expenses being incurred.

Since HSS's initial contact in August regarding the 2011/12 contract, several meetings have taken place. The most recent meeting was a result of an independent audit of HSS's Transportation Program completed by the accounting firm of Houston and Seeman. Based on this audit, it was determined that the revenues and expenses generated under the Dial-A-Ride contract during the previous fiscal year ending June 30, 2011, resulted in a "small loss". The 2011/12 contract increases the previous year's rates by 4%.

At that meeting, however, CyRide staff raised concerns with the methodology used to arrive at this conclusion. The method used by the audit firm was based on a cost/passenger basis for all expenses across all transportation contracts. Since the length of trips vary among the three transportation categories used by the auditor (Dial-A-Ride, Iowa City Route and Route), staff felt that a *combination* of cost per passenger for fixed costs and cost per hour/mile for variable costs more accurately reflects the cost under each category and specific contract. Using staff's methodology, the revenues paid HSS exceed the expenses generated by service under the Dial-A-Ride 2010/11 contract and, therefore, would also exceed expenses in the 2011/12 contract with a 4% increase. The auditor agreed that this was a logical way to proceed.

As a result of this discussion, the participants mutually agreed that the only financial change needed in the existing contract between CyRide and HSS for the provision of Dial-A-Ride service, beyond the DOT-required changes, was an adjustment to the fuel surcharge rate. Upon CyRide staff's analysis of revenues and expenses, it was found that the current surcharge was not generating sufficient revenues to account for increases in expenses under the contract when fuel prices rose. The table on the next page shows the current and proposed rates.

| Current Contract Fuel Range | % Increase | Proposed Contract Fuel Range | % Increase |
|------------------------------------|-------------------|-------------------------------------|-------------------|
| \$2.30 - \$2.54 | 1% | \$2.30 - \$2.49 | 1% |
| \$2.55 - \$2.79 | 2% | \$2.50 - \$2.69 | 2% |
| \$2.80 - \$3.04 | 3% | \$2.70 - \$2.89 | 3% |
| \$3.05 - \$3.29 | 4% | \$2.90 - \$3.09 | 4% |
| \$3.30 - \$3.54 | 5% | \$3.10 - \$3.29 | 5% |
| \$3.55 - \$3.79 | 6% | \$3.30 - \$3.49 | 6% |
| \$3.80 - \$4.04 | 7% | \$3.50 - \$3.69 | 7% |
| \$4.05 - \$4.29 | 8% | \$3.70 - \$3.89 | 8% |
| \$4.30 - \$4.54 | 9% | \$3.90 - \$4.09 | 9% |
| \$4.55 + | 10% | \$4.10 + | 10% |

The proposed rate and DOT-required language changes are included in the attached contract amendment. It is proposed that the fuel surcharge rate be retroactively established as of July 1, 2010, since the surcharge did not generate revenues to reimburse HSS for additional expenses resulting from higher fuel prices during that time period. The proposed surcharge would generate \$1,723.48 in additional revenue for the 2010/11 year and an additional \$228.01 for July and August, 2011 above the invoiced costs for 2011/12. Dial-A-Ride expenses are eligible for 80% federal reimbursement through a CyRide contract with the Iowa DOT. CyRide currently has an unspent balance of \$246,000 in this Iowa DOT contract to address this additional expense.

The Transit Board of Trustees approved the contract amendment in two parts. The Iowa DOT changes were approved on July 20, 2011, and the fuel surcharge, retroactive to July 1, 2010, was approved on October 4, 2011. If the contract amendment is approved by the City Council, the HSS Board will need to approve the amendment as well.

Additionally, discussion at a recent meeting indicated a possible desire by HSS to end the current Dial-A-Ride contract at the end of the current fiscal year on June 30, 2012. As a result, staff will prepare a Request for Services proposal for distribution in January 2012 so that a contractor can be selected prior to the end of the HSS current contract and a smooth transition can be made. HIRTA and Boone County Transportation have indicated interest in possibly providing CyRide's Dial-A-Ride service in the future.

ALTERNATIVES:

1. Approve an amendment to the Dial-A-Ride contract to increase the fuel surcharge rate, effective July 1, 2010.
2. Approve an amendment to the Dial-A-Ride contract to increase the fuel surcharge rate, effective July 1, 2011.
3. Direct staff to continue discussions with HSS on the Dial-A-Ride contract.

4. Do not approve a fuel surcharge rate adjustment or contract language changes.

CITY MANAGER'S RECOMMENDATION:

The Heartland Senior Services contract with CyRide has been an effective way to provide Dial-A-Ride services for the community. The current surcharge schedule is not generating sufficient revenue to cover heartland's additional fuel expenses when prices increase, and the proposed adjustment will accurately increase revenue to cover these expenses. CyRide will then be able to continue its contract with Heartland Senior Services through June 30, 2012, while all parties (Heartland, CyRide and HIRTA) explore the future of transit services in Story County.

Therefore, the City Manager recommends that the Council accept Alternative #1, thereby approving the fuel surcharge rate adjustment retroactively back to July 1, 2010.

Council should be aware that Heartland is losing a great deal of money in the provision of the total array of transit services provided under its contract for services with the Heart of Iowa Regional Transit Agency (HIRTA). The transportation budget submitted to ASSET, which was the basis for the 2011/12 funding allocations, is well under Heartland's actual cost of operations for fiscal 2010/11. It is likely that ASSET will see a large increase in requested funding for 2012/13, and it is questionable whether funds will be available to meet the increased costs. Heartland may need to examine its future role in providing transportation.

COUNCIL ACTION FORM

SUBJECT: INTERMODAL FACILITY TIGER GRANT AUTHORIZATION

BACKGROUND:

The federal government released a notice of funding availability for the 2011 TIGER grants on July 1, 2011 with final applications due on October 31, 2011. With the facility partially funded under TIGER I, there is a desire to seek additional funding that could more closely build the facility as originally envisioned. The project team has developed a **preliminary budget** totaling \$12,506,250 to fund Phase II of the Intermodal Facility. The table below details the unfunded Phase II elements compared with the funded Phase I elements.

| | Phase I | | Phase II | |
|-----------------------------|-------------------------|-----------------|-----------------------|--------------------|
| Project Element | TIGER I/5309 Federal | Local Share | 2011 TIGER Federal | Local Share |
| Site Acquisition | \$0 | \$0 | \$0 | \$2,000,000 |
| Site Preparation | \$809,192 | \$0 | \$180,000 | \$0 |
| Parking Structure | \$5,894,146 | \$0 | \$5,440,000 | \$0 |
| Intercity Office/Wait. Area | \$311,000 | \$0 | \$0 | \$0 |
| Bus Road/Bays/Canopy | \$419,910 | \$0 | \$365,000 | \$0 |
| Bike Path - Site | \$105,500 | \$0 | \$0 | \$0 |
| Bike Lockers | \$27,500 | \$0 | \$33,000 | \$0 |
| Public Restrooms | \$207,000 | \$0 | \$0 | \$0 |
| Bike Path - Arboretum | \$0 | \$0 | \$386,000 | \$0 |
| Roadway Improvements | | \$0 | | |
| - Signal (Chamberlain) | \$0 | \$0 | \$180,000 | \$0 |
| - Street Improvements | \$0 | \$0 | \$1,420,000 | \$44,250* |
| Rolling Stock (1 Hybrid) | \$0 | \$0 | \$498,000 | \$102,000 |
| CyRide AVL/NextStop | \$0 | \$0 | \$18,000 | \$305,000 |
| Equipment | \$105,000 | \$0 | \$25,000 | \$0 |
| Design/Project Mgt. | \$933,752 | \$87,500 | \$1,135,000 | \$0 |
| Grant Admin. (CyRide) | \$0 | \$0 | \$0 | \$50,000 |
| Creek Landscaping | \$0 | \$0 | \$210,000 | \$0 |
| Pedestrian Access (west) | \$0 | \$0 | \$115,000 | \$0 |
| TOTAL | \$8,813,000 | \$87,500 | \$10,005,000 | \$2,501,250 |

* The \$44,250 local match for street improvements will come from the City's commitment of \$22,125 and ISU's commitment of \$22,125.

In summary, the benefits of accomplishing Phase II of the Intermodal Facility are as follows:

- The **second parking structure and an additional level** on the Phase I structure to be built, adding an **estimated 250 additional spaces**
- **CyRide shuttle** from the facility to campus and throughout the community
- Automatic Vehicle Location (**AVL**) **equipment** for CyRide transfer bus stops
- **Bike path** to be extended through ISU's Arboretum
- Twelve additional **bike lockers**
- **Pedestrian walkway** from Knapp Street to Lincoln Way connecting the SW Athletic complex, Intermodal Facility and State Gym/Beyer Hall recreational facilities

To apply for this new 2011 TIGER grant opportunity, staff revised the TIGER II application submitted last fall that was not funded by the U.S. Department of Transportation. The new 2011 TIGER grant requirements include a \$10 million minimum federal share and 20% local match. This 20% match requirement would necessitate \$44,250 in additional local funding for the facility if the grant application is ultimately approved. The Vice President for Business and Finance has agreed that Iowa State University will contribute \$22,125 towards this local match if the City agrees to provide the remaining \$22,125 for the local match.

ALTERNATIVES:

1. Approve support for a TIGER grant application to fund Phase II of the Intermodal Facility and commit \$22,125 from Contingency Fund towards the local match if the grant is approved.
2. Do not support the TIGER grant application for construction of the Intermodal Facility's Phase II project.

MANAGER'S RECOMMENDED ACTION:

The second phase of the Intermodal Facility would allow for adequate parking to advance a Campustown Redevelopment project and recreational facilities within the area, as well as alleviating parking issues in this part of the city. Additionally, it would complete the coordination of transportation functions within the city by allowing CyRide to link with other forms of transportation that will be located at the Intermodal Facility after the completion of Phase I of this project. The economic benefits to the community could also be significant. **The commitment of an additional \$22,125 of City monies to fund Phase II of the Intermodal Facility seems to be a wise investment since it will leverage an additional \$10,000,000 in federal funding and result in the numerous other benefits highlighted above.**

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving support of a TIGER grant application and associated local match of \$22,125 from the Contingency Fund if the grant is approved.



Memo

City Manager's Office

27

TO: Mayor and Ames City Council Members

FROM: Steven L. Schainker, City Manager

DATE: October 7, 2011

SUBJECT: Extension of Sustainability Advisory Services Contract With ISU

On July 1, 2010, the City entered into a one year contract with Iowa State University to utilize the services of their full-time Director of Sustainability. According to the contract, the City will contribute to the University \$2,083.33 per month, or \$25,000 annually, towards the total cost of this position. This arrangement represents another example of how the City and University have partnered to the benefit of both parties.

The initial assignment from the City Council for the Director of Sustainability was to work with a community task force over a twelve month period to develop a plan to reduce electric consumption throughout the community. While the task force worked diligently to complete the assignment within the year, it was not possible to accomplish this initial assignment as hoped. Therefore, in July 2011 the City Council agreed to extend the contract with ISU through September 2011 to allow time for the task force report to be completed.

In accordance with this new schedule, the final report was presented to the City Council in September. At the September 27, 2011 meeting, the Council delayed making any final decisions regarding the next steps towards accomplishing your sustainability goal until after the next goal setting session in January.

In the interim, there is much for the Director of Sustainability to do for the City. At that same meeting, **the Council directed staff to work with the three sub-committees suggested by the task force and develop a plan to implement the various electric consumption reduction recommendations. In addition, the Council requested information prior to the goal setting session on how the three proposed frameworks that were being suggested by the task force have impacted other communities.**

Since the contract with the University was extended only through September 2011, additional Council direction is needed at this time. **I would recommend that the**

contract with the University be further extended through January 2012 with the understanding that Merry Rankin would assist City staff with the two assignments listed above. Once your goal setting session is complete, we will be able to identify the next assignment and extend the agreement accordingly. It should be remembered that you have appropriated the necessary funding to continue this partnership through June 2012.

29th Annual Report

Ames Residential Satisfaction Survey

2011



29TH ANNUAL STATISTICAL REPORT

The City of Ames, Iowa, conducts an annual satisfaction survey of community residents. In early 2011, the City mailed questionnaires to 1,350 city residents whose names were randomly selected from the City of Ames utility users list (population=19,610). Additionally, 1,000 Iowa State University students were randomly selected from a mailing list generated by the ISU Office of the Registrar. Utility bill customers received a 12-page survey booklet via U.S. Mail. The booklet included standard benchmarking questions, as well as issue-related questions written specifically for this survey. The ISU students received the same survey via email developed using the SurveyMonkey program. This questionnaire is quite different from previous years (some deletions and new questions were formulated). The analysis was completed with assistance from Nora Ladjahasan, Assistant Scientist II, Institute for Design Research & Outreach, College of Design, Iowa State University.

This statistical report summarizes results from 504 respondents who returned usable questionnaires (312 from the Ames residents (62%) and 192 from ISU students (38%)). The online survey for ISU students generated 204 surveys. However, only 192 surveys were used in the analysis due to incomplete surveys.

Response rate for Ames residents group was 23% and 20.4%% for ISU students. Overall response rate for this year is 22%, which is lower than last year.

The number of questionnaires mailed or emailed included an oversampling of students in order to come up with the desired sample size that would reflect target populations. The sample size needed to confidently generalize the findings was 381 for both groups (95% confidence level and a 5 confidence interval). Completed surveys of 504 indicated that we are 95% confident that the questions are within +/-4% of the results if everybody participated in the study. For more details on calculating sample size, refer to: <http://www.surveysystem.com/sscalc.htm>.

Respondents' Personal and Social Characteristics

Table 1 illustrates the personal and social characteristics of respondents who completed the questionnaire. Column 1 lists characteristics that respondents were asked in the survey. Column 2 shows personal and social characteristics of Ames residents during the 2009 census estimate. Columns 3-7 show personal and social characteristics of individuals who completed surveys between the years of 2007 and 2011.

Of the respondents in this year's survey, 51% of respondents are male, which is slightly lower than the 2009 population census estimate (City data) <http://www.city-data.com/city/Ames-Iowa.html>.

Sixty-seven percent (67%) of the respondents have a college degree, which is higher than 60% last in 2010 and above the 2009 census estimate (58%). Forty-three percent of respondents are employed full-time and 31% are full-time students. Sixteen percent fewer full-time students returned this year's survey compared to last year, but only 1% lower than the 2009 survey. More than a quarter (30%) of respondents reported their household income to be less than \$25,000, 19% report their income is between \$25,000 and \$49,999, 32% report earning \$50,000 to \$99,999, and 19% of respondents make more than \$100,000 annually. Compared to last year's survey, household incomes of the respondents are higher.

Table 1. 2011 Ames Resident Satisfaction Survey respondent characteristics (%)

| <u>Characteristics</u> | <u>July, 2009</u> | <u>Survey Year</u> | | | | |
|----------------------------|------------------------|--------------------|-------------|-------------|-------------|-------------|
| | <u>Census estimate</u> | <u>2007</u> | <u>2008</u> | <u>2009</u> | <u>2010</u> | <u>2011</u> |
| Years lived in Ames | | | | | | |
| Less than 1 yr | - | 1 | 1 | <1 | <1 | <1 |
| 1-3 yr | - | 27 | 28 | 39 | 31 | 27 |
| 4-6 yr | - | 17 | 15 | 19 | 22 | 16 |
| 7-10 yr | - | 9 | 10 | 6 | 8 | 8 |
| More than 10 yr | - | 46 | 47 | 36 | 39 | 49 |
| Gender | | | | | | |
| Female | 48 | 47 | 46 | 48 | 51 | 49 |
| Male | 52 | 53 | 54 | 49 | 49 | 51 |
| Age | | | | | | |
| 18-24 | 51 | 19 | 24 | 25 | 32 | 24 |
| 25-44 | 21 | 26 | 29 | 29 | 32 | 31 |
| 45-64 | 19 | 37 | 26 | 27 | 23 | 28 |
| 65-74 | 5 | 9 | 11 | 10 | 6 | 7 |
| Over 75 | 4 | 9 | 10 | 9 | 7 | 10 |
| Education | | | | | | |
| Some HS | 4 | 1 | 1 | 1 | <1 | 1 |
| HS diploma | 14 | 5 | 9 | 8 | 6 | 5 |
| Some college | 24 | 25 | 29 | 30 | 34 | 27 |
| College degree | 31 | 25 | 24 | 22 | 22 | 29 |
| Some grad work | 27 | 13 | 9 | 11 | 13 | 11 |
| Graduate degree | | 31 | 28 | 29 | 25 | 27 |
| Employment status | | | | | | |
| Full-time student | - | 20 | 30 | 32 | 47 | 31 |
| Employed part-time | 95 | 21 | 24 | 30 | 36 | 22 |
| Employed full-time | - | 49 | 41 | 53 | 29 | 43 |
| Retired | - | 22 | 21 | 25 | 13 | 20 |
| Unemployed | 5 | 4 | 7 | 9 | 9 | 9 |
| Full-time homemaker | - | 3 | 3 | 5 | 4 | 4 |
| Household income | | | | | | |
| Less than \$25,000 | 35 | - | 29 | 30 | 43 | 30 |
| \$25,000-\$49,999 | 26 | - | 22 | 22 | 16 | 19 |
| \$50,000-\$74,999 | 15 | - | 14 | 17 | 15 | 20 |
| \$75,000-\$199,999 | 10 | - | 13 | 11 | 9 | 12 |
| \$100,000 + | 14 | 21 | 21 | 20 | 17 | 19 |

More than half (60%) respondents own their residence, the others (40%) rent. The majority of renters (58%) reported renting due to their short-term stay in Ames. Other reasons for renting were lack of adequate income (41%), followed by little or no upkeep (32%). Reasons for renting are shown on Table 2.

Respondents who are homeowners differ from renters on several personal and social characteristics. Homeowners have lived in Ames longer than renters (26.13 years and 6.6 years, respectively). Of those who have lived in Ames more than 10 years, nearly nine in 10 (89%) are homeowners. Of those who have lived in Ames four to 10 years, almost half (42%) own their home. More than half (53%) of renters have lived in Ames for three years or less.

Not surprisingly, respondents who are homeowners (54 years old) tend to be older than renters (29 years old). Of those between 25 and 44, less than half (47%) are homeowners. Of those between the ages of 45 to 64, nine in 10 (90%) are homeowners. In contrast, 93% of those under 25 years old rent, and 87% of full-time college students currently rent. For those who have at least completed college, 55% are homeowners and 34% are renters. Finally, homeowners typically have bigger household income than renters. Seventy-nine percent of homeowners earn \$50,000 or more, whereas only 13% of the renters earn more than \$50,000. (Figures from this paragraph are not shown in any tables.)

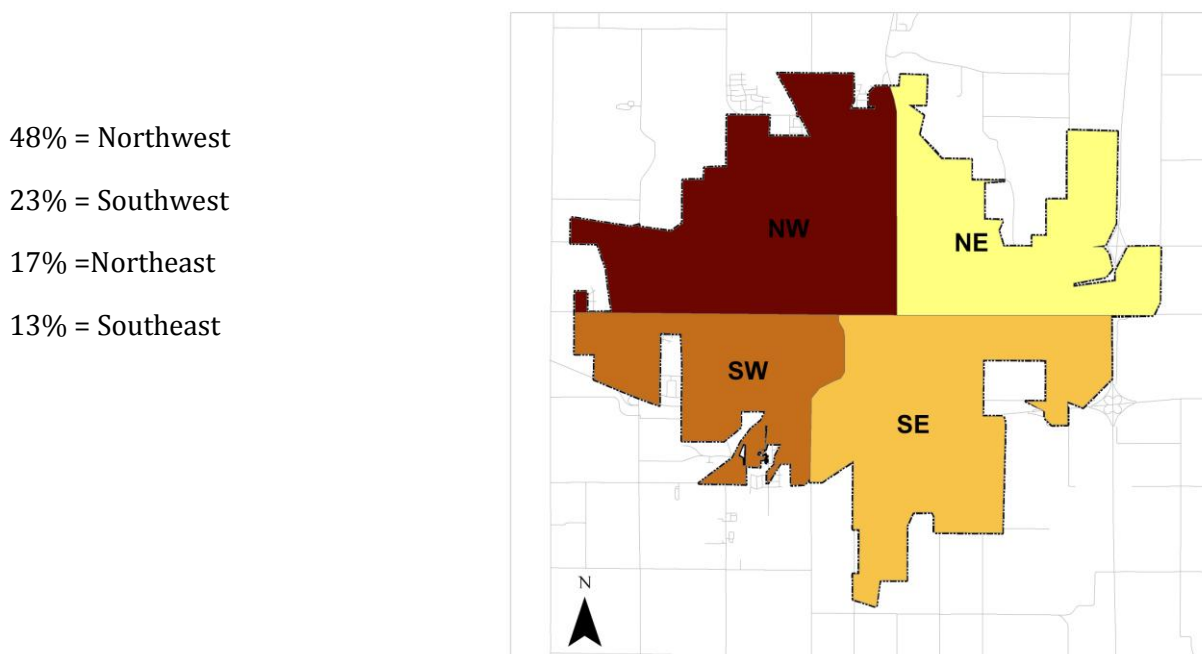
Table 2. Housing characteristics

| | <u>Survey Year</u> | | | | | |
|----------------------------------|---------------------------------------|-------------|-------------|-------------|-------------|-------------|
| <u>Characteristics</u> | 2006-2008 <u>Census</u> Percent | <u>2007</u> | <u>2008</u> | <u>2009</u> | <u>2010</u> | <u>2011</u> |
| Housing type | | | | | | |
| Rent | 49 | 31 | 40 | 42 | 51 | 40 |
| Own | 51 | 67 | 56 | 58 | 49 | 60 |
| If rent, for what reason? | | | | | | |
| Short term stay in Ames | - | 53 | 62 | 63 | 63 | 58 |
| Lack of adequate income | - | 40 | 44 | 46 | 45 | 41 |
| Little or no upkeep | - | 34 | 37 | 35 | 38 | 32 |
| More security | - | 5 | 10 | 8 | 6 | 5 |
| Location of home | | | | | | |
| Northwest | - | 46 | 50 | 53 | 49 | 48 |
| Southwest | - | 25 | 25 | 24 | 26 | 23 |
| Northeast | - | 12 | 12 | 9 | 13 | 16 |
| Southeast | - | 17 | 13 | 14 | 12 | 13 |

Respondents also were asked about the place where they live. As seen on Figure 1, a majority (48%) of the respondents reside at the northwest part of the city (49% in 2010), 23% from southwest (26% for 2010), 13% from southeast side (the same 13% in 2010), and 17% from northeast (12% for 2010).

The distribution of respondents based on residence is quite evenly distributed compared with previous years.

Figure 1. Geographic Sections



Priorities for On-Going Services

Respondents were asked to indicate how the city budget will be spent (less, same or more) on several services paid for by property or sales taxes. Funding amount for each of the services was indicated for each of the services. Spending priorities are shown in Table 3. A majority of respondents reported that they would like city to spend the same amount as previous year for all of the 11 services mentioned. The category “other” received 6 responses.

On a scale of 1 to 3 (1 being less spending, 2 as the same, and 3 as more), only four programs were rated below 2.0. These include parks activities, land use planning (both current and long-term), and arts programs (Public Art & COTA). These programs got the highest rating on spending reduction (24%, 27% and 35%, respectively).

Of those selecting “spend more,” 23% of respondents wanted to spend more on transit system, followed by 22% who would like to see more money spent on sanitation/food preparation and public library (21%). These findings are summarized in Table 3.

Table 3. On-going service priorities

| On-going service | Should the city spend....? | | | Average |
|--|----------------------------|----------------|----------------|---------|
| | <u>Less(1)</u> | <u>Same(2)</u> | <u>More(3)</u> | |
| Transit system (CyRide) (n=424) | 12% | 65% | 23% | 2.1 |
| Fire protection (n=425) | 9% | 77% | 14% | 2.1 |
| Law enforcement (n=423) | 14% | 65% | 20% | 2.1 |
| Sanitation/food inspections (n=419) | 9% | 69% | 22% | 2.1 |
| Ames Public Library (n=420) | 22% | 57% | 21% | 2.0 |
| Ames Animal Shelter & animal control (n=301) | 15% | 65% | 20% | 2.0 |
| Human service agency funding (ASSET) (n=423) | 18% | 63% | 19% | 2.0 |
| Recreational opportunities (n=424) | 22% | 58% | 20% | 2.0 |
| Parks activities (n=425) | 24% | 63% | 13% | 1.9 |
| Land use planning (both current and long-term) (n=420) | 27% | 58% | 15% | 1.9 |
| Arts programs (Public Art & COTA) (n=424) | 35% | 51% | 14% | 1.8 |
| Other (please specify) (n=6) | | | | |

Table 4 shows trends in spending preferences, and looks at “spend more” responses.

The table demonstrates that the percent of respondents wanting to spend more on some ongoing services were consistently decreasing from 2007 to 2011. These are recreation opportunities (34% in 2007 down to 20% in 2011), human service agency funding (25% in 2007 down to 19% in 2011), and park activities (22% in 2007 down to 13% in 2011). From 2010 to 2011, the percent of respondents wanting to spend more decreased on the following services: law enforcement, long range and current planning, fire protection and transit (CyRide).

However, there is a slight increase in “spending more” response on the other services (sanitation/food inspection, library, and Ames Animal Shelter and Animal Control. The table also shows that recreational opportunities is consistently getting at least 20% of the respondents indicating “more spending.”

Table 4. Trends in “spend more” responses for on-going services (%).

| Services | Survey Year | | | | |
|--|-------------|-------------|-------------|-------------|-------------|
| | <u>2007</u> | <u>2008</u> | <u>2009</u> | <u>2010</u> | <u>2011</u> |
| | Percent | | | | |
| Transit system (CyRide) | 18 | 23 | 15 | 26 | 23 |
| Sanitation/food inspections | 28 | 28 | 18 | 21 | 22 |
| Library | 24 | 23 | 19 | 18 | 21 |
| Ames Animal Shelter and Animal Control | 19 | 22 | 16 | 16 | 20 |
| Recreational opportunities | 34 | 29 | 22 | 24 | 20 |
| Law enforcement | 20 | 18 | 19 | 24 | 20 |
| Human Service Agency funding | 25 | 23 | 20 | 20 | 19 |
| Long range and current planning | 16 | 16 | 13 | 19 | 15 |
| Fire protection | 18 | 12 | 12 | 16 | 14 |
| Art programs | 19 | 20 | 12 | 14 | 14 |
| Park activities | 22 | 27 | 19 | 19 | 13 |

There were statistically significant differences noted between social characteristics and responses to some services. The data were examined for differences by employment status, age, gender, home ownership, and household income.

These groups of respondents **supported increased spending** on the following programs and services.

Arts Programs (Public Art & COTA)

- Younger respondent (35 years of age)
- Newer residents (12 years in Ames)
- Female respondents
- Renter
- \$150,000 - \$199,999

Recreational Opportunities.

- Part-time, and unemployed
- Younger respondent (33 years of age)
- Newer residents (9 years in Ames)
- Renter
- Under \$25,000

Fire protection.

- Older respondents (46 years of age)
- Long-term residents (21 years in Ames)

Human service agency. There is no significant difference in support.

Sanitation/food inspections.

- Renter
- \$25,000-\$49,999

Law enforcement.

- Retired respondents, employed full-time, and unemployed
- Older respondent (48 years of age)
- Long- term residents (21 years in Ames)
- Female respondents
- Homeowner

Parks Activities.

- Male respondents
- Newer residents (10 years in Ames)
- Renter

Ames Animal Shelter and Animal Control.

- Unemployed, and full-time
- Renter

Long range and current planning.

- Younger respondent (41 years of age)
- Renter

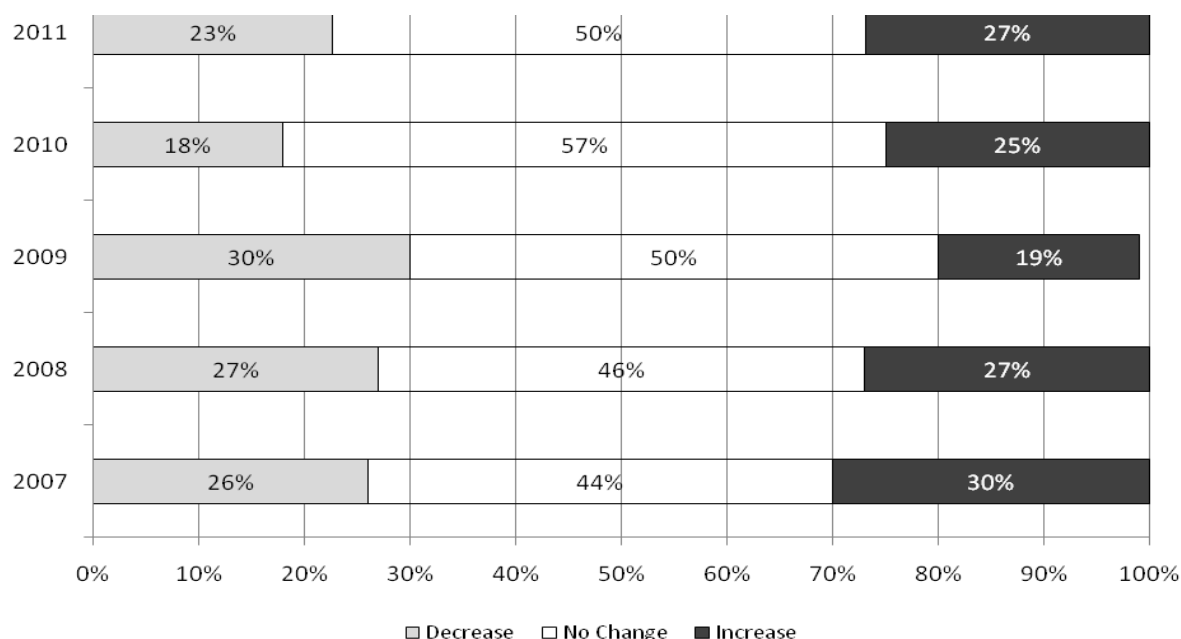
Ames Public Library. There is no significant difference in support.

Transit system (CyRide).

- Younger respondent (37 years of age)
- Newer residents (11 years in Ames)
- Renter
- Under \$25,000

Residents were asked how much they thought property taxes should be adjusted next year in light of their spending priorities. Figure 2 illustrates how respondents have answered this question over the past five years. The figure shows variation in responses to this question over time. The 2011 results show a balance between increase and decrease when compared to 2010. However, the majority of respondents show a preference for no change in property tax rates with 50% respondents suggesting the rate stay the same. Twenty-three percent suggested a decrease in property tax (18% in 2010) and 27% suggest an increase.

Figure 2. Trends in preferred property tax adjustments for next year



Capital Improvement Priorities

Next, respondents were asked to rate the importance of six capital improvement projects and given the option of “other.”

As shown in Table 5, reconstructing existing streets was the top priority for capital improvement with a mean value of 3.3 based on a 1-4 scale (1 being not very important, 2 not important, 3 important and 4 very important). Reconstructing existing streets was rated as somewhat or very important by 84% of the respondents. Stormwater drainage improvements was noted as the second most important capital improvement project, followed by traffic flow improvements, library improvements, bike path, and existing park improvements. Twenty-seven responses were given to “other.”

Table 5. Capital improvement priorities.

| Capital Improvements | <u>Somewhat or Very Unimportant</u> | <u>Somewhat or Very Important</u> | <u>Average*</u> |
|---|-------------------------------------|-----------------------------------|-----------------|
| Reconstructing existing streets (n=462) | 16% | 84% | 3.3 |
| Storm water drainage improvements (n=462) | 23% | 77% | 3.1 |
| Traffic flow improvements (n=462) | 29% | 71% | 3.0 |
| Library improvements (n=463) | 41% | 59% | 2.7 |
| Bike path improvements (n=459) | 44% | 56% | 2.6 |
| Improvements to existing parks (n=462) | 41% | 59% | 2.6 |
| Others (n=27) | 30% | 70% | 3.4 |

*1=very unimportant; 2=somewhat unimportant; 3=somewhat important; 4=very important

Table 6 illustrates trends in respondents' views about the importance of each of the capital improvement project over time. The highest-rated priority continues to focus on restructuring existing streets. Comparing it with past years, there is some shift in the priority list. Stormwater drainage improvement was the second most important in 2011. In 2009 and 2010, traffic flow improvement was the second most important priority.

Table 6. Trends in capital improvement priorities

| <u>Service</u> | Survey Year | | | | |
|-----------------------------------|------------------------------------|-------------|-------------|-------------|-------------|
| | <u>2007</u> | <u>2008</u> | <u>2009</u> | <u>2010</u> | <u>2011</u> |
| | Percent very or somewhat important | | | | |
| Reconstructing existing streets | 77 | 84 | 84 | 87 | 84 |
| Storm water drainage improvements | 61 | 67 | 73 | 67 | 77 |
| Traffic flow improvements | 64 | 65 | 84 | 68 | 71 |
| Improvements to existing parks | 54 | 55 | 50 | 55 | 59 |
| Library improvements | 57 | 53 | 58 | 53 | 59 |
| Bike path improvements | 48 | 51 | 53 | 55 | 56 |

Table 7 shows the ranking distribution of capital improvements priorities. Reconstructing existing streets was ranked as first highest priority, storm water drainage improvement as the second highest priority, and traffic flow improvements as the 3rd choice. (Table 7)

Table 7. Ranking of Capital Improvement Priorities

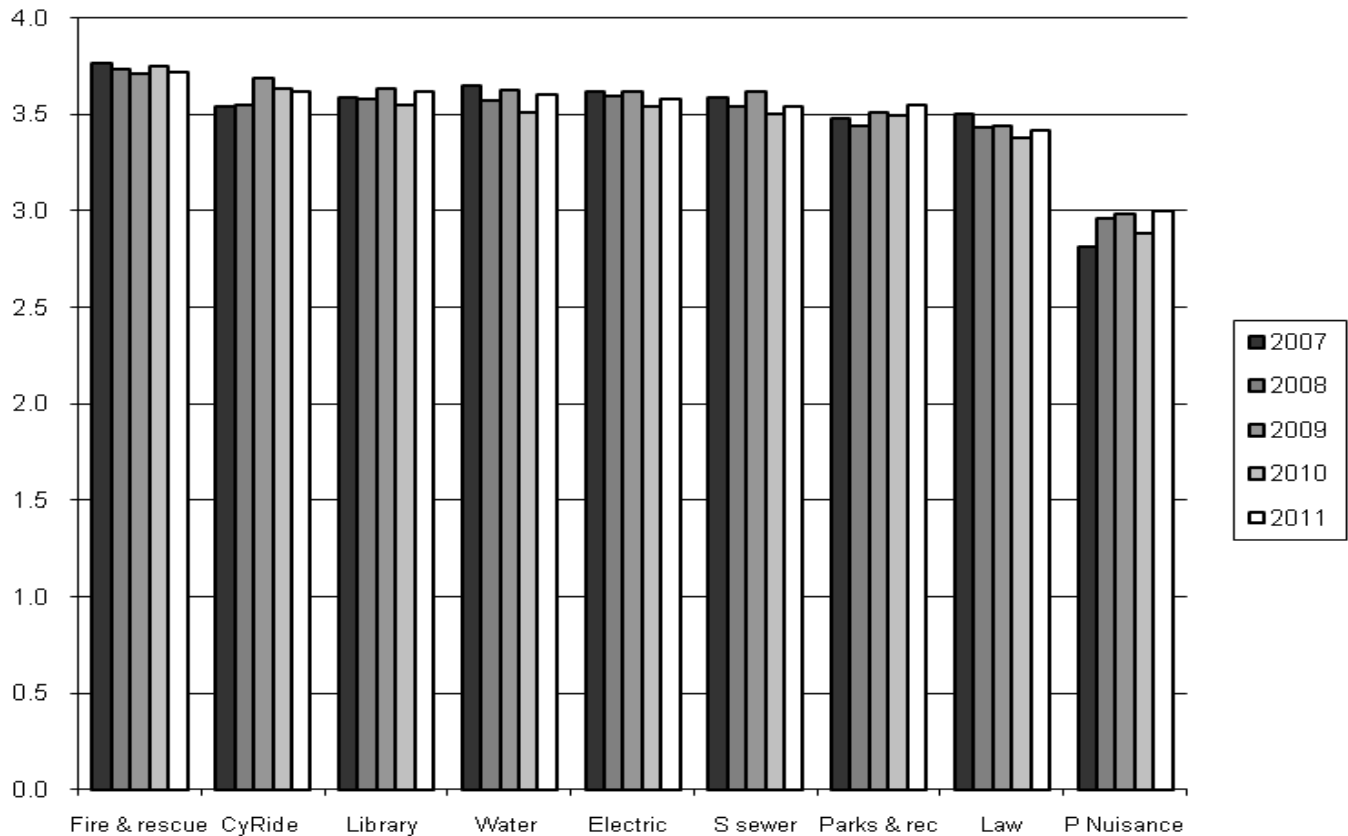
| Capital Improvements | 1st Priority (n=461) | 2nd Priority (n=456) | 3rd Priority (n=453) |
|-----------------------------------|-------------------------|-------------------------|-------------------------|
| Reconstructing existing streets | 40% | 22% | 15% |
| Traffic flow improvements | 20% | 22% | 22% |
| Storm water drainage improvements | 20% | 24% | 18% |
| Bike path improvements | 9% | 11% | 15% |
| Library improvements | 7% | 11% | 14% |
| Improvements to existing parks | 5% | 10% | 15% |
| Others | 2% | 6% | 1% |

Resident Satisfaction with City Services

Respondents were asked to determine their level of satisfaction with services provided by the City. Figure 3 shows the perceived satisfaction level on the services provided by the City over time. As in previous years, the level of satisfaction with City services continues to be high. From 2007 to 2011, all of the nine services were rated high (satisfied to very satisfied) by the respondents, except for public nuisance enforcement. The level of satisfaction with public nuisance enforcement slightly increased from 2010 to 2011.

Table 8 groups the responses into “very/somewhat dissatisfied” and “very/somewhat satisfied” with don’t know/don’t use removed. It also shows the average value for each service (1= “very dissatisfied” to 4 = “very satisfied.”)

Figure 3. Perceived Satisfaction Levels on Services, 2007-2011.



*1=very dissatisfied; 2=somewhat dissatisfied; 3=somewhat satisfied; 4=very satisfied

Respondent satisfaction with City departments remained high in 2011, with seven out of nine departments receiving 90% or more “somewhat or very satisfied” responses (Table 8). This compares favorably to previous years (Figure 3).

Table 8. Summary Table of Satisfaction with City Services (removing “don’t know”)

| City Services | Very/ Somewhat Dissatisfied | Very/ Somewhat Satisfied |
|--------------------------------------|-----------------------------------|--------------------------------|
| Fire Department services(n=327) | 2% | 98% |
| Library services (n=369) | 3% | 97% |
| Water Department services (n=396) | 4% | 96% |
| Sanitary sewer system (n=396) | 5% | 95% |
| Parks & Recreation services (n=399) | 5% | 95% |
| Electric Department services (n=409) | 5% | 95% |
| CyRide (n=338) | 6% | 94% |
| Law enforcement services (n=375) | 12% | 88% |
| Public Nuisance Enforcement (n=333) | 29% | 71% |

Police Department

Respondents' preference for future emphasis for Police Department activities is shown in Table 9. In Table 10, the preferences are tracked over a period of several years to identify trends. When respondents were asked to report whether they thought specific activities by the Ames Police Department should receive less emphasis, the same emphasis, or more emphasis, more than half of respondents indicated emphasis should be the same for every category but one (illegal drug use and enforcement (49%)).

In the categories of illegal drug use prevention and enforcement, 43% of respondents said it should receive more emphasis and 8% suggested less emphasis. One-third of the respondents (33%) said parking laws enforcement should receive less emphasis, 13% thought speed limit enforcement should receive less emphasis, and 13% believed noise laws and nuisance party enforcement should receive less emphasis.

Table 9. Future emphasis for Police Department activities.

| <u>Police Department activity</u> | <u>Less</u> | <u>Same</u> | <u>More</u> |
|--|-------------|-------------|-------------|
| Illegal drug use prevention and enforcement (n=413) | 8% | 49% | 43% |
| Sex-related offenses investigation (n=412) | 2% | 58% | 40% |
| Violent crimes investigation (n=706) | - | 65% | 35% |
| Domestic violence and family dispute resolution (n=413) | 2% | 67% | 31% |
| Crime prevention and education activities (n=414) | 2% | 71% | 27% |
| Alcohol-related crimes enforcement (n=412) | 12% | 61% | 26% |
| Bad checks, fraud & identity theft investigation (n=410) | 2% | 73% | 25% |
| Residential patrolling (n=416) | 6% | 72% | 22% |
| Juvenile crime investigation | 2% | 75% | 23% |
| Noise laws and nuisance party enforcement (n=413) | 13% | 67% | 20% |
| School resource officer services (n=406) | 9% | 73% | 18% |
| Speed limit enforcement (n=414) | 14% | 68% | 18% |
| Traffic control and enforcement (n=413) | 6% | 77% | 17% |
| Animal control and sheltering (n=413) | 12% | 73% | 15% |
| Business district patrolling (n=411) | 10% | 84% | 6% |
| Parking laws enforcement (n=413) | 33% | 62% | 5% |

Trends in opinions about Police Department activities are shown in Table 10. For the past several years, illegal drug use prevention and enforcement, and sex-related offenses investigation have continued to be the categories respondents desire “more emphasis.”

In 2009, an emphasis on violent crimes investigation showed a jump with 44% of respondents suggesting more emphasis. This year it decreased by 9% from 2009 and 6% from last year. On the other hand, respondents felt that the police department should concentrate more on juvenile crime investigation, school resource officer services, speed limit enforcement, traffic control, and animal control and sheltering. Although the trend on more emphasis ranges from 15% to 23%, it was higher than the 2010 data. Responses on more emphasis on other police activities decreased comparatively to 2010 data.

Table 10. Trends in “more emphasis” for police department activities

| <u>Police Department activity</u> | Survey Year | | | | |
|--|-------------|-------------|-------------|-------------|-------------|
| | <u>2007</u> | <u>2008</u> | <u>2009</u> | <u>2010</u> | <u>2011</u> |
| | Percent | | | | |
| Illegal drug use prevention and enforcement | 54 | 46 | 43 | 45 | 43 |
| Sex-related offenses investigation | 43 | 40 | 46 | 43 | 40 |
| Violent crimes investigation | 36 | 36 | 44 | 41 | 35 |
| Domestic violence/family dispute resolution | 31 | 29 | 38 | 35 | 31 |
| Crime prevention and education activities | 31 | 33 | 35 | 35 | 27 |
| Alcohol-related crimes enforcement | 41 | 33 | 30 | 31 | 26 |
| Fraud, identity theft & technology related investigation | 33 | 36 | 31 | 39 | 25 |
| Juvenile crimes investigation | 27 | 23 | 23 | 20 | 23 |
| Residential patrolling | 27 | 24 | 20 | 25 | 22 |
| Noise laws and nuisance party enforcement | 27 | 17 | 18 | 24 | 20 |
| School resource officer services | 19 | 22 | 18 | 17 | 18 |
| Speed limit enforcement | 27 | 17 | 20 | 16 | 18 |
| Traffic control and enforcement | 17 | 15 | 15 | 15 | 17 |
| Animal control and sheltering | 15 | 16 | 13 | 14 | 15 |
| Business district patrolling | 8 | 6 | 5 | 9 | 6 |
| Parking laws enforcement | 7 | 4 | 5 | 5 | 5 |

Fire Department

Fire Department activities also were addressed in the survey. In Table 11, respondents' satisfaction ratings are illustrated. Almost all of the respondents indicating an opinion were somewhat/very satisfied with efforts at putting out fires (97%) and 96% for each of the following activities: ambulance assistance, fire prevention education and outreach, and home business safety inspection. A substantial number of respondents indicated that they did not know how satisfied they were with each of these activities, and these individuals were excluded from the data in Table 11.

Table 11. Satisfaction with Fire Department activities ("Don't Know" removed)

| Fire Dept. Activity | Very/Somewhat Dissatisfied | Somewhat/Very Satisfied |
|--|----------------------------|-------------------------|
| Putting out fires (n=176) | 3% | 97% |
| Ambulance assistance (n=197) | 4% | 96% |
| Fire prevention education and outreach (n=197) | 4% | 96% |
| Home and business safety inspections (n=197) | 4% | 96% |

Ames Electric Service

The number of respondents who have experienced a power outage fluctuates every year. In 2007, 59% experienced power outage, that number dropped to 45% in 2008, but rose to 55% in 2009. The increase in 2009 could be attributed to several factors included planned outages necessary for infrastructure improvements. In 2010, the percent of the respondents who experienced power outage reached a low of 37%. In 2011, after a year of challenging weather, the number climbed to 60%. (Table 12)

Respondents observing a burned out street light decreased by 8%, and 16% experienced power surge which affected their computer operation, almost the same as the previous year (15%). Of the 14% who reported a burned-out light, 45% said that the light was repaired within 10 days, while 34% can't remember if it was fixed within 10 days.

Table 12. Respondents' experience with electric service interruption.

| <u>Service outage</u> | Survey Year | | | | |
|--|-----------------------------|-------------|-------------|-------------|-------------|
| | <u>2007</u> | <u>2008</u> | <u>2009</u> | <u>2010</u> | <u>2011</u> |
| | Percent who responded "yes" | | | | |
| Experienced power outage | 59 | 45 | 55 | 37 | 60 |
| Observed burned out streetlight | 46 | 47 | 45 | 46 | 38 |
| Experienced power surge which affected computer operations | 21 | 16 | 12 | 15 | 16 |
| Reported burned out light | 15 | 12 | 18 | 9 | 14 |

Satisfaction with various services provided by the electrical department is shown in Table 13. Ninety-five percent of Ames customers were somewhat or very satisfied with power quality. When removing respondents who marked “Does Not Apply,” 56% of respondents were very satisfied with the ease of reporting an outage and 58% were very satisfied with the response of employees. More than half (53%) of those responding said they were very satisfied with the time to restore service after an outage.

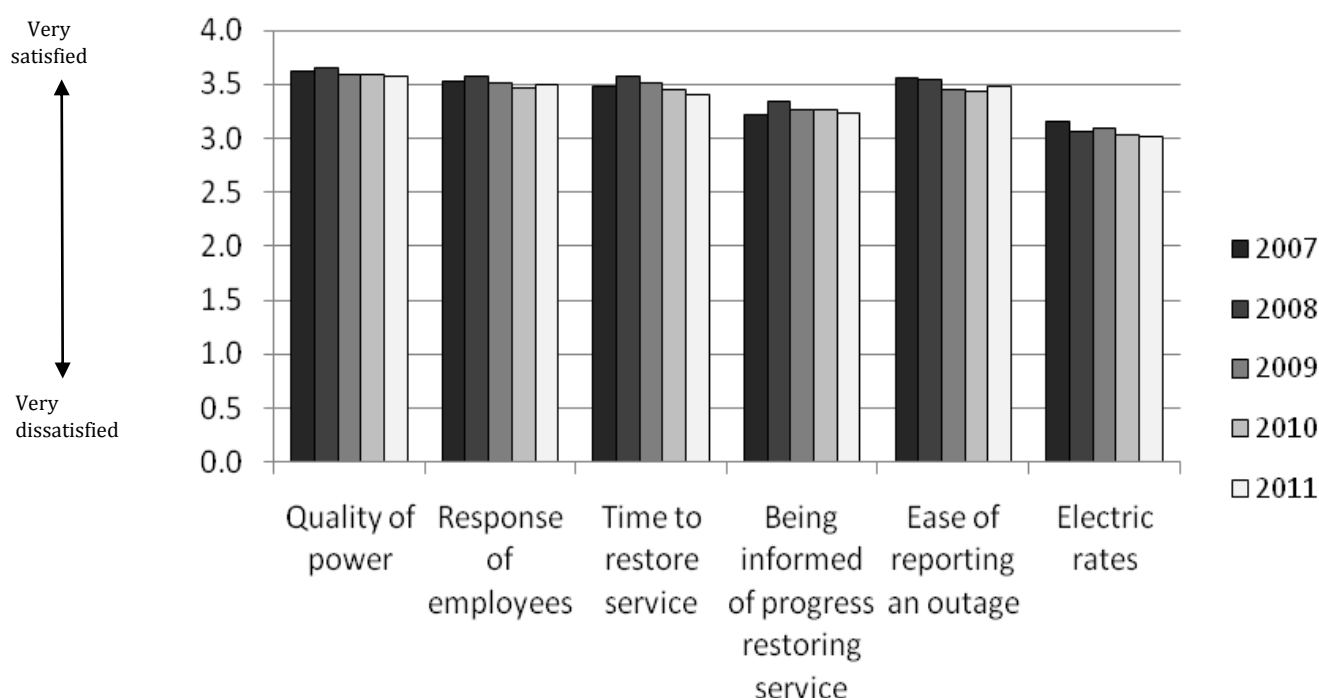
This trend is almost the same in the past five years from 2007 to 2011. Generally, the respondents were satisfied with the services received from electric department. The lowest rating was given to electric rates. (Figure 4)

Table 13. Satisfaction with Electric Department services

| Electric Department Services | <u>Very Dissatisfied</u> | <u>Somewhat Dissatisfied</u> | <u>Somewhat Satisfied</u> | <u>Very Satisfied</u> | <u>Does not Apply*</u> |
|--|--------------------------|------------------------------|---------------------------|-----------------------|------------------------|
| The quality of power (n=221) | 1% | 4% | 32% | 63% | 11% |
| Response of employees (n=278) | 1% | 5% | 36% | 58% | 30% |
| Ease of reporting an outage (n=273) | 2% | 4% | 38% | 56% | 31% |
| Time to restore service (n=297) | 2% | 8% | 37% | 53% | 26% |
| Being informed of progress restoring service (n=283) | 4% | 12% | 42% | 42% | 28% |
| Electric rates (n=360) | 8% | 14% | 49% | 30% | 10% |

* “Does not apply” excluded when calculating percentages for “very dissatisfied” to “very satisfied.”

Figure 4. Satisfaction with City Electric Department activities, 2007-2011



Water and Sanitary Sewer Utilities

Nearly all of the respondents (91%) use City of Ames water and sewer services in their homes. Of those, majority reported never having problems such as too much pressure (94%), soft water (91%), rust (83%), disagreeable taster or odor (82%), sediment (81%), too little pressure and/or hard water (75%).

Only 5% to 18% have had any of those problems once or twice in the past year. Five percent said they had a problem with hard water three to six times, and another 8% occurring seven or more times last year. (Figure 5a) For the past five years, the frequency of occurrence of water problems is consistent. (Figure 5b)

Figure 5a. Frequencies of water service problems, 2011

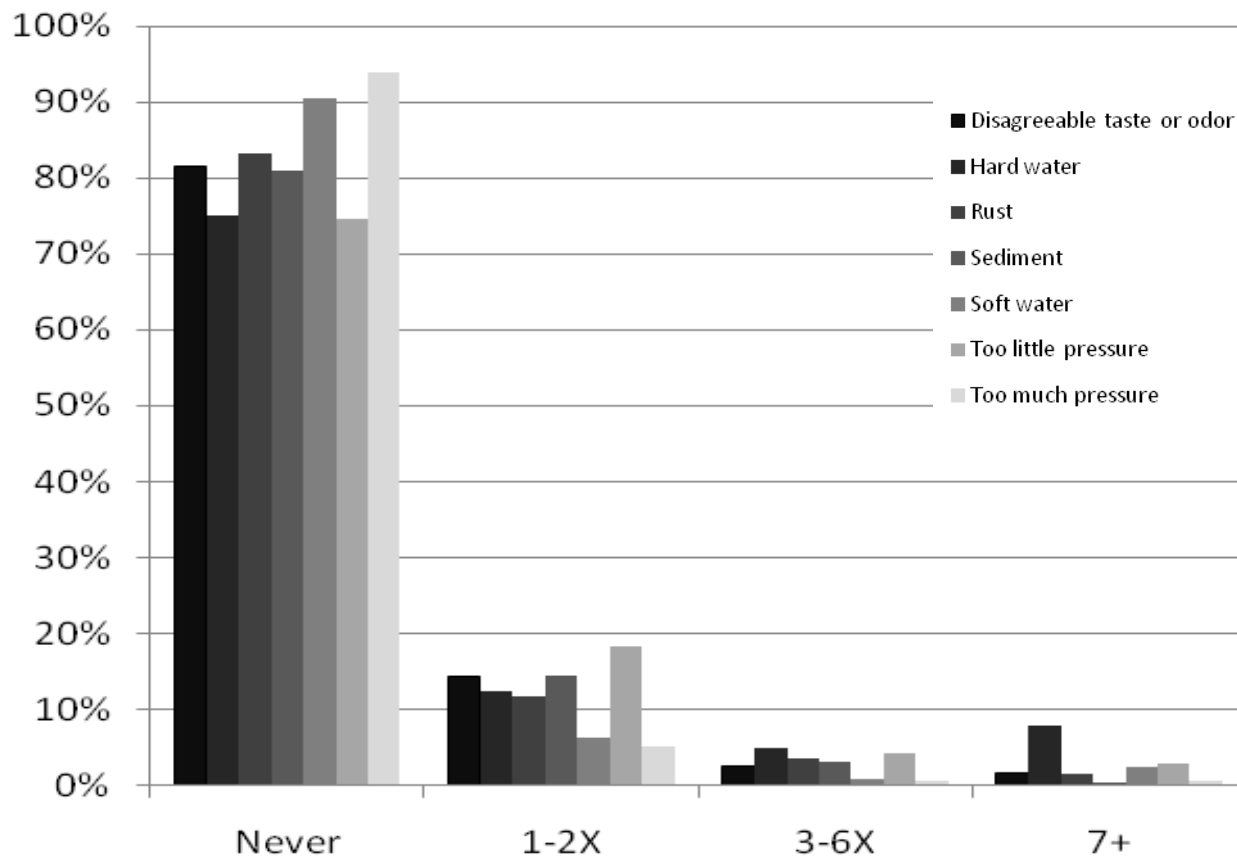
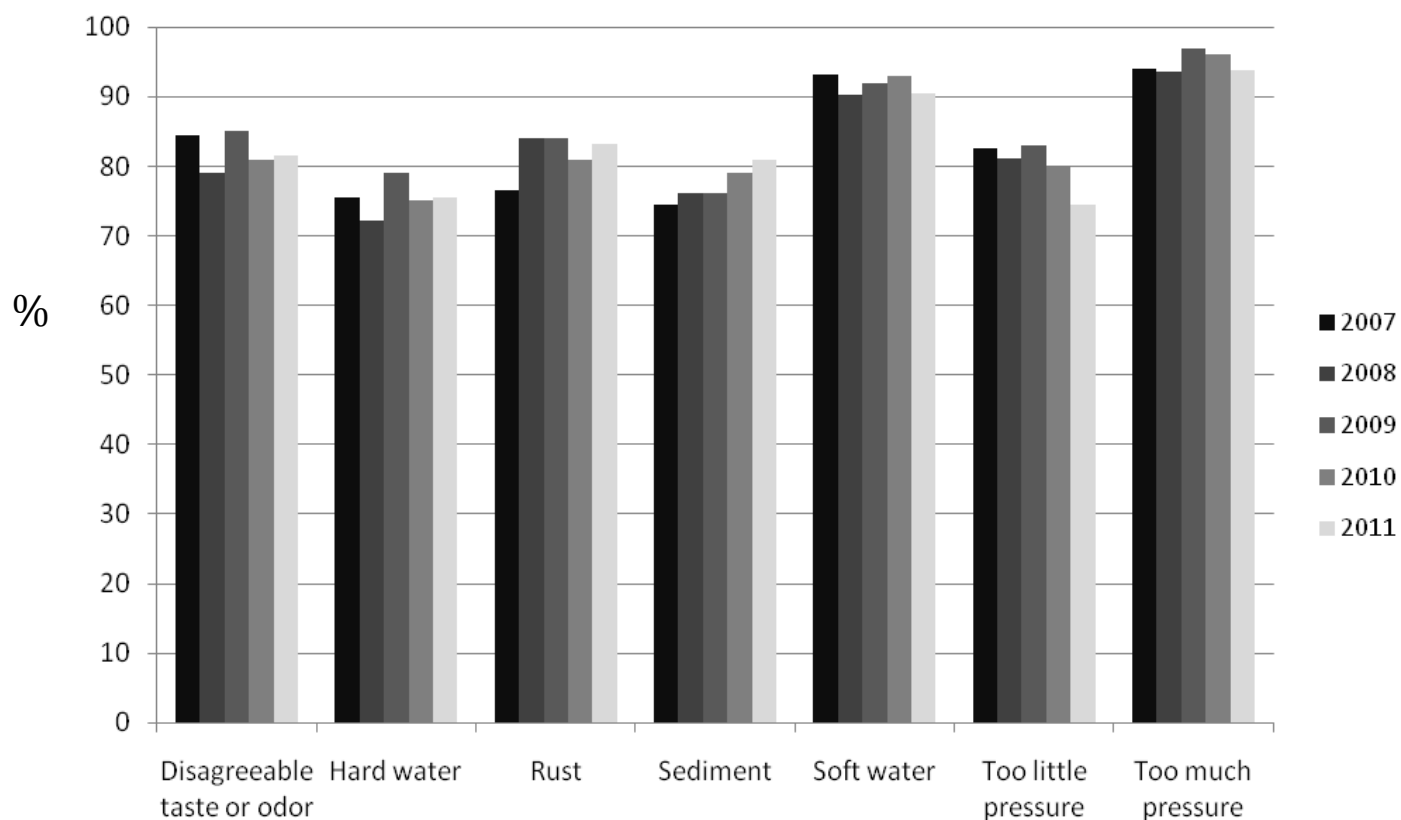
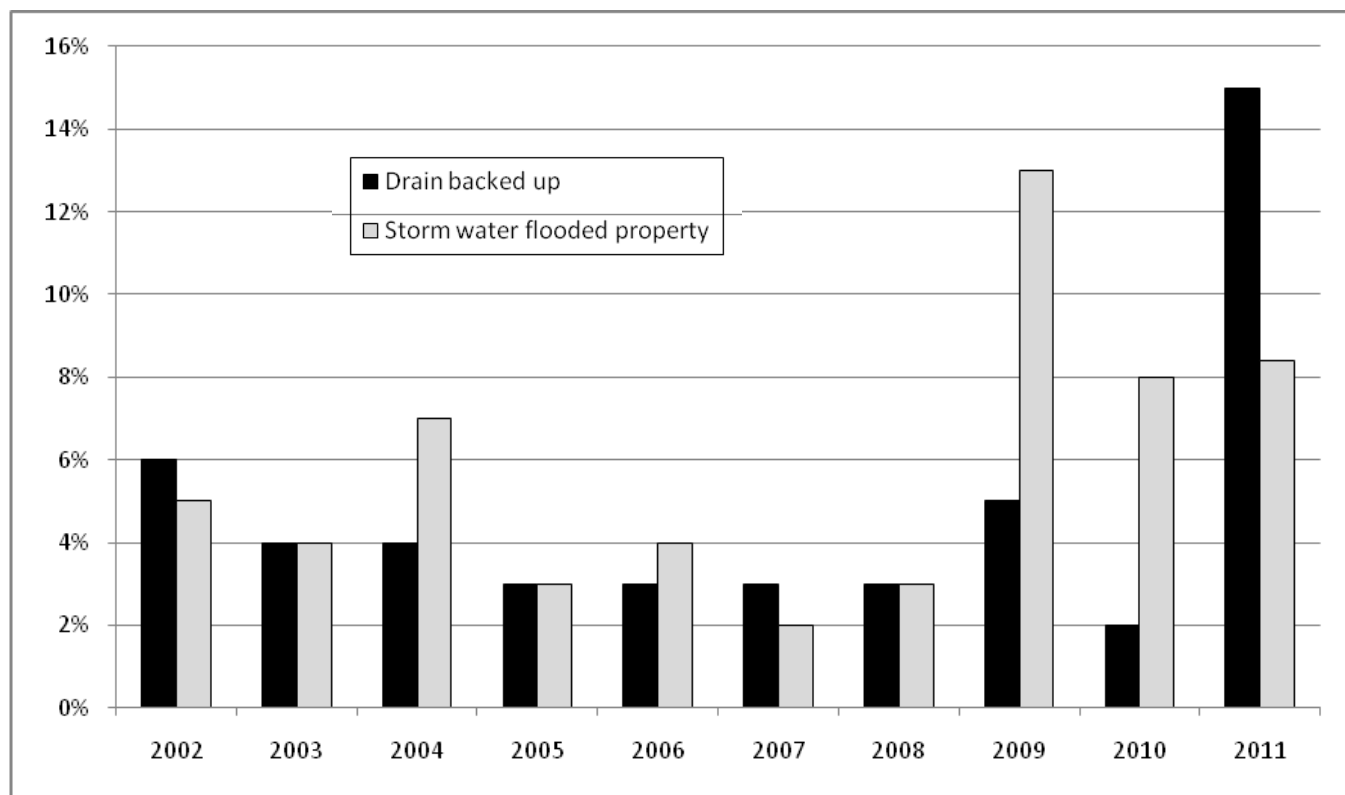


Figure 5b. Respondents Reporting No Water Service Problems, 2007-2011



Residents were also asked if the City sewer system caused a back-up in their basement/home. Only 8% (n=32) said yes. Of those who had a sewer problem, less than half (46%) reported the problem to the City. Finally, residents were asked whether the stormwater flooded their property from a city street. In 2011, stormwater flooding was reported by 60 respondents or 15% (Figure 6). Of the 60 respondents who experienced flooding, one-third reported the problem to the City. When asked how satisfied they were with the City's response to the flooding problem, 43% said they were satisfied (somewhat and very satisfied). The graph below indicates that problems related to City's sewer system increased from 2010 to 2011.

Figure 6. Respondents' experience with city sewer system problems, 2002-2011



Neighborhood Nuisance Enforcement

Respondents' satisfaction with enforcement efforts against neighborhood nuisances is illustrated in Table 14. Among those who expressed opinions, more than two-thirds were "somewhat" to "very satisfied" with each enforcement effort related to noise limits and front yard parking in residential property. More than half of the respondents were satisfied with over occupancy in rental property (66%), yard upkeep (58%), property upkeep (57%), and junk on property, such as old cars, tires, furniture, and garbage (54%). Average satisfaction is moderate (level ranges from 2.62 to 2.93). Between 29% and 55% respondents indicated they did not have an opinion on each of these activities. These individuals were excluded from the denominator when percentages for "satisfied" and "dissatisfied" were calculated. When satisfaction was compared against geographic characteristics of the respondents, those from northwest part of the town were more satisfied with the issue of noise limits and property upkeep compared with those who live in the southwest parts of the town. On the issue of front yard parking on residential property, northwest residents were more satisfied compared to those who reside on the southeast part.

Table 14. Satisfaction in neighborhood nuisances enforcement (No opinion removed)

| <u>Nuisance</u> | <u>Very/Somewhat Dissatisfied</u> | <u>Somewhat/Very Satisfied</u> | <u>No Opinion</u> |
|--|---------------------------------------|------------------------------------|-----------------------|
| | <u>Percent</u> | | |
| Noise limits (n=410) | 28 | 72 | 33 |
| Front yard parking in residential property (n=406) | 30 | 70 | 43 |
| Over-occupancy in rental property (n=409) | 34 | 66 | 55 |
| Yard upkeep (n=407) | 42 | 58 | 31 |
| Property upkeep (overgrown vegetation) (n=410) | 43 | 57 | 31 |
| Junk on property (old cars, tires, furniture, garbage) (n=410) | 46 | 54 | 29 |

Transportation

Residents were given the opportunity to rate street and bike path maintenance using a four-point scale from “very good (4)” to “very poor (1).” The average values ranged from 2.6 to 3.1, meaning the road services were rated “good.” When “very good” and “good” responses were combined, responses ranged from 64% for surface condition of major streets in the neighborhood to 93% for street sweeping in business areas. (Table 15)

Table 15. Road service ratings

| <u>Road Service</u> | <u>Very Poor/ Poor</u> | <u>Very Good/Good</u> |
|---|----------------------------|---------------------------|
| | <u>Percent</u> | |
| Street sweeping in business areas (n=394) | 7 | 93 |
| Appearance of medians and parkways (n=404) | 12 | 88 |
| Snow plowing on major city streets (n=409) | 16 | 84 |
| Street sweeping in your neighborhood (n=395) | 17 | 83 |
| Adequacy of bike path system (n=391) | 21 | 79 |
| Snow plowing in your neighborhood (n=406) | 29 | 74 |
| Ice control at intersections (n=406) | 27 | 73 |
| Condition of streets in your neighborhood (n=408) | 28 | 72 |
| Surface condition of major streets (n=405) | 36 | 64 |

Figure 7a&b compares this year's road service ratings with ratings from previous years. Quality of street maintenance was varied little over time. However, snow plowing experienced a positive tick in favorable responses. Although rating of snow plowing in the neighborhood continues to be a concern for residents (M=2.4 for 2011), response rates have improved considerably compared to the previous years. Six of the nine street maintenance features listed below increased from .1 to .4. The remaining three maintained the same ratings as last year: bike path system, appearance of median and parkways, and street sweeping in business areas. Adequacy of the bike path system had the lowest ratings, followed by surface condition of major streets (M=2.5).

When looking at the age and length of residency of the respondents, five out of nine road service ratings were statistically significant (adequacy of bike path system, appearance of median and parkways, ice control at intersection, and snow plowing on both neighborhood and major streets). The older and the longer they live in the city, the higher they rate these five road services.

In 2011, those living in northwest Ames had the highest rating for surface condition of street in the neighborhood (M=2.9), which is statistically significant from those living in southwest (M=2.6). The trend is the same as the street sweeping in business area and the neighborhood.

Figure 7a. Quality of street maintenance features (2007-2011).

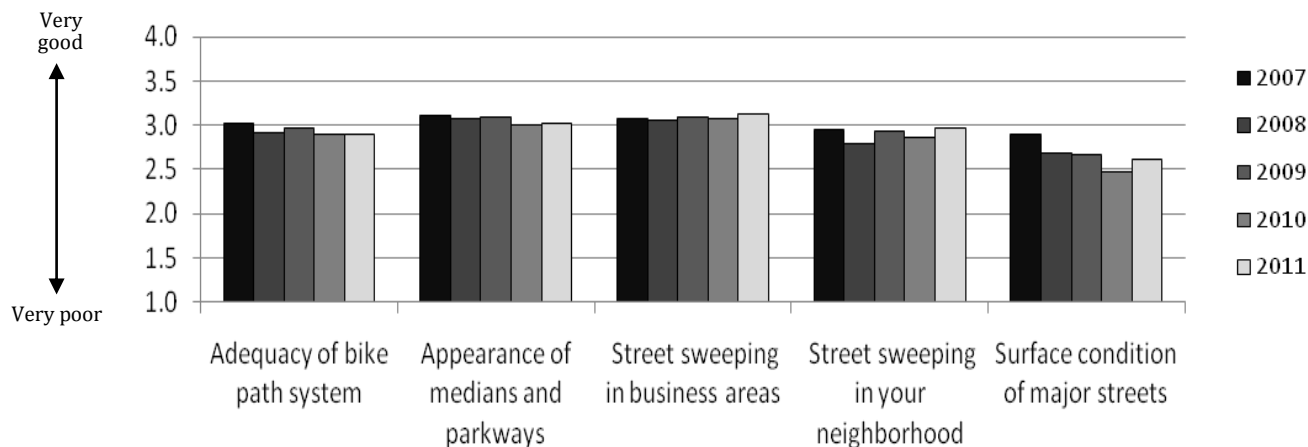
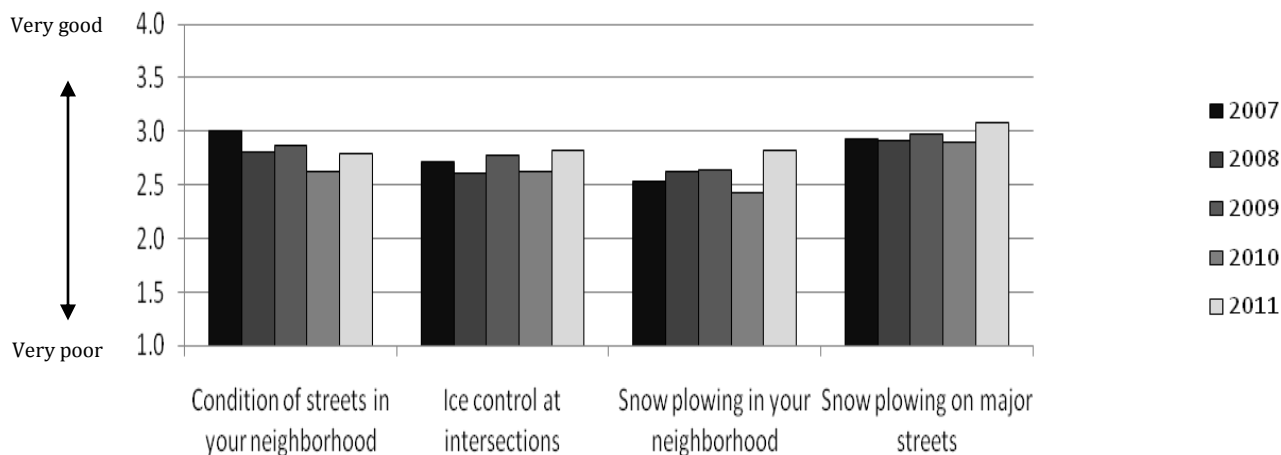


Figure 7b. Quality of street maintenance features (2007-2011).



More than three-quarters of the respondents (82%) said that the number of traffic/stop signs is about right (Table 16a). The response to this question is almost constant for the past five years (Table 16b). The survey also asked about the effectiveness of coordination between traffic signals. As seen in Table 17, while 69% of respondents said coordination was “often and/or always” effective, 25% said the coordination was “rarely to sometimes” effective.

Table 16a. Traffic/stop signal placement along streets, 2011

| | Stop sign along city street | Traffic signs along major city street |
|--------------|-----------------------------|---------------------------------------|
| | Percent | |
| Right number | 84 | 82 |
| Too many | 11 | 15 |
| Too few | 5 | 3 |

Table 16b. Traffic signal placement along streets that respondent travels

| | Survey Year | | | | |
|------------------|-------------|-------------|-------------|-------------|-------------|
| <u>Placement</u> | <u>2007</u> | <u>2008</u> | <u>2009</u> | <u>2010</u> | <u>2011</u> |
| | Percent | | | | |
| Right number | 78 | 76 | 79 | 79 | 82 |
| Too many | 16 | 18 | 16 | 16 | 14 |
| Too few | 6 | 6 | 5 | 5 | 4 |

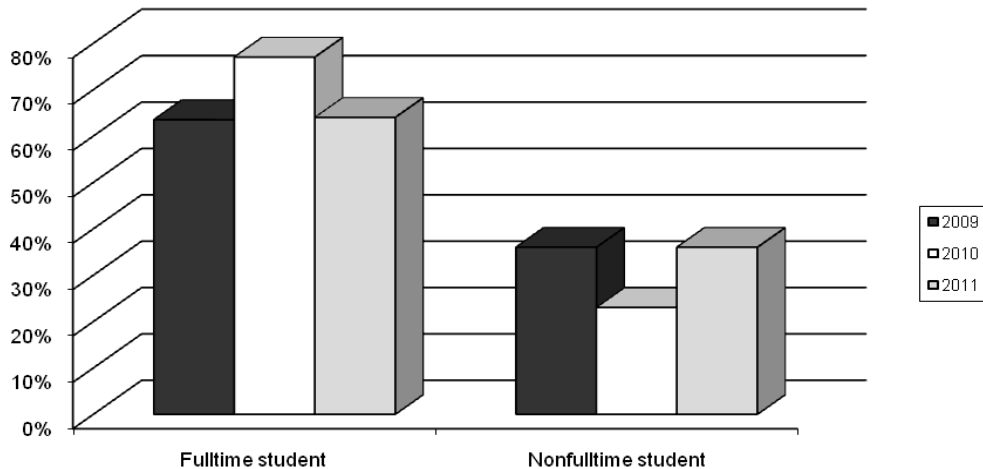
Table 17. Signal Coordination Effectiveness, 2011

| | Percent |
|-------------------------|---------|
| Sometimes effective | 38 |
| Often effective | 31 |
| Rarely effective | 11 |
| Almost always effective | 14 |
| Don't know | 6 |

CyRide

Ames' mass transportation system – CyRide – was addressed next in the questionnaire. Figure 8 shows how user/non-user patterns differ between respondents who are fulltime students versus non-fulltime students. Fulltime student respondents were more likely to use CyRide at least once a week (89%) when compared to non-fulltime students (23%).

Figure 8. Use CyRide at least once a week, 2009-2011



In 2011, 43% of respondents reported to be CyRide users to various degrees. While the trend in the use of CyRide has been consistent in the past three years (2007- 2009), the last two years were different. In 2010, the number of respondents who said they had “never” ridden the bus hit an all-time low of 44%. It is possible this result was influenced by the survey’s high ISU student responses. Also it was the first survey taken after fare-free CyRide was implemented (summer 2009). In 2011, 57% of respondents reported they never rode the bus. While there was a drop on the frequency of rides taken by some respondents, there was a 5% increase of CyRide users who ride 7 to 10 times a week. (Table 18).

There is some correlation between resident demographics and CyRide usage. CyRide users are mostly younger (31 years of age) and have stayed in Ames for a shorter period of time (9 years). However, the non-CyRide users were older (average age 52.0) and have lived in Ames longer (23.8 years). The majority of those who used CyRide were students (64%) and were mostly renters (89%).

Table 18. Respondents’ weekly CyRide usage

| Weekly use | Survey Year | | | | |
|--------------------|-------------|-------------|-------------|-------------|-------------|
| | <u>2007</u> | <u>2008</u> | <u>2009</u> | <u>2010</u> | <u>2011</u> |
| | Percent | | | | |
| Never | 66 | 66 | 64 | 44 | 57 |
| 2 to 6 time | 18 | 13 | 15 | 24 | 21 |
| More than 10 times | 3 | 8 | 8 | 22 | 9 |
| Once a week | 7 | 4 | 5 | 6 | 4 |
| 7 to 10 times | 6 | 9 | 8 | 4 | 9 |

Table 19 considers reasons CyRide is not used more often. Half (48%) of respondents indicated that they prefer to drive their own car, and another 20% attributed their low usage to an inconvenient route or schedule. Fifteen percent mentioned that private car is required to go to work. The category “other” was added to the survey in 2011 and was selected by 11% of respondents.

Table 19. Trends in reasons CyRide not used more often, 2007-2011

| <u>Reason</u> | Survey Year | | | | |
|---|-------------|-------------|-------------|-------------|-------------|
| | <u>2007</u> | <u>2008</u> | <u>2009</u> | <u>2010</u> | <u>2011</u> |
| | Percent | | | | |
| Prefer to drive own car | 49 | 53 | 48 | 50 | 48 |
| Inconvenient route or schedule | 20 | 17 | 22 | 34 | 20 |
| Car required for work | 14 | 10 | 14 | 12 | 15 |
| Lack of information about CyRide system | 5 | 3 | 5 | 4 | 2 |
| Too costly | 2 | 2 | 2 | 1 | 4 |
| Other | 18 | 19 | 13 | 33 | 11 |

Community recreation

Residents were asked to rate their level of satisfaction with recreational facilities on a four-point scale from “very good” (4) to “very poor” (1). Individuals who did not use a facility are not included in Table 20 ratings.

Satisfaction with parks and recreational facilities continues to be high with 89% to 98% of facility users providing a combined “very good” and “good” ratings. The average rating ranges from 3.2 to 3.4 on the 4-point scale.

“Restrooms” is the only recreational facility that was rated below 3.0 (good). Satisfaction level is higher this year compared to previous years. (Table 20)

Table 20. Users’ satisfaction with parks and recreation facilities, 2011

| <u>Facility</u> | <u>Very Poor</u> | <u>Poor</u> | <u>Good</u> | <u>Very Good</u> | <u>Don't Use*</u> | <u>Average**</u> |
|---|----------------------|-------------|-------------|----------------------|-----------------------|------------------|
| | <u>Percent</u> | | | | | |
| Overall appearance of parks (n=427) | | 3 | 51 | 46 | 8 | 3.4 |
| Wooded areas (n=426) | <1 | 6 | 60 | 34 | 23 | 3.3 |
| Shelter houses (n=427) | <1 | 6 | 59 | 35 | 28 | 3.3 |
| Hard surface trails/crushed rock trails (n=426) | <1 | 7 | 59 | 34 | 26 | 3.3 |
| Playground equipment (n=426) | | 7 | 63 | 30 | 36 | 3.2 |
| Picnic areas (tables/grills) (n=424) | <1 | 11 | 58 | 30 | 23 | 3.2 |
| Tennis courts (n=426) | <1 | 9 | 62 | 28 | 58 | 3.2 |
| Restrooms (n=427) | 2 | 19 | 63 | 16 | 31 | 2.9 |

* “Don’t Know/ Don’t Use” excluded when calculating percentages & average for “very good” to “very poor.”

**1=very poor; 2=poor; 3=good; 4=very good

Figure 9a. Rating of Parks and Recreation features in the past 5 years.

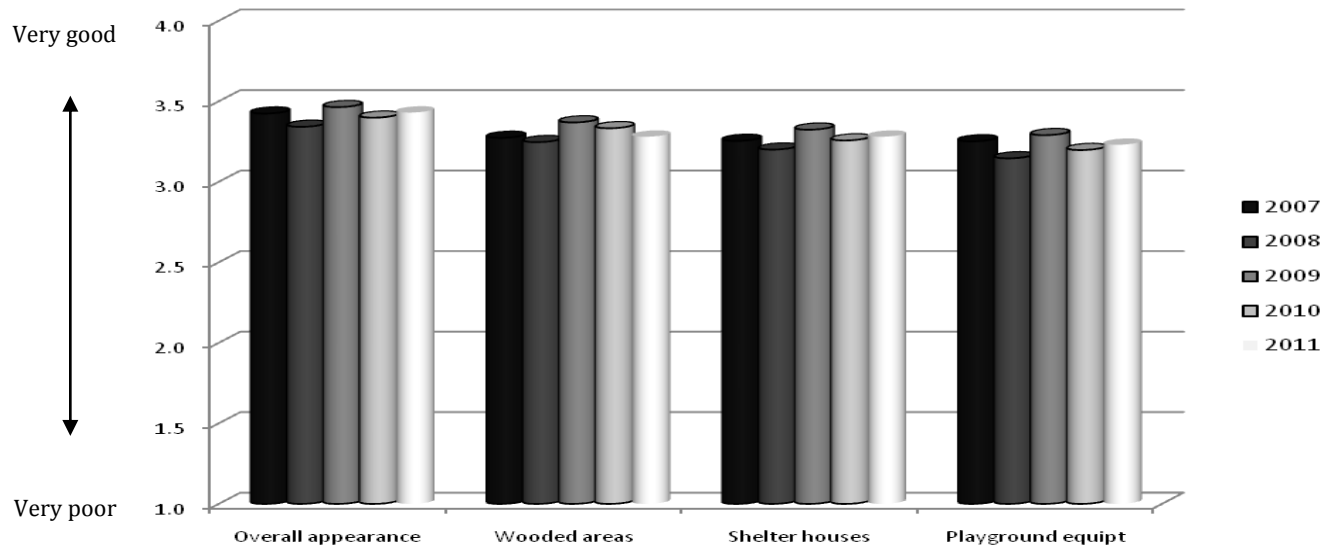
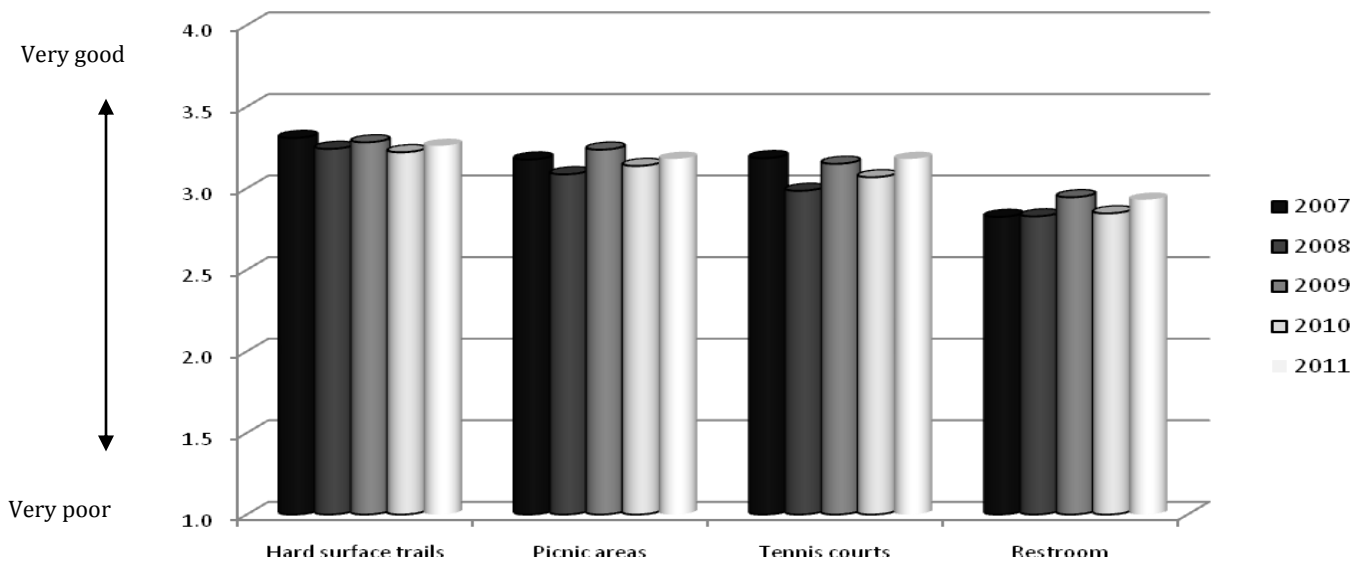


Figure 9b. Rating of Parks and Recreation features in the past 5 years.



Ames Public Library

Generally, the Ames Public Library was rated highly by the respondents. The 13 services provided by Ames Public Library were rated good/very good by 92% to 98% of the respondents. On the 4-point scale, average scores ranged from 3.3 to 3.6 (good to very good).

Features or services mostly used/visited and were rated highly (3.5 and higher) by respondents are asking questions of staff by phone or in person, customer service, range of available materials, Bookmobile, welcoming atmosphere, use of library resources from home via computer, and availability of seating.

Table 21. Users' rating with Ames Public Library features, 2011

| <u>Feature</u> | <u>Very Poor</u> | <u>Poor</u> | <u>Good</u> | <u>Very Good</u> | <u>Don't Use*</u> |
|--|------------------|-------------|-------------|------------------|-------------------|
| | Percent | | | | |
| Asking questions of staff by phone or in person (n=412) | <1 | 4 | 33 | 62 | 54 |
| Welcoming atmosphere (n=410) | 1 | 4 | 36 | 60 | 27 |
| Customer service (n=410) | <1 | 2 | 39 | 59 | 31 |
| Bookmobile service (n=411) | | 6 | 35 | 59 | 70 |
| Use of library resources from home via computer (n=412) | <1 | 5 | 38 | 57 | 53 |
| Range of materials available (n=413) | | 5 | 38 | 57 | 29 |
| Availability of seating (n=409) | <1 | 4 | 41 | 54 | 43 |
| Programs (story hours, book discussions, concerts) (n=410) | | 4 | 44 | 52 | 62 |
| Page One library newsletter (n=409) | 2 | 4 | 54 | 40 | 77 |
| Wait time for requests/holds (n=411) | <1 | 6 | 54 | 40 | 48 |
| Handicapped accessibility (n=413) | | 5 | 56 | 39 | 68 |
| Meeting/study rooms (n=412) | | 5 | 58 | 37 | 56 |
| Internet/computer services (n=411) | | 8 | 56 | 36 | 60 |

[* Don't Use responses not included in calculating ratings](#)

Reasons for not using the library more often differ based upon whether the respondent is an Iowa State University student or not (Table 22). Only 20% of Ames public library users were ISU students. The rest were not ISU students (80%).

The reasons why ISU students do not use the Ames Public Library were because they are able to use other sources (73%) and they didn't have time to go to the library (48%). On the other hand, non-ISU students' reasons were they don't have time (46%), and they use other sources (44%). Problem with parking was perceived by both ISU and non-ISU students as a hindrance (15% and 30%, respectively). While 18 percent of non-ISU students listed inconvenient hours as a reason for not using the Ames Public Library more often, 13% of Iowa State students listed that as a reason.

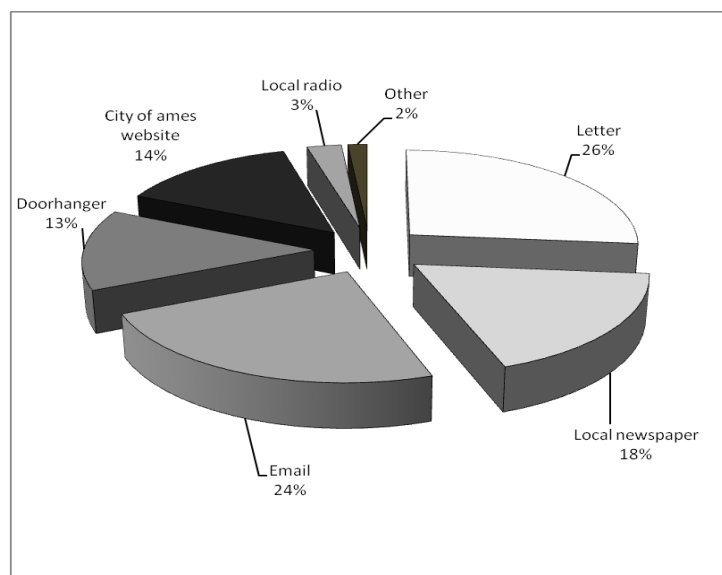
Table 22. Comparing students & non-students' reasons for not using the Ames Public Library

| <u>Respondent status</u> | <u>Parking problem</u> | <u>Use other sources</u> | <u>Hours not convenient</u> | <u>Don't have time</u> |
|--------------------------------------|------------------------|--------------------------|-----------------------------|------------------------|
| | Percent | | | |
| Iowa State University student (n=67) | 15 | 73 | 13 | 48 |
| Non-ISU student (n=140) | 30 | 44 | 18 | 46 |

Public Information

The next section of the questionnaire asked respondents how they want to learn about City of Ames services, programs and projects, as well as their thoughts on the usefulness of various media sources. Figure 10 shows that letter is still the most popular method of communication (26%) (same as 2010), followed by email (24%), local newspaper (18%), door hanger (13%), city's website (14%), and local radio (3%). The trend is the same with 2010. For ISU students, email is still the best way to communicate, followed by website and local newspaper, letter, door hanger, and local radio, respectively.

Figure 10. Preferred method to learn about City services, programs or projects, 2011



In Table 23, the City of Ames website, the City Side (utility bill insert), The Sun, Ames Tribune newspaper, and Des Moines Register newspaper were the most frequently cited sources of local government information.

Respondents were also asked the degree of usefulness of those sources. The most useful source was City of Ames website. Other sources rated to be somewhat useful in this order: CitySide, Ames Tribune newspaper, KASI/KCCQ radio, Des Moines Register newspaper, ISU Daily newspaper, Documents at the Ames Public Library, Ames NewsOnline, and Cable TV12/Government Access Television . The least useful source of news was The Sun newspaper.

Sixty-seven percent (n=231) respondents used the City of Ames' website in 2011. The main purpose for using the websites were to check Ames public library card account or status materials (92%), to check for notices, updates or news releases (83% for each purpose), sign up for parks and recreation classes (79%), and watch city council meeting or channel 12 programming on video- streaming (49%), and to gather information for City Council meeting or other City meeting (49%).

Table 23. Usefulness of media sources for government information , 2011

| | <u>Don't Use</u> | <u>Use</u> | |
|---|------------------|------------|----------|
| | Percent | Percent | Average* |
| City of Ames website (n=410) | 33 | 67 | 2.4 |
| CitySide (utility bill insert) (n=405) | 36 | 64 | 2.4 |
| Ames Tribune newspaper (n=408) | 38 | 62 | 2.3 |
| KASI/KCCQ radio (n=409) | 64 | 36 | 2.3 |
| Des Moines Register newspaper (n=408) | 44 | 56 | 2.2 |
| ISU Daily newspaper (n=410) | 51 | 49 | 2.2 |
| Documents at the Ames Public Library (n=408) | 66 | 34 | 2.2 |
| Ames News Online (n=410) | 83 | 17 | 2.2 |
| Cable TV12/Government Access Television (n=339) | 64 | 36 | 2.1 |
| The Sun (direct-mail newspaper) (n=410) | 37 | 63 | 2.0 |

*1=not useful; 2=somewhat useful; 3=very useful

Figures 11a&b illustrate how useful respondents view these sources of information in the most recent five survey years. Those rankings have stayed fairly consistent over the years with higher percentage this year compared to previous year.

Figure 11a. Usefulness of news sources over the past six years (Users only).

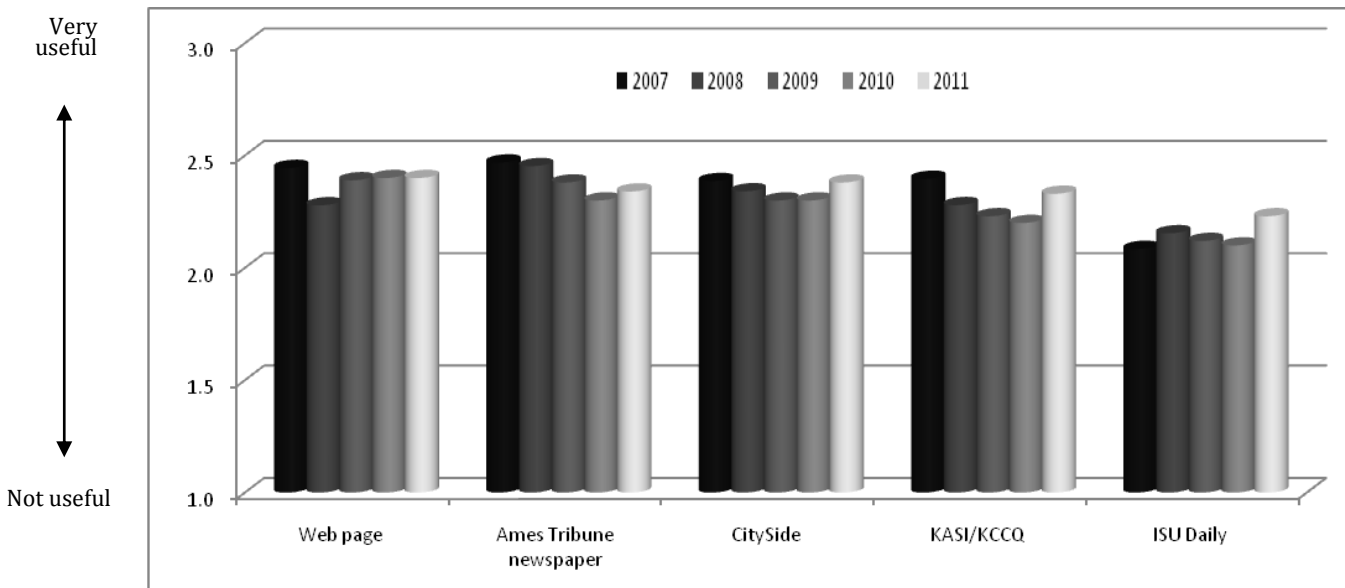


Figure 11b. Usefulness of news sources over the past six years (Users only).

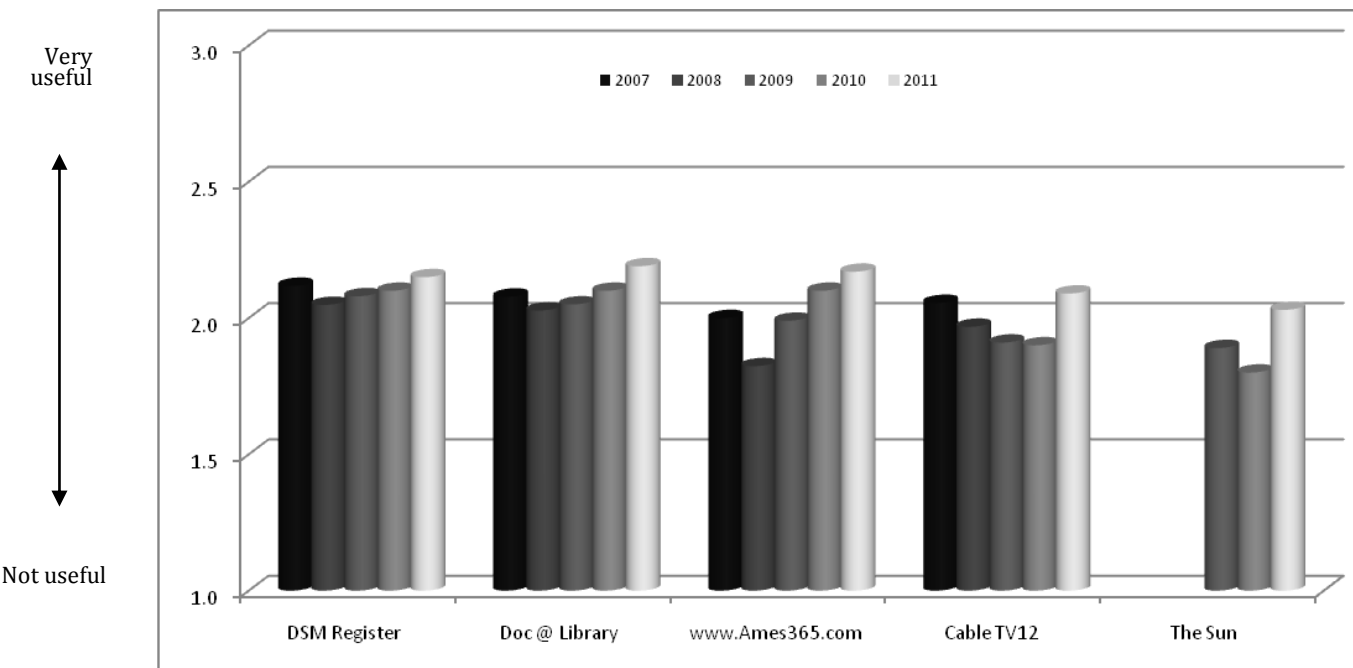


Table 24 indicates the usefulness of various communication tools based on whether or not the respondent was a fulltime student. There were significant differences between student and non-student responses. CitySide is more useful to non-fulltime ISU students than fulltime ISU students. However, ISU Daily and Des Moines Register newspapers are more useful to ISU fulltime students than to non-fulltime students.

Table 24. Usefulness of news sources for students and non fulltime students.

| Information Source | Non-fulltime student | Fulltime student |
|--|----------------------|------------------|
| | Percent | |
| CitySide (utility bill insert) | 2.42* | 2.20 |
| ISU Daily newspaper | 2.04** | 2.37 |
| Des Moines Register newspaper | 2.07* | 2.33 |
| City of Ames Web page | 2.42 | 2.36 |
| KASI/KCCQ radio | 2.33 | 2.32 |
| Ames Tribune newspaper | 2.34 | 2.35 |
| Documents at the Ames Public Library | 2.18 | 2.20 |
| Cable TV 12/Government Access Television | 2.13 | 1.90 |
| Ames News Online | 2.12 | 2.22 |
| The Sun (direct-mail newspaper) | 2.04 | 1.98 |

*statistically significant at .05 level

** statistically significant at .01 level

Note: average was compute using this value: 1=not useful; 2=somewhat useful; 3=very useful

The survey asked questions about Internet connections at home. The number of respondents connected to Internet at home remains at nine of out 10 (91%), and high-speed connection with wireless continues to climb.

Respondents who had Internet access in their home have an average age of 48 years, whereas those without the Internet have an average age of 60. Fulltime students were more likely to have Internet access in their home (97%) than non-fulltime students (87%). These responses are consistent with the responses from 2010, although slightly lower. In addition, homeowners (93%) were more likely to have internet access compared to those who are renting (86%). This pattern is the opposite of 2010 data.

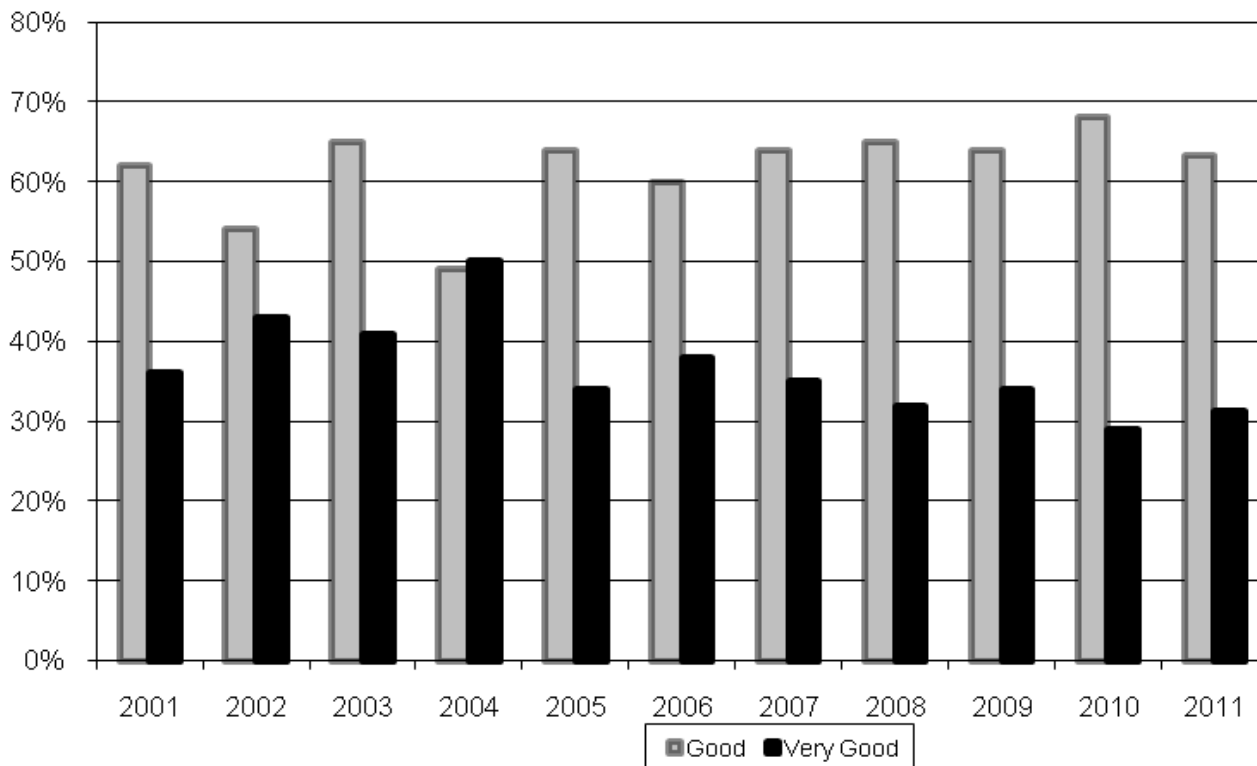
Table 25. Trend in Internet Service at Home

| | Survey Year | | | | |
|------------------------------------|-----------------------------|-------------|-------------|-------------|-------------|
| | <u>2007</u> | <u>2008</u> | <u>2009</u> | <u>2010</u> | <u>2011</u> |
| | Percentage responding "yes" | | | | |
| Have Internet Connection | 87 | 88 | 90 | 94 | 91 |
| High-speed/broadband with wireless | | | | 65 | 73 |
| High-speed/broadband | 84 | 89 | 91 | 30 | 22 |
| Dial-Up | | | | 4 | 5 |

City of Ames Overall Service Quality

An overall evaluation of the quality of services they receive from the City of Ames is always asked every year. This year, almost one-third (31%) of respondents provided a "very good" rating for their overall satisfaction with the quality of services received from the city (28% for 2010). In comparison with the previous years, this rating represents a slight increase. The number of respondents rating the City of Ames as "good" was 63% in 2011 (69% in 2010) When the ratings are combined, 95% of Ames residents ranked their overall satisfaction with City services as good or very good. This is slight decrease from the 97% good/very good rating from 2010.

Figure 12. Trends in overall satisfaction with City of Ames service quality (good/very good)



Visioning Questions

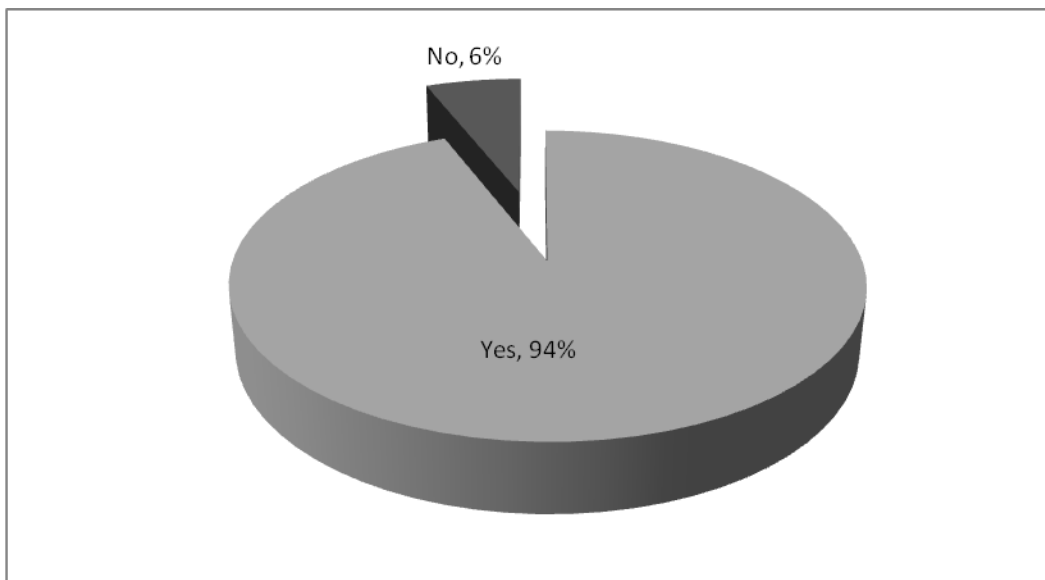
This section of the questionnaire is new for 2011 survey. Eleven new questions related to Ames visioning were incorporated in this survey.

Half of these questions were open-ended questions. To visually represent what people are saying, a software named wordle was used (<http://www.wordle.net/>). This software is used to generate “word clouds”. The clouds give greater prominence to words that appear more frequently from the data. Word visualization helped the researcher determine the common themes in each of the question. Actual responses to the open-ended question can be seen on the appendix.

Live within the corporate city limits of Ames

The first question asked was whether the respondents live within the corporate city limits of Ames. Majority (94%) live within the city limits of Ames. Only 6% don't. (Figure 13)

Figure 13. Live within the corporate city limits of Ames



Top 3 most important attribute in choosing a city to live or work

Fourteen attributes or reasons why a person would choose to live or work in a certain place were given to the respondents. When asked for top 3 most important attributes in choosing for a residence or workplace, safety was on the top of the list (68%), followed by good schools and attractiveness (clean, well-maintained) (36%, respectively), and thirdly by necessary amenities (banks, grocery stores, etc) (34%).

Table 26. Top 3 Attributes when choosing a city to live or work (n=405)

| Ranking | Attribute | Percent |
|---------|---|---------|
| 1 | Safe | 68.4 |
| 2 | Good schools | 36.3 |
| 3 | Attractive (clean, well maintained) | 35.8 |
| 4 | Necessary amenities (banks, grocery stores, etc.) | 34.3 |
| 5 | Medical care and facilities | 24.9 |
| 6 | Recreational services (parks, trails, open spaces) | 17.5 |
| 7 | Availability of national chains (such as Kohl's, Wal-Mart, Dillards', Gap, Olive Garden, etc) | 16.0 |
| 8 | Culturally vibrant | 13.1 |
| 9 | Locally owned , operated shops and restaurants | 11.1 |
| 10 | Convenient location (Interstate access and proximity) | 10.4 |
| 11 | Higher learning opportunities | 10.4 |
| 12 | Community events and sports | 5.7 |
| 13 | Ethnically diverse | 5.2 |
| 14 | Family/ kid-friendly activities | 4.9 |

Why do you live or work in Ames

Reasons for living and working in Ames is tabulated in Table 26. This is an open-ended question were respondents were asked to complete the statements. The four main reasons for living in Ames were because of Iowa State University (ISU) (29%), respondents and spouses work in Ames (19%), they like the community and safety (10%, respectively). On the other hand, they chose to work in Ames because of their significant other (spouse) who works in Ames (23%), followed by "they live in Ames" (16%), and they are student in Ames (12%).

Table 26. Why Do You Live/Work in Ames (n=374)

| | Live (n=374) | Work (n=253) |
|---|--------------|--------------|
| | Percent | |
| ISU | 29 | 7 |
| Works in Ames (me/spouse) | 19 | 23 |
| Like the community | 10 | |
| Safe | 10 | |
| Friends, Family and/or spouse | 9 | <1 |
| Amenities/activities/recreation opportunities/services | 9 | |
| Good school(s) | 6 | |
| Size (like the size) | 6 | 3 |
| Atmosphere | 5 | |
| Went to school in Ames | 5 | |
| Close to work (good location) | 4 | |
| Clean | 4 | |
| People (friendly, wonderful families, pleasant, educated, Midwest values) | 4 | |
| Born and/or raised in Ames | 3 | |
| Diversity/culture | 3 | |
| Family/kid-friendly | 2 | |
| Fulfills all needs | 2 | |
| Job opportunities | 2 | |
| Retired | 2 | 14 |
| Medical facilities, doctors | 2 | |
| Convenience | 1 | 3 |
| Close to metropolitan areas/global traffic | 1 | |
| Stuck in Ames | 1 | |
| Used to work in Ames | 1 | |
| Affordable, well maintained housing | 1 | |
| Transportation | 1 | |
| Unique house/ bought a house here | 1 | |

| | | |
|---|----|-------------|
| Want to live in Ames | 1 | |
| Good water | <1 | |
| Great quality of life | <1 | |
| Inherited home in Ames | <1 | |
| Low crime rates | <1 | |
| Water sewer streets | <1 | |
| I live here | | 15.8 |
| Student | | 11.5 |
| Had the opportunity/ more opportunities | | 7.9 |
| Easy commute | | 6.3 |
| I teach here | | 2.8 |
| Pay | | 1.6 |
| Transferred here | | <1 |
| Built the factory here | | <1 |
| Disability | | <1 |
| I grew up here | | <1 |
| Mary Greely | | <1 |
| Self Employed | | <1 |

Why don't you live or work in Ames

Forty five percent of the respondents have the intention of moving soon/going away/selling their houses. Eighteen percent mentioned the lack of shopping options, recreation activities as reasons for not living or working in Ames. Other reasons mentioned were cost, ISU, lack of job, and cold weather. (Table 27) Thirty-three percent of the respondents don't work in Ames because they are either students and/or retired. For those who are eligible to work, lack of job opportunity, better pay /opportunities in other cities, unavailability of specific job were other reasons why they don't work in Ames. (Table 28)

Table 27. You don't live in Ames because ... (n=11)

| | No. | Percent |
|---|-----|---------|
| Moving soon/ going away/selling our house | 5 | 45.5% |
| Lack of shopping options/ recreational activities | 2 | 18.2% |
| Costly | 1 | 9.1% |
| ISU | 1 | 9.1% |
| Lack jobs | 1 | 9.1% |
| Too cold | 1 | 9.1% |

Table 28. You don't work in Ames because ... (n=75)

| | No. | Percent |
|--|-----|---------|
| I am in school | 13 | 17.3% |
| Retired | 12 | 16.0% |
| Ames does not/did not have job opportunities | 11 | 14.7% |
| Better pay/opportunities in other cities | 8 | 10.7% |
| Specific job position not available or limited in Ames | 6 | 8.0% |
| Unemployed | 2 | 2.7% |
| Transferred/relocated | 2 | 2.7% |
| Less competition with college workforce | 1 | 1.3% |
| My job was eliminated | 1 | 1.3% |
| Don't want to live in Ames | 1 | 1.3% |
| High cost of living | 1 | 1.3% |
| Ankeny is classy | 1 | 1.3% |

Word or phrase that comes to mind when you think about Ames

This is a popular question answered by 90% of the respondents. Figure 14 shows the common words mentioned by the respondents. When people think of Ames, ISU comes to mind right away. Adjectives like friendly, safe, nice, clean, good, and great were also mentioned. Other common words were small-town and home-town. Responses were tabulated using content analysis. To have a better understanding of long responses, data was tabulated into three categories: positive, negative and neutral words/phrases (table 29). On the positive category, good community/welcoming/nice people were the most common responses (40%), followed by safety and "not that big/small or big-small town" concept. Lack of recreational attractions/no shopping, and windy/cold weather got the highest percentage for the negative word/phrase. ISU was mentioned by 64% of the respondents.

Figure 14. Word that comes to mind when you think about Ames



Table 29. Word/phrase that comes to mind when you think of Ames (n=368)

| Positive words/phrase | % | Negative words/phrase | % | Neutral words/phrase | % |
|--|----|--|---|--|----|
| Good community/welcoming/ Nice people | 40 | Lacks recreational attractions/No shopping | 8 | University town/ISU/university/ school | 66 |
| Not that big/small/A Big "small" town | 18 | Windy/Cold | 4 | Center of Iowa | 1 |
| Safe | 14 | Boring/lame | 2 | Corn/farming | 1 |
| Variety of entertainment/ recreation/Amenities | 10 | Not willing to change | 2 | Religion | 1 |
| Home | 9 | Crime | 2 | Hickory Park/ Battles/ Others | 1 |
| Clean | 8 | Floods | 2 | Veisha | 1 |
| International/cultural/Diverse | 7 | High cost of living | 2 | Farming | 1 |
| Nice parks/outdoor recreation | 4 | Lacks progressiveness in art/culture/business/growth | 1 | AHS | <1 |
| Location | 3 | Narrow Minded | 1 | Church | <1 |
| Beautiful/pretty | 2 | Poor road conditions | 1 | Coffee Shop | <1 |

| | | | | | |
|---|----|-------------------------------|----|------------------|----|
| Good health care/ medical center | 2 | Poor Transportation | 1 | Elwood | <1 |
| Quiet | 2 | Resistant to change | 1 | Engineering | <1 |
| Family friendly | 2 | Bad at prioritizing | 1 | Fighting Burrito | <1 |
| Lots of available recreational things to do | 2 | Police/tickets | 1 | Harrison Barnes | <1 |
| Lots of opportunities | 2 | Bad neighborhoods | 1 | IDOT | <1 |
| Liberal/progressive | 2 | Busy | 1 | Library | <1 |
| Political/politically correct | 2 | Dirty | 1 | NADC | <1 |
| Public transportation | 2 | For old people | 1 | Research | <1 |
| Education/good schools | 1 | It's going downhill | 1 | USDA | <1 |
| Growing | 1 | Not racially diverse | 1 | Welch Ave. | <1 |
| Ames is easy to spell | 1 | Poor City Government | 1 | | |
| Friends | 1 | Poor school board | 1 | | |
| Fun | 1 | Poor School System | 1 | | |
| Green/earth-friendly | 1 | Unfriendly to people of color | 1 | | |
| Progressive/Liberal/Political | 1 | What happened to our city | 1 | | |
| White Collar | 1 | Bad roads | <1 | | |
| Affordable | <1 | City Spending | <1 | | |
| Convenient | <1 | Dissention | <1 | | |
| Good Water | <1 | Elitist | <1 | | |
| Lots of apartments | <1 | Giant Gnome | <1 | | |
| Low Traffic | <1 | High taxes | <1 | | |
| Relaxed | <1 | Lacks history | <1 | | |
| Small | <1 | Lazy | <1 | | |
| Using trash for power/green | <1 | Middle of nowhere | <1 | | |
| Water | <1 | No jobs | <1 | | |
| Work | <1 | Overbuilt | <1 | | |
| Young/New | <1 | Overpopulated | <1 | | |
| | | Rules | <1 | | |
| | | Strict | <1 | | |
| | | Sunny | <1 | | |
| | | Superficial | <1 | | |
| | | Terrible Parking | <1 | | |
| | | Too Big | <1 | | |
| | | Too much pavement | <1 | | |
| | | Tough to live in | <1 | | |
| | | Walking Backwards | <1 | | |

Description of Ames, Iowa to a friend who had never heard of it

Respondent's description of Ames to a friend who had never heard it were mostly positive rather than negative. Looking at figure 14, the words or phrases like small town, college town, good and friendly stand out. Other positive words mentioned were nice, safe, good, opportunities, people, diverse and clean. Table 14 shows that Ames is described by almost half of the respondents as "a big-small town", followed by ISU or college town. There was not much negative description of the city of Ames as stated on the 3rd column of table 30.

Figure 14. Description of Ames, Iowa to a friend who had NEVER heard of it



Table 30. Description of Ames, Iowa to a friend who had NEVER heard of it (n=325)

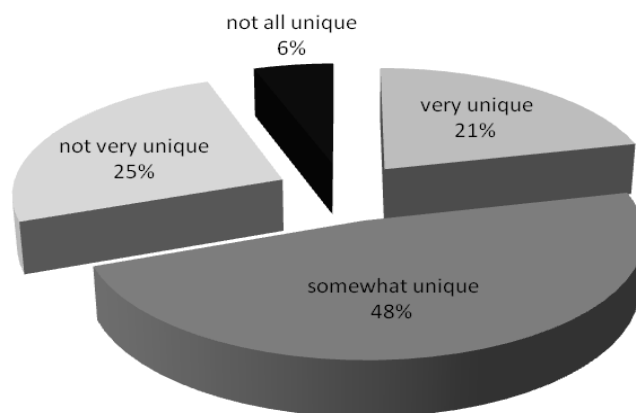
| Positive description | | Negative description | |
|---|---------|--------------------------------------|---------|
| | Percent | | Percent |
| A big "small" town | 41 | Boring/ nothing to do | 4 |
| ISU/college town | 37 | Middle of nowhere/surrounded by corn | 3 |
| Plenty of things to do/places to eat | 24 | Poor shopping | 1 |
| Friendly/nice/pleasant/fun | 14 | Spread out | 1 |
| Great/Wonderful/nice community | 12 | Cold | 1 |
| Safe | 10 | Overpriced housing | 1 |
| Clean/well kept | 9 | Poor upkeep | 1 |
| Diverse/Cultural | 9 | Racist | 1 |
| Good place to raise a family/good place to live | 8 | Don't move here | <1 |
| Good schools | 6 | Expensive | <1 |
| Convenient/well located | 5 | Lots of crime | <1 |
| Crossroads of America/central Iowa | 3 | Not diverse/cultural | <1 |

| | | | |
|------------------------------|----|-----------------|----|
| Lots of parks | 3 | Parking tickets | <1 |
| Lots of opportunities | 3 | Political | <1 |
| Midwestern/Midwestern values | 2 | Slow to grow | <1 |
| Quiet | 2 | | |
| Young | 2 | | |
| Good public transportation | 1 | | |
| Beautiful | 1 | | |
| Not costly to live in | 1 | | |
| Not rural Iowa | 1 | | |
| Good healthcare | <1 | | |
| Home | <1 | | |
| Nice until student get bad | <1 | | |
| Sports | <1 | | |
| Variety | <1 | | |

Uniqueness of Ames compared to other college town

More than two-thirds of the respondents (69%) perceived Ames to be different from other college town (21% said very unique). Only 6% perceived Ames to be not all unique.

Figure 15. Uniqueness of Ames compared to other college town



What is most unique about Ames

Respondents were asked to choose only one feature of Ames (from 17 choices) that would make it unique from other Midwest college towns. “Opportunities offered by Ames” and “agricultural significance” were perceived to be the most unique features of Ames. (Table 31)

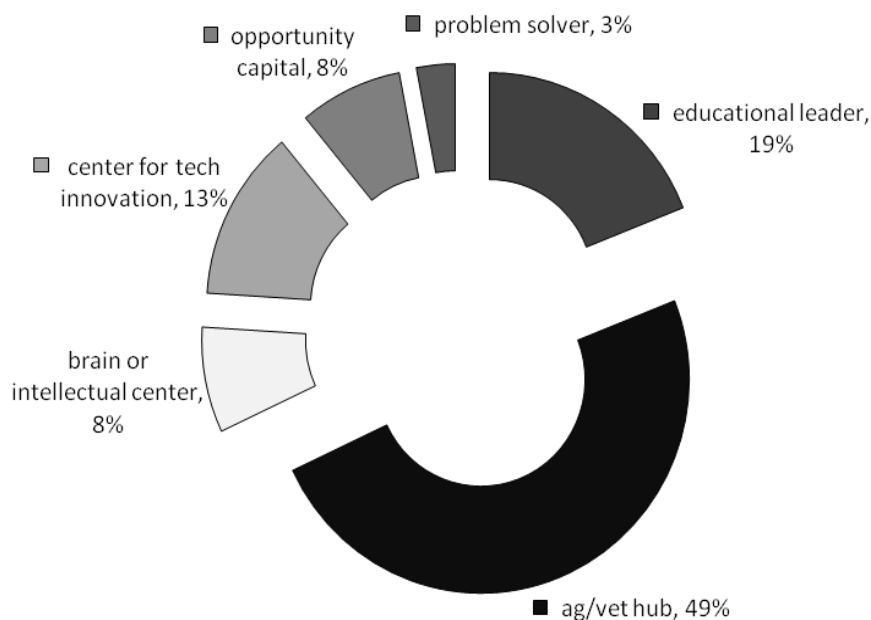
Table 31. The most unique thing about Ames is:

| Uniqueness | Percent |
|---|---------|
| Opportunities offered | 25 |
| Agricultural significance | 16 |
| Leadership in animal health | 8 |
| Technical innovation | 7 |
| Safety | 6 |
| Intellectual leadership | 5 |
| Medical care and facilities | 4 |
| Good schools | 4 |
| Attractive (clean, maintained) | 4 |
| Recreational services (parks, trails, open space) | 3 |
| Convenient location (Interstate access & proximity) | 3 |
| Technical innovation | 3 |
| Locally owned, operated shops & restaurant | 3 |
| Ethnically diverse | 2 |
| Community events and sports | 2 |
| Culturally vibrant | 2 |
| Other | 3 |
| Family activities | <1 |

Ames is the _____ of Iowa

When respondents were asked for Ames’ role for Iowa, almost half (49%) perceived Ames to be the agricultural/veterinary hub of Iowa. Nineteen percent said that Ames is the educational leader, followed by center for technical innovation.

Figure 16. Ames is the _____ of Iowa



Own words: Ames is the _____ **of Iowa**

Respondents were asked to complete the statement in their own word: Ames is the ____ of Iowa. According to Wordle word visualization, the word “best” was mentioned many times by the respondents. Words related to the university, amenities or infrastructure, and people were also mentioned. (Figure 17) Also, respondents think of the geographic location of Ames being at the center/middle/heart of Iowa (20%). Again people talk about positive things about living in Ames. (Table 31)

Figure 17. Own words: Ames is the _____ of Iowa (n=117)



Table 31. Own words: Ames is the _____ of Iowa (n=117)

| Positive Description | | Negative Description | |
|--|---------|---------------------------------|---------|
| | Percent | | Percent |
| Center/middle/heart | 20 | Stagnant city | 2 |
| Perfect/great/ best place to live | 6 | Worst place to shop | 2 |
| Best city | 5 | Isolated | 1 |
| Best college town | 4 | Unsolved college murder capitol | 1 |
| Good place to raise kids/family-friendly | 4 | | |
| Science and technology and agricultural center/leaders | 4 | | |
| Best of big and small towns | 3 | | |
| Safest place | 3 | | |
| Up and coming city | 3 | | |
| Bigger than its size | 3 | | |
| Cultural | 3 | | |
| Home of the Cyclones | 3 | | |
| Beautiful/attractive town | 2 | | |
| College town | 2 | | |
| Most liberal city | 2 | | |
| Retirement gem | 2 | | |
| Right size and good place | 2 | | |
| Second best to Iowa City | 2 | | |
| Seed of growth | 2 | | |
| Town/place | 2 | | |
| Best place to eat | 1 | | |
| better place to live and take education | 1 | | |
| Cleanest city | 1 | | |
| Connection center | 1 | | |
| Education leader | 1 | | |
| Epitome | 1 | | |
| Floodplain | 1 | | |
| Great place for fashion majors who don't want to move to New York or California to go to school. | 1 | | |
| Home | 1 | | |
| Home of the land grant university | 1 | | |
| Main Street leader | 1 | | |
| Most convenient and best quality of life | 1 | | |
| Most government for permanent population | 1 | | |

| | | |
|--|----|--|
| Most healthy | 1 | |
| Most interactive town | <1 | |
| Opportunity pointer | <1 | |
| Place where dreams can come true | <1 | |
| Politically incorrect | <1 | |
| Quiet place | <1 | |
| Relaxing district | <1 | |
| Suburban Des Moines college town | <1 | |
| Super sized Decorah | <1 | |
| The brain | <1 | |
| Town that encourages spirit | <1 | |
| Town with good health care and senior center | <1 | |
| Transportation center | <1 | |
| Veterinary capitol | <1 | |

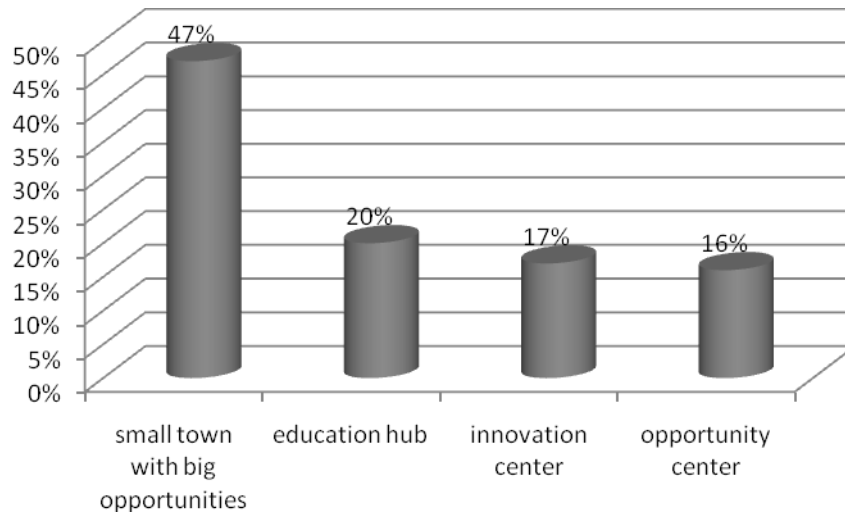
Statement that would be personally proud to see Ames represent

Respondents were given the choice to select one statement that would like to see Ames represent. These are:

1. Ames is the education hub. Through our unwavering commitment to education we develop citizens who actively contribute to our community and the world at large.
2. Ames is the innovation center of Iowa. Our commitment to excellent in education and technology supports innovation that helps people thrive.
3. Ames is the opportunity center of Iowa. With a distinguished univeristy at the heart of our town, Ames provides our citizens with world-class access and exposure that is unparalled in the state of Iowa.
4. Ames is a small town with big city opportunities. Located in the heart of the Midwest, Ames combines small town tradition with the big city discovery and diversity from a major university.

5.

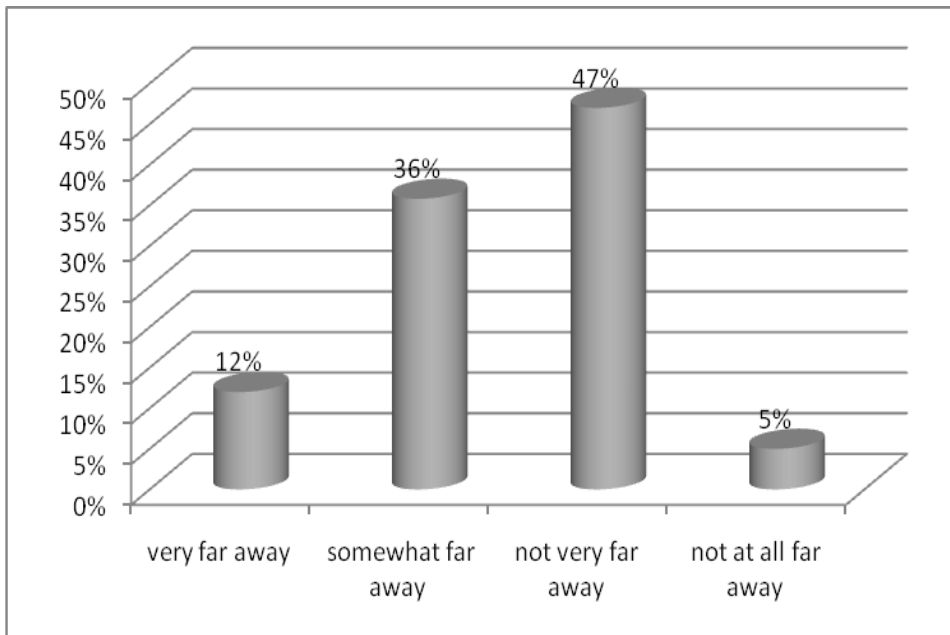
Figure 18. Proudest to see Ames represent



Ames today from your envisioned ideal Ames

Ames is not too far from the ideal Ames that the participants have envisioned according to half of the respondents (47% said Ames needs small changes but it's not too far off, and 5% said Ames is perfect where it is now). However, Ames still has a significant evolution to go through according to 12% of the respondents. (Figure 19)

Figure 19. How far is Ames from your vision in the future



Ames in 5 to 10 years

Respondents have different vision for Ames. When responses were subjected to wordle.net, the word “shopping” was mentioned many times, followed by mall, business, restaurants, retail, growth, and opportunities. (Figure 20) To better understand the respondents’ visions, data was categorized using content analysis. See table 32 for the tabulation. Several themes came out of the analysis, such as economy, sports/recreation, transportation, city services, diversity, education, growth, housing, quality of life, job, etc. More than half of the respondents wanted to improve the economy of the city including restaurants, retail, business, downtown improvement and improving mall and other shopping areas.

Figure 20. Where would you like to see Ames in 5 to 15 years



Table 32. Where would you like to see Ames in 5 to 15 years (n=228)

| | Issue | Percent |
|--------------------------|---|-----------|
| Economy | | 59 |
| restaurants | More/better restaurants | 7 |
| | Less fast food places and more family oriented sit-down restaurants | <1 |
| | More Arabic and Asian food outlets | <1 |
| | More grocery stores with wider selection | <1 |
| | More real Chinese restaurants | <1 |
| | | |
| Retail | | 1 |
| | Better retail for older generation | <1 |
| | Child age appropriate shopping | <1 |
| | | |
| business | | 11 |
| | Expansion of industry/urban growth | 4 |
| | More local businesses than franchises | 4 |
| | Renovations in the center of town | 1 |
| | | |
| downtown | | 4 |
| | Improve Main Street | 4 |
| | Traditional looking Main Street | <1 |
| | Close off downtown street to make into a pedestrian mall | <1 |
| mall | | 22 |
| | Improve mall/ shopping areas | 22 |
| | No new mall area | <1 |
| | Pedestrian mall in campus town | <1 |
| Sports/recreation | | 17 |
| Sports/recreation | Improve recreation/bike trails | 5 |
| | More activities /social events | 4 |
| | More parks/green spaces | 3 |
| | More vibrant, activity/destination driven locations | 2 |
| | More bikers | 1 |
| | More places to hang out | 1 |
| | #1 disc golf city in U.S. | <1 |
| | Affordable progressive fitness center | <1 |
| | | |
| Transportation | | 15 |
| transportation | Improved traffic infrastructure and roads | 10 |
| | Fix RR crossings and pattern | 2 |
| | Cyride expand routes | 1 |
| | Better public transportation | <1 |
| | Have a light rail system | <1 |
| | More promotion of Cyride | <1 |
| | No trains through town | <1 |
| | | |
| City services | | 13 |

| | | |
|--------------------|--|-----------|
| flood | Improve watershed/flood control | 7 |
| crime | Free of criminals | 2 |
| library | Keep library as a positive aspect of community | 1 |
| parking | More public parking | 1 |
| city | Be able to pay City of Ames bill online without charges | <1 |
| | Be reasonable | <1 |
| | More responsive city administration | <1 |
| fire | More fire prevention solutions | <1 |
| recycling | Free recycling provided by city | <1 |
| waste | More free curbside waste pickup | <1 |
| Diversity | | 10 |
| diversity | More culturally diverse | 4 |
| | To attract permanent workers and students and visitors | 2 |
| | Less Chicago transplants | 2 |
| | Better co-habitation/involvement between student and non-student residents | 1 |
| | Less division | <1 |
| | | |
| Education | | 10 |
| education | Better or top schools/education | 6 |
| | Promote excellent school system (ISU) | 1 |
| | An intellectual Des Moines | <1 |
| | Keep neighborhood elementary schools | <1 |
| | Lower tuition | <1 |
| | Mandatory school uniforms | <1 |
| | Need to fix school district disparities | <1 |
| | Refocus on mathematics, logic and common sense | <1 |
| Growth | | 9 |
| Development/growth | Don't want Ames to grow | 6 |
| | Better development and growth | 2 |
| | Development of West Ames | 1 |
| Housing | | 7 |
| housing | Stop allowing large apts. To be built | 3 |
| | Fix up dumpy housing | 2 |
| | Increased regulation of rental property rules | 1 |
| | Home of Millennium Homes Inc. | <1 |
| | Limited public housing | <1 |

| | | |
|-----------------|---|----|
| | More flexible renting/leases | <1 |
| | More housing options | <1 |
| Quality of life | | 7 |
| quality of life | Strong values | 1 |
| | Affordable | <1 |
| | Improved quality of life | <1 |
| | Still clean and/or safe | 4 |
| | Safer | 1 |
| Job | | 6 |
| job | More job opportunities | 6 |
| Campus town | | 6 |
| Campus town | Improve campus town | 6 |
| Technology | | 6 |
| technology | Sustainable/green technologies | 5 |
| | Less technology | <1 |
| Aesthetics | | 4 |
| aesthetics | Cleaner | 4 |
| Medical | | 2 |
| medical | Still providing good medical services | 1 |
| | Larger and better medical center and hospital | 1 |
| Art/museum | | 1 |
| art/museum | Local museum | <1 |
| | More public art | 1 |
| ISU | | 1 |
| ISU | Beating Iowa in football and wrestling | <1 |
| | College town representing the higher aspirations of the state | <1 |
| | Still having VEISHA | <1 |
| | | |
| Planning | | 1 |
| Planning | Achieve plans, not just imagine them | <1 |
| | Adopt change and not invest in old projects | <1 |
| | Better planning and zoning | <1 |
| Landscape | | 1 |
| entryways | Improved entryways | 1 |

| | | |
|----------------------|---|--------------|
| landscape | Community garden plots | <1 |
| Communication | | 1 |
| communication | Better high speed internet | <1 |
| | Universal Wi-Fi as part of utilities | <1 |
| Daycare | | 1 |
| daycare | More family friendly centers and affordable daycare | 1 |
| Taxes | | 1 |
| taxes | Need to get rid of "no new taxes" to save ISU | <1 |
| | Taxes remain flat | <1 |
| Elderly | | <1 |
| elderly | Community owned and operated assisted living and nursing home | <1 |
| Farmland | | <1 |
| farmland | Keep farmland | <1 |
| Healthcare | | <1 |
| Health care | Better health care for seniors | <1 |
| Others | | 9 |
| | No change | 3 |
| | Newer | 2 |
| | Unsure | 1 |
| | Stable | 1 |
| | Heart of America | <1 |
| | Preventing soil erosion by improving grass choices | <1 |
| | Too old | <1 |
| | Where it was years ago | <1 |

APPENDIX – 2011

Resident Satisfaction Survey Actual Open-ended Responses

Tell us in your own words why DO you or why Don't you live and work in Ames

1. You LIVE in Ames because

- A job and the college atmosphere and cultural and recreation opportunities
- Amenities like larger city, but low crime
- Ames has good schools.
- Ames has personal history to me as I went to ISU
- Attend Iowa State University
- Attend school at ISU and love the atmosphere
- Attending ISU
- Availability of career opportunities
- Because I work in Ames
- Before retirement - worked at ISU
- Born here
- Career requiring on call, was safe
- Clean, safe, cyclone athletics, close to family
- Clean, safe, diverse, lots of entertainment alternatives, bike path
- Clean, safe, overall great community, jobs
- Close to employment
- Close to family.
- Close to interstate and opportunities for cultural and sports events
- Close to Iowa State
- Close to school
- Close to work
- Close to work and stores
- Close to work.
- Close to work;
- Closer to work and many activities in Ames
- College Student
- College town with good access interstate system & relative close proximity to job in Des Moines
- Comfortable, nice area, good place to raise my son
- Comfortable, safe
- Convenience
- Culturally vibrant
- Decent small city
- Easy access to resources
- Employment here in Ames
- Employment, schools, college town
- Enjoy community but currently looking for cheaper housing in another community
- Ethnically diverse schools, clean, lots of nature running through the town
- Family and friends; university
- Family is here; job is here
- Family lives here

- Family, friends previous job here
- Friendly, fun, small
- Get our education
- Go to college here.
- Go to graduate school at ISU
- Goes to school here
- Going to ISU
- Good city atmosphere, safe environment
- Good Community
- Good medical care and entertainment activities
- Good school for families; safe; culturally diverse; medical care
- Good schools
- Good schools & proximity to ISU; most amenities; vibrant; diverse culture
- Good size and safe
- Graduate study
- Great city, friendly people, school, and mayor that cares about people coming to your city. When I received a welcome letter, I could not believe that!! I was so impressed, I actually informed people from all around and showing the compassion of the city and their officials!!
- Great city/people
- Great community
- Great community support
- Great family town - work at ISU
- Great place to raise a family
- Great services, clean and it was safe - until section 8
- Great town
- Great, quiet city
- Grew up in Ames, retired after 40 years to enjoy comfortable life
- Has everything I need - conveniently! Not too much traffic, great schools, diversity
- Husband was born here - lived here 90% of his 79 years
- Husband works in Ames
- I am a 4th generation Ames native. I live here for family and friends
- I am a graduate student at ISU
- I am a ISU student
- I am employed in Ames and do not like long commutes
- I am going to school at ISU
- I attend Iowa State University
- I bought a house here years ago
- I came here to go to ISU and stayed
- I cannot drive and need good public transportation
- I can't sell my house
- I enjoy the college town atmosphere
- I enjoy the community
- I enjoy the parks and trails through Ames
- I enjoyed living here while at ISU/husband grew up here
- I go to college here
- I go to college here.
- I graduated from ISU

- I grew up here
- I grew up here and like the community
- I have family who lives here. Went to ISU
- I have friends and family here and enjoy the sports and concerts of ISU
- I have lived in Ames since 1949
- I haven't move on yet
- I just do
- I like Ames
- I like Ames, there is most everything I need here.
- I like the community and the size of it.
- I like the downtown neighborhood energy & activities. It's safe. There are plenty of things to do
- I like the recreational opportunities and my job is in Ames, ISU
- I like the sense of community
- I like the small town feel
- I like the town and what is here for chains
- I live in Ames because I go to school here, and because it is a great city to live in.
- I lived here and retired here
- I love Ames
- I love the city
- I moved here for graduate school
- I once had a job here and too lazy to move
- I want to be close to work
- I was born here and it is a very safe, easily commutable town with a good university
- I was born here, raised here, own a business here
- I was raised here
- I was young here and like it
- I work at Iowa State
- I work in Ames
- I work in Ames, close to family
- I worked at ISU and stayed here with I retired
- I worked at ISU for 25 years
- I would like to attend ISU.
- Inherited home in Ames
- Iowa State is here
- Iowa State University
- ISU classes - cheap
- ISU grad student
- ISU is here
- ISU is where and my wife is a student
- ISU proximity
- ISU, "green city", supportive of biking
- It a good place to live
- It has great quality of life
- It has it all
- It has many parks and trails
- It is a good medium sized town
- It is a good, safe, well-maintained city.

- It is a great town with lots to do
- It is a safe community with good schools
- It is a wonderful retirement community and three of our children live here
- It is close to worksite, it is an interesting town
- It is easy to get around in and it has low crime
- It is quiet and not too crowded
- It is safe, clean
- It is safe, well educated and it many arts and environmental organizations
- It is small and safe
- It is the city I work in
- It is the town that Iowa State's campus is in.
- It is very safe.
- It is where I work
- It is where I work and go to school.
- It used to be a growing and vibrant community
- It used to meet the criteria that I picked above
- It was centrally located between our families
- It was once a safe community, established work keep me here
- It's a big well cared for little city (size matters) with all the cultural, intellectual (advantages a University brings, plus good medical facilities and also having Munn woods in my backyard).
- It's a big, small town feel
- Its a friendly town
- It's a great place to raise a family
- It's a great sized town in which to live & work
- It's a nice "big" small town
- It's a nice community
- It's a nice place to live & raise children
- It's a nice small town with big town amenities
- It's an attractive, agreeable town with ease of transportation
- It's close to my family
- It's close to work and I enjoy the parks and my neighborhood
- It's my hometown; family here; safe; clean
- It's not too big and not too small. Safe
- It's safe
- It's safe and schools are good
- It's safe and the people are respectful
- It's safe, clean and small
- It's safe, has ISU, it's family friendly
- It's the right size to raise a family & close to extended family.
- It's welcoming and there are a variety of things to do
- It's where I work
- Job here
- Job, education, medical and cultural opportunities
- Jobs and schools
- Job-schools-ISU
- Kids in K-12
- Like the atmosphere & renting is fairly cheap

- Like the town
- Livable city - good management - ease of life
- Location
- Many activities - small town feel
- Moved to Ames because husband is a professor at ISU
- My children live in the area - I went to ISU and worked in Ames most of my career
- My children lived here and it is a friendly place
- My extended family and church are here
- My husband accepted a position with Iowa State
- My husband accepted a teaching position at ISU
- My husband and I both work in Ames & we feel it has everything we need
- My husband lived here when we married
- My husband received a job transfer opportunity, close to family
- My husband's family business is in Ames
- My husband's work
- My job brought me here
- My job is here
- My job is in Ames & Des Moines/good location
- My parents live here, and I will be going to ISU starting in the fall.
- My spouse is a professor at ISU
- My wife did not want to move
- My wife does
- My work is here and I need to be close
- Near relatives, Midwest values
- Nice clean city, retired here in '77
- Nice clean small town
- Nice community, good services, love Iowa State
- Nice neighborhood
- Nice size, good schools
- Nice, safe town
- Of family and work
- Of the student population, amenities, and recreational opportunities
- Opportunities - school, work, shopping
- Our doctors are here - also our kids
- Our friends are here
- People are nice
- Personal activities available to do - unique house we live in
- Proximity to work; like smaller community
- Raised here & worked & went to school here. Family here & is good size for educational and recreation options. Good medical sources here or close by.
- Raised here, roots here, lots to offered for a small city
- Retired here after being employed at Ames Schools
- Retired: medical, cultural, easy to get around, reasonable cost of living
- Safe
- Safe (was safer when I moved here in 1994); close to work; affordable well maintained housing
- Safe, attractive & kid/family friendly
- Safe, clean

- Safe, clean informed citizens, small town atmosphere with easy access to global traffic
- Safe, easily navigated, good schools
- Safe, educated people. Great neighbors
- Safe, friendly, dear, good class of folks here
- Safe, nice and clean
- Safe, pleasant people
- Safe. Good university
- School
- Short drive to grocery store, shopping, etc.
- Size of city and quality of schools
- Small enough to navigate comfortably
- Small town atmosphere, clean good amenities & chain store
- Smaller city living with diverse opportunities to shop, eat out, etc..
- So I can be close to my kids
- Spouse at ISU. Good schools. I live as close to overall needs as convenient
- Spouse lived here when we got married, went to ISU
- Still close to other metropolitan areas
- Strong community spirit and good job opportunities
- Student
- The city is a good size, the air is clean and the water is good
- The college atmosphere and activities (i.e. Hilton, CY Stephens)
- The school here is good
- The town is good
- This is where my job was located IDOT
- To be close to work
- Want to live here
- Was born and raised here and all of my family is here or in Boone
- Water sewer streets
- We chose it for the activities and schools when our kids were young
- We like the community
- We like the size
- We retired here
- We worked here
- Went to school here, married and worked here
- We're stuck here
- When we moved in it was a very safe community. Continues to be clean, but missing a lot of retail/dining opportunities.
- Where I work
- Where my work is
- Why live anywhere else when you can live in Ames?
- Wife employed by ISU until retirement
- Wonderful town with many amenities and wonderful families
- Work
- Work here raise family
- Work in Ames

2. You Work in Ames because

- A job was available in my field
- After 20 years of driving to work in Des Moines, I got tired of the commute
- AG industry, diverse population/job opportunities, esp with university
- Am retired
- Attended school then found job & stayed
- Because I don't have a car
- Because it is where i got my job
- Chose to
- Clean, safe, good people
- Close
- Close to home
- Convenience
- Convenient access to work
- Currently unemployed
- Disability
- Don't have a job
- Don't like to commute for a job
- Don't want to commute
- Downsized/unemployed
- Easy commute
- Economically - live here
- Employer located here
- Employment is available
- Enjoy Mary Greeley
- Family
- Friendly
- Go to school here
- Going to ISU
- Good biotech opportunities
- Good employment opportunities
- Good employer, convenient to home
- Good job available
- Good job close to home; no commute
- Good job opportunity
- Good job with good salary. Opportunities to learn and advance
- Good people
- Good place to retire
- Good salary & benefits
- Good working environment
- Good, professional opportunity
- Graduate study
- Graduated from ISU and found a good job, bought a house
- Great job
- Great opportunities
- Have a job at ISU

- Have to work in Des Moines. Not enough jobs in Ames
- High opportunities for grant-funded research
- I am a grad student at ISU
- I am a graduate student
- I am a graduate student at ISU
- I am a research assistant at ISU
- I am a student
- I am recently retired
- I can make a living being self-employed because of the educated, appreciative people
- I could transfer to the Ames location when I went to school
- I did, but now retired
- I do not have a job, full time student
- I do not work because my visa status not allowed
- I don't like commuting to work
- I enjoy working for ISU
- I feel its important to live and work in the same community
- I found a job here
- I found employment here
- I go to school here
- I grew up here
- I have a good job that lets me pursue other interests
- I have a graduate assistantship
- I have a job here
- I have found a job here. (I used to drive 100 miles a day when there wasn't a job for me)
- I have to pay for school
- I like my job - wife
- I like my job & decent pay
- I like the community and amenities.
- I like the short commute and this is where I've built my community
- I like the small town friendliness
- I live in Ames
- I live in Ames and it would inconvenient for me not to work here.
- I live in Ames. I haven't driving to work, thus I bike
- I own a house here
- I want to work at a research university
- I was offered a job in Ames
- I work at Hy-Vee - It is convenient
- I work for the City of Ames and it is a good place to work
- I work from home
- I work in Ames because it is convenient.
- I work in Des Moines not Ames
- I worked for the hospital and it has a good hospital
- I worked in Ames' school system for many years and retired here where we raised our family and own a home in Ames
- I'm a student
- I'm a student and I live in Ames.
- I'm retired -- why go some places else if you can work right here

- Internship in Ames.
- Iowa State is a great place to work
- Iowa State provides good employment opportunities
- Iowa State University
- Iowa State University employs me
- ISU - employer
- ISU alum & employee
- ISU employment opportunities & major employers
- ISU is here
- ISU pays me
- ISU Student
- ISU Work Study
- It is convenient
- It is convenient & lots of opportunities
- It is home
- It is the only area in central Iowa with my field of interest
- It is the town that Iowa State's campus is in.
- It is where i have a job (currently)
- It is where I live
- It was the only job after looking a year
- It's a easy trip to work, only takes me 8 minutes. And because i was offered a job here.
- It's a job - I want to move as soon as I can w/a place that has good shops
- It's close to ISU, and I don't have a car
- It's close to where I live
- It's near where I live
- It's where my job is.
- Job is here
- Job location is in Ames
- Job opportunity
- Job was available
- Many science based jobs
- My background is higher education and ISU is a great place to work
- My clients are here
- My husband owns a business located here for over 30 years
- My husband wanted to return to the Midwest
- My husband. I work part-time. Would not work if out of town
- My job brought me here
- My job was here
- Need money
- No because I do not have right to work here because I am not an American citizen
- Of family
- Of Iowa State University.
- Of school.
- Of the employment opportunities provided by the university
- Of the opportunities working for ISU
- Own business in Ames
- Pay

- Quality of professional positions
- Retired
- School
- School and apt is here
- Single parent & don't want to commute/value local
- Small town
- Sometimes I work from home which is is Ames
- Stay at home mom
- That is where my job is
- That is where my job is
- That's where I got a job when I graduated.
- That's where I live. I work in food service. I could get this job in any town
- That's where I've worked for 26 years.
- That's where my job is located
- The business is here
- The commute is easy and ISU is here
- The company that offered me a job is located in Ames
- The hospital allows great opportunities
- The job I want is here
- The jobs were here
- The only place to work
- The quality and fringe benefits of the job
- The University
- The University is a good employer
- This is where i got a job
- Transferred
- U-Haul based me here
- University professor
- We are retired, moved here three years ago
- We built the factory here
- We had the opportunity to do so
- We live here
- Where jobs are
- Work in healthcare & teach

3. You DO NOT LIVE in Ames because

- Bad shopping
- Cold weather in winter
- Enjoy acreage
- Going back to home country
- I will be moving in order to continue my education
- ISU
- It is costly
- No jobs
- Not much recreation services
- Permanent resident

- Selling our house in Des Moines before moving to Ames

4. You DO NOT WORK in Ames because

- Ankeny is really classy, that's just where the work was
- Availability of jobs in my profession
- Because my job company is in Ankeny
- Better opportunities in Des Moines
- Bureaucracy makes it difficult to do business in Ames
- Business relocated to Des Moines
- Can't find a job that pays more (would like to get on at ISU)
- Couldn't find a job
- Doesn't have jobs related to my major
- Employer is located in West Des Moines
- Employment is in Des Moines
- Found better opportunity in Des Moines as a manufacturing manager
- Got job in Story City - would prefer to work in Ames but unavailable
- High cost of real estate (business) and high cost of rent
- Higher pay for my job in Des Moines
- Hired in a different city as a school teacher
- I am a full-time student
- I am a teacher and no jobs in Ames
- I am focused on my classes
- I am in my first year of school and chose not to have a job.
- I am retired
- I attend school
- I couldn't find a job in Ames
- I go to school instead
- I got a job outside of Ames
- I have been unable to find a job even with avid searching
- I have no time
- I have school
- I like my job in Des Moines - husband
- I want to focus on school
- I would like to but hard to find a job
- I'm a student at ISU. My parents pay rent.
- I'm retired
- Job located outside of Ames
- Low payment
- My job is in another location
- My job is in Des Moines
- My job is in Nevada
- My job is in State Center
- My job was eliminated
- My permanent job is not located here
- No comparable job available
- No jobs for engineers
- No jobs in Ames

- Not much industry companies
- Of classes.
- Opportunities
- Retired
- School
- School keeps me too busy
- School takes up my time
- State government job - position only available in Des Moines
- The opportunity/job was not here when searching for work
- There are no good jobs for me in Ames!
- Transferred within my company to a location in another city.
- Unemployed
- Wages are better in Des Moines since they don't compete with college workforce
- Work from home; travel to other states for work
- Work office not located in Ames

5. When you think of Ames, Iowa, what word or phrases come to mind?

- Iowa State University
- 6 month winters
- A community that always strives to be better
- A good place to live
- A lot of churches
- A lot of wind
- A place filled with good peoples
- A school board that wants to live in the past
- A small friendly city
- A university community
- A welcoming community, that lead to a great first year experience
- A wonderful place to grow and raise a family
- Active
- Activities
- Advanced
- Affordable
- All American town
- Almost too big of a town
- Although college town, still family oriented community
- Always has something going on
- Ames became home to our family as two children grew up
- Ames does not offer access to the needs of people of color.
- Ames has almost everything
- Ames High School
- Ames is easy to spell
- Ames is not welcoming for people of color.
- Ames offers all the best of the Midwest
- Ames, Iowa where's that?
- An attractive, safe & affordable town to live & play in
- Anti growth

- Awesome place to be
- Awesome Public transport facility
- Bad city council
- Bad or confusing streets
- Bad roads, but beautifully quaint
- Bad school council choices
- Bad streets
- Bad transportation with other cities and states
- Bad weather/climate
- Battles BBQ, Great Plains Pizza, Hickory Park restaurants
- Beautiful
- Beautiful city, safe
- Best of Iowa
- Best place to live in Iowa
- Big
- Big city amenities
- Big small town
- Big town with small town friendliness
- Bike friendly
- Boring, lame
- Born here
- Busy
- Campus
- Care about appearances
- Cares more about itself than its citizens
- Center of Iowa
- Central Iowa
- Church
- City council not focusing on priorities (e.g. mall is an embarrassment)
- City services
- City spending
- Clean
- Clean and pretty city
- Clean and well kept
- Clean and well-maintained
- Clean city
- Clean community (overall)
- Clean, friendly, strong education system
- Clean, safe city
- Clean, safe Midwestern charm
- Clean/safe
- Close to Des Moines
- Coffee Shop
- Cold
- Cold & windy
- Cold winter
- College - ISU

- College kids
- College life
- College town
- College town- lots of activities
- Combined with Des Moines - best of small and large city life style
- Comfortable
- Comfortable home
- Comfortable size - convenience
- Community feel
- Conflicted
- Conservative
- Convenience to grocery stores, medical care, church, bank
- Convenient
- Convenient shopping, banking P.O. etc.
- Convenient to major interstates
- Cooperation
- Corn
- Cornerstone Church
- Cozy
- Cultural activities
- Cyclones
- Dead in the summer (need to encourage non-student population growth much more)
- Difficult finding way you want/ not much selection
- Dirty
- Dirty streets
- Diverse
- Diverse on community issues
- Diverse student population
- Diverse. educated, good people
- Diversity of residents
- Easy
- Easy and pleasant place to live
- Easy to get "out" and enjoy Midwest
- Easy to get around
- Education
- Elwood
- Engineering
- Environment
- Environment (safe, fun, attractive)
- Expensive housing
- Expensive living conditions
- Family friendly
- Family kid friendly
- Farmer's market
- Farming
- Farms

- Few cultural activities and alternative sports outside of ISU
- Flood city
- Flood plain
- Flooding
- Food
- For college kids, no adult night life
- Friendly
- Friendly and open to all
- Friendly people, safe
- Friendly town
- Fun
- Fun place to live
- Go Cyclones!
- Good
- Good churches
- Good city
- Good college town
- Good environment
- Good environment for living and study
- Good hearted people
- Good medical services
- Good people
- Good place to raise kids
- Good population
- Good public transportation
- Good quality of life
- Good school
- Good selection of banks & grocery stores
- Good size
- Good town
- Great
- Great medical facilities
- Great parks; slow argumentative governance
- Great people
- Great place to live
- Great place to volunteer
- Great public transportation
- Great school system
- Great small city
- Great small town feel with a larger population, with school in session
- Green
- Growing
- Hard to get involved /be included if not originally from here
- Harrison Barnes
- Harsh winter
- Has nice trees in the city streets

- Heavily influenced by university
- Hickory Park
- High cost city
- High education level of general population
- High taxes
- High taxes
- Higher standards of living
- Highly educated
- Home
- Home of ISU
- Hot women
- Housing costs are high
- I like the area and everything it has to offer
- Increase in crime due to people from Chicago
- Iowa State University
- Iowa State University and Engineering
- ISU cyclones
- ISU DOT
- ISU student
- ISU, NADC, DOT
- ISU/VEISHA
- It gets how cold
- It is a clean and beautiful medium sized town
- It is elitist in self-satisfaction
- It is going downhill
- It's a very nice big small town
- It's anti-growth for industry
- It's nice
- It's safe and friendly
- Junky
- Lack of business vision
- Lack of major retailers - need a good shopping center so people don't need to go to Ankeny and Des Moines
- Lack of malls - good shopping opportunities
- Lack of progress
- Lack of shopping
- Lame mall
- Limited restaurant choices
- Local
- Lots of apartments, where ISU is, college town
- Lots of opportunities
- Lots to do
- Low crime & violence
- Low traffic
- Main St. nice atmosphere/stores
- McFarland Clinic
- Mental health services

- Near relatives
- Need better shopping opportunities
- Needs "entry way" improvements
- Needs to be more "current"
- Neighborly
- Nice
- Nice parks
- Nice people
- Nice place for retired folks - college for seniors
- Nice place to raise a family
- Nice selection of retail, but not a lot of manufacturing
- Nice size city
- Nice small city
- No activities other than VEISHEA
- No decent mall for a town this size
- No good mall
- No longer has a small college community feel - too busy - residential sprawl - over built
- No shopping!
- Not much entertainment
- Not progressive
- Not willing to change/grow
- Nothing much to do
- Oasis of culture in a sea of corn/soybeans
- One of two children was born in Ames and graduated from ISU
- Open-minded
- Opportunity
- Our Mosque
- Our neighbor
- Parking tickets
- Parks and woods disbursed throughout town
- Peaceful
- Poor planning resulting in overbuild of apartments, death North Grand mall, small lot size for single family homes, lack of parking for ISU football games resulting in undo hardship on neighborhoods surrounding stadium
- Priorities are mixed up
- Progressive
- Quiet
- Quiet and clean
- Relatively safe
- Road repairs needed
- Rules
- Safe
- Safe & attractive
- Safe city
- Safe environment
- Safe place
- Safe, nice people

- Safety
- Senior leadership for the City of Ames doesn't reflect the voice of people of color.
- Slipping schools
- Small
- Small culturally diverse university town--small town with big city mind set
- Small town atmosphere
- Small town feel
- Small town friendly
- Small town Iowa
- Small town with college students
- Stimulating
- Suburban
- Terrible winters
- The fighting burrito
- The growth of bad neighborhoods
- The programs run by library
- Too cold
- Too much pavement
- Too much police
- Tough area to rent because most landlords demand the 1 year lease according to college sessions timing
- Town feel, city amenities
- Trails
- Use of trash for power
- Very clean
- Water
- Welcoming community
- Well run, quiet, safe, good medical
- Why are there so many police?
- Windy
- Work
- Young

6. If you were describing Ames, Iowa, to a friend who had NEVER heard of it, how would you describe it?

- A "little big" college town
- A beautiful small city, clean and safe. interesting place to live because of the University. One can meet people from all over the world and it has a great bus system
- A clean city. a good place to live
- A clean community with a great library and ample recreation opportunities but bad shopping
- A college town
- A college town that has a campus town that is not clean, streets aren't cleaned in the winter. Other than that it is ok.
- A college town with a separate downtown
- A college town with many recreational and community opportunities
- A community with 50,000 located half an hour north of Des Moines that allows residents to feel like they are living in a small town with the big city easily within reach

- A friendly safe town with excellent recreational facilities and ISU opportunities; ethnically diverse
- A fun laid back city with lots to do and a wide variety of places to eat
- A good big/small town with good city services, university, parks, school and medical facilities
- A good friendly city with good schools, hospitals and library
- A good place to live but housing is expensive
- A great Midwest town, nice people, fun place to live
- A great place to become educated and raise a family
- A great place to go to school. Great campus and place to hang out with and meet friends. Normal weather for the Midwest. Not very good shopping, but a great place overall.
- A great place to live, good school, parks, lots of activities available for all degrees, not too far from large cities (Minneapolis, Chicago, Omaha, Kansas City), friendly
- A great place to raise children
- A great place to retire because of the variety of cultural activities, attractive neighborhoods, ethnic diversity and overall tolerance of lifestyle.
- A larger city with a small town feel
- A medium sized Iowa town with lots to do because of ISU and Parks & Rec and downtown activities. lacking in shopping
- A midsized town in the center of Iowa associated with ISU
- A nice community with many opportunities for higher education, employment opportunities, and many opportunities to enjoy outdoors
- A nice town in the middle of nowhere. It tries to change its image, but deep down it is a large college town at heart.
- A nice, small town, an ideal place to bring up your family
- A quaint community with some interesting food options (local foods) and an emphasis on outdoor recreation. I often lack options for things to do during the cold months
- A quality. growing Midwest town where you can still get to know and be friends with your neighbors
- A small city perfect for college students but not an adequate city for a permanent residence
- A small city that has amenities of a larger city but needs to help out its mall instead of trying and failing to build a new one
- A small city with a university, excellent park system, bike trails and public library. but also a city that does a poor job planning its growth and which as a result is being passed by more progressive communities.
- A small city with wide ethnic diversity and a highly educated population due to Ia. State has all the conveniences a person needs to live comfortably
- A small college town with growing pains
- A small college town with not very much to do
- A small community with big city advantages
- A small town fee in a decent sized city, friendly people, everything you need, not atypical college town, very well kept/attractive. just make sure to have 4-wheel drive in the winter because snow removal is not the greatest.
- A small town feel with big city amenities
- A small town that is easy to get around in. It offers many of the amenities of larger cities
- A small town that is home to ISU. It's diverse due to the college students
- A small town with lots of outdoor and family friendly activities. It lacks some conveniences, but is a good place to raise a family
- A small town with the amenities related to a big 12 university
- A small university town with a few good places to eat and a very small number of activities to do
- A small, vibrant college town with all the big city amenities.
- A smaller college town with everything a big city has.
- A smaller community with many of the advantages of a much larger community

- A strange mix of locals and large government entities
- A town with the balance of excitement and peace
- A traditional peaceful small rural town
- A typical Midwest "small town" with many opportunities offered - higher education, culture, all areas of medical care, Big 12 sports and a mall with not much to offer
- A university town with diverse educated people and a nice mix of retail stores
- A vibrant and friendly place with good churches and schools
- A wonderful place to live if you leave town for VEISHEA. Big enough to have stuff to do without the problems at a big city
- Almost geographically in the center of Iowa. Ames is a city built for 30,000 people that has 50,000 living in it. Small mall - geared mainly toward college age; small old slow post office
- Although the city council and PD are self serving; its citizens (esp. established ones) will go the extra mile to help a neighbor
- Ames has a good environment to study.
- Ames has a lot to offer
- Ames is a beautiful medium sized town with a large state university with many cultural and educational opportunities. We appreciate the diversity in the population - and the small town atmosphere
- Ames is a college town that offers sports & academia of a big city, but has a very small town appeal
- Ames is a friendly town. You'll feel safe in Ames and will enjoy all it has to offer.
- Ames is a liberal college town set in the middle of a conservative state. Ames has growing businesses and access to many different businesses within the city to make living here enjoyable.
- Ames is a nice university town, with good family activities and a small-town feel.
- Ames is a nice, friendly college town.
- Ames is a pleasant university town. It has a lot of nice parks and open spaces, and is safe and clean. The University brings to Ames major sports events and some cultural events. The best thing about Ames is its excellent school system, although residents have let the quality slip compared to earlier years. Ames has a small, but vibrant downtown. There are a lot of opportunities to be involved in civic groups. However, the level of cultural vibrancy is not what I would like to see in a town having such a well educated community. The town could be more progressive in attracting businesses and creating jobs.
- Ames is a quiet, but active (if you desire) town filled with people who are friendly
- Ames is a safe, clean small city with a lot of educational and sport influence from ISU
- Ames is a small town in the middle of corn country. It is home to Iowa State University. It is a beautiful city and a safe place to live
- Ames is a small town with some of the same benefits of a wealthy larger town. We have great natural beauty and a high class university
- Ames is a town that has culture, a variety of amenities and is the perfect balance of big town hustle and small town charm.
- Ames is a very safe place to live, and has good environment. People are friendly and helpful. But it is a small city.
- Ames is a very vibrant and active town. The streets are always busy and there is something to do everywhere. It's safe, friendly and open to all
- Ames is centrally located in the state of Iowa with a population of about 50,000 half of which represent students at their land grant college, ISU. it's a well kept big special little city, quite unique really, having been voted as one of the best cities in the country for reason listed below.
- Ames is home to Iowa State University. It has a small-town feel especially during the summer when many students return home.
- Ames is like a suburb without suburbia - we have a few chains, it's easy to get around and a local business/restaurant guide.
- Ames is peaceful city and an university town. Mostly students live in Ames and it has all the required facilities

- Ames is the nicest college town in Iowa, however, is not the nicest town to live in as a resident if you're a young adult. While this is true, it still has everything you would require and more for a smaller city and is fairly culturally vivacious. It has ample nice parks and trails and the city is always working to improve.
- Ames is where Iowa State University is located. The public school system is highly rated There are many fine arts opportunities and programs available.
- Ames is where Iowa State University is located.
- Ames offers a pleasant and convenient place to live; good quality of life with reasonable cost of living
- An atypical Iowa community dominated by the presence of ISU and an overly liberal intellectual mindset. it is an expensive, but generally pleasant place to live.
- An university city with good services, business and parks (heating, plumbing, electric, etc.)
- Attractive small town with Iowa State University in it. So, a college town. You have to drive 15 min. to get to the big stores. Des Moines is 30 min south. They manage the snow so it's not a problem. Good walk-paths/parks if you are in to that.
- Beautiful campus for Iowa State University, but there is too much pavement in the rest of the town that takes away from the natural setting of the campus.
- Beautiful small city with a lot to offer
- Best place in the US to raise a family. can't go anywhere without running into someone you know
- Bifurcated into relent of university
- Big city opportunities with small town feel; clean, safe, pretty; good green space
- Big little town with lots of diversity and lots of entertainment for small city
- Big town, badly in need of revitalization
- big/small town with plenty of amenities
- Boring, cold and isolated
- Boring; politically conservatives
- Calm, good looking city
- Calm, Peaceful , Green and Safe
- Center of Iowa
- Central Iowa, ISU, 30+ miles north of Des Moines on I35
- Central of Iowa - ISU was here and NADC
- City located north of Des Moines, in the middle of the state. Where Iowa State University is located.
- Clean community with plenty of parks, wonderful university, fantastic restaurants. just watch out for the poor drivers running red lights and blowing stop signs (even taking left)
- Clean friendly town
- Clean, friendly, eco-friendly culturally diverse population; lots of trees and parks, safe, good medical facilities, fairly high rents and housing costs
- Clean, good schools, many cultural opportunities
- Clean, well-maintained city. Pretty accepting of all people.
- College oriented, nice campus, not far from DSM
- College town
- College town and historical
- College town in the middle of Iowa, beautiful, More diverse that you would probably think, safe, close enough to fun if it isn't in Ames
- College town that really pretty with lots of parks and fun shops and restaurants. Fun place to hangout and go out in.
- College town with a surprising amount of families that call it home.
- College town with a very friendly atmosphere. Variety of restaurants and activities available. It has a good school system
- College town with friendly people

- College town with good schools and friendly people
- College town with lots of activities. Great parks, but more better bike paths needed
- College town without the college town feel
- College town, good fraternity/sorority system
- College town, highly developed in flood plain (S. Duff). Terribly coordinated traffic signals.
- College town, small town feel with big city opportunities
- College town.
- College town; mid-sized
- College town; no shopping; safe
- Crossroads of America
- Culturally vibrant, well kept city with good schools and a good atmosphere, but very expensive to live in.
- Diverse, educational opportunities; friendly
- Do not move to Ames
- Don't move here unless you want to live in a city of crime
- Easy living, safe, small
- Easy to find, clean and lots to do
- Everything you need is there
- Excellent educational opportunities, internationally diverse, divided between growth/no growth, friendly (sort of) but people not truly welcoming, convenient, good parks & recreation, bumpy streets, good sports town
- Friendly
- Friendly town with great things to do
- Friendly town, university atmosphere, great parks, great for a young family or retiree
- Friendly, clean and safe
- Friendly, diverse, safe, convenience to necessary amenities, great schools, university
- Friendly, not too big & not too small, available programs from concerts, plays & sports- college town with good enthusiasm
- Friendly, university city
- Friendly, University community which allows the permanent residents an opportunity to participate in those activities if they so choose. But, plenty of other things to do and get involved with if you make an effort. Transient in the sense that people are always coming and going. There are always people here from around the world if you so choose to get to know them and learn new things. Very supportive of our ISU Cyclones and gives us something to do.
- Friendly; has movies - recreation
- Good clean city to live in
- Good place to live, big town things with a small town feel.
- Good place to raise and educate children but not necessarily a good place to get a job
- Good place to raise kids and a college town
- Good place to raise kids but when they leave there is not enough things to do as adults
- Good school safe
- Good schools, safe, diverse
- Good to study and safe city
- Good town to live in
- Gorgeous, clean and very friendly environment
- Great community and lots of diversity. Centrally located - close to DM, Chicago and Minneapolis. Lots of fun, family friendly activities and sports

- Great community that cares about what you think. Small town feeling with great amenities that a larger city has to offer. Public transportation is one HUGE bonus!!! Not a lot of cities have this option.
- Great community with open spaces
- Great little city with all the benefits and none of the inconveniences of a large metro area - but no shopping
- Great place to live
- Great place to live, good arts, big 12 sports with a great collegiate atmosphere, decent schools (good elementary & middle school, poor high school)
- Great place to live, safe, lots of special things for seniors, ISU classes
- Great place to raise family
- Great place to raise kids
- Great town, great location, great people although it lost its opportunity to be prepared for the future
- Home
- Home of Iowa State University
- Home of ISU - just north of Des Moines
- Home of ISU, large busy community of both families and students, fun environment of campus town, all necessary amenities (gas, food, banks, grocery) easy to get to and short trip from DSM metro
- Home of ISU, nice small, Midwest town. easy to get around, nice park system, lacking in good city planning, nice place to live
- Home of ISU; easy to get around; good bus system
- Home to ISU with a lot of students during the school year, and a lot of old people and corn in the summer.
- I like Ames. It has good recreational opportunities through "The Arc of Story County"
- I love the college town atmosphere that it brings, yet a small town feeling where it doesn't feel too overcrowded with people and buildings.
- I tell my friends I can go to bank, drycleaners, P.O. in less than 1/2 hour. I tell them our schools rate very high and It's a great town!
- I would describe Ames as a boring atmosphere for young professionals. Ames does not has very few options for cultural activities. Ames does not cater to the population of people of color.
- I would describe it as a big city, but not to overwhelming. I would also say that it is a beautiful place to live, and that it covers all of my needs.
- I would describe it as one of the fastest growing cities in Iowa with an expanding university, strong private business sector, and growing industry giving many opportunities. There is a highly active and developed campus town and mostly student residential district. On the other side of town is the downtown, residential, and big box retail. The thing I believe Ames is lacking is a more direct connection from downtown to campus town; I either drive or ride bicycle because the CyRide route is 30 minutes plus.
- If you take advantage of all the opportunities, you have endless ways to grow and to gain a solid foundation for the values that matter
- In the middle of the county
- Iowa is very good environment and very safe I like Iowa and ISU
- Iowa State University
- It has all the good things of a small town and all the good things of a city mixed together
- It is a college town
- It is a college town in the center of Iowa, approximately 30 miles from Des Moines. Because it is a college town, it has a relatively vibrant cultural scene with a variety of neat shops and unique restaurants. It has several very nice parks and it attracts a variety of very talented musicians to play at the M-Shop and DGs. The main drawback to living in Ames is that it feels somewhat isolated and after living here for 4 years I feel that I have run out of things to do.

- It is a college town that does not have many locally owned stores and restaurants, there are far too many bars near the Iowa State campus, and it could use a lot of updating. The downtown area would be very nice if they did some work to it and brought in some fun stores. Also, there is not much to do near campus for students, unless you are a student who drinks all the time.
- It is a college town with a diverse population. Ames has great schools and a base of intelligent, educated people.
- It is a nice community with a small town feel but many cultural and retail perks of a big town
- It is a nice town that is great to live. I feel safe most of the time and would recommend it to anyone to live here.
- It is a safe town, extensive, with a bus service that doesn't run too often. It is beautiful, and good to raise a family. Has a really good library and its programs are wonderful.
- It is a small town with a great university, full of cultural and community events.
- It is a wonderful place to live with low expenditures and with all the good facilities. the city is calm, safe and culturally vibrant
- It is better than anywhere else. we have everything available without traveling a greater distance to get it - churches, schools, employment & entertainment
- It is small town in the US, people are generally nice to you, but the real problem is that it does not have many recreation.
- It's 45 minutes from DSM and ISU is located here.
- it's a clean city; shopping areas are centrally located
- It's a great place to level with little crime
- It's a great place to raise a family. The university brings cultural, sporting and entertainment to the community. It's culturally diverse yet open friendly and welcoming.
- It's a medium sized city with enough shopping opportunities and many parks
- It's a mid size community with a small town feel. It is friendly town with nice neighborhood
- It's a nice college town that is friendly and full of things to do
- It's a nice town you can get across in 20 minutes if you hit all the stoplights
- It's a place that is still hanging on to its old habits while the rest of the world is zooming past it. Picture a city made only for one dominant group, white Christians. There is no evidence of places of worship for non-Christians and it's perfectly okay because change may threaten stability. The university provides residents opportunities to interact with students from different states and countries, often non-white students. These students do not stay here longer than their degree requirements necessitate because they feel like perpetual outsiders. I would tell my friend to be ready to feel racial micro aggressions from ignorant white people who assume darker skin color is equivalent to lower intelligence and non "American"
- It's a quiet, beautiful small city. The people here are very nice. The living cost is low. The campus of ISU is beautiful.
- It's a relatively large city full of college students. Property managers mistreat and take advantage of students.
- It's a safe & nice place to live but there aren't many fun things you can do here
- Its old town is really cool; Ada Hayden Park; decent library; train/auto traffic crap
- It's a small town that doesn't really have much to do unless you are a student
- It's a small town which is quiet and safe
- It's a small town, but you can have a comfortable life here. Living cost is relatively low compare with big cities.
- It's a small, college town in the middle of Ames.
- It's a typical Midwest college town and has a ton of restaurants
- It's a very nice big small town, friendly people, diverse, educated, good people
- It's an average college town. There are dirty, college type parts of town and very nice parts of town. Sufficient shopping and activities, but not as many as the bigger cities.
- It's quiet and safe. It's a comfortable size with plenty to do it a larger city nearby. ISU is a beautiful campus. Ames has a lot of nice parks and same great restaurants. I don't like the "house farms" and "apartment farms" being built on the outskirts though.

- It's the perfect size. Great shopping areas and close enough to Des Moines if need more. Feels like a small town, but isn't.
- It's your typical college town with lots of bars and places for students to hang out.
- Large town with a small town feel. Good university, lots of places to eat and shop.
- Larger city with small-town feel
- Located in the middle of Iowa. Clean, lots of services, too any rules for businesses, lots of research and government employment, lots of liberals
- Lots of character
- Lots of things for adults to do; city government has exaggerated role
- Many activities, small town feel
- Medium community, good parks, paths; mall needs help
- Medium sized town attached to a large research institution that directly has or is close to amenities typical of a much larger city.
- Middle America, Midwestern values, good education, friendly, easy to get around, caring people
- Middle of Iowa, flat, full of students
- Midwestern college town.
- Moderate size city with good schools and environment
- Mostly a college community with a nice downtown area that has a lot of nice shopping and restaurants
- Mostly college kids, decent sized city.
- Much different than any place I have ever lived. I feel safe most of the time, but too many strange things happen in this community. I get a feel that the city appreciates the university and I love that. I believe there are too many businesses on Duff and that traffic is awful. I think that the law enforcement should worry less about parking tickets (meter, parking over a curb, covering a sidewalk, etc and more about the safety of the community).
- Nice "medium" sized town - very representative of a standard Iowa community
- Nice college town
- Nice community, overpriced housing, university town
- Nice little town but boring
- Nice neighbors and close to grocery stores & close to school
- Nice place to live and work, centrally located with easy access to the interstate. poor shopping with no sign of improvement
- Nice small town, good place to raise kids
- Nice, small attractive town, has nice trees in the city streets
- Nicest city in Iowa
- Not much to do
- Not Rural Iowa
- Not too big, Not too small, clean and safe. good cultural opportunities
- Not traditional college town, more family friendly. cultural
- One of the three places in Iowa I would choose to live.
- Overall small-town feel with a large university. However, I would inform them of the increase in crime and bad neighborhoods
- Perfect town with a beautiful landscape and nice people
- Pretty friendly, lots to do, lots of educational and cultural activities
- Pretty; safe; small, cultural & sporting events
- Professional, diversity, cultural, highly educated, small town
- Quaint University town with a forward thinking liberal mindset. Easy to get around and very safe. Great place to raise kids with awesome public education, but pretty boring when you're young and want some action.

- Safe, clean place, good college & good school, people are friendly though
- Safe, clean, small town feel in a larger community
- Safe, friendly and beautiful
- Safe, quiet, and clean. people care about education of their children and property
- Safe, small town with great diversity due to ISU - lots of activities & parks, easy to access these, good quality and cost of living
- Sleepy little town
- Small but culturally diverse, liberal mid-western university town with very good public schools
- Small city
- Small city with big city qualities but small town feel
- Small city with great people, great place to live
- Small city with world class resources
- Small college city with good support and opportunities. North of Des Moines on I-35. Home of Iowa State University.
- Small college town
- Small college town close to Des Moines
- Small college town in cultural Iowa about 50,000 people, very livable mixture of students, retirees and families
- Small college town in the middle of cornfields with extreme weather conditions
- Small college town, mostly safe/clean with some seedy areas.
- Small friend Midwestern university town
- Small hometown feeling as long as you stay away from the west side
- Small Iowa city with university; surprisingly diverse people
- Small Midwestern city with a large land grant university, close to capital city & airport- a lot of good cultural opportunities available.
- Small town atmosphere with larger city activities- college town. great place to raise a family
- Small town atmosphere with up to date services and activities, educational, cultural and medical center; able to enjoy Des Moines, Iowa City – Mayo, if needed
- Small town atmosphere, but people are diverse, educated, interesting, good facilities - schools shopping, entertainment, churches
- Small town but enough stuff to do and not a lot of traffic
- Small town feel with amenities of a large city
- Small town feel with large city amenities- although lately it seems to be a going down hill in the amenities
- Small town feel without a decent mall
- Small town feel, big town opportunities.
- Small town feeling, but has a lot to offer
- Small town in the middle of nowhere
- Small town Iowa with all the necessary amenities & without the big city problems. is a college town & has great parks & recreational program
- Small town living with big city events of all kinds of activities going on. Also has good medical facilities
- Small town with a good university. Weather stinks and there is not much to do (no "indoor" entertainment) other than H.S. ISU sports
- Small town with a great student population. Activities are mostly limited to Main Street and Campus town. Mall is not worth going to. Not much in town except the school.
- Small town with a large university, its gets cold and a lot of snow in the winter time. It doesn't start getting warm until mid-may. Ames has a lot of local mom and pop type stores and restaurants but not a lot of the major chains and franchises. Ames tries to encourage "diversity", but they have a long way to go for the community encouraging and accepting it. The college does a descent job of getting diverse cultures here.

- Small town with a lot of parks
- Small town with all the big town amenities
- Small town with big assets
- Small town with big city amenities
- Small town with big college
- Small town with lots of activity and places to go
- Small town with lots of options
- Small town with wide range of cultural offerings; liberal political views, not too extreme weather contrasts
- Small town, clean & safe college sports
- Small, but city feel; nice; expensive housing
- Small, Close-knit and a college town
- Small, close-knit, and a campus town
- Small, poor shopping, good education - public & college; opportunity to enjoy arts, etc.
- Smaller college town and great place to raise a family
- Something for everyone to enjoy. places to go and shopping
- Surrounded by farmland, ISU is a leading agricultural college. great people, down to earth and friendly, great/cheap activities to get kids involved in at city of Ames
- The home of ISU and an otherwise backwater, non-progressive community
- The middle of nowhere, surrounded by corn
- Think about your stereotypes of Iowa - it's not like that. There are a lot of great things to do, relatively diverse, strong schools, friendly people, family friendly
- This city is quite safe and clean city. Good for studying~
- Traditional college town
- Typical midsized town with a college campus at the center
- University community, safe, cultural opportunities, more progressive than many
- University town
- Variety
- Very ethnically diverse community with small town feeling, lost of activities for adults & children
- Very nice for 6 months a year; ungodly for the other
- Very pleasant city with good schools & university
- Very slow growth
- Very small town, friendly, sunny, university town, boring
- Very Spread out Community, almost requiring a car to commute, even with bus routes. Good number of well maintained parks, two theaters, availability of concerts, sports. Bike paths along some major roads, however there are at least two roads that restrict bicycle use and do not have bike paths. ISU/Ames participation allows children to learn from college student projects.
- Very well kept, not very busy as you would think a big town would be.
- We love the town/city but we have to go south to shop.
- Well-kept secret with many opportunities for high quality of services and care for the population and community. Diversity - unexpected due to university
- Where Iowa State University is located
- Where Iowa State University is. It's a nice community to live in.
- Where ISU locates. One of the best towns for living. Safe and clean. Lots of parks.
- Wonderful
- You will want to live here. It has everything you could want and it is only 30 miles from Des Moines
- Young, clean, plenty of amenities, great public transportation & fun

If you have your own idea of how to finish the sentence, write your answer here:

Ames is the _____ of Iowa.

- A good place to live in
- Agricultural research center
- Agriculturally & scientific center
- Ames is a special big and wonderful little city in Iowa
- Ames is the city that can lead to a lot positive opinions of Iowa; only if intentionally addresses the well-being of ALL its residents and not just the select few who attend city council meetings or go to the right houses of worship.
- Ames is the emerging heart of Iowa providing institutions of education that will shape the intellectual future of Iowa
- Another isolated town
- Anti growth city
- At the center (not just geographically)
- Attractive small town city
- Beautiful and safe college town
- Best
- Best and safest town
- Best big/small town
- Best city
- Best city to live in the state
- Best city to raise a family
- Best college town
- Best middle size city
- Best of both world- small town/ city life
- Best place to eat
- Best place to live
- Best town in all
- Best town to raise a family
- Better place to live and take education
- Big small town
- Bigger in many ways than its size suggests, best to go big as it is in its own mind
- Center
- Center for what's happening
- Cinderella
- City that argues too much about what it wants to be when it grows up so it never makes a decision and is starting to be the stagnant city
- Cleanest city
- College
- College town
- Connection point
- Cultural center
- Cultural center for the state
- Culturally vibrant small town- with Midwest values
- Cute town in the middle of center
- Cyclone center

- Cyclone headquarters
- Education leader with good schools and fine university
- Engineering and science leader
- Epitome
- Family friendly capital of central
- Family friendly town
- Flood plain and/or swamp in the middle
- Friendly, safe and comfortable community
- Geographical center--in all honesty, if Ames didn't have ISU, Story City could build a Wal Mart and people would flock there. With that said, should have more student attractions, such as an outdoor skating rink during the winter; boat rentals at Ada Hayden park for the spring and summer; more (numerous and convenient) bike paths/lanes; even a low-budget minor league sports team--I mention the sports team because ISU doesn't have a baseball team and the I-cubs are too popular to be cheap anymore. Not to mention ISU athletics aren't going to be good anytime soon.
- Good town to raise kids
- Great City
- Great place for fashion majors who don't want to move to New York or California to go to school.
- Greatest city
- Has the worst shopping (mall) of any town this size in
- Heart
- Home
- Home of the Cyclones
- Home of the land grant university
- Ideal college town
- Ideal retirement community
- Leader in scientific transfer to industry
- Liberal city
- Little step child of Iowa City
- Main street leader
- Middle
- Most convenient with the best quality of life
- Most healthy community
- Most interactive town
- Most liberal city
- Most progressive, cur lined and optimistic town
- Oasis
- One of the best places I've lived
- Only good college town
- Only town I would live in the state
- Opportunity pointer
- Perfect example
- Place
- Place where dreams can come true
- Politically incorrect failure (for bringing in Section 8 criminals, delinquents and low-lifestyle into a great community). Much like introducing roaches into a bug-free nice apartment building. (you'll never get rid of them now)

- Quite place
- Relaxing district
- Retirement gem (although it could be a great if it was also hip, vibrant and exciting for young professionals too)
- Right size and good people
- Safety place
- Science and technology center
- Second best to Iowa City and less interesting than Des Moines
- Seed of growth for
- Suburban Des Moines college town
- Super sized Decorah
- The brain
- Town
- town near the center
- Town that encourages a community spirit that is local national and international
- Town with good health care and senior center
- Transportation center
- Unsolved college murder capitol
- Up and coming hip city
- Veterinary capitol of the world
- Worst place to shop

Think about your own personal vision of Ames. Where would you like to see Ames in 5 to 10 years?

- A better mall, beautiful streets
- A city that truly is progress, not just thinks they are: 1 - modern power plant, not using coal as fuel and burning plastics; 2 - city wide service for recycling (mandatory for all residents); 3 - progressive and not reactionary planning of commercial and residential areas - not encouraging building in the flood plains
- a community that continues to support its leader and works for values that build a responsiveness to the needs of all citizens
- a fast- growing city with energetic, intellectual people in the community
- a few more manufacturing facilities that would increase both blue and white collar jobs. Possible expansion or easier access for non-bachelor's degree track people to reduce vocation training (DMACC offering more classes)
- a growing community. more business and employment opportunities with private companies, many related to the resources the university offers
- A mall at 13th and the Interstate; good shopping and development at 13th St. & Interstate 35 that would draw travelers and surrounding towns to spend time and money in Ames. More upscale dining
- a mall with no empty stores

- A more refined appearance. Especially on Duff. Traffic control and flow on the main part of Duff is a big problem that the City needs to address. Too many businesses and inlets and outlets make navigating around a chore. People do not follow the traffic signs and congestion only adds to the chaos. I'd really like to see that entire strip from Highway 30 to Lincoln Way be completely redesigned to better incorporate the new, attractive businesses and storefronts as well as make getting from Highway 30 to the heart of Ames more "enjoyable". Also, I think the University has a big opportunity to really polish their image and the image of College Town (Welch Ave area). Personally, it all has to do with aesthetics and traffic flow (as shallow as it sounds!) Things like chaotic intersections and mismatched design aesthetics between sections of the town are a real turn off for me. I think in a rural area like Iowa, the little things make the biggest impact for visitors. Ames is growing, but the infrastructure isn't keeping up (and in some cases it can't. i.e. grand avenue can't get any wider without relocating homes, even though it could use it better flow for traffic) Right now, I think Ames has too many different directions that it is trying to go. You've got the "historic" and "cultural" main street area that looks great and seems to be doing well. Then there is the "Clock tower" mini-main-street north of ISU off Stange. Big business and chains are filling up Duff, and the University is continuing to expand and rebuild in its respective location. I think if the city would pick an aesthetic for the whole city to try and adopt, it would really tighten up the image of the city as a whole. Ames has a lot of good things going for it, but the city needs to work harder to unify itself.
- a strong retail community that produces taxes to prevent residential property shouldering taxes
- about the same size but less Ag and more environment focus at ISU
- almost perfect, need to revitalize campus town area
- Ames is suffering due to school district boundaries/tax base - we have tow districts but the concept of "one". Need to address the growing disparities
- Ames missed a huge economic opportunity when they created so many political hoops for a new mall. Ames lacks shopping opportunities that most people leave town for. Ames needs to grow though our leadership will not allow it. The "No growth" function has taken over and it has really hurt this town.
- Ames needs additional N/S Corridors to move traffic. Ames also needs commitment to bring better retail shopping to this town
- Ames needs better shopping center/malls, a city this size and for all the international visitors we attract needs better entertainment and shopping
- Ames needs much better shopping then it has now. North Grand Mall desperately needs to be rebuilt and enhanced. It is an embarrassment right now
- Ames needs to control its growth. It seems as if the developers can get zoning changed too easily to whatever suits them. All the apartments built in recent years is an example of this.
- Ames needs to grow - more industry, manufacturing plant and new mall. we need to keep people here to work and shop. we have to stop giving Ankeny all our tax money - look at what they have done in 10 years and where Ames has gone
- Ames needs to improve the west Lincoln Way area (roads, businesses, trailer parks); Ames needs to draw in more industry/jobs (not just retail jobs); Ames needs a Mall (perhaps a joint project between Boone & Ames) or improvements to North Grand Mall
- Ames needs to work to maintain affordable housing and taxes so people will continue to work and live in Ames and not go elsewhere. So many people I know will not live in Ames stating it is just too expensive
- Ames should be an educational and service center for central Iowa
- As an intellectual version of Des Moines
- as big as DSM w/more shopping and activities that are child age appropriate
- Be innovative - figure out how to do a better job of solving problems faced by other cities - crime, poverty, race relations, etc.

- Being a leader in Teaching Salaries no guarantee of tenure, teachers have to prove just like everyone else in society!! And maintain their excellence. *Mandatory School Uniforms (look at BULLING/SUICIDE issues-level the playing field) we need to quit having blinders on and take action. Why do we need police to solve all the issues that the teachers and parents should be doing!!!! *Commuter Lots and Buses to DSM/Ankeny *More CyRide routes/ Buses Stop Covers
- better downtown area- close off the street and make it a pedestrian mall
- better health care for seniors
- better high speed internet; no trains through town
- better mall shopping center; why go to Ankeny/DSM all the time?
- better mall; more free pickup of curbside yard waste
- better prepared for flood events- absolutely no new debt in flood prone areas, better storm drainage needed. city needs to embrace retail growth and restaurant growth of any type- public investment needed. North Grand Mall is truly embarrassing
- Better public transit
- better retail and more restaurants
- better shopping
- better shopping - not big box; campus town - main street cooperation; fewer bars - more activities for students of all ages
- better shopping, better traffic means
- better stores; good restaurants; more progressive, clean thinking city government
- Better variety of restaurants and shopping (especially better mall)
- better water drainage system, more restaurants, locally owned & more diversity, better roads
- bike lanes, recycling, better markers market, vibrant downtown
- bring in more jobs - connection with ISU should be able to leverage new business, need more "major" employers besides ISU & DOT
- Build a mall; make downtown and/or campus town destinations; reduce duplicate services with state and county that needlessly raise taxes
- campus town needs to improve
- Campus town should thrive for reasons other than dirty bars at night. A green space with free Wi-Fi could attract students and residents in the daylight. The businesses of the area should be held accountable to maintain a clean environment surrounding their shops. Ames should do more to attract people of color to consider staying. Ames food and health codes must be proactive in demanding that businesses maintain clean bathrooms, why does no one use toilet seat covers!!!!??
- Church less diverse, able to fix our streets, caring for those who are less well-off, need affordable housing and living wage jobs, unity of vision among school board members
- city needs to bring more national chain stores and restaurants to the city. everyone goes to Ankeny to shop and dine
- cleaning up neighborhoods that have been mismanaged and enforcing stricter guidelines to property maintenance
- complete bike path and sidewalk network, recreational facilities spread across town instead of being concentrated at outskirts
- continue to attract clean industries that offer more employment opportunities. Pre-school needs to be part of our community despite state government. continue to treat all citizens - to provide needed mental health services
- continue to improve in every aspect- we have the brains, tax base, compassionate people- elect & hire leaders who take pride in the city and have genuine interest in improving every person's quality of life.

- continues support of ISU and an increase in shopping opportunities so we don't have to travel to Ankeny or des Moines
- continuing to add jobs and providing a safe work environment that makes Ames a great place to raise a family
- continuing to be a great place to raise a family: great parks & library, lots of activities, safe, friendly, local businesses, jobs, Kohls and Old Navy
- cultural diversity reflected in media and event programming. Main street made youthful, vibrant, a place you want to hang out - nightlife
- cultural diversity that leads to community activity
- CyRide stops along North Dakota. Places to park and ride other than the ISU commuter lot. Removal of Midnight parking ticketing. I would also like to see more business development in West Ames.
- decrease in crime
- Do something with North Grand Mall - It's like walking through a morgue - either redo the whole area or at least do something with all the empty area and the parking lot
- Does it have to be so anti-religion? Setting that aside, Ames of my future would have better streets, de-ice its roads and have more bike racks.
- effective flood management, improved streets, more national-chain businesses, improved overall appearance (landscaping, business exteriors), more job opportunities
- embracing more commercial opportunities
- financially stable, providing the necessary services to the highest standards, growing in terms of business to provide opportunity for every citizen of Ames and to attract new residents
- Fiscally responsible and more down to earth. For too long the focused has been on growth at any price. we need to get back to our base values and rebuild
- Full mall. Newer stores. More restaurants. Additional lectures/concerts by more well known people.
- greater concentration of quality restaurants and shopping similar to other college towns like Columbia, MO and Lawrence, KS. We need a new mall!
- growing
- growing and thriving
- Have a leadership position in Iowa in innovation, agricultural change, growth and opportunities. Ames citizenry must let go of old traditions & bickering and not revisit decisions over and over and over again, i.e.: Roosevelt School, strip center mall, carpool
- Have a welcoming entrance way into Ames; Vibrant shops (both local & chain stores) and restaurants - not in the flood plain and more on the NORTH side of town!; available and ready business parks for new/expanding businesses; state of the art library/services
- having more apartments with 6 month or 9 month leases that can start anytime of year instead of just Aug 1st
- Having more internships and job opportunities.
- Having recycling centers in the town. Investing in wind power. beating Iowa in football & wrestling
- having scrapped focuses on political correctness "multiculturalism" and diversity and refocused on mathematics, proper use of language, logic and common sense.
- I don't know if it is possible because the flow of the city is not ideal. There are apartment right next to schools, right next to business districts. I would just like to see and I know many factors are involved, but the new building be put in areas that make sense
- I like Ames the way it is now, that's why I moved here.
- I love Ames the way it is now. Maybe a few more restaurants and shops.

- I really hope the city becomes more proactive in attracting business that are national chains. I love living here, but feel the city/select few residents haven't allowed Ames to grow as it should/could. I'll admit I shop outside of Ames for things due to lack of options
- I think it already have everything, but still it want some more shopping mall
- I think it will become more developed especially north and west Ames. If this is the case I hope that farm land is still utilized since agriculture is very important
- I want Ames to be more bicycle friendly to encourage cyclists. I want Ames to have more unique stores and shops and have more of a local feel.
- I would like Ames to have more locally owned stores and restaurants that are unique and affordable, especially closer to campus. I really wish there were places to shop and hang out near campus and not so many bars. I also would like to see a more cleaned up downtown area. When I was choosing which school to go to, I actually picked KU over ISU simply because Lawrence has such an amazing downtown area. I think cleaning up and bringing in new ideas for Ames would be the best.
- I would like for Ames to have a community owned and operated nursing home and assisted living facility
- I would like more business stores, home depot Menards, etc.
- I would like some old apartments/houses to be torn down and updated. The size of the town is perfect so they need to expand Ames itself is not necessary
- I would like there to be more locally owned (non-chain) restaurants available. I would like to see a pedestrian mall in Campus town and downtown Ames and fewer slum lords
- I would like to be able to drive to work without bottoming out my car in fifty potholes. It would be great to have a public light rail system, like in downtown Minneapolis. That could ease the load on our roads. If we are making a commitment to energy efficiency, that's the way to go.
- I would like to be able to pay my City of Ames bill online without being charged for it, like you can do with pretty much any other bill
- I would like to see a less cluttered overall atmosphere/appearance to Ames - e.g.. Lincoln Way, South Duff, West Ames are all taking on the appearance of the main traffic arteries through and around the twin cities. North Grand Shopping Center area needs a total makeover. I would like to see Ames community schools return to a genuine exemplary position in education and athletics
- I would like to see a substantial mall with an excellent variety of stores located where our old mall stands. Also good street access to that mall
- I would like to see Ames as a place where people come to live not jus for a period of time but to settle down and invest into he community
- I would like to see Ames be a cleaner, safer city in 5 and 10 years
- I would like to see Ames be convenient for biking and walking This would include better marked trails and sidewalk clear in the winter
- I would like to see Ames become more urban and big city
- I would like to see Ames encourage growth both up and out. I would like to see commercial opportunities encouraged in Ames rather than fight with developers every step of the way. We allow the minority to dictate our development. The City Council does not help bring the majority opinion up.
- I would like to see Ames focus on creating a more central community center that can integrate Iowa State with the rest of the Ames community. Activities like Ames on the half shell and ginko days seem to only really be for general Ames community and activities like Fiesta are more focused on the university. It would be really cool to see these community events do more to integrate ISU with the greater Ames community
- I would like to see Ames grow, particularly with young families. Our excellent educational system, public schools and university should be promoted. I believe having better shopping areas would help draw families to Ames as well. (new mall !)
- I would like to see Ames halt an building gin the flood plain. Would like to see Menards, Kohls, Dollar Tree, Farm & Fleet, Michaels' etc in Ames

- I would like to see Ames include more community events that celebrate diversity and different ethnicities. Also, I'd like to see Ames become a role model for green living - replacing the coal plant with sustainable energy sources, more bike paths and recycling.
- I would like to see improved connection between the university and the city and a vast improvement in the business climate
- I would like to see it stay safe, diverse and with good public schools. I would like to see the library stay a very positive force in the community. I would like Cy-Ride to expand routes
- I would like to see it stop growing, stop putting up new things in and take better care of what we have
- I would like to see less division in our community - we have small outspoken pockets of people who slow our growth to a better Ames. I would hope we have positively dealt with the "Chicago poverty" influence on our town. This influence is my key concern for the quality of our community and schools and I do not feel like it is being addressed.
- I would like to see more quality, diverse, and affordable dining experiences. But not just dining, more local industry and craftsmanship. I larger and more diverse farmer's market. I would also like to see less cars. Ames is a fairly compact city, and if it is kept from urban sprawl then it would be an idea city to travel on bikes! I already ride my bike much through the summer, the biggest difficulty is that drivers are not looking for bikers. We need more bikers. I think the entire downtown section should be off limits to vehicles except bikes (and pedestrians of course). This of course would require a large parking garage erected nearby. Many European cities have underground parking garages for a small fee that get walkers close enough to the shopping area downtown. Land use laws should be strict to prevent urban sprawl and maximize usage of space. This would cut down on emissions, fuel costs for residence, and healthier lifestyles. Another thing that I think should be socialized are community garden plots. Maybe a few spread throughout the city to ease commuting. I would be happy to have sales/land taxes go to establish and maintain community garden plots.
- I would like to see safer RR crossings and attention to the condition of the roads. With the cost of fuel continually rising I would like to see more promotion for use of our excellent bus service
- I would like to see some investment by/with city in North Grand Mall. Helping campus town is good but with the student population in mind more than alumni. I'd like some clear decisions on flood control. Traffic flow on South Duff & Duff RR. Tracks
- I would like to see some more shopping stores. I think that would keep more people shopping locally. I would like to see more concerts at Hilton again, to draw people to the area.
- I would like to see the homes and businesses in the center areas of Ames revitalized as Ames appears to be rotting at the core a bit now, yet the center (downtown & around campus) is where the most vibrancy and can happen. I would like to see Ames remain fairly small and comfortable, but continue to have interesting things to do (essentials such as grocery stores). I do not think lots of chain stores/restaurants and unneeded new apartments/homes/condos add to Ames' vibrancy or integrity.
- I would love Ames to remain same because small cities have advantages too, but with better streets and lighting
- I would personally like to see Ames as a mini Des Moines. Look at all the culture in downtown Des Moines: the art festival, concerts, festivals (Oktoberfest!), the waterfront atmosphere, exotic restaurants, etc. Right now Ames is very agriculturally oriented, which isn't bad per se, but look at the future. Farm kids come here to go to school and then start farming in small-town Iowa. Or some people come here to go to school just to leave in 4 years. Ames needs to have a reason for people to stay, not just rent out space. Yes, Ames is a safe community, but what else does it have to offer to people who are not directly affiliated with the university? If Ames were to become more like Des Moines, not only would it attract more non-students, but conversely, Ames would attract more students and different kinds of students, who might wish to stay in Ames and contribute to its well being. To sum it up, Ames is about agriculture and agriculture education. If you don't like corn, beans, or college kids, you probably won't like Ames.
- I'd like to make changes to the Title 8 housing. Reserve for the elderly. Don't like people moving here just for a free place to live who chose not to be employed

- I'd like to see more locally-owned restaurants and clothing boutiques or addition of a large department store like Von Maur or Dillards
- I'd like to see more uniqueness in Ames. How about a movie theater like "the Fleur in DSM in downtown Ames? A pedestrian mall in downtown Ames with places to sit and visit while the kids play. Places to gather that are simple and beautiful. More music in the park.
- I'd like to see the north end cleaned up a bit
- I'd like to see the school system get al their stuff together & function like the system we know they can be. City should stay on "maintenance" to keep replacing costly items. get water concerns under control
- Improve mall. Improve Lincoln way area. keep neighborhood elementary schools.
- Improve planning for infrastructure, business to enhance growth & tax base, a safe, divers community. enhanced opportunities for shopping diversity & entertainment
- Improve their school system
- Improved campus town area- it's really pathetic for a university this size of ISU. Get out of the subsidized housing business. There are other ways to bring diversity to Ames.
- Improved commercial/retail businesses; improved mall; clean up East Side; Need retail for people over 40 yes. Everything seems focused on college kids
- Improved retail options; more updated campus town; improved hospital
- Improved schools, better retail shopping. a community that has friendly got its act together
- Improvements to shopping areas and streets.
- ISU is in decline. The legislature has to invest in higher education. "no new taxes" is destroying ISU
- ISU's ranking in the U.S. would be in the 50th.
- It's wishful thinking to hope it will be possible to stop the hemorrhage of students who graduate and move on to opportunities elsewhere. Also how to make it more attractive for medical doctors to move here. The city should show concern and try to help solve these problems.
- Just about the same
- Just as it is. It's quiet, safe and secure. Why change?
- Keep on the same path. keep everyone safe and have great community events
- Keep small town image; safe environment; top in education; increased recreational facilities for public use and family oriented.
- Leader in the green revolution; all neighborhoods being safe, well kept & diverse, greater recreational opportunities for all age groups including the maintenance and sixty support of Carr Pool for older adults in the community
- Less sprawling towards the west in terms of non-owner occupied living units
- Local small businesses increase, great farmers market, increased bike paths throughout the city, focus on developing downtown & campus town. Improvements on structures. In these areas- instead of urban sprawl with cheap apartments on edges.
- Lower tuition rates and more national chains along with fixture of some street
- Make more riverside properties pretty instead of junk; more emphasis on high tech-low impact industries; more funding for K-12 education and facilities; more emphasis on biking, walking public transportation; more sustainable, diverse agriculture, CSA community gardens
- Maybe have less imported crime and rabble rousers. Even exporting some would be alright.
- More activities; more big parks/forests; more conservation for environment
- More Arabic and Asian food outlets, not much else needs to change
- More artsy & family friendly than it already is. stay a safe place to live
- More attractive - fewer ugly parking lots with few or sad trees and bushes; commercial properties need requirements on keeping plants alive; citizens could report infractions; easy to plan and then ignore them
- More attractive city streets, downtown area with upscale living/dining, large green spaces possibly with art sculptures, pond, so on

- More bike lanes, less stores, commercialization, urban agriculture, use of prairie grasses to prevent soil erosion. This is critical, I bike by drainage areas that are lined with Kentucky Bluegrass, a poor choice and environmental blunder; the sod-forming roots of several prairie grasses would be better and save Ames \$\$ in the long run
- More centers for children and kid friendly activities, more affordable daycare
- More connected to: the energy revolution; to green causes; to bus and train services
- More cultural activities (not just science)
- More culturally diverse, a little bit more aesthetically pleasing, more business that can attract people from around the state to come visit, more opportunities
- More culturally diverse, in that of raising the demographic numbers not just having events that celebrate diversity.
- More development around West Ames. Build shops and stores and a park. I wouldn't want it much bigger than it already is though. It provides that small town, home away from home feel with big city opportunities. you can really get it all here
- More green- leaders in innovation & foresight. welcoming & diverse. progressive, willing to take a chance
- More industry available in diversified fields
- More interesting restaurants; a revived, more interesting downtown; a revived and larger mall; more interesting, locally owned shops; recycling offered free by the city
- More job opportunities
- More place to hang out- better social events. lots of professional places to work with
- More public parking, i.e. less parking tickets; the economy is rough and paying parking tickets because of an expire meter is adding extra costs to Ames residents
- More real Chinese restaurants.
- More responsive, less arrogant city administration with new blood might move things along faster, with more flexibility. the gateways to Ames are atrociously ugly and trashy - gives bad impression
- More restaurants and working opportunities
- More retail growth - we need more major chain stores and restaurants
- More retail shopping
- More retail shopping (major mall improvements, Menards); less low income people being recruited to move here; less homeless; holding contractors accountable to make streets last longer - hint its in the Foundation steps
- More retailers. It's nice being close to Ankeny and Des Moines but it sucks to have to go there
- More shopping center availability to decrease need to go to Des Moines for clothing shopping. Less fast food restaurants and more family oriented to formal (i.e. Olive Garden)
- More small "mom & pop" restaurants - less emphasis on chains like Buffalo Wild Wings. Keep main street traditional looking but opportunistic, it is a nice downtown atmosphere
- More solutions for fire prevention. larger medical center/hospital. more grocery stores with more variety
- More sustainable choices- solar/wind power, recycling (not burning trash) etc.
- More vibrant downtown. Instead of killing ourselves with events, let's create destinations and restaurants and hang out spots, places that combine all elements, food, activities and destination like Wheatsfield are the future.
- Much cleaner and newer
- Need more shopping
- New, modern, needed consumer businesses . increased regulation of rental property rules. fix traffic problems @ Duff & Lincoln Way
- No change
- No flooding, no RR crossing in heart of town, better farmers market. More attractive downtown with nice places to eat. L-way is narrow and ugly
- NO MORE CHICAGO IMPORTS!!! More mall-type shopping. Back to where we were with quality of Ames school system. Traffic lights in sync. Bikers ON THE BIKE PATHS!

- No more development in the flood plain along Skunk River too much development along South Duff
- No more housing growth. a remodeled mall. more restaurants
- Not much big, but a few more jobs
- Offer a decent mall - ours is terrible. keep the schools - don't close them. do not allow so much Chicago transplants.
- Out of the water.
- Parks, less crime, school improvement
- Progressive city with major shopping and retailers; education that empowers students and is not defined primarily by parent's socio-economic & political clout; cultural diversity that insures creativity & freedom for personal & community growth
- Progressive, affordable fitness center including indoor swimming
- Quit planning and creating visions and actually accomplish something
- Rebuild mall, fix RR traffic pattern
- Restrain growth. there is a limit on water resources, power resources, traffic flow.
RESTRAIN SPRAWLING GROWTH!
- Safer; better schools; business friendly - mall friendly; better zoning (not apartment next to schools); in a totally different direction than currently
- Same size
- Smart development and growth, modern facilities
- Some more shopping centers
- Stabilized educational facilities, more comprehensive retail and service options, top notch streets, more industry offering good jobs, sufficient water and electrical supply
- stable
- Stay with its place as a small Iowa town and don't try to pretend it's a cosmopolitan urban center
- Still having VEISHA. the excessive enforcement in campus town is outrageous and just tells me that city wants it gone.
- Stop spreading; Ames is a small friendly college town. Because of the college it has activities and attractions not usual for a town of its size; keep green spaces
- Stop stuffing more businesses into Duff! The traffic is a nightmare so I don't even want to go there to spend money at those stores. Use that energy around the mall and mainstreet. Fix up the roads. CyRide is great. Give out free paint or something to fix up some of the dumpy college houses. Also....more single house renting opportunities. There's too many duplexes in Ames! it's impossible for a grad student to rent a single whole house, my dream place to live in Ames!
- Taxes remain flat - the threat of flood has been removed. The entrances would have some form of public art or sculpture that lets people know they are some place special (not related to ISU athletics)
- The addition of designated bike lanes, and improved roads. A revamped campus town with more shops and less tacky bars. I would like to see an expansion of the main street region. More locally owned businesses and no more Wal-Mart's/targets.
- The home around should be cleaned up and more community activities for young adults
- The home of Millennium Homes Inc. host to international students with Nobel Laureates. First town with a majority clean energy compliance. Prudent flood control planning; the #1 disc golf city in the US
- The mall vibrant again, less expansion to North more renovation to center of town. South Duff area flood zone revitalized with traffic lanes clearly marked.
- The touchstone for Iowa of a open minded sustainable community dedicated to improving itself and those around it.
- The way it is now

- There is a disconnect between students and residents. Granted the most college students are young, immature, and inconsiderate. However, Iowa State University is the nucleus of the city of Ames. I think the city needs to do a better job of embracing that point and not fighting it. I believe that the biggest thing holding the city back from growth is the disconnect between the students and the residents. I have not desired nor ever will to reside in Ames, partly b/c of this relationship.
- Thriving town with better shopping opportunities, continued good medical services. More jobs and housing options. Educational options still good. clean and safe neighborhoods.
- To attract people working and studying here
- To continue to bring in opportunities, businesses, cultural, educationally, to develop a very unique living environment that is at the heart of America
- To upgrade rail crossing. Improved infrastructure. No more building in flood plains, no new/refurbished mall. shopping carts in stores not on city corners/bus stops
- Universal wireless internet service as part of utilities
- Vibrant, safe, green
- We do quite well but we do need a new mall
- We need to grow as Ankeny did, but it may be too late. We need less smart growth and more expansion of industry such as the 13th street Mall that the council hounded to death.
- We need to seriously think about all the section 8 housing and ALL the apartment buildings that have been constructed in recent years. In my opinion, this has started to send Ames down the WRONG path. Planning and zoning committee needs an overhaul to address this. Way over built large apartment complexes which now has resulted in attracting folks to our community which have taxed the schools and city and human services. Ames can get back to a great place, but I believe this really needs to be addressed somehow. Very poor planning on this one. So, I would like to see some radical changes here. STOP allowing large apartments to be built and figure out how we can best handle the ones that are constructed with responsible tenants, not free loaders. More coordination should be taking place between the school district, human services and the city to improve and handle the people who have now come to our community. It is a complex problem, but one that definitely needs to be addressed by our city leaders that I believe was initially caused by lack of fore site 5-10 years ago. I love Ames and would like to see it moving forward again where more people are taking pride in their community and not just using it as a cheap place to live.
- Welch does need cleaning & tighter constraints about cleanliness & the facility maintenance however the atmosphere is a college town & needs to stay that way. Students do not move to towns for movie theaters close to campus. They come for memories with people that they will help and remember forever/
- Where it was 10 years ago
- With expanded traffic flow and continued improvement of traffic infrastructure
- Without big city criminals, delinquents and leaches - detract from the positive efforts of good, working, law-abiding, tax paying residents
- Work to help Ames get a quality local museum. improve city bike trails, improve Squaw Creek & Skunk River watershed - remove junk yard on South Duff - Replace with parking, walking, and bike trails
- Would like to see the mall area better developed. It is an eyesore & shopping disappointment
- Would not want growth like Ankeny like the size of Ames as it is reduce # of apartments

What is the best thing about living in Ames?

- A lot of people care about their community
- Abundance of convenient stores, services by the university
- Access to activities, great library, farmers markets, safe, good schools
- Access to health & human services & safety & Cy0ride
- Access to the university and its related events, shows, lectures
- Access to university events, sports and cultural

- Ada Hayden Park
- Ames has almost everything, sports "ISU" - medical, parks, also its rated high compared to other cities of the same size (keep up the good work)
- Ames is a safe, clean, friendly culturally diverse community with many interesting opportunities and three of our children live here
- Ames is nice sized population to live in and close enough to Des Moines for easy access to airport
- Availability of most things I need in the community
- Availability of resources and activities is virtually unlimited
- Availability of shopping and ISU sports
- Basically we have everything we need - there is a wide variety of activities to choose from. there are many opportunities to volunteer
- Being able to feel safe walking around the city at night by myself which often happens as a young, single, female grad student.
- Being close to family and friends
- Being close to stores like Target and Wal-Mart.
- Big enough to find opportunities, but small enough to keep the feel of community
- Bus, library, downtown
- Can walk at night.
- Central location and close to shopping in Ankeny & Des Moines
- Change of seasons - college students come & go
- Choices of stores
- Clean, safe community, fostering education of its population
- Close to Ankeny
- Close to Ankeny and Des Moines
- Close to des Moines & Ankeny
- Close to family; have access to variety of activities and businesses (combination of chains and local businesses); safe; clean
- Close to home.
- Close to our doctors & hospitals, fire dept & EMTS are great
- Close to work, drive time less than 10 minutes
- College atmosphere & small town feel still
- Compared to other college towns in the Midwest, living in Ames is more affordable and the apartments further away from campus are much higher quality than the options in other towns.
- Convenience, safety
- Convenient to get around in town (at least in the east, south and north areas)
- Cultural diversity and safe environment
- Culture & recreation opportunities
- CY-Ride, It's so easy to go around
- Diversity of shops and restaurants.
- Don't live in city limits-close to work
- Ease in getting around town, convenience of shopping (flood anyway)
- Ease of getting places
- Ease of living for families with wonderful opportunities in reach.
- Ease of travel go interstate
- East to get around safe, lively, good parks, ISU sports
- Easy and convenient
- Easy living, safe, people are generally friendly

- Easy to get anywhere in town within 15 minutes
- Easy to get around
- Easy to get around in and relatively safe
- Education and variety
- Educational/cultural/sports opportunities. the number of young people here because of ISU; convenient
- Everything
- Everything is handy, but not over packed
- Faculty, staff & students & people from all over the world that are here because of ISU and other business and industries
- FAMILY, big enough city with a small town feeling, thriving locally owned businesses
- Feel safe, is friendly, good medical care, amazing to be able to have a large clinic i.e. McFarland available & hospital town in same town
- Feeling like my children are receiving a good education.
- feels like a small town, but we have everything (except a few stores)
- For me, it is having ISU in a town that doesn't feel like a big city.
- For the most part being able to get around in a small amount of time.
- Friendly
- Friendly atmosphere, clean, comfortable, parks are good, tree lined streets
- Friendly community
- Friendly people
- Friendly people, good attitudes.
- Friendly people, safe environment, easy to get around
- Good airport with stable FBO; Cheap food, Fareway, Aldi, Hickory Park; ISU sports and events
- Good commute times; good medical services
- Good environment to study.
- Good parts & green spaces, many nice neighborhoods
- Good people who care about keeping our town wholesome, clean and fun
- Good rec. facilities
- Good restaurants
- Great citizens and caring people working for the city for the citizens
- Great opportunities for kids and families
- Great people, nice & friendly, less crime than Waterloo, IA where I was before
- Great place to raise a family
- Great water. high priority on education. kind people who work harder than required
- Has everything we need
- Having ISU within Ames
- Home for us
- Hometown & safe & clean & lots of entertainment choices. Don't like the crowd that seems to have moved to town in recent years - lots of adults loitering around doing nothing
- Hookah bar
- How near everything is. reducing travel time and expenses
- I can play golf at Homewood free at the age of 90!
- I can stay in my home state where all my family is and I still have opportunities as a young professional living in the city.
- I feel comfortable here
- I feel safe here and it has just what you need
- I like almost everything

- I like how the CyRide basically goes everywhere and anywhere you need to go without having to use a car.
- I like how the residence are separate from students. It feels like a college town near Welch & a place to raise a family on east side of Skunk River/
- I love the opportunities with the university that allow me to take a class or attend an event. Small town feel although that is starting to change some.
- If not available to purchase in Ames, just short drive to other metropolitan areas
- Iowa State University
- Iowa State. It provides for a wide range of opportunities
- Iowa State; city's attention to recreational opportunities; community feel; bike & running paths
- ISU, close to home (Johnston)
- ISU; professional opportunities in agriculture; Wheatsfield grocery; more "bike" friendly than many cities
- It feels like "home" I grew up near Ames
- It is a family safe, good quality of entertainment and things to do. Fun things to do in the summer like Bandshell concerts
- It is a good place to raise and educate children, despite limited cultural opportunities.
- It is a safe place to live in
- It is close to home, agriculture friendly, clean and the people here are good.
- it is diverse in its opportunities for entertainment available
- It is not a big city
- It possesses all the qualities I would want in a place live without being too far from my family
- It provides such unique opportunities that are not present anywhere else in the US.
- it's generally really safe and a fun place to live
- It's a comfortable place which provides a lot of what I like
- Its a relatively safe place to live and has a good school
- It's home
- Its location in Iowa 3-4 hours driving from Omaha, Kansas City, Minneapolis and .5 hour from Des Moines
- It's not Detroit or Sudan. That would be bad too.
- Its quaint
- Its' safe, minimal traffic and clean environment
- It's small, good education available
- It's unique
- Leaving
- Living above high water. having two disc golf courses. bars full of attractive and intelligent women
- Local business owners
- Location
- Location & small town feel
- Lots of things to do. Lots of good people
- Lots to do, but close to DM for more to do
- Main Street & ISU
- Meeting with old friends
- Mix of small town and university vibrancy
- My 5 minute commute to work
- My children had very good schools and teachers and now I'm thrilled about ISU as a parent
- My friends live here
- My neighborhood/neighbors & our easy access to downtown by foot or bicycle

- Neighbors
- Nice college town
- Nice community
- Nice people, quiet
- Nice, friendly people and great local businesses and restaurants.
- Not too big, lots of opportunities to do things, recreation, sporting, cultural good medical facilities
- Opportunities for retirees
- Options that are available
- Our church and friends
- Our family
- Overall small town feel with great people
- Parks
- Parks & bike trails
- Peace and quiet
- Peace of mind
- Peaceful, safe, adequate retail and services
- People
- People, diversity
- Permanent residents care about their community
- Personal activities we do
- Pleasant with good schools
- Possibilities - to grow, to get things done, to serve on leadership committees
- Proximity to my job
- Proximity to work and dog friendly areas
- Quality education - small town safe environment
- Quality of life; convenient, safe, clean beautiful, friends family, opportunity to meet people from all over the world
- Quiet
- Quiet neighborhoods and good people
- Quiet small town, easy to get around
- Quiet, peaceful
- Quiet, safe
- Raising children through the Ames community school system
- Relaxed pace
- Reliable city services - safety
- Restaurants and a lot of locally owned businesses
- Safe
- Safe and friendly living environment.
- Safe and school for education from grade school to university
- Safe area, good education, nice transportation
- Safe for kids
- Safe place, green neighborhood
- Safe, attractive, informed citizens, good service my city, educational/cultural opportunities; health care facilities
- Safe, clean
- Safe, clean, right size
- Safe, clean.

- Safe, Easy to get around, good parks
- Safe, good university, cross need for larger cities
- Safe, relatively good schools, neighborhood elementary; locally owned shops - great parks, ISU, ethnic diversity, cultural activities
- Safe, small town, although not so small that everyone knows your private life, and that it's so close to Des Moines
- Safety
- Safety. I never lock my car and I've never had any problems with theft or vandalism. I think Ames has a greater moral compass than most cities
- School
- Secure at home and at work. The education is great and draws intellectual people.
- Short travel distances to work, parks, bike trails; great bus services
- Small enough with enough amenities. Ease of travel around town, core shopping should be spread more
- Small size with big opportunities
- Small size, light traffic
- Small town atmosphere
- Small town atmosphere - short travel distance to church, banking and shopping
- Small town atmosphere with health care and education
- Small town benefits (less travel, friendlier) but strong education
- Small town but lots of opportunities and cultural events
- Small town feel
- Small town feel and safety and everything is within walking distance/CyRide. bars, stores, food, campus - love it!
- Small town feel, and although is a college town. still kept well
- Small -town feel, very nice community feel
- Small town feel.
- Small town living with big city advantages
- Small town- with business within walking distance
- Small town, safe environment and close to Des Moines
- Small with some retail access
- Small, safe, convenient and clean.
- The array of city services, the University, and medical facilities
- The bike ability and the cheap bus
- The city feel, but a sense of community
- The college town energy but small town feel in the summer
- The community, parks & amenities
- The continuous focus on growth of services for all its citizens
- The diversity of ages, ethnicities and ideas
- The ease of getting around; the parks and rec facilities are excellent and the university brings in stuff a small town has no entitlement to access
- The fighting burrito
- The good people
- The opportunity to see great sporting events and concerts
- The parks & recreational opportunities
- The people
- The people and being a part of ISU
- The people here are, for the most part, pretty great.

- The public transit in Ames is superior, to any city in the US that I have lived in. This attention to sustainability and economy is great to see in a city in the US and should be encouraged. I wish more people would take advantage of the bus system, I believe that public awareness of CyRide needs to be increased and the costs and routes need to be well known amongst residents.
- The quality of life
- The quietness in the neighborhoods when kids are not squealing through the streets. The community friendliness, city concerns like this survey to gain a better perspective on how to improve the quality of their city, their residents and potential residents!!
- The safe city, the people are very friendly, and an atmosphere is awesome
- The small city feel and friendliness
- The small town feel, but with mid-size city
- The small town feeling
- The summers when the students go away
- The trees. Small groups that take initiative to do something fun & new for all.
- The university
- The very strong high school
- There is always something to do
- Universal = all here!
- Variety and opportunity
- Variety of restaurants, stores, activities and housing opportunities; very friendly
- Where a lot of my friends live
- You can have your children attend school in Gilbert
- You get a big city experience with a small town attitude
- Your city does respond quickly to emails and questions

COUNCIL ACTION FORM

SUBJECT: ASSESSMENT OF COSTS FOR MOWING/BRUSH REMOVAL

BACKGROUND:

City staff has mowed and/or removed brush at the properties listed below. Also included are the names and addresses of the property owners and the costs associated with the mowing and/or brush removal. The work was completed and bills were mailed to the property owners. To date, these bills have not been paid. A certified notice of this hearing has been mailed to the property owners.

Dylan Nelson \$ 170.00
1114 North 4th Street
Mowing/brush removal for property located at 1114 North 4th Street
Notice posted on July 19, 2011

Sandy Arrasmith \$ 372.50
1320 Grand Avenue
Mowing for property located at 1320 Grand Avenue
Notice posted on August 22, 2011

Sarah Zwick-Tapley \$100.00
1721 7th Street
Nevada, IA 50201
Mowing for property located at 1111 North 3rd Street
Notice posted on July 19, 2011

ALTERNATIVES:

1. The City Council can adopt a resolution assessing the costs to the property owners shown on the above list. The Finance Director will then prepare a spread sheet on the assessments, and the City Clerk's Office will file the assessments with the Story County Treasurer for collection in the same manner as property taxes as provided for by the *Code of Iowa*.
2. The City Council could choose not to certify these costs to the County Treasurer and, instead, absorb the costs.

MANAGER'S RECOMMENDED ACTION:

These property owners have failed to mow and/or remove brush even after receiving notice to do so, and have neglected to pay the costs incurred by the City. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as outlined above.



Memo

Department of Planning & Housing

ITEM #30

TO: Mayor and City Council

FROM: Steve Osguthorpe, Planning & Housing Director

DATE: October 11, 2011

SUBJECT: Proposed Text Amendment – Definition of “Story”

At its regular meeting of September 27, the Council referred to staff two proposed text amendments, including an amendment to the subdivision code restriction on double-frontage lots, and an amendment to the zoning code to develop a definition of “story”. Both of these items were scheduled for Council action on October 11, and notice was published accordingly. The amendment pertaining to double frontage lots is on schedule for Council review on October 11 (this item is under a tight timeframe to respond to a customer need). However, staff would like additional time to work with the Inspections Division to work out some of the details on the definition of “story” to ensure that the whatever definition may be adopted is consistent both with the presumed intent of the zoning code, and with the manner in which the Inspections Division will apply the term during plan review for building permits. This item is less pressing than the double-frontage lot issue in terms of current applications, but staff hopes to have it addressed before new applications come in for projects that may be regulated according to the number of building stories.

Staff therefore requests that the Council open and continue the hearing on the definition of “story” to the Council meeting of December 13, 2011.

SO\clh



Memo

Department of Planning & Housing

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TO: Mayor and City Council

FROM: Steve Osguthorpe, Planning & Housing Director

DATE: October 11, 2011

SUBJECT: Proposed Text Amendment – Zoning and Subdivision Ordinance Text Amendments – Code Clean-up

One of the Council's priorities for FY 10-11 was a list of amendments that are needed to improve clarity in our code and provide better customer service. This has been referred to as a "code clean-up."

Staff had planned to bring these changes for Council action on October 11, and notice was published accordingly. However, the ordinances that would adopt the amendments (both subdivision and zoning code amendments) have not yet been completed. Therefore, staff requests that on Tuesday night the Council open and continue the hearing on the code clean-up amendments. This item could safely be continued to the December 13, 2011 City Council meeting.

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