

**AGENDA**  
**REGULAR MEETING OF THE AMES CITY COUNCIL**  
**COUNCIL CHAMBERS - CITY HALL**  
**MARCH 4, 2014**

**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.

**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.

1. Motion approving payment of claims
2. Motion approving Minutes of Special Meeting of February 18, 2014
3. Motion approving certification of civil service applicants
4. Motion approving renewal of the following beer permits, wine permits, and liquor licenses:
  - a. Class C Liquor & Outdoor Service - Coldwater Golf Links, 615 South 16<sup>th</sup> Street
  - b. Class E Liquor - Kum & Go #227, 2108 Isaac Newton Drive
  - c. Class E Liquor - Kum & Go #113, 2801 East 13<sup>th</sup> Street
  - d. Class A Liquor & Outdoor Service - Elks Lodge #1626, 522 Douglas Avenue
  - e. Class B Beer & B Native Wine - Swift Stop #4, 1118 South Duff Avenue
  - f. Class C Beer & B Wine - Swift Stop #5, 3218 Orion Street
  - g. Special Class C Liquor - The Spice Thai Cuisine, 402 Main Street
  - h. Special Class C Liquor - Valentino's, 823 Wheeler Street, Ste. 1
  - i. Class E Liquor, C Beer, & B Wine - Sam's Club #6568, 305 Airport Road
  - j. Class C Liquor - Carlos O'Kelly's Mexican Café, 631 Lincoln Way
5. Resolution approving appointments to City's various boards and commissions
6. Resolution approving revisions to ASSET Policies and Procedures
7. Resolution awarding contract for purchase of Unit No. 8 Coal Mill Parts to Babcock & Wilcox of Barberton, Ohio, in the amount of \$138,298.95
8. Resolution approving contract and bond for Ames Water Treatment Plant Tree Removal Project
9. Resolution accepting completion of 2011/12 Resource Recovery System Improvements (New Scale Platform)
10. Resolution approving Plat of Survey for 1523 S. Dayton Place
11. Resolution approving Plat of Survey for 4400 Timber Ridge Drive and 507 Quam Circle
12. Resolution approving Plat of Survey for 4312 Timber Ridge Drive and 506 Quam Circle
13. Resolution approving Minor Final Plat for Aubry Subdivision

**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 each speaker to five minutes.**

**PERMITS, PETITIONS, AND COMMUNICATIONS:**

14. Motion approving 5-day Special Class C Liquor License for Olde Main Brewing at Reiman Gardens, 1407 University Boulevard
15. Greek Week 2014 Requests:
  - a. Resolution approving closure of portions of Sunset Drive, Ash Avenue, Gray Avenue, Greeley Street, and Lynn Avenue from 8:00 a.m. to 5:00 p.m. on Saturday, March 29
  - b. Resolution approving suspension of parking regulations for portions of Gray Avenue, Greeley Street, Pearson Avenue, Lynn Avenue, and Sunset Drive from 5:00 p.m. Friday, March 28 to 7:00 p.m. Saturday, March 29
16. Resolution approving/motion denying request of MSCD to suspend parking regulations for CBD Lots X, Y, and Z from 7:00 to 9:00 p.m. on March 26 and from 7:00 a.m. to 4:30 p.m. on March 27 for Main Street Iowa Workshop

**HEARINGS:**

17. Hearing on Amendments to Fiscal Year 2013/14 Budget:
  - a. Resolution amending budget for current Fiscal Year ending June 30, 2014
18. Hearing on adoption of 2014/15 budget:
  - a. Resolution approving 2014/15 budget
19. Hearing on General Obligation Corporate Purpose and Refunding Bonds in an amount not to exceed \$13,250,000:
  - a. Resolution approving Loan Agreement

**PLANNING & HOUSING:**

20. Motion for determination of a Master Plan associated with FS-RL rezoning application for property located at intersection of Weston Drive and George Washington Carver Avenue (Athen parcel)
21. Iowa Reinvestment District Project application for mixed-use development along SE 16<sup>th</sup> Street:
  - a. Resolution in support of proposed Reinvestment District project

**PUBLIC WORKS:**

22. Post-Construction Storm Water Ordinance:
  - a. Motion directing City Attorney to draft ordinance

**ORDINANCES:**

23. Second passage of ordinance on rezoning of 321 State Avenue from Government/Airport (S-GA) to Residential Low-Density (RL)

**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*.**

## MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

FEBRUARY 18, 2014

The Ames City Council met in special session at 7:00 p.m. on the 18<sup>th</sup> day of February, 2014, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Ann Campbell presiding and the following Council Members present: Gloria Betcher, Amber Corrieri, Tim Gartin, Matthew Goodman, Chris Nelson, and Peter Orazem. *Ex officio* Member Alexandria Harvey was also present.

**POST-CONSTRUCTION STORM WATER ORDINANCE:** Stormwater Consultant Pat Sauer discussed how stormwater is currently managed in Ames. She provided the definition of stormwater runoff. Rainfall patterns and how water quality is impacted were explained. She said rainfall events have been monitored, and 90% of rainfalls contribute 1.25 inches of rain or less, which are the events that deliver most pollutants to urban streams. Ms. Sauer said design for water quality best management practices should be centered on the Water Quality Volume required to capture and retain the runoff from the smaller storms for a given site. She defined Water Quality Volume as the storage needed to capture and treat the runoff from 90% of the average annual rainfall. The Low Impact Development approach to stormwater management was reviewed. Municipal Engineer Tracy Warner described the relationship of Uniform Sizing Criteria, which ultimately determines the Water Quality Volume.

Storm Water Treatment Train was defined by Ms. Sauer as using a combination of practices in series to manage all types of storm events for water quality and flood management. She said Ames' Ringgenberg Development has some elements of a Storm Water Treatment Train. She stated that Stormwater Quality Management includes: low-impact development, bio-retention cells, bioswales, native landscaping, permeable paving, rain gardens, and soil quality restoration. She also discussed stream buffers, native landscaping, native turf, permeable surfaces, and streambank stabilization. Council Member Gartin asked if the practices being used in the Ringgenberg Development have been measured. Ms. Warner said the Iowa Stormwater Management Manual describes each practice and the benefits of each. Ms. Warner said Ringgenberg homeowners have been very good about establishing the new plants and practices. Mr. Gartin asked if there are any cost benefit analyses for these practices. Ms. Sauer said there is limited information available since this is a relatively new science. Ms. Warner said each practice has its own cost, and in subdivisions there will not be as much concrete pipe installed, but the practices would use more land space.

The background leading toward the drafting of the Ames Post-Construction Ordinance was provided by Ms. Warner. It was noted that the Final Draft of the Model Ordinance was completed in 2006. She said once that was received, staff began going through the template as it addressed Ames' needs. Ms. Warner outlined the public input process that has been followed. Mr. Gartin asked about the feedback received. She said positive comments were received.

The current stormwater requirements were reviewed. Ms. Sauer said there are 47 Municipal Separate Storm Sewer Systems (MS4) entities in the State of Iowa. It was noted that Iowa State University (ISU) has its own permit. Ms. Warner said ISU can't impose ordinances, but they can have policies. Ms. Warner said the City frequently coordinates with ISU.

Ms. Warner described Statewide Urban Design and Specifications (SUDAS), which was adopted by the City of Ames for infrastructure improvements. Ms. Warner gave a detailed explanation of the proposed Post-Construction Ordinance. She said the options are to adopt the IDNR Iowa Stormwater Management Manual, which is the recommended approach, or direct staff to create design and specification documents. Council Member Betcher asked about what other communities have done. Ms. Sauer said several have adopted the Manual, and others have adopted SUDAS, which is a similar approach. Ms. Sauer said Low Impact Development standards are also included in the Iowa Stormwater Management Manual. Ms. Betcher asked how often it is updated. Ms. Sauer said in the past it has been reviewed every two years and two practices per year will be updated. Ms. Betcher asked how the document would be updated if staff was directed to create design and specification documents. Ms. Warner said with current staffing it would probably take two years to create a manual, and then updates would come after that.

Council Member Nelson asked how maintenance of stormwater practices would be monitored. Ms. Sauer said hydraulic failure would be a sign of failure, as water should percolate or infiltrate within 48 hours. She also said monitoring the health of vegetation is important. Mr. Gartin asked where a stormwater management manual has been adopted. Ms. Warner said east coast and west coast areas have implemented this more than communities in the Midwest. Ms. Campbell said at the last National League of Cities conference it was very impressive what is being done elsewhere. Mr. Gartin asked if there are any down sides to adopting the manual. Ms. Warner said no, that there is much research being done on the practices, and the manual is being amended based on the research. Mr. Gartin said development in the future would include new stormwater requirements, but there are things existing neighborhoods can do. Ms. Warner said there are rebate programs, rain barrels, soil quality restoration grants, and other opportunities for existing neighborhoods to manage stormwater.

Ms. Warner described the procedures and requirements of a post-construction stormwater management ordinance and summarized the main changes from the City's current ordinance.

Council Member Goodman arrived at 7:55 p.m.

Ms. Warner said it is being recommended that maintenance would be the owner's responsibility in all development and redevelopment. Discussion ensued regarding the likeliness that owners will maintain the improvements. Council Member Orazem suggested setting aside a small amount over time to have the experts care for these areas. City Manager Steve Schainker said it would be a very big undertaking for the City to maintain the improvements. Mr. Orazem said a slow deterioration of these developments wouldn't be noticed until it was severe. Mr. Goodman asked how the Northridge Heights amenity is maintained. Ms. Warner said the City has many easements, and through development agreements have established that homeowner associations do short term maintenance and the City does long term maintenance. Mr. Orazem said the stormwater improvements improve the quality of the watershed as a whole so he wonders why they would be the responsibility of only particular developments. Ms. Warner described the College Creek project and said a water quality grant was received. Further discussion ensued regarding maintenance.



Ms. Warner reviewed next steps. Ms. Warner told the Council that staff could finalize the ordinance for City Council consideration and if the Council desired, the first reading could be March 4, 2014.

The meeting recessed at 8:37 p.m. and reconvened at 8:40 p.m.

**FLOOD MITIGATION REGULATORY OPTIONS:** Assistant City Manager Bob Kindred provided history on a goal of the previous City Council: to mitigate flooding in the community. He said the Flood Mitigation Study was finalized in December with three next steps: to work on physical improvements, work with watershed management authority, and have a workshop to discuss regulatory options. Mr. Kindred said City Planner Charlie Kuester will give a “Floodplain Management 101” and that Water and Pollution Control Director John Dunn was present for questions, as he managed the Flood Mitigation Study that concluded in December. City Planner Charlie Kuester said the current floodplain maps were adopted in 2008. Mr. Kuester reviewed regulatory terms and the regulations in place. Mr. Orazem asked about the 100-year flood that has been routinely exceeded. Ms. Betcher asked if that is under review. Mr. Kuester said it was discussed that the 100 year flood is underestimated. Mr. Dunn said as a result of the Flood Mitigation Study by HDR the flood frequency occurrence was updated. He said it was calculated that discharge increased the flow rate by about 20%. Mr. Kuester described the current floodplain maps. Ms. Betcher asked about College Creek and Worle Creek map updates. Mr. Kuester said some area around Campustown was removed from the floodplain. He said Estates of Natures Crossing becomes narrower, and an area near College Creek was changed as well.

A detailed explanation of the City’s regulations for its floodway fringe and floodway was provided. The mitigation approaches used by the City were also described. Mr. Kuester also provided information on floodplain regulations used by the Cities of Cedar Rapids, Cedar Falls, and Iowa City. Planning and Housing Director Kelly Diekmann said the Iowa Flood Center has maps online of each city that help to describe each city’s regulations.

Mr. Gartin asked about the restrictions Iowa State University (ISU) has. Mr. Kuester said they would need a Floodplain Development Permit which they could receive from DNR or the City. Mr. Kindred said ISU’s standard is 2 feet over the flood of record. Mr. Kuester said ISU prefers to get permits from the City even though standards are higher because it takes less time for approval.

Possible approaches to regulate the City’s floodway fringe and floodway were reviewed by Mr. Kuester, which included restricting new development, increasing performance standards for new development, bringing lower structures into compliance, and revising regulatory maps. Mr. Goodman asked about fill. Mr. Dunn said putting the fill where the flow is would have a large impact. Mr. Gartin asked if there is tension between evacuating the water and slowing the water down. Ms. Sauer said slowing water down is to filter it and clean it. She also said streambank stabilization is important so the streams can safely convey larger storms. She said native vegetation is very effective. Ms. Warner described the Dubuque rain event that brought 15" of water, which tore through pavement in a park, but an area downstream that had native plants weathered the storm much better.

Mr. Diekmann explained the current steps and potential future steps to mitigate localized flooding. Mr. Goodman asked if it is possible to require that renters insurance be purchased by properties at risk. City Attorney Judy Parks said she would look into it. Mr. Gartin wondered if the decisions made here will affect other communities. Mr. Goodman said it was stated that near the improvements a large impact will be seen but farther away from the improvements there will be minimal impact.

Ms. Warner reviewed current steps being taken to mitigate localized flooding as well as potential future steps to mitigate localized flooding. She said two water quality grants are currently available and the applications will be presented to the Council next week.

Mr. Schainker said this presentation on regulatory options is the companion to the capital improvements to mitigate flooding. He said staff has fulfilled the obligation to report back to Council. Mr. Goodman asked if this will come up again if no action is requested. Mr. Schainker said the subject of localized flooding will be discussed again, and the projects will continue.

**CITY COUNCIL COMMENTS:** Mayor Campbell said the issue of residential occupancy went through the House and is being introduced in the Senate. She also said Mr. Kindred has been dealing with a bill that has been approved by the House, which was introduced by Representative Dave Deyoe to make some updates in State law regarding rural water. Mr. Kindred said the bill does not accomplish the City's greatest goal and has a lot of room for improvement in the future, but makes some improvements to the law. Mr. Gartin said he appreciates the efforts of City employees on snow removal.

**CLOSED SESSION:** Moved by Goodman and seconded by Nelson, to hold a Closed Session as provided by Section 21.5c *Code of Iowa*, to discuss matters in litigation.  
Roll Call Vote: 6-0. Motion declared carried unanimously.

**ADJOURNMENT:** The meeting adjourned at 11:27 p.m.

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Diane R. Voss, City Clerk

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Ann H. Campbell, Mayor

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Erin Thompson, Recording Secretary

## MINUTES OF THE AMES CIVIL SERVICE COMMISSION

AMES, IOWA

FEBRUARY 27, 2014

The Ames Civil Service Commission met in regular session at 8:22 a.m. on January 23, 2014, in the Council Chambers of City Hall, 515 Clark Avenue. Because it was impractical for the Commission members to be present in person, Commission Members Adams, Shaffer were brought into the meeting telephonically. Commission Member Crum was unavailable.

**APPROVAL OF MINUTES:** Moved by Shaffer, seconded by Adams, to approve the minutes of the January 23, 2014, Civil Service Commission meeting as written.

Vote on Motion: 2-0. Motion declared carried unanimously.

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

Principal Clerk:	Joseph Newman	96
	Kendra McCauley	94
	Ann Keigley	93
	Janelle Chargualaf	91
	Jane Zalesak DeRonde	91
	Angela Clarahan	90
	Robert Wiseman	90
	Kayleen Catus	89
	Robert Deal	89
	Joshua DeVos	89
	Christine Gerke	89
	Katherine Reichert	89
	Jennifer Wendeln	89
	Sarah Carsten	88
	Steve Lash	88
	Heidi Purcell	88
	James Grassley	87
	Sonya Jennings	87
	Jason Garvey	84
	Abbey Hutzell	84
	Joti Lyster	84
	Marolynn Berrett	83
	Gail White	83
	Patricia Marcov	82
	Jean Schmidt	82
	Tracy Grodnitzky	79
	Jesica Michel	79
	Frank Lake	78
	Dawn Reynolds	78
	Kathy Marshall	77
	Timothy Dille	74
	Clinton Hagedorn	73

	Anne Michel	72
	Jana Hunter	71
	Julianna Starling	71
Public Safety Dispatcher:	Holly Lovig	84
	Leah DeMarest	77
	Zachary Durham	74
	Rhonda Crim	72
	Alexandra Lock	70
Recreation Coordinator:	Shane Wampler	77
	Jill Burt	75
	Emily Peterson	70

Vote on Motion: 2-0. Motion declared carried unanimously.

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

Power Plant Fireworker:	Michael Belding	84
	Jeffrey Whitcomb	78
	Joe Reitano	75
Power Plant Operator:	Michael Belding	83
	Jon Jensen	79
	Doug Mergen	77
	Tim Love	72

Vote on Motion: 2-0. Motion declared carried unanimously.

**COMMENTS:** The next regularly scheduled Civil Service Commission meeting was set for March 27, 2014, at 8:15 a.m.

**ADJOURNMENT:** The meeting adjourned at 8:25 a.m.

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Terry Adams, Chair

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Jill Ripperger, Recording Secretary

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**4 a-j**

**TO:** Mayor Ann Campbell and Ames City Council Members

**FROM:** Lieutenant Jeff Brinkley – Ames Police Department

**DATE:** February 22, 2014

**SUBJECT:** Beer Permits & Liquor License Renewal Reference City Council Agenda  
March 4, 2014

The Council agenda for March 4, 2014, includes beer permits and liquor license renewals for:

- Class C Liquor and Outdoor Service – Coldwater Golf Links, 615 S 16<sup>th</sup> St
- Class E Liquor – Kum & Go #227, 2108 Isaac Newton Dr
- Class E Liquor – Kum & Go #113, 2801 E 13<sup>th</sup> St
- Class A Liquor & Outdoor Service – Elks Lodge #1626, 522 Douglas Ave
- Class C Beer & Native Wine – Swift Stop #4, 1118 S Duff Ave
- Class C Beer & B Wine – Swift Stop #5, 3218 Orion St
- Special Class C Liquor – The Spice Thai Cuisine, 402 Main St
- Special Class C Liquor – Valentino's, 823 Wheeler St #1
- Class E Liquor, C Beer, & B Wine – Sam's Club #6568, 305 Airport Rd
- Class C Liquor – Carlos O'Kelly's Mexican Café, 631 Lincoln Way

A routine check of police records for the past twelve months found no violations for any of these establishments. The Police Department would recommend renewal of these ten licenses.



# MEMO

5

**To:** Members of the City Council

**From:** Ann H. Campbell, Mayor

**Date:** February 28, 2014

**Subject:** Appointments to City Boards and Commissions

Attached you will find a listing of the City's various boards/commissions that have upcoming vacancies and the individuals I have selected to fill them. I am requesting your approval of these appointments.

Thank you for your assistance and cooperation in this important process.

AHC/jlr

Attachment

**MAYOR'S APPOINTMENTS  
TO CITY OF AMES BOARDS AND COMMISSIONS  
2014**

(\* Incumbents)

<b>Board/Commission</b>	<b>Vacancies</b>	<b>Name</b>
ASSET	1	* Kris Peters
Building Board of Appeals	2	* Larry Brandt * David Carnes
Civil Service Commission	1	Harold Pike
COTA	2	Connie Garnett Steve Sullivan
EUORAB/Project Share	2	Justin Dodge * John Russell
Historic Preservation Commission	2	* Matt Donovan * Roberta Vann
Human Relations Commission	2	* Nicole Facio <b>(1-yr. term)</b> * Amy Juhnke
HRC–Hearing Officers	3	Joseph Rayzor
HRC–Investigative Officers	5	* Tim Ellett * Phil Squibb
Library Board of Trustees	3	* Kyle Briece * Al Campbell * Shazia Manus
Parks and Recreation Commission	2	* Melissa Rowan <b>(1-yr. term)</b> * Jason Schaben
Partner Cities Association	1	* Judy Jones
Planning & Zoning Commission	2	Carlton Basmajian Matthew Converse
Property Maintenance Appeals Board	3	* Pat Brown Gary Denner
Project Share Committee	1	* Jean Kresse <b>(U-Way)</b>

<b>Board/Commission</b>	<b>Vacancies</b>	<b>Name</b>
Public Art Commission	7	* Sarah Buss Natalie Carran * Kerry Dixon Tim Folger Kate Greder Kathleen Raymon * Beth Romer
Transit Board	1	John Haila
Zoning Board of Adjustment	2	Susan Bradbury Matthew Koehler



**COUNCIL ACTION FORM**

**SUBJECT:** REVISED ASSET POLICIES AND PROCEDURES MANUAL

**BACKGROUND:**

On February 13, 2014, the ASSET Board met and approved the following change to the ASSET Policies and Procedures on page 4:

A. Officers shall be Chair, Chair-Elect, Past Chair, and Treasurer, each of whom shall be elected for a one-year term by a quorum of the Volunteers ~~at the April meeting each year.~~

This change is being made so that in 2014, and in the future, officers may be elected in February at the end of the "ASSET year." The regular duties for the ASSET "year" are completed in the month of February, so having volunteers attend the meeting in April only to be thanked for service at the beginning of the meeting was deemed to not be necessary. The recommended change leaves flexibility in the timing of the election of officers.

**ALTERNATIVES:**

1. Approve the designated change to page 4 of the ASSET Policies and Procedures Manual pertaining to the annual election date of ASSET officers.
2. Do not approve this change.

**MANAGER'S RECOMMENDED ACTION:**

The ASSET Board has approved the above change to the ASSET Policies and Procedures Manual to facilitate better timing for election of officers.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

**COUNCIL ACTION FORM**

**SUBJECT:**    **POWER PLANT UNIT #8 COAL MILL PARTS**

**BACKGROUND:**

This purchase is for mill parts needed for planned mill rebuilds associated with routine maintenance and inventory replenishment for the Power Plant's Unit #8 coal mills. This equipment is used for pulverizing coal into a powder used as fuel in the Unit's Boiler. Although the plant will be converted to natural gas operation within the next few years, failure to maintain the coal equipment now could lead to a premature breakdown.

A total of four mills provide coal for Unit #8, and three of those four must be operating for the Plant to be fully operational. If they are not kept in operating condition, the Power Plant may need to purchase electricity or start up one or both diesel-fired peaking units in order to supplement generating capacity. This could also require suspension of burning refuse-derived fuel (RDF). Having these mills out of operation would likely lead to significantly higher production costs and greater land-filling of the county's garbage. Additionally, coal that is poorly ground leads to inefficiency, unstable fire and increases in the potential for flameouts.

Because many of the parts that need to be purchased have long lead times, they need to be ordered now so that they are on hand for the next maintenance outages. Those are planned for late spring 2014 and fall 2014.

On February 7, 2014, an invitation to bid document was issued to five firms. The invitation was advertised on the Current Bid Opportunities section of the Purchasing webpage, and was also sent to one plan room.

**On February 19, 2014, two bids were received as shown on the attached report.**

After evaluation, staff determined that the bid submitted by Pinnacle Air Pollution Control, Inc. is non-responsive. This determination of non-responsiveness was based upon (1) the firm did not provide a copy of the manufacturer's specifications or complete supporting data on the parts that were bid; and (2) the firm did not provide three references for similarly supplied parts. Both of these items were required if bids were from non-OEM (original equipment manufacturer) firms. Without this information, staff is unable to provide a comprehensive bid evaluation to confirm that the parts bid will work for the application.

As a result, only one bid from Babcock & Wilcox Power Generation Group, Inc. (B&W), Barberton OH, remained. Staff reviewed that bid and concluded it was acceptable.

**Staff subsequently determined that not all of the quantity listed for one of the parts is needed at this time. As a result, the list has been revised as shown on the bid report under the section “*Revised Quantities: To be purchased*”. This change in quantities awarded is allowable, since the bid document included the provision, “*The City reserves the right to award this contract in whole or by various line item quantities. Therefore, each line item must be bid as a standalone price.*” Based on these revisions, the total dollar cost for the parts needed is \$138,298.95.**

B & W is a very large international company, and is the original equipment manufacturer for the coal mills and for the replacement parts that need to be ordered. Since these are parts from the original manufacturer, staff believes that the parts will meet our performance needs. In addition, B & W is a reputable provider and its representatives have historically provided excellent service to the City.

Funding is available from the approved FY 2014/15 Electric Production operating budget for Unit #8 Boiler Pulverizer parts, which contains \$150,000 for parts.

#### **ALTERNATIVES:**

1. Award a contract to Babcock & Wilcox of Barberton, OH for the purchase of Unit #8 Coal Mill Parts in the amount of \$138,298.95 (inclusive of sales-tax).
2. Reject the responsive bid received and direct staff to delay purchase of these replacement parts.

#### **MANAGER'S RECOMMENDED ACTION:**

The purchase of these mill parts in advance of major maintenance work will reduce the risks of delays on planned mill rebuilds, and will also help reduce downtime due to unplanned mill equipment failures. Having a coal mill fail and remain down for an extended period of time could create significant challenges for both the Power Plant and the Resource Recovery Plant.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.



## 2014-161 MILL PARTS FOR UNIT 8 BID SUMMARY

### Quantities: Original bid

BIDDER:			Babcock & Wilcox Power Generation Group, Inc. Barberton, OH		Pinnacle Air Pollution Control, Inc. Valencia, PA	
Description	B & W ref. DWG	Qty	Unit Price	Total	Unit Price	Total
Balls, 12.25 in dia	131693B	45	\$825.00	\$37,125.00	Non-Responsive	
Top Grinding Ring	245860E	2	\$22,028.00	\$44,056.00		
Bottom Grinding Ring	145445D	2	\$16,559.00	\$33,118.00		
Shaft, Assy Main 8" E & EL64-70 w/ Thrust PL, Keys & Nut		1	\$22,561.00	\$22,561.00		
Sub-total:				\$136,860.00		
7% Sales Tax:				\$9,580.20		
Freight:				\$5,100.00		
<b>OVERALL:</b>				<b>\$151,540.20</b>		

### Revised Quantities: To be purchased

BIDDER:			Babcock & Wilcox Power Generation Group, Inc. Barberton, OH	
Description	B & W ref. DWG	Qty	Unit Price	Total
Balls, 12.25 in dia	131693B	30	\$825.00	\$24,750.00
Top Grinding Ring	245860E	2	\$22,028.00	\$44,056.00
Bottom Grinding Ring	145445D	2	\$16,559.00	\$33,118.00
Shaft, Assy Main 8" E & EL64-70 w/ Thrust PL, Keys & Nut		1	\$22,561.00	\$22,561.00
Sub-total:				\$124,485.00
7% Sales Tax:				\$8,713.95
Freight:				\$5,100.00
<b>OVERALL:</b>				<b>\$138,298.95</b>



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# MEMO

**To:** Mayor and Members of the City Council

**From:** City Clerk's Office

**Date:** February 28, 2014

**Subject:** Contract and Bond Approval

There is no Council Action Form for Item No. 8. Council approval of the contract and bond for this project is simply fulfilling a *State Code* requirement.

/jr

**COUNCIL ACTION FORM**

**SUBJECT: 2011/12 RESOURCE RECOVERY SYSTEM IMPROVEMENTS –  
NEW SCALE PLATFORM**

**BACKGROUND:**

The 1975 platform scale used at the Resource Recovery Plant for weighing commercial vehicles and for billing purposes was in need of replacement, since repair parts were no longer available or needed to be custom-made. This situation resulted in extended downtimes at the plant.

On March 6, 2012, Council awarded the 2011/12 Resource Recovery System Improvements (New Scale Platform) project to Fairbanks Scales, Inc., of Davenport, Iowa, in the amount of \$48,036. Construction has now been completed in that amount. Engineering and construction administration costs were \$9,800, bringing the total cost for the project to \$57,836. This project was shown in the 2011/12 Capital Improvements Plan, with financing established in the amount of \$75,000 from the Resource Recovery Fund.

**ALTERNATIVES:**

1. Accept the 2011/12 Resource Recovery System Improvements (New Scale Platform) project as completed by Fairbanks Scales, Inc., of Davenport, Iowa, in the amount of \$48,036.
2. Direct staff to pursue modifications to the project.

**MANAGER'S RECOMMENDED ACTION:**

This project was completed in accordance with the approved plans and specifications and is within the approved budget.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

**COUNCIL ACTION FORM**

**SUBJECT:** PLAT OF SURVEY FOR 1523 S. DAYTON PLACE

**BACKGROUND:**

Subdivision regulations for the City of Ames are part of Chapter 23 of the Ames Municipal Code. The Subdivision Code includes the process for creating or modifying property boundaries and for determining if any improvements are required in conjunction with the platting of property. The City also uses the Subdivision Code as means of reviewing the status of conveyance parcels, which are non-conforming lots created through a private conveyance of land, to determine if the lot is indeed a buildable lot. A Plat of Survey is a single-step review within Section 23.308 for City Council approval of minor activities, such as boundary line adjustments and conformance determination of conveyance parcels.

The subject properties are located in the South Gateway Development in southeast Ames, north of U.S. Highway 30 at the intersection of S. Dayton Place and S.E. 16<sup>th</sup> Street. (See Attachment A - Location Map) The sites are zoned Highway Commercial with the Southeast Entryway Gateway Overlay. The properties are owned by Ames Hotel Management, Inc. **The proposed Plat of Survey adjusts the boundary line between the two existing platted lots by combining Lots 3 and 4 or South Gateway Development Plat 2 into a single Parcel "A". (See Attachment B - Proposed Plat of Survey.) Combining the lots allows for development of a proposed hotel to proceed in conformance with zoning standards.**

Approval of this plat of survey will allow the applicant to prepare the official plat of survey, and the Planning and Housing Director to review and sign the plat of survey confirming that it fully conforms to all conditions of approval. 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.

**ALTERNATIVES:**

1. The City Council can adopt the resolution approving the proposed plat of survey.
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.

**CITY MANAGER'S RECOMMENDED ACTION:**

Staff has determined that the proposed plat of survey satisfies all code requirements and has made a preliminary decision of approval. No easements or conditions are required. Therefore, it is the recommendation of the City Manager that the City Council accept

Alternative #1, thereby adopting the resolution approving the proposed plat of survey.

**ADDENDUM**

**PLAT OF SURVEY FOR 1523 S. DAYTON PLACE**

Application for a proposed plat of survey has been submitted for:

- ☐ Conveyance parcel (per Section 23.307)
- ☒ Boundary line adjustment (per Section 23.309)
- ☐ Re-plat to correct error (per Section 23.310)
- ☐ Auditor's plat (per Code of Iowa Section 354.15)

The site is located at:

Owner Proposed Parcel A: Ames Hotel Management Inc.

Street Address Proposed Parcel A: 1523 S. Dayton Place

Assessor's Parcel #s: 0912476075 & 0912476085

Legal Description: Lots 3 and 4 South Gateway Development Plat 2

**Public Improvements:**

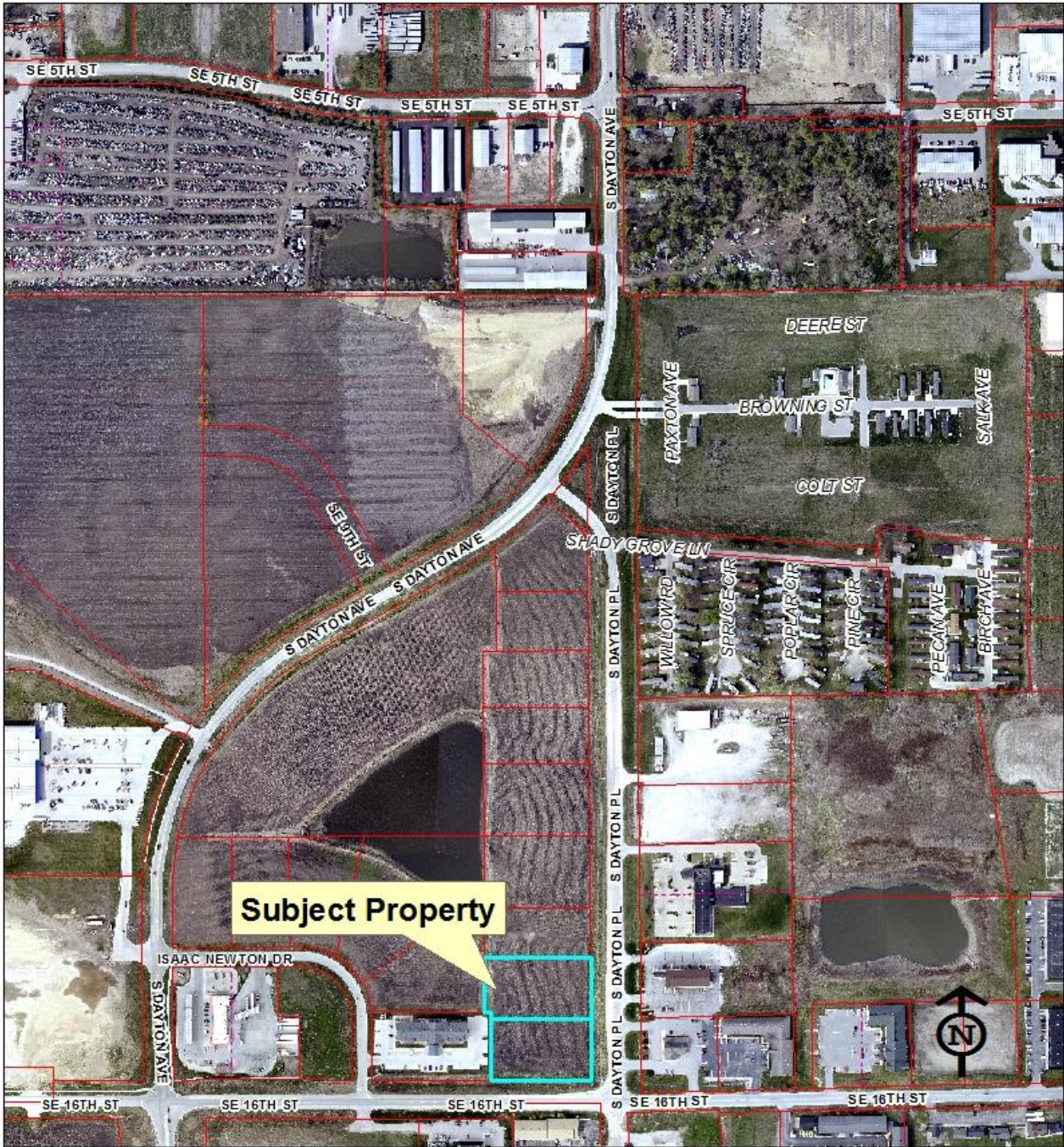
The preliminary decision of the Planning Director finds that approval requires all public improvements associated with and required for the proposed plat of survey be:

- ☐ 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.

Note: The official plat of survey is not 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.



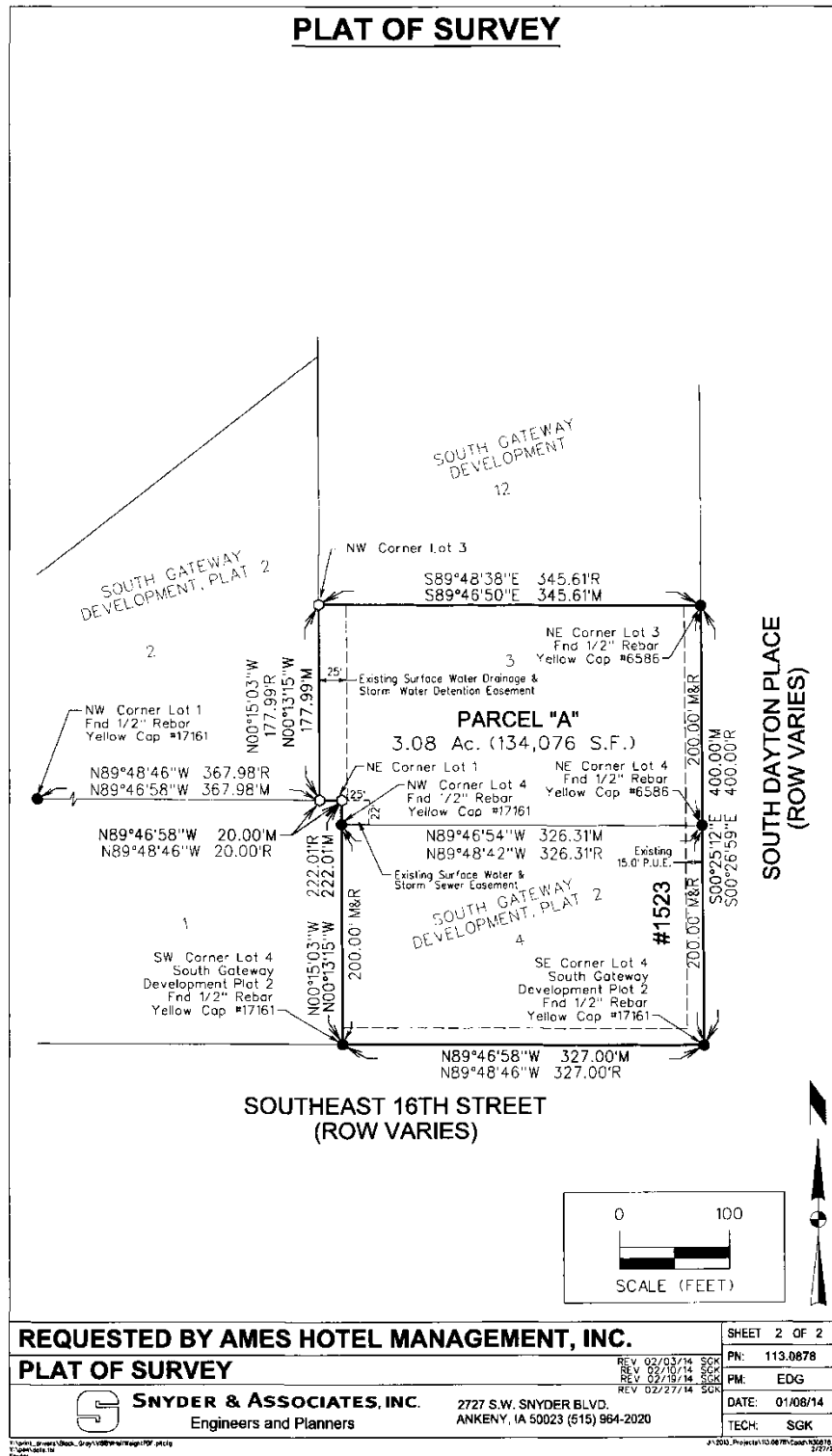
ATTACHMENT A  
LOCATION MAP



**Location Map**  
**1523 S. Dayton Place**  
**Plat of Survey**



## PLAT OF SURVEY



**COUNCIL ACTION FORM**

**SUBJECT:** PLAT OF SURVEY FOR 4400 TIMBER RIDGE & 507 QUAM CIRCLE

**BACKGROUND:**

Subdivision regulations for the City of Ames are part of Chapter 23 of the Ames Municipal Code. The Subdivision Code includes the process for creating or modifying property boundaries and for determining if any improvements are required in conjunction with the platting of property. The City also uses the Subdivision Code as means of reviewing the status of conveyance parcels, which are non-conforming lots created through a private conveyance of land, to determine if the lot is indeed a buildable lot. A Plat of Survey is a single-step review within Section 23.308 for City Council approval of minor activities, such as boundary line adjustments and conformance determination of conveyance parcels.

The subject properties are located in the Estates West Subdivision in west Ames. (See Attachment A Location Map) The properties are owned by Dan & Alice Hunziker and Quam Limited Partnership. The Plat of Survey adjusts the boundary line between the two platted parcels to be consistent with the ownership of the land. (See Attachment B Proposed Plat of Survey.

Approval of this plat of survey will allow the applicant to prepare the official plat of survey, and the Planning and Housing Director to review and sign the plat of survey confirming that it fully conforms to all conditions of approval. 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.

**ALTERNATIVES:**

1. The City Council can adopt the resolution approving the proposed plat of survey.
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.

**CITY MANAGER'S RECOMMENDED ACTION:**

Staff has determined that the proposed plat of survey satisfies all code requirements and has made a preliminary decision of approval. No easements or conditions are required.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby adopting the resolution approving the proposed plat of survey.



**ADDENDUM**  
**PLAT OF SURVEY FOR 4400 TIMBER RIDGE & 507 QUAM CIRCLE**

Application for a proposed plat of survey has been submitted for:

- ☐ Conveyance parcel (per Section 23.307)
- ☒ Boundary line adjustment (per Section 23.309)
- ☐ Re-plat to correct error (per Section 23.310)
- ☐ Auditor's plat (per Code of Iowa Section 354.15)

The site is located at:

Owner Proposed Parcel A: Dan & Alice Hunziker, Ames Iowa  
Owner Proposed Parcel B: Quam Limited Partnership, Ames Iowa

Street Address Proposed Parcel A: 4400 Timber Ridge Drive  
Street Address Proposed Parcel B: 507 Quam Circle

Assessor's Parcel #: 0905302130 & 0905302120

Legal Description: Lots 4 and 5 Estates West Subdivision, 2<sup>nd</sup> Addition

**Public Improvements:**

The preliminary decision of the Planning Director finds that approval requires all public improvements associated with and required for the proposed plat of survey be:

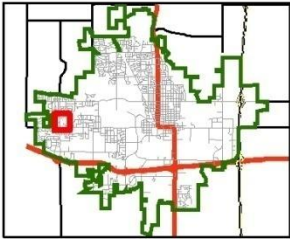
- ☐ Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- ☐ Delayed, subject to an improvement guarantee as described in Section 23.409.
- ☒ Not Applicable.

Note: The official plat of survey is not 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  
LOCATION MAP



**Location Map**  
**4400 Timber Ridge & 507 Quam**



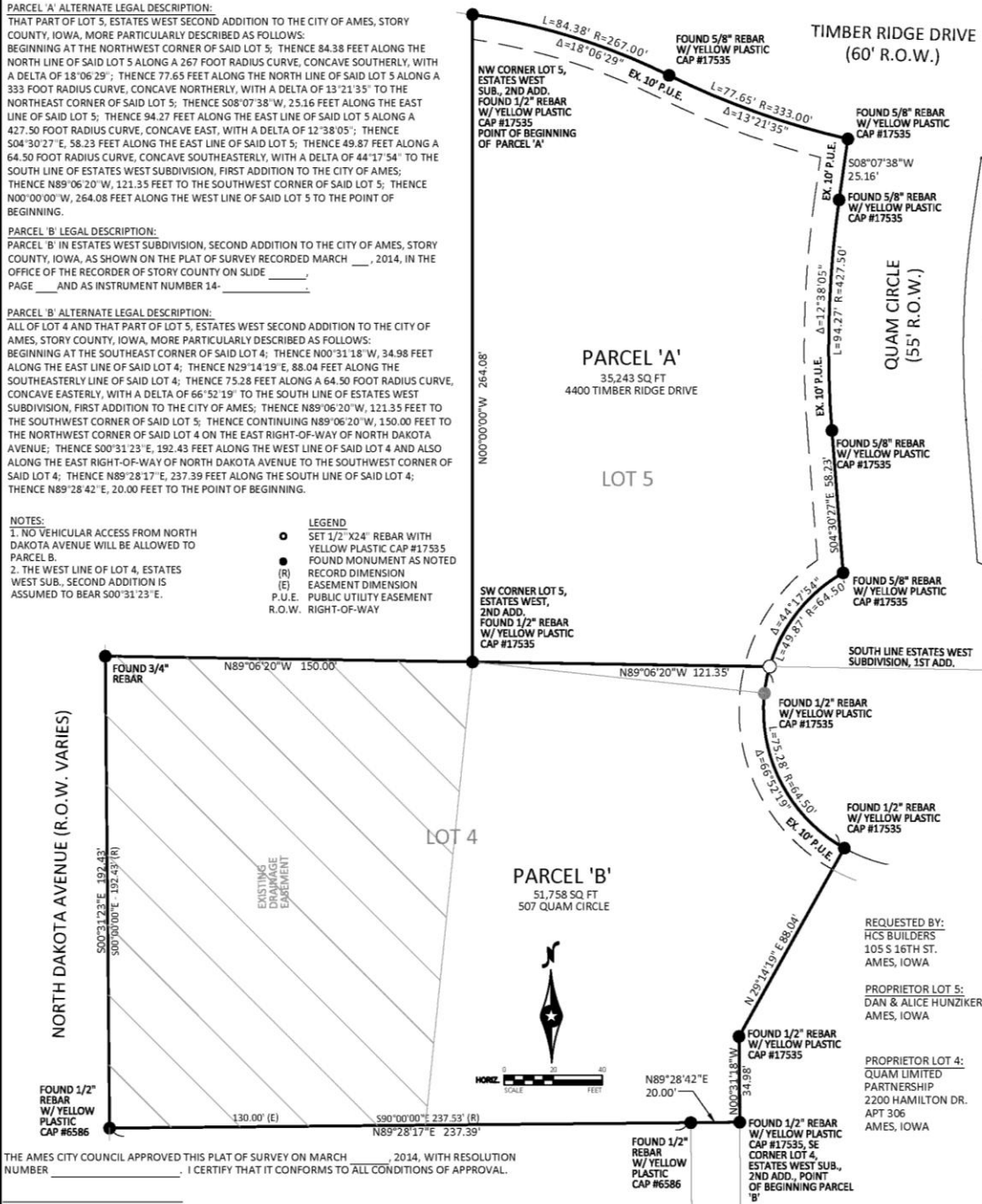


## PROPOSED PLAT OF SURVEY

4

# PLAT OF SURVEY - PARCELS 'A' AND 'B'

## LOTS 4 AND 5, ESTATES WEST SUBDIVISION, SECOND ADDITION



**COUNCIL ACTION FORM**

**SUBJECT:** PLAT OF SURVEY FOR 4312 TIMBER RIDGE & 506 QUAM CIRCLE

**BACKGROUND:**

Subdivision regulations for the City of Ames are part of Chapter 23 of the Ames Municipal Code. The Subdivision Code includes the process for creating or modifying property boundaries and for determining if any improvements are required in conjunction with the platting of property. The City also uses the Subdivision Code as means of reviewing the status of conveyance parcels, which are non-conforming lots created through a private conveyance of land, to determine if the lot is indeed a buildable lot. A Plat of Survey is a single-step review within Section 23.308 for City Council approval of minor activities, such as boundary line adjustments and conformance determination of conveyance parcels.

The subject properties are located in the Estates West Subdivision in west Ames. (See Attachment A Location Map) The properties are owned by Dan & Alice Hunziker and Quam Limited Partnership. **The Plat of Survey adjusts the boundary line between the two platted parcels to be consistent with the ownership of the land.** See Attachment B Proposed Plat of Survey.

Approval of this plat of survey will allow the applicant to prepare the official plat of survey, and the Planning and Housing Director to review and sign the plat of survey confirming that it fully conforms to all conditions of approval. 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.

**ALTERNATIVES:**

1. The City Council can adopt the resolution approving the proposed plat of survey.
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.

**CITY MANAGER'S RECOMMENDED ACTION:**

Staff has determined that the proposed plat of survey satisfies all code requirements and has made a preliminary decision of approval. No easements or conditions are required.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby adopting the resolution approving the proposed plat of survey.

**ADDENDUM**  
**PLAT OF SURVEY FOR 4312 TIMBER RIDGE & 506 QUAM CIRCLE**

Application for a proposed plat of survey has been submitted for:

- ☐ Conveyance parcel (per Section 23.307)
- ☒ Boundary line adjustment (per Section 23.309)
- ☐ Re-plat to correct error (per Section 23.310)
- ☐ Auditor's plat (per Code of Iowa Section 354.15)

The site is located at:

Owner Proposed Parcel C: Hunziker Land Development Company LLC, Ames Iowa  
Owner Proposed Parcel D: Quam Limited Partnership, Ames Iowa

Street Address Proposed Parcel C: 4312 Timber Ridge Drive  
Street Address Proposed Parcel D: 506 Quam Circle

Assessor's Parcel #: 0905302090 & 0905302100

Legal Description: Lots 1 and 2 Estates West Subdivision, 2<sup>nd</sup> Addition

**Public Improvements:**

The preliminary decision of the Planning Director finds that 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.

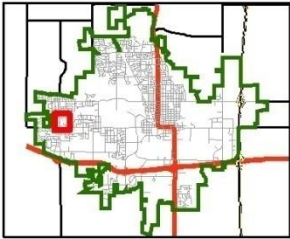
Note: The official plat of survey is not recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with the Ames City Clerk's office and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.



ATTACHMENT A  
LOCATION MAP

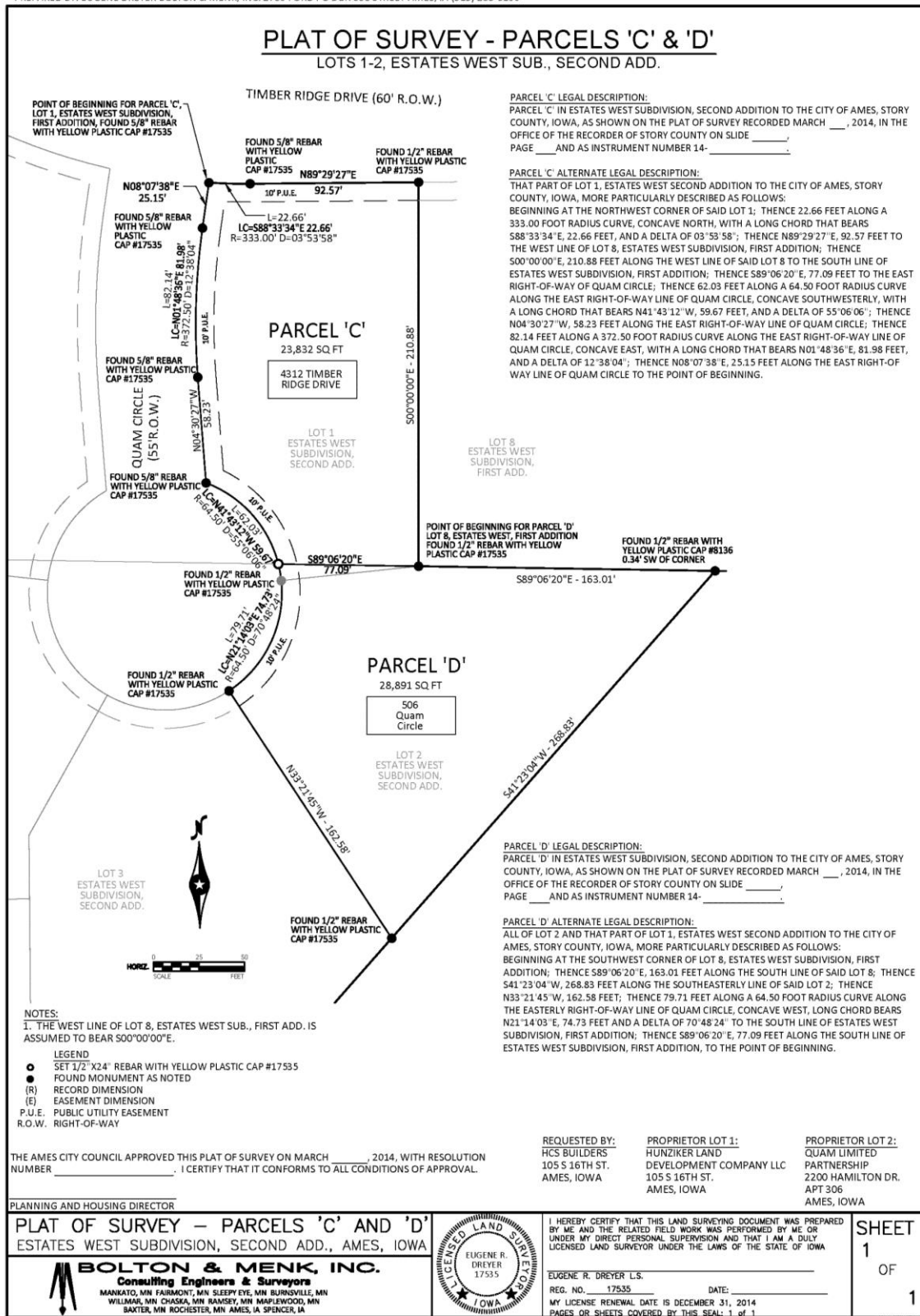


**Location Map**  
**4312 Timber Ridge & 506 Quam**



# ATTACHMENT B PROPOSED PLAT OF SURVEY

PREPARED BY: EUGENE DREYER BOLTON & MENK, INC. 2730 FORD PO BOX 668 STREET AMES, IA (515) 233-6100





**COUNCIL ACTION FORM**

**SUBJECT:** MINOR FINAL PLAT FOR AUBRY SUBDIVISION

**BACKGROUND:**

Subdivision regulations for the City of Ames are included in Chapter 23 of the Ames Municipal Code. This Subdivision Code includes the process for creating or modifying property boundaries, and specifies whether any improvements are required in conjunction with the platting of property. Creation of new lots is classified as either a major or a minor subdivision. A **minor subdivision** includes three or less lots and does not require additional public improvements. A minor subdivision does not require a preliminary plat, and may be approved by Council as a final plat only, subject to the applicant completing the necessary requirements. After City Council approval of the plat, it must then be recorded with the County Recorder to become an officially recognized subdivision plat.

Property owner Thomas Aubry is requesting approval of a final plat for a minor subdivision of the 2.19 acres of land located at 1519 Top-O-Hollow Road (see Attachment A). This property currently includes two parcels of unplatted land with each being approximately 1.1 acres in size. One of the existing parcels has street frontage and includes a single-family dwelling built in 1957. The other parcel has no frontage on a public street and is an unbuildable lot without approval of this plat to establish a minimum of 35 feet of street frontage.

The proposed final plat (see Attachment B) shows the subject site with the division of property as requested by the owner. Proposed Lot 1 includes 0.74 acres, and is developed with the existing single-family detached home. Proposed Lot 2 includes 1.46 acres, and is planned for the future construction of a single-family detached home. Lot 2 is configured as a “flag lot,” and includes an access strip, 35 feet wide, that provides frontage onto Top-O-Hollow Road.

Proposed Lot 1 is presently served with public utilities, and public utilities are in place to serve proposed Lot 2. Service lines for water, sewer and electric can be extended from public mains along Top-O-Hollow Road through the access strip to serve the back lot. Sidewalk is required for this residential subdivision, as well as the installation of street trees, prior to the issuance of an occupancy permit for a house on Lot 2.

**The property owner is requesting that the City Council approve deferment of the installation of public sidewalk in the public right-of-way for Top-O-Hollow Road (see Attachment C).** The applicant requests this deferral because of the lack of sidewalks along the north side of Top-O-Hollow. A deferment for the installation of sidewalks may be granted by the City Council when topographic conditions exist that

make the sidewalk installation difficult or when the installation of sidewalk is premature. Where the installation of sidewalk is deferred by the City Council, an agreement is to be executed between the property owner/developer and the City that will ensure the future installation of the sidewalk. The deferment agreement is to be accompanied by a cash escrow, letter of credit, or other form of acceptable financial security to cover the cost of installation of the sidewalk.

The applicant has provided financial security, in the form of cash, in the amount of \$2001. This security will be held in escrow for the future installation of the sidewalk. The City may use this money to pay for a sidewalk project at a future date, or the property owner may choose to complete the sidewalk installation and request return of the financial security upon completion. The applicant has also requested the typical deferral of street tree installation until the time of construction and occupancy of the new home or within 24 months of the final plat, whichever occurs first. An "Agreement for Installation of Street Trees and Deferment of Sidewalk Installation with Thomas I. Aubry and Carla R. Aubry for 1519 Top-O-Hollow Road and 1525 Top-O-Hollow Road" has been signed by the property owners and returned to the City.

Alternatively, City Council could choose to not grant the sidewalk deferment and not accept the cash in escrow payment. If this occurs, a sidewalk would be required to be constructed within 24-months of the final plat or the construction and occupancy of the new home, whichever occurs first. This approach is the typical sidewalk improvement agreement for most new subdivisions where complete deferment is not warranted.

Except for the request for deferral of sidewalk, the proposed subdivision complies with all relevant and applicable design and improvement standards of the Subdivision Regulations, to the City's Land Use Policy Plan, to other adopted City plans, ordinances and standards, and to the City's Zoning Ordinance.

### **ALTERNATIVES:**

#### **1. The City Council can:**

- A. Grant approval of the request to defer the installation of sidewalk along Top-O-Hollow Road with cash in escrow; and
- B. Approve the final plat of Aubry Subdivision, based upon the findings and conclusions stated above.

#### **2. The City Council can:**

- A. Deny the sidewalk deferment with cash in escrow and require installation of a sidewalk within 24 months of the final plat, or prior to occupancy of a new home, whichever occurs first; and
- B. Approve the final plat of Aubry Subdivision, based upon the findings and conclusions stated above.

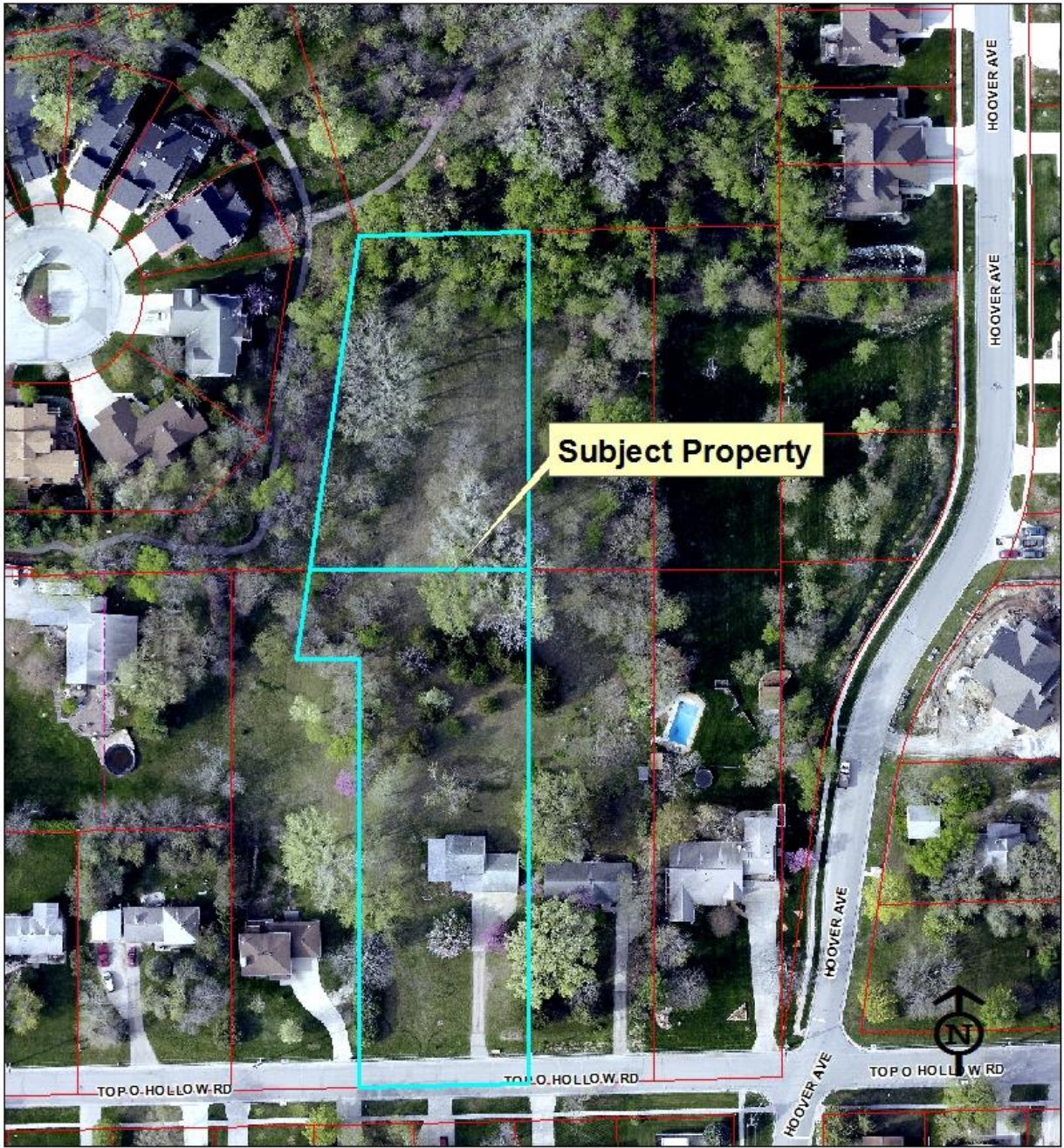
3. The City Council can deny the final plat for Aubry Subdivision if the Council finds that the proposed subdivision does not comply with applicable ordinances, standards or plans.
4. The City Council can refer this request back to staff or the applicant for additional information.

**MANAGER'S RECOMMENDATION:**

The proposed final plat for Aubry Subdivision is consistent with the City's existing subdivision and zoning regulations, to other City ordinances and standards, to the City's Land Use Policy Plan, and to the City's other duly adopted plans. Granting of the request to defer the installation of sidewalk is supported by staff, since presently there is no sidewalk to connect to on either side of the proposed subdivision. Financial security in the form of cash escrow for the cost of sidewalk installation provides the City with the needed assurance that the sidewalk can be installed by the City at the appropriate time.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving the Final Plat for Aubry Subdivision and granting the request for deferral of sidewalk installation.

Attachment A



**Location Map**  
**Aubry Subdivision**  
**1519/1525 Top-O-Hollow Rd.**





R. BRADLEY STUMBO P.O. BOX 1664 AMES, IOWA 50010 515-233-3689

FINAL PLAT  
AUBRY SUBDIVISION

**PROPERTY DESCRIPTION:**  
 1st of the Southwest Sub

**PARCEL DESCRIPTION:** The Northwest Quarter of the Northwest Quarter of Section 27, Township 84 North, Range 24 West of the 5th P.M., City of Ames, Story County, Iowa, described in a Warranty Deed filed at Inst. No. 12-06085, and being more fully described as follows: Beginning at a point on the South line of said Northwest Quarter, 97.58 feet west of the Center of the Northwest Quarter; thence S89°12'12" E. 49.35 feet; thence N08°27'06" E. 335.13 feet; thence N88°40'10" E. 132.30 feet; thence S00°01'09" E. 859.99 feet to the point of beginning, containing 2.19 acres, which includes 0.10 acres of existing public right of way.

-STATE PLANE

**NOTE:**

NOTE:  
Soil borings are required in areas within this plat which have been identified by the City of Ames as having soils that make construction of buildings difficult.

### LEGEND

```

PROPERTY BOUNDARY _____
SECTION LINE _____
STREET CENTERLINE _____
RIGHT OF WAY LINE _____
EASEMENT LINE _____
BUILDING SETBACK LINE _____
SECTION CORNER FOUND OR SET AS NOTED ④
FOUND IRON PIN OR PIPE AS NOTED ③
SET 1/2" REBAR W/ YELLOW CAP #17161 ②
SET MAG NAIL ①

```

**OWNER/DEVELOPER:**  
THOMAS I. & CARLA R. AUBRY  
1519 TOP O HOLLOW ROAD  
AMES, IOWA 50010

FOUND PIPE  
3/4" →  
S88°36'W (R)  
S88°39'12"W  
49.35'  
49.5' (R)  
CORNER FALLS  
IN TREE - NOT  
SET

N00°00'11"W 329.70  
 N00°00'11"W 329.70  
**LOT 1**  
 32091.44 S.F.  
 0.74 ACRES TOTAL  
 0.07 ACRES ROAD  
 0.67 ACRES NET

TOP O HOLLOW ROAD  
(68' PUBLIC RIGHT OF WAY)

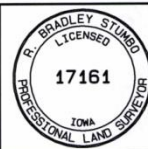
STUMBO & ASSOCIATES  
LAND SURVEYING

510 S. 17TH STREET, SUITE #102  
AMES, IOWA 50010  
PH. 515-233-3689 • FAX 515-233-4403

Certification: 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 Land Surveyor under the laws of the State of Iowa.

R. Bradley Stumbo License #17161 Date: 2/25/14  
My license renewal date is December 31, 2015

Job #1833    Date: 2/25/14    Page 1 of 1



## Attachment C

### Request by Property Owners for Deferral of Sidewalk Installation

February 10, 2014

Thomas & Carla Aubry

1519 Top O Hollow Rd.

Ames, IA 50010

To Whom it May Concern,

Our intention is to subdivide our current property into two Lots. This creates a minor subdivision and therefore is subject to municipal codes regarding sidewalks in the right of way [see Section 23.403(14)(a)(i) of the Municipal Code]. Since there are no public sidewalks currently on the north side of the street (Top O Hollow), we intend not to have them installed at this time.

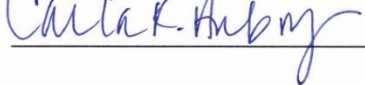
Our request is that you grant a deferment agreement for 132.42' of public sidewalk installation.

Regards,

Thomas Aubry



Carla Aubry





## **Attachment D**

### **Applicable Laws**

The laws applicable to this case file are as follows:

*Code of Iowa*, Chapter 354.8 states in part:

A proposed subdivision plat lying within the jurisdiction of a governing body shall be submitted to that governing body for review and approval prior to recording. Governing bodies shall apply reasonable standards and conditions in accordance with applicable statutes and ordinances for the review and approval of subdivisions. The governing body, within sixty days of application for final approval of the subdivision plat, shall determine whether the subdivision conforms to its comprehensive plan and shall give consideration to the possible burden on public improvements and to a balance of interests between the proprietor, future purchasers, and the public interest in the subdivision when reviewing the proposed subdivision and when requiring the installation of public improvements in conjunction with approval of a subdivision. The governing body shall not issue final approval of a subdivision plat unless the subdivision plat conforms to sections 354.6, 354.11, and 355.8.

*Ames Municipal Code* Section 23.303(3) states as follows:

(3) City Council Action on Final Plat for Minor Subdivision:

(a) All proposed subdivision plats shall be submitted to the City Council for review and approval in accordance with Section 354.8 of the Iowa Code, as amended or superseded. Upon receipt of any Final Plat forwarded to it for review and approval, the City Council shall examine the Application Form, the Final Plat, any comments, recommendations or reports examined or made by the Department of Planning and Housing, and such other information as it deems necessary or reasonable to consider.

(b) Based upon such examination, the City Council shall ascertain whether the Final Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan and to the City's other duly adopted plans. If the City Council determines that the proposed subdivision will require the installation or upgrade of any public improvements to provide adequate facilities and services to any lot in the proposed subdivision or to maintain adequate facilities and services to any other lot, parcel or tract, the City Council shall deny the Application for Final Plat Approval of a Minor Subdivision and require the Applicant to file a Preliminary Plat for Major Subdivision.

*Ames Municipal Code* Section 23.403(14)(a)(i) states as follows:

(14) Sidewalks and Walkways:

- (a)(i): A deferment for the installation of sidewalks may be granted by the City Council when topographic conditions exist that make the sidewalk installation difficult or when the installation of sidewalk is premature. Where the installation of a sidewalk is deferred by the City Council, an agreement will be executed between the property owner/developer and the City of Ames that will ensure the future installation of the sidewalk. The deferment agreement will be accompanied by a cash escrow, letter of credit, or other form of acceptable financial security to cover the cost of the installation of the sidewalk.

***Applicant***

3-4-14

Name of Applicant: LJPS IncName of Business (DBA): Olde Main Brewing CompanyAddress of Premises: Reiman Gardens, 1407 University BlvdCity: AmesCounty: IowaZip: 50011Business Phone: (515) 232-0553Mailing Address: PO Box 1928City: AmesState: IAZip: 50010***Contact Person***Name: Matt SinnwellPhone: (515) 232-0553Email Address: mattombc@gmail.comClassification: Special Class C Liquor License (BW) (Beer/Wine)Term: 5 daysEffective Date: 03/14/2014Expiration Date: 03/18/2014

Privileges:

Special Class C Liquor License (BW) (Beer/Wine)***Status of Business***BusinessType: Privately Held CorporationCorporate ID Number: 286196Federal Employer ID # 77-0613629***Ownership***

**Daniel Griffen****First Name:** Daniel**Last Name:** Griffen**City:** Potomac**State:** Maryland**Zip:** 24854**Position** Owner**% of Ownership** 25.00 %**U.S. Citizen****Scott Griffen****First Name:** Scott**Last Name:** Griffen**City:** Ames**State:** Iowa**Zip:** 50010**Position** Owner**% of Ownership** 50.00 %**U.S. Citizen****Susan Griffen****First Name:** Susan**Last Name:** Griffen**City:** Potomac**State:** Maryland**Zip:** 24854**Position** Owner**% of Ownership** 25.00 %**U.S. Citizen*****Insurance Company Information*****Insurance Company:** Founders Insurance Company**Policy Effective Date:****Policy Expiration Date:****Bond Effective Continuously:****Dram Cancel Date:****Outdoor Service Effective Date:****Outdoor Service Expiration Date:****Temp Transfer Effective Date:****Temp Transfer Expiration Date:**

**COUNCIL ACTION FORM**

**SUBJECT:** GREEK WEEK 2014 REQUESTS

**BACKGROUND:**

Again this year, the Greek Week Central Committee and the Office of Greek Affairs have requested that streets be closed periodically for activities as part of Greek Week. The closures would be from 8:00 a.m. to 5:00 p.m. on Saturday, March 29, and would include Sunset Drive from just west of Beach to Ash Avenue, Ash Avenue from Gable Lane to Knapp Street, Gray Avenue from Gable Lane to Greeley Street, Greeley Street, Pearson Avenue from Sunset Avenue to Greeley Street, and Lynn Avenue from Chamberlain Street to Knapp Street. Lynn Avenue would be closed only until noon on Saturday to facilitate the Greek Olympics activities.

In addition, event organizers have requested that parking be prohibited on both sides of Gray Avenue, Greeley Street, portions of Pearson Avenue, portions of Lynn Avenue, and all of Sunset Drive from 5:00 p.m. on Friday, March 28 to 7:00 p.m. on Saturday, March 29.

Several single family homes are located along the closed streets, and the organizers will notify the affected residents and the South Campus Area Neighborhood Association about the closures by canvassing the area and distributing a notification letter. There are no fireworks associated with this event.

Staff recommends that these requests be approved with the following stipulations:

- No alcohol shall be served or consumed on streets or other public property during the event.
- Organizers and participants will be responsible for picking up trash in the area during and at the conclusion of the event.
- Organizers will reimburse the City for any lost or damaged barricades.
- Food served and/or sold at private residences is the liability of the residence.

**ALTERNATIVES:**

1. Approve the request to close streets and enact temporary parking prohibitions for the 2014 Greek Week activities scheduled for Friday and Saturday, March 28 - 29, 2014, subject to the above-listed stipulations.
2. Deny the requests.

**MANAGER'S RECOMMENDED ACTION:**

Greek Week is an annual student-run event at Iowa State that highlights the fraternities and sororities and their contributions to student life. It is highly dependent upon City approval of street closures and parking prohibitions so that it may occur in a safe and smooth manner.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving the request to close streets and enact temporary parking prohibitions for the 2014 Greek Week activities, subject to the above-listed stipulations.

**COUNCIL ACTION FORM**

**SUBJECT:** MAIN STREET CULTURAL DISTRICT PARKING REQUEST FOR MAIN STREET IOWA WORKSHOP

**BACKGROUND:**

Main Street Cultural District (MSCD) plans to host a Main Street Iowa quarterly workshop at City Hall on March 26 and 27. Approximately 70 people are expected to attend from communities across the state. To facilitate this event, MSCD has requested a waiver of parking regulations for Central Business District (CBD) parking lots X, Y and Z south of Main Street. Regulations in these lots normally limit parking time lengths to two or four hours.

Workshop attendees would be issued a parking pass by MSCD that would allow them to park in the lot on March 26 from 7:00 a.m. to 9:00 p.m. and on March 27 from 7:00 a.m. to 4:30 p.m. MSCD would create and issue the parking passes.

CBD Lots X, Y, and Z have approximately 260 unreserved spaces. MSCD anticipates some of the 70 workshop attendees to carpool, thereby reducing the number of parking spaces that will be occupied by attendees. It should be noted that since these lots are not metered, there would be no loss of meter revenue to the Parking Fund for this request. Reserved spaces would not be affected.

**ALTERNATIVES:**

1. Approve the request to suspend parking regulations for CBD Lots X, Y and Z to allow vehicles displaying a MSCD parking pass to park from 7:00 a.m. to 9:00 p.m. on March 26 and from 7:00 a.m. to 4:30 p.m. on March 27.
2. Deny the request.

**MANAGER'S RECOMMENDED ACTION:**

This event is an opportunity to showcase the Main Street Cultural District to other Main Street Iowa communities. This will also provide an educational benefit for the community of Ames. There is no anticipated loss of meter revenue for this request. However, the City Council should be aware that because this event is displacing regular downtown patron parking, the City Council may receive complaints from patrons if the lot becomes full.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving the request to suspend parking regulations for CBD Lots X, Y and Z to allow vehicles displaying a MSCD parking pass to park from 7:00 a.m. to 9:00 p.m. on March 26 and from 7:00 a.m. to 4:30 p.m. on March 27.



February 27, 2014

Mayor Campbell and City Council

City of Ames

515 Clark Ave

Ames, IA 50010

Dear Mayor Campbell and City Council,

Main Street Cultural District (MSCD) will be hosting a Main Street Iowa quarterly workshop featuring Roger Brooks as the guest speaker on March 26 and 27. We would like to request suspension of parking regulations throughout the 2 & 4 hour parking lot south of Main Street for all cars with a parking pass on the rearview mirror Wednesday, March 26 from 7am- 9pm and Thursday, March 27 from 7am-4:30pm. MSCD will be responsible for making and printing parking passes as well as distributing them to all patrons coming for this event. This would allow us to provide free parking access to our guests that will provide easy access to all events of this two day workshop.

Thank you for your consideration and your continued support of the Main Street Cultural District. We hope you will be able to join us for part of Roger's presentation on March 26.

Sincerely,

Emily Miller

Event Coordinator

Main Street Cultural District

Cc: Jeff Benson

**312 Main Street, Ste 201, Ames, IA 50010 515.233.3472 [AmesDowntown.org](http://AmesDowntown.org)**



### COUNCIL ACTION FORM

**SUBJECT: PUBLIC HEARING AND NOTICE OF INTENT TO ISSUE \$10,750,000 ESSENTIAL CORPORATE PURPOSE GENERAL OBLIGATION BONDS, \$2,500,000 GENERAL OBLIGATION REFUNDING BONDS AND ASSOCIATED TAX LEVY FOR DEBT SERVICE**

**BACKGROUND:**

The FY 2014/15 budget includes a number of General Obligation (G.O.) Bond funded capital improvements. A public hearing is required to authorize issuance of bonds and the levy of property taxes for debt to be issued. The dollar amounts and corresponding property tax levy for the planned G.O. bond issue are included as part of the FY 2014/15 budget.

The G.O. Bonds and debt service levy for the FY 2014/15 budget were based on projects listed in the table below. Council authorization will be required at a later date to authorize the actual sale of these bonds. The bonds are expected to be issued shortly after the start of the new fiscal year. **In addition to the G.O. Bonds to fund capital improvement projects, staff has identified a potential bond refunding that may provide savings in debt service costs. Though Council will be holding a public hearing and notice of intent on the sale of those bonds, the refunding sale will not go forward unless adequate savings are expected.**

Please note that, in addition to the amount to fund the \$9,840,000 in G.O. Bond funded capital projects, the not-to-exceed amount for the issuance includes \$910,000 additional authorization to allow for issuance costs and the option to sell our bonds at a premium over the par amount. **In any case, debt will not be issued in an amount where debt service exceeds the property tax levy included in the proposed budget.**

The Capital Improvements Plan's 2014/15 G.O. Bond issue and planned refunding will include the following projects:

Resource Recovery Improvements	\$ 300,000	
Grant Avenue Paving Assessments	2,175,250	
<b>Debt to be Abated by Other Revenues</b>		<b>\$ 2,475,250</b>
Grant Avenue Paving	649,750	
Collector Street Pavement Improvements	1,205,000	
CyRide Route Pavement Improvements	525,000	
Downtown Street Improvements	900,000	
Concrete pavement Improvements	1,655,000	
Asphalt/Seal Coat Street Rehabilitation	1,250,000	
Arterial Street Pavement Improvements	700,000	
Flood Mitigation	300,000	
Bridge Rehabilitation Program	180,000	
<b>FY 14/15 CIP Tax Supported G.O. Debt</b>		<b>7,364,750</b>
Refunding Bonds		2,500,000
Issuance Costs and Allowance for Premium		910,000
<b>Grand Total – 2014/15 G.O. Issue</b>		<b>\$13,250,000</b>

**ALTERNATIVES:**

1. Adopt a pre-levy resolution authorizing the issuance of Essential Corporate Purpose General Obligation and General Obligation Refunding Bonds in an amount not to exceed \$13,250,000 and the debt service property tax levy to pay principal and interest on the bonds and set the date of public hearing for March 4, 2014.
2. Reject the pre-levy resolution authorizing the issuance of Essential Corporate Purpose General Obligation Bonds, reduce the 2014/15 property tax levy, and delay the capital projects. Delaying the Essential Corporate Purpose Bonds may prevent the City from completing the bond funded projects reflected in the 2014/15 CIP.

**MANAGER'S RECOMMENDED ACTION:**

Prior to the issuance of this debt, state law requires that this pre-levy resolution be adopted. This is a required step in order to accomplish the Council's approved capital improvements for the upcoming fiscal year.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby adopting a pre-levy resolution authorizing the issuance of Essential Corporate Purpose General Obligation and General Obligation Refunding Bonds in an amount not to exceed \$13,250,000 and the debt service property tax levy to pay principal and interest on the bonds and set the date of public hearing for March 4, 2014.

**COUNCIL ACTION FORM**

**SUBJECT:**     **MASTER PLAN DETERMINATION FOR PENDING FS-RL REZONING APPLICATION FOR PROPERTY AT INTERSECTION OF WESTON DRIVE AND GEORGE WASHINGTON CARVER AVENUE**

**BACKGROUND:**

Hunziker Development Company owns a 123-acre parcel west of George Washington Carver Avenue. This land was annexed into the City in December, 2013 and was previously referred to as the Athen property. See Location Map as Attachment 1.

Upon annexation on December 30, 2013, the area identified for development was designated as Village/Suburban Residential on the Land Use Policy Plan map with an Environmentally Sensitive Lands overlay. The area that was identified on the Urban Fringe Plan as Natural Area became the Environmentally Sensitive Lands designation after annexation. Both of these designations were applied automatically in accordance with Appendix C, Section VII of the Land Use Policy Plan. A map showing the location and the LUPP designations is shown in Attachment 2. In addition to the LUPP designations, the annexation agreement for this property described the intended areas for development as FS-RL zoning and for limited encroachments of low impact amenities and accessory structures within the environmentally sensitive areas.

The owner has submitted a rezoning request to FS-RL and an application for a preliminary plat for development of the site. Approximately 50 percent of the site is shown as developable. The preliminary plat shows the developed portion as lots platted for single-family detached and attached homes. The remainder area along the west edges of the site lies along the steep slopes and flood plain of the Squaw Creek valley.

**The Municipal Code requires that, prior to considering an application for a Floating Zone Suburban Low Density or Medium Density rezoning, the City Council shall determine whether it wishes to have a Master Plan prepared to accompany the rezoning request.** In order to have a complete application for rezoning, City Council must first indicate its interest in having a Master Plan accompany the requested FS-RL rezoning.

**Master Plan Determination:**

**A Master Plan is intended to provide a broad view of the development concept by describing the intended uses, building types, access points, and protected areas.** Section 29.1507.3(b) of the Municipal Code identifies the criteria by which the City Council may require a Master Plan as part of a rezoning application. **If any one of these conditions is met, the City Council may require a Master Plan. Alternatively,**

**the City Council may decide that the size or scope of the project does not necessitate an accompanying Master Plan with a rezoning application.**

Under this Code section, a Master Plan may be required if a property:

1. Contains more than one type of housing unit and will be developed in phases;
2. Is located on land that is wetlands, flood plain, designated as Greenways or Environmentally Sensitive Area in the LUPP, conservation easement, or other documented sensitive condition or natural resource;
3. May require new or upgraded public improvements; or
4. Has specific conditions or situations that exist on or around the site that require "more careful consideration of how the layout and design of a site affects general health, safety, and welfare...."

The full text of the conditions on which a Master Plan may be required is found in Attachment 2. That attachment also contains the text of the ordinance describing the contents of a Master Plan. Further details would be developed later in the development process in regards to any required applications for a preliminary plat or, possibly, contract rezoning.

Based on an examination of the site and the preliminary conversations with the owner's representative, staff offers the following comments:

1. The development will likely contain two housing types—single family attached and single family detached.
2. This site contains wetlands, flood plain, and other documented sensitive conditions or natural resources. The LUPP designates a portion of this site as Environmentally Sensitive Area.
3. There are several public improvements that will be required, specifically the streets, sanitary sewer, water service and all other infrastructure necessary for residential development.
4. There is a high-pressure natural gas line on this site that will need to be accommodated during the development review and approvals.

To develop the site under FS-RL, a subdivision is needed because of the limits on use to single-family attached or detached homes on individual lots. The owner is seeking rezoning and preliminary plat review concurrently. The final plat will follow at a later date.

## **ALTERNATIVES:**

1. The City Council can require a Master Plan with the FS-RL rezoning application for the subject site.

By addressing the issues related to the gas line and environmentally sensitive overlay in a Master Plan, unexpected constraints identified after the developer has incurred the cost to create the Preliminary Plat can be avoided.

2. The City Council can choose not to require a Master Plan with the FS-RL rezoning application for the subject site.

The issues related to the gas line and environmentally sensitive overlay can be addressed at the time of the review of the Preliminary Plat.

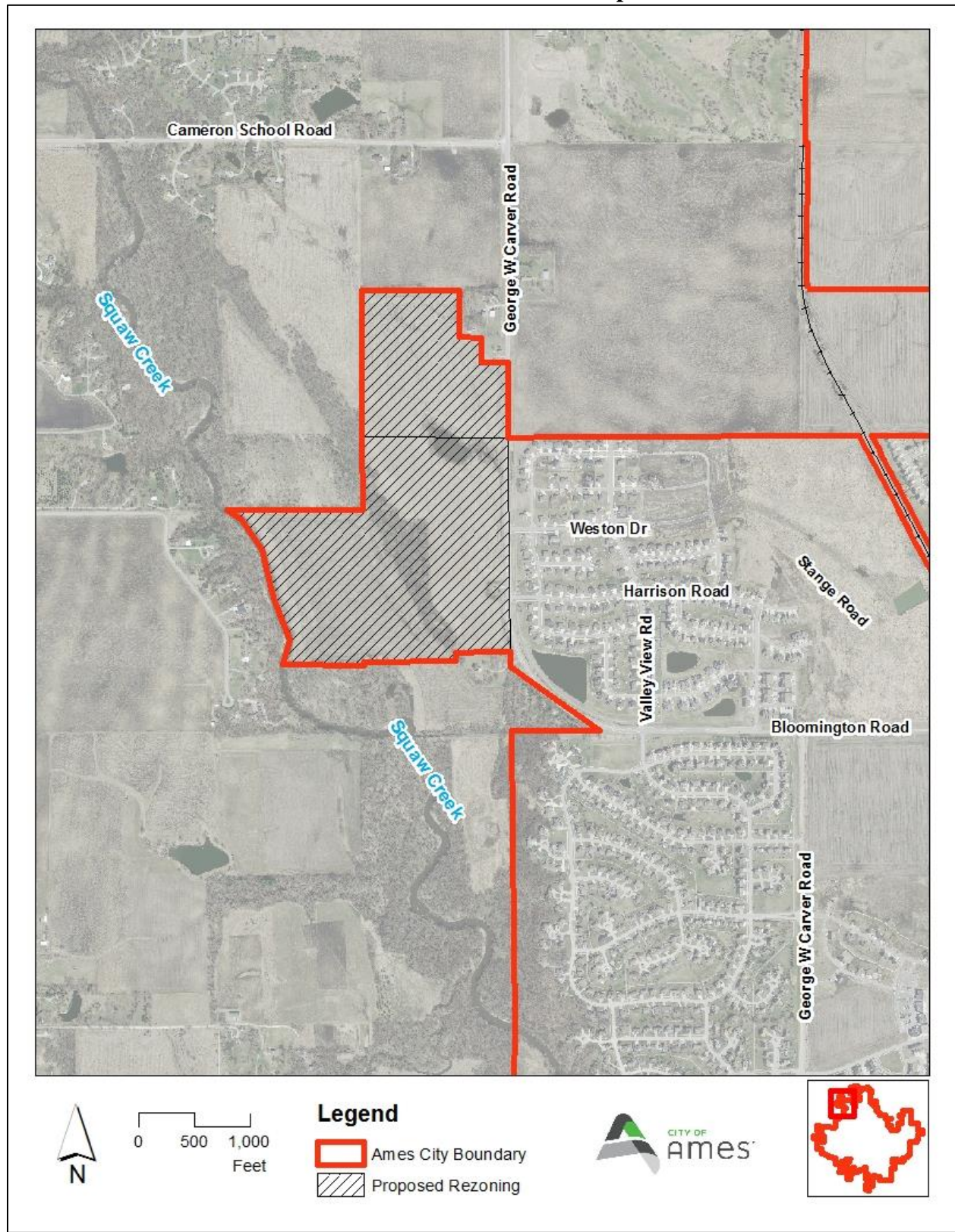
3. Action on this request can be postponed and referred back to City staff and/or the applicant for additional information.

## **MANAGER'S RECOMMENDED ACTION:**

The City Council approved the "Athen" annexation in December 2013 with an annexation agreement that defined some of the parameters for development of this site. However, implementation of the environmental overlay and the layout of the site with the high pressure gas line warrant additional consideration on the arrangement of uses on the site. A Master Plan would allow the applicant to resolve issues relating to layout of uses on the site without additional work on a preliminary plat. However, the applicant could proceed with a concurrent preliminary plat with the Master Plan if they so choose.

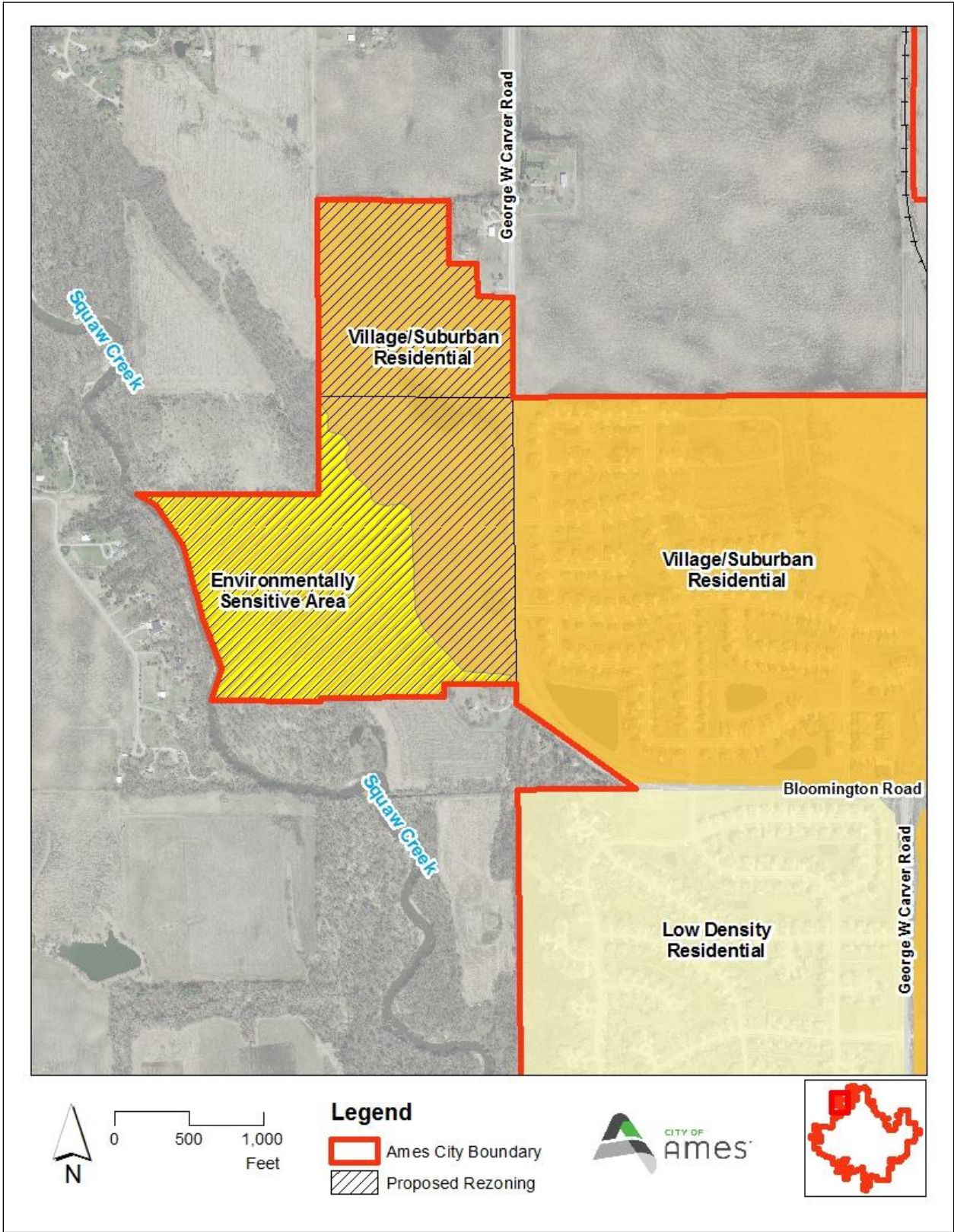
Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby requiring a Master Plan with the FS-RL rezoning application.

## Attachment 1: Location Map





Attachment 2: LUPP Excerpt



### Attachment 3: Zoning and LUPP Excerpt

#### Section 29.1507(3)

- (b) The City Council may require a Master Plan to be submitted with a rezoning application if it determines that any one of the following conditions is met:
  - (i) The area to be rezoned will contain more than one type of residential dwelling unit and will be developed in multiple phases.
  - (ii) The area to be rezoned contains designated wetlands; flood plain and floodway boundaries; areas designated by the Ames Land Use Policy Plan as Greenways and Environmentally Sensitive Areas; conservation easements or other documented sensitive environmental conditions or valuable natural resources.
  - (iii) Development of the area with the most intensive uses permitted by the proposed zoning designation may require new, enlarged or upgraded off-site public improvements.
  - (iv) The City Council determines that due to specific conditions that exist on or around the area proposed to be rezoned, or due to situations that require more careful consideration of how the layout and design of a site affects general health, safety, and welfare, a Master Plan is necessary for consideration of the proposed zoning map amendment.
- (c) If the City Council determines that a Master Plan is required it shall be prepared in compliance with the requirements of Section 29.1507(4) and shall be reviewed concurrently with the application for a zoning text amendment.

#### Section 29.1507(4)

- (4) **Master Plan.** When a Master Plan is required, it shall be submitted in compliance with the following:
  - (a) Submittal Requirements. The Master Plan shall contain the following information:
    - (i) Name of the applicant and the name of the owner of record.
    - (ii) Legal description of the property.
    - (iii) North arrow, graphic scale, and date.
    - (iv) Existing conditions within the proposed zoning boundary and within 200 feet of the proposed zoning boundary: Project boundary; all internal property boundaries; public rights-of-way on and adjacent to the site, utilities; easements; existing structures; topography (contours at two-foot intervals); areas of different vegetation types; designated wetlands; flood plain and floodway boundaries; areas designated by the Ames Land Use Policy Plan as Greenways and Environmentally Sensitive Areas
    - (v) Proposed zoning boundary lines.
    - (vi) Outline and size in acres of areas to be protected from impacts of development
    - (vii) Outline and size in acres of areas proposed of each separate land use and for each residential unit type
    - (viii) Pattern of arterial streets and trails and off-site transportation connections
    - (ix) For proposed residential development provide the number of unit type for each area, expressed in a range of the minimum to maximum number to be developed in each area
    - (x) For proposed residential development provide a summary table describing all uses of the total site area, including the number of units per net acre for each unit type and each zoning area.



**COUNCIL ACTION FORM**

**SUBJECT:** IOWA REINVESTMENT DISTRICT PROJECT APPLICATION FOR MIXED-USE DEVELOPMENT ALONG SOUTHEAST 16<sup>TH</sup> STREET

**BACKGROUND:**

City staff has been working with Mr. Rick Worner from Leawood, Kansas, who represents the Iowa Destination Developers, LLC. Mr. Worner approached the City with a desire to take advantage of newly passed state funding legislation to build a mixed-use development along the south side of S.E. 16th Street between South Duff Avenue and Dayton Avenue.

**The Project**

The proposed \$48,416,196 development (See Attachment I) includes the following elements:

- a new Menards store (165,000 square feet)
- a new restaurant (5,000 square feet)
- a new hotel facility (150 beds)
- a new Field Station Dinosaurs Museum/Camp (4 acres)

**The Iowa Reinvestment District Program**

In the last State Legislative session, a bill was passed creating the Iowa Reinvestment District Program. This program is administered by the Iowa Economic Development Authority (IEDA), and is designed to assist communities in "developing transformative projects that will improve the quality of life, create and enhance unique opportunities, and substantially benefit the community, region and state."

**The Incentive**

If approved by the State, the incentive granted by the State is the remittance of the new State sales and hotel/motel taxes generated in the established Reinvestment District. The funds are remitted to a city for up to 20 years or as long as it takes for the amount approved for the developer to be collected, whichever comes first. A separate agreement is required between a city and the developer to make sure the incentive funds are transmitted to the developer, and to insure that the total project promised by the developer is completed.

According to information verified by Alaina Santizo, the IEDA staff member who administers this program, no local sales or hotel/motel taxes will be included in the incentive. **Consequently, the City of Ames itself will not be providing any incentives to this project.**

**According to the pre-application prepared by the developer's representative, \$14,745,587 is being requested to be remitted from new State sales and hotel/motel taxes generated in the proposed district.** The Iowa Reinvestment District Program has a total of \$100 million for distribution across the entire state.

The breakdown for the projected use of the incentive funds is provided in Attachment II.

### **Minimum Requirements**

In order to qualify for this incentive program, the following requirements must be met:

- The application for participation in this program must be made by a city (not the developer).
- The proposed district cannot exceed 25 acres in size.
- New retail establishments cannot exceed 50 percent of the total proposed capital investment.
- At least one of the new proposed projects within the district must reach a total capital investment of \$10 million.
- The total amount of new tax revenues generated in the district cannot exceed 35 percent of the total cost of all proposed projects in the district plan.
- The reinvestment district must be within an Enterprise Zone or Urban Renewal Area approved by the City Council.

### **The Application Process**

- A pre-application must be submitted to the State by March 15, 2014.
- The pre-applications will be scored and provisional approval made by the IEDA Board no later than June 30.
- Final application materials are due prior to the next year's application filing window.
- The final application will be re-scored in the same manner as the pre-application, if changes are made.
- The Board's final funding decision may be different from the provisional funding decision, based on the final application.
- Upon formal approval by the IEDA Board, a municipality may then adopt an ordinance establishing the reinvestment district to facilitate the project.

## **Scoring Criteria For Applications**

The IEDA will utilize the following criteria to score applications:

Uniqueness:	25 points
Economic impact:	25 points
Project feasibility:	10 points
Capital investment:	10 points
Funding leverage:	10 points
Nonretail focus:	10 points
Additional factors:	10 points (readiness for development, geographic diversity, and funding need)

**Excerpts from draft application are attached to help Council better understand this application and the Iowa Redevelopment District Program. (Attachments III & IV)**

## **ALTERNATIVES:**

1. The City Council can approve the attached resolution (Attachment V) that:
  - a) finds that the area in the proposed Reinvestment District is suitable for redevelopment;
  - b) declares the City Council's interest in establishing a Reinvestment District under the Iowa Reinvestment Act;
  - c) expresses the City Council's support for the pre-application for the proposed Reinvestment District Project;
  - d) authorizes the City Manager to submit the pre-application; and
  - e) commits the City Council to initiate consideration for the creation of an urban renewal area for the proposed Reinvestment District Project following the submission of the pre-application to the Iowa Economic Development Authority.
2. The City Council can decide not to proceed with the submittal of a pre-application for the Iowa Reinvestment District Program for the first round of the IEDA application process.

The City Council might want to select this alternative if it is believed that a different project should be pursued for this State incentive program. However, at this time there is no indication that program funding will be available for a second round.

## **MANAGER'S RECOMMENDED ACTION:**

It is highly unusual to ask the City Council to make such an important decision on the same night you are first being introduced to this program and project. However, the Council should understand that this State program and this request from Iowa Destination Developers, LLC have been fast-tracked so that normal backgrounding was not possible. The administrative rules for the program were not finalized until December, and the pre-application forms were not available until the end of that same month. The application material and supporting documentation were not received by the staff until **Wednesday, February 26**. The IEDA's deadline for pre-applications is March 15, 2014.

There are, at least, three philosophical questions that should be considered prior to the City Council authorizing submittal of a pre-application for this program.

### **Question 1**

*Even though there are no City incentive funds involved, does the City Council want to facilitate incentives for this project?*

Staff Comments: Attachment III indicates the State incentives would benefit the dinosaur museum/camp totally and the hotel partially.

### **Question 2**

*Even though there are no City incentive funds involved, does the City Council want to facilitate incentives for construction in this flood-prone area.*

Staff Comments: The land in the proposed project that lies outside of the floodway is zoned appropriately for this type of development. Furthermore, the City Council previously invested in the road and bridge infrastructure along S.E. 16th Street to encourage development in this area. After a period of time, Council also provided local incentives to the Deery Brothers project to jump start development in this area.

### **Question 3**

*Was this new incentive program considered for financing the new proposed convention facility?*

Staff Comments: Julie Weeks indicated that this program was explored as a possible funding stream for the renovations and expansion to the Scheman complex. Since the district would have needed to be contiguous with the Scheman Building, however, and could be no larger than 25 acres, there would not have been sufficient additional State sales and hotel/motel tax revenues generated within this boundary to help finance the proposed improvements. As a frame of reference, the area between Lincoln Way and Center Drive and between Beach Avenue and University Boulevard is 41 acres.

**The existence of the Iowa Reinvestment District Program offers a unique opportunity for the City to encourage a \$48 million development project without offering any City of Ames incentives. In keeping with previous City Council actions to support development in this area, it is the recommendation of the City Manager that the City Council adopt Alternative 1, thereby approving the attached resolution (Attachment V) that takes the following actions:**

- a) Finds that the area in the proposed Reinvestment District is suitable for redevelopment;
- b) Declares the City Council's interest in establishing a Reinvestment District under the Iowa Reinvestment Act;
- c) Expresses the City Council's support for the pre-application for the proposed Reinvestment District Project;
- d) Authorizes the City Manager to submit the pre-application; and
- e) Commits the City Council to initiate consideration for the creation of an urban renewal area for the proposed Reinvestment District Project following the submission of the pre-application to the Iowa Economic Development Authority.

# Attachment I



**MENARD'S & FIELD STATION DINOSAURS**  
Ames, IA

Scale: 1" = 200'  
2/27/2014



## Attachment II

### IOWA REINVESTMENT ACT - AMES, IOWA PROJECT

#### Construction Budget

Land Acquisition			Cost	Public	Private
Ames Property		\$	4,000,000	\$ 1,704,918	\$ 2,295,082
	<i>Acquisition Subtotal</i>	\$	4,000,000	\$ 1,704,918	\$ 2,295,082
Hard Construction Costs and Site Prep			Cost	Public	Private
Site Preparation/Infrastructure		\$	3,528,360	\$ 2,520,257	\$ 1,008,103
Menards		\$	15,000,000	\$ -	\$ 15,000,000
Field Station Dinosaurs		\$	4,100,000	\$ 4,100,000	\$ -
Restaurant		\$	1,000,000	\$ -	\$ 1,000,000
Lodging/Dormitory/Parking & Signage		\$	15,250,000	\$ 3,476,493	\$ 11,773,507
	<i>Hard Costs Subtotal</i>	\$	38,878,360	\$ 10,096,750	\$ 28,781,610
Soft Costs			Cost	Public	Private
Architecture, Engineering & Survey		\$	500,000	\$ 250,000	\$ 250,000
Legal & Accounting		\$	400,000	\$ 350,000	\$ 50,000
Financing Fees, Costs, and Insurance		\$	250,000	\$ 75,000	\$ 175,000
Miscellaneous Soft Costs		\$	100,000	\$ 75,000	\$ 25,000
Development Fees		\$	250,000	\$ 175,000	\$ 75,000
	<i>Soft Costs Subtotal</i>	\$	1,500,000	\$ 925,000	\$ 575,000
Contingency			Cost	Public	Private
Hard Cost Contingency	10.00%	\$	3,887,836	\$ 1,943,918	\$ 1,943,918
Soft Cost Contingency	10.00%	\$	150,000	\$ 75,000	\$ 75,000
	<i>Contingency Subtotal</i>	\$	4,037,836	\$ 2,018,918	\$ 2,018,918
<b>TOTAL PROJECT COSTS</b>			<b>\$ 48,416,196</b>	<b>\$ 14,745,587</b>	<b>\$ 33,670,609</b>





Debi V. Durham, Director  
*Iowa Economic Development Authority*

## **Iowa Reinvestment District Program Application**

Business Finance - Business Development Division  
Iowa Economic Development Authority  
200 East Grand Avenue  
Des Moines, Iowa 50309-1819  
[www.iowaeconomicdevelopment.com](http://www.iowaeconomicdevelopment.com)  
Telephone: 515.725.3197 Email: [businessfinance@iowa.gov](mailto:businessfinance@iowa.gov)

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### **Introduction**

The Iowa Economic Development Authority (IEDA) Board has been charged by the Iowa Legislature and Governor with evaluating projects and making funding decisions for the Iowa Reinvestment District Program. The Board will fund projects that are most likely to improve the quality of life, create and enhance unique opportunities, and substantially benefit the municipality, the surrounding region, and the state as a whole.

Eligible applicants include municipalities. An eligible project within an Iowa Reinvestment District is a vertical improvement constructed or substantially improved within a district. Operations located outside of the district are not eligible. Buildings that are in whole, or in part, used to conduct gambling, or a hotel or motel connected to, or operated in conjunction with, a gambling facility are not eligible.

Iowa Reinvestment District plans must include tax revenues generated by “*new retail establishments*” and “*new lessors*” (see definitions). New retail establishments cannot exceed 50% of the total proposed capital investment. At least one of the new proposed projects within the district must reach a total capital investment of \$10 million, to be eligible in this program. And, the total amount of new tax revenues to be remitted to the municipality cannot exceed 35% of the total cost of all proposed projects in the district plan.

Prior to submitting a pre-application, please contact Alaina Santizo at the Iowa Economic Development Authority at 515.725.3197 or [alaina.santizo@iowa.gov](mailto:alaina.santizo@iowa.gov) to review your project and obtain application guidance. Also, please review the administrative rules.

The application process has two phases. The pre-application must be submitted within the annual filing window of March 1 – 15. The pre-application should include as much of the requested information as possible. The pre-application process is designed to allow applicants to make reasonable changes to the proposed district plan before the final application is considered. The pre-applications will be scored and provisional approval made by the IEDA Board, no later than June 30. The provisional funding decision is designed to provide practical feedback for municipalities interested in creating a reinvestment district, but is not final or binding. Following the provisional approval, application materials will be placed on the Authority’s website within 10 days for public viewing.

Final application materials are due prior to the next year’s application filing window. All of the application requirements must be met for the IEDA Board to consider the final application. The applicant may amend any part of the pre-application to represent changes to the proposed projects within the district. The final application will be re-scored in the same manner as the pre-application, if changes are made. The Board’s final funding decision may be different from the provisional funding decision based on the final application.

Upon formal approval by the IEDA Board, a municipality may adopt an ordinance to establish a reinvestment district. The Iowa Department of Revenue is charged with collecting the tax revenues used to fund projects under the program. Following the necessary

approvals and “commencement date” (see definitions), the department will deposit 4% of the of the retail sales, subject to the state sales tax, and 5% of the sales subject to the state hotel and motel tax collected within the district.

**Applications will be scored on the following criteria:**

**Uniqueness: 25 points.** The program requires that the projects proposed to be undertaken must be of a unique nature. Therefore, the proposed district plan will be evaluated on this criterion in order to quantify the extent to which the projects in the proposed district plan are of a unique nature. The more unique the projects are, the more points will be received under this criterion.

**Economic impact: 25 points.** The program requires that the projects proposed to be undertaken must have a substantial beneficial impact on the economy of the state and the economy of the municipality. Therefore, the proposed district plan will be evaluated on this criterion in order to quantify the extent to which the projects in the proposed district plan will benefit the economy. The greater the economic impact of the proposed district plan, the more points will be received under this criterion.

**Project feasibility: 10 points.** The program requires that funding sources for projects must be feasible. Therefore, the proposed district plan will be evaluated on this criterion in order to quantify the extent to which the funding sources of the proposed projects are feasible. The more feasible the funding sources for the proposed projects are, the more points will be received under this criterion.

**Capital investment: 10 points.** The program requires that at least one project with a capital investment of \$10 million or more be proposed. To the extent that the proposed district plan exceeds this minimum level of capital investment, more points will be received under this criterion.

**Funding leverage: 10 points.** The program limits the amount of new tax revenues that can be received to 35 percent of the total cost of all proposed projects in the proposed district plan. To the extent that a proposed district plan includes a financing plan in which the percentage of new tax revenues to be received is less than 35 percent of the total cost, more points will be received under this criterion.

**Nonretail focus: 10 points.** The program limits the amount of proposed capital investment in the district related to retail businesses to 50 percent of the total capital investment for all proposed projects in the proposed district. To the extent that a proposed district plan includes projects that provide cultural amenities, tourist attractions and accommodations, infrastructure, or quality of life improvements, more points will be received under this criterion.

**Additional factors: 10 points.** The board will consider the following additional factors:

(1) Readiness for development. The closer a municipality is to beginning development on a proposed district plan, the more points may be received under the additional factors criterion.

(2) Geographic diversity. To the extent that a proposed district is located in a region of the state not already funded under the program, more points may be received under the additional factors criterion. A proposed district plan that would create an additional district within a municipality or a request to increase the maximum benefit amount of an already approved district will not be viewed as enhancing geographic diversity and may receive fewer points under the additional factors criterion.

(3) Funding need. To the extent that a funding gap exists in the proposed district plan’s financing, more points may be received under the additional factors criterion.

*An evaluation committee to be appointed by the IEDA Director will evaluate the applications on the above listed criteria. In order to receive funding, the application must receive an average score of 70 or more. However, a score of 70 does not guarantee funding.*

**Important definitions**

“Commencement date” means the date established for each district by the board pursuant to rule 261—200.7(15J) upon which the calculation of new state sales tax and new state hotel and motel tax revenue shall begin pursuant to rule 701—237.3(15J) and after which the department will make deposits in the fund pursuant to rule 701—237.4(15J).

“New lessor” means a lessor, as defined in Iowa Code section 423A.2, operating a business in the district that was not in operation in the area of the district before the effective date of the ordinance establishing the district, regardless of ownership. “New lessor” also includes any lessor, as defined in Iowa Code section 423A.2, operating a business in the district if the place of business for that business is the subject of a project that was approved by the board.

“New retail establishment” means a business operated in the district by a retailer, as defined in Iowa Code section 423.1, that was not in operation in the area of the district before the effective date of the ordinance establishing the district, regardless of ownership. “New retail establishment” also includes any business operated in the district by a retailer, as defined in Iowa Code section 423.1, if the place of business for that retail establishment is the subject of a project that was approved by the board.

“Project” means a vertical improvement constructed or substantially improved within a district using new tax revenues. “Project” does not include any of the following:

1. A building, structure, or other facility that is in whole or in part used or intended to be used to conduct gambling games under Iowa Code chapter 99F.
2. A building, structure, or other facility that is in whole or in part used or intended to be used as a hotel or motel if such hotel or motel is connected to or operated in conjunction with a building, structure, or other facility described in paragraph "1" above.

*"Retail business"* means any business engaged in the business of selling tangible personal property or taxable services at retail in this state that is obligated to collect state sales or use tax under Iowa Code chapter 423. However, for the purposes of this chapter, "retail business" does not include a new lessor.

*"Unique nature"* means a quality or qualities of the projects to be developed in a district which, when considered in the entirety, will substantially distinguish the district's projects from other existing or proposed developments in the state. For purposes of this chapter, whether a project is of a unique nature is a subjective and contextual determination that will be made by the board. In determining whether a project is of a unique nature, the board will not necessarily require a project to be entirely without precedent or to be the only one of its kind in the state, but rather the board will evaluate whether the projects to be undertaken in a district will either (1) permanently transform the aesthetics or infrastructure of a local community for the better, including by preserving important historical structures or neighborhoods; or (2) contribute substantially more to the state's economy or quality of life than other similar projects in the state.

*"Vertical improvement"* means a building that is wholly or partially above grade and all appurtenant structures to the building.

#### **Application Instructions:**

1. Before filling out this application form, please read all applicable sections of the Iowa Code and Iowa Administrative Code (rules) <https://www.legis.iowa.gov/docs/aco/chapter/261.200.pdf> and contact the Iowa Economic Development Authority with questions.
2. Only typed or computer-generated applications will be accepted and reviewed. Any material change to the format, questions, or wording of questions presented in this application will render the application invalid and it will not be accepted.
3. Complete Sections A through E of the application fully. If questions are left unanswered or required attachments are not submitted, an explanation must be included.
  - a. It is recommended that hard copies be provided tabbed and bound.
  - b. If you are submitting the pre-application, please submit as much information and analysis as possible, as all pre-applications will be scored for provisional funding decisions.
  - c. If you are submitting the final application, all requested information and attachments must be provided for formal approval.
4. Use clear and concise language.
5. Any inaccurate information of a significant nature may disqualify the application from consideration.
6. The following must be submitted to IEDA, during the annual filing window (March 1 -15) in order to initiate the review process:
  - One original, signed application form and all required attachments
  - 9 hard copies
  - One electronic copy of the application form and all required attachments. Please title the attachment documents with the corresponding instructions.

## **SECTION A – Project and Eligibility**

**Name of Project/District:** Ames Dinosaur Field Station

**Date Submitted:** 3/5/2014 **Pre-application** ☒ **Final application** ☐

**Applicant: (must be a municipality):** City of Ames, Iowa

**Contact Name:** Duane Pitcher, Finance Director, City of Ames, Iowa

**Address:** 515 Clark Ave **City:** Ames **State:** Iowa **Zip:** 50010

**Telephone:** (515) 239-5114 **Email:** dpitcher@city.ames.ia.us

**Federal Identification Number:** 42-6004218

**Size of Proposed District:** 24.4 acres (no more than 25 acres)

**Are the parcels contiguous, physically connected?** Yes ☒ No ☐

**Please describe:** See Exhibits A3-A5

- 1. Please provide an overview of the proposed Iowa Reinvestment District. Please demonstrate in your explanation that the real property will be directly and substantially benefited by development.**

The proposed Iowa Reinvestment District consists of approximately 24 acres of vacant, unused and blighted land in the south section of the City of Ames, Iowa, and the property is currently under contract with the proposed developers of the project. The vacant property is located in an area of Ames with ample visibility and traffic. The property is located directly north of Iowa Highway 30, northeast of the Ames Municipal Airport, and approximately 1-2 miles west of Interstate 35. The proposed property is surrounded by commercial and public development, including the Hunziker Youth Sports Complex, the Ames Dog Park, and the Iowa State University Veterinary School. Consequently, because the property is currently vacant and not being put to its highest and best use, given both proximity to other commercial development and traffic flow, the property provides little or no benefit to the City of Ames or the tax base of the community.

The proposed Iowa Reinvestment District will consist of a mixed-use development, serving as 1 project with 4 separate uses. When fully developed, the District will function as an entertainment, educational, lodging and retail experience not currently available in central Iowa. Led by the unique family attraction provided by the Field Station Dinosaurs, the District will serve a regional and national market with a principal market area within approximately a 5-hour drive time.

- 1. Retail space to be occupied by Menards or a similar tenant**

A Menards store will occupy 13 acres on the district's western portion. The store is designed for 165,000 square feet of building area under roof and a 35,000 square foot garden center. A family-owned company started in 1960, Menards is headquartered in Eau Claire, Wisconsin and has 280 home improvement stores located in Illinois, Indiana, Iowa, Kansas, Kentucky, Michigan, Minnesota, Missouri, Nebraska, North Dakota, Ohio, South Dakota, Wisconsin and Wyoming. Most Menards stores carry a complete selection of name brand merchandise for all home improvement needs including tools and hardware, building materials, appliances, home decor, lawn and garden supplies, and home and patio furniture. Menards creates employment opportunities and economic growth while fulfilling the various home improvement needs of local homeowners, tenants, and business owners

- 2. Destination attraction, consisting of a 4 acre Field Station-Dinosaurs park**

Field Station: Dinosaur park will be similar to its sister site on the east coast. It will feature an indoor museum and outdoor displays and exhibits. Visitors will be able to see up close and life size the dinosaurs that once ruled the Earth. Museum features may include life size dinosaurs, fossil dig, bone yard, skeleton garden, playground, picnic area and gift shop. The planned 4-acre outdoor prehistoric theme park is designed to resemble a dinosaur dig site within the first few weeks of a discovery. The original Field Station: Dinosaur concept was built by Guy Gsell and features a ¾-mile walking tour with 31 life-size animatronic dinosaurs along with interactive exhibits designed to educate children about dinosaurs within the context of the local ecosystem. Local, regional and national scientists will work to ensure that the exhibits encompass the latest theories and discoveries in the fields of paleontology, geology and environmental studies. During the first two seasons of operation at its east coast site, Field Station reported attendance of 113,118 to 135,605 visitors.

A base camp serves as the entry point to Field Station. Visitors receive their “credentials”, a passport which is stamped as they visit and participate in the various games, workshops and shows throughout the park. The Outback Steakhouse Amphitheater is an open area adjacent to the Fire Pit performance space. It features several shows that are performed throughout the day featuring a 15-foot dinosaur puppet. Other amenities are proposed that will be available at this destination and are unique to this location, including zip lines, ropes courses, miniature golf, and babysitting services during Iowa State University events.

The Quarry features a dig site where children dig for fossils. Children discover how to fit fossils together at the Lego tent, and make their own interpretation of what color the dinosaurs may have been at the Crayola tent.

3. Lodging space for use as either a Hotel or dorm-style lodging for overnight and guest trips to the destination attraction.

The 150-room limited-service hotel will primarily support the Field Station: Dinosaurs attraction by providing lodging to out-of-town visitors. Limited-service hotels generally provide such amenities and services as a lobby area, business center, fitness room, small meeting rooms, indoor or outdoor pool and whirlpool, market pantry, guest laundry, free internet access and a complimentary continental breakfast. Limited-service hotels cater primarily to price-sensitive commercial and leisure travelers. Examples of limited-service hotel chains include Fairfield Inn by Marriott, Hampton Inn and Holiday Inn Express.

Again, the 150-room limited-service hotel will support the projected annual attendance at Field Station: Dinosaurs, which is presently forecast at 84,000 during the first year and 112,000 during the second year. At full operation in Year 2 an estimated 65 percent of all visitors to the Field Station: Dinosaurs attraction will be from out of town, or 72,800 people. Out of town visitors will be comprised of 60 percent overnight visitors (43,680 visitors) and 40 percent day trip visitors (29,120 visitors).

Based on a stabilized occupancy rate of 68 percent and an average of 1.8 persons per room, the 150-room hotel will host up to 67,000 guests per year. An estimated 65 percent of the overnight visitors staying at the hotel are expected to visit the Field Station: Dinosaurs attraction, or 43,680 visitors.

4. A restaurant to be occupied by a to-be-named tenant.

This 1+ acre out parcel is planned in front of the hotel along 16<sup>th</sup> Street. The out parcel is designed to accommodate a freestanding restaurant that would be ideally positioned to cater to District visitors, travelers along U.S. Highway 30 and area residents.

The proposed project will have a direct and substantial benefit on the underlying property for a number of reasons, the primary reason being that the currently vacant property will be transformed into both a regional commercial hub and a regional destination attraction, drawing a large number of visitors to Ames and the proposed development. The proposed development is unique: there is only one development of its kind located on the east coast. It will serve as both a catalyst to additional tourist visits and a compliment to the hosts of other destination attractions within the City of Ames, Story County, and the State of Iowa.

The proposed development also provides significant economic returns to the City, the County and the State. This is because a primary objective of the proposed development is to foster economic growth for central Iowa by creating a unique tourism destination capable of catering to a statewide and regional trade area. By elevating Ames and central Iowa's status as a tourism destination, other related businesses and attractions in the area are expected to benefit from the opportunity to capture the increased visitation and spending generated by the Project.

The direct economic impact from the Field Station: Dinosaur, hotel and retail combined are estimated at \$18.1 million at full operational levels. These economic impacts represent net new impacts generated by visitors to the destination attraction and the capture of that new demand by the hotel from the destination attraction, additional hotel guests (not related to the destination attraction), and the new home improvement center. These impacts represent the use proposed uses intended for the property, and mark a stark contrast to the current condition of the vacant property.

In addition, development of the proposed project would generate non-recurring construction impacts. The total capital investment for the project is estimated at approximately \$44.5 million, including land costs. Of this total, an estimated \$36.4 million would generate local economic impacts, as further outlined in the economic impact study. The construction activity, which is anticipated to occur over a one year period, would generate an economic impact of \$50.8 million in Ames and Story County and \$59.7 million statewide, including direct construction costs. This level of activity could support about 430 jobs and \$22.4 million in payroll.

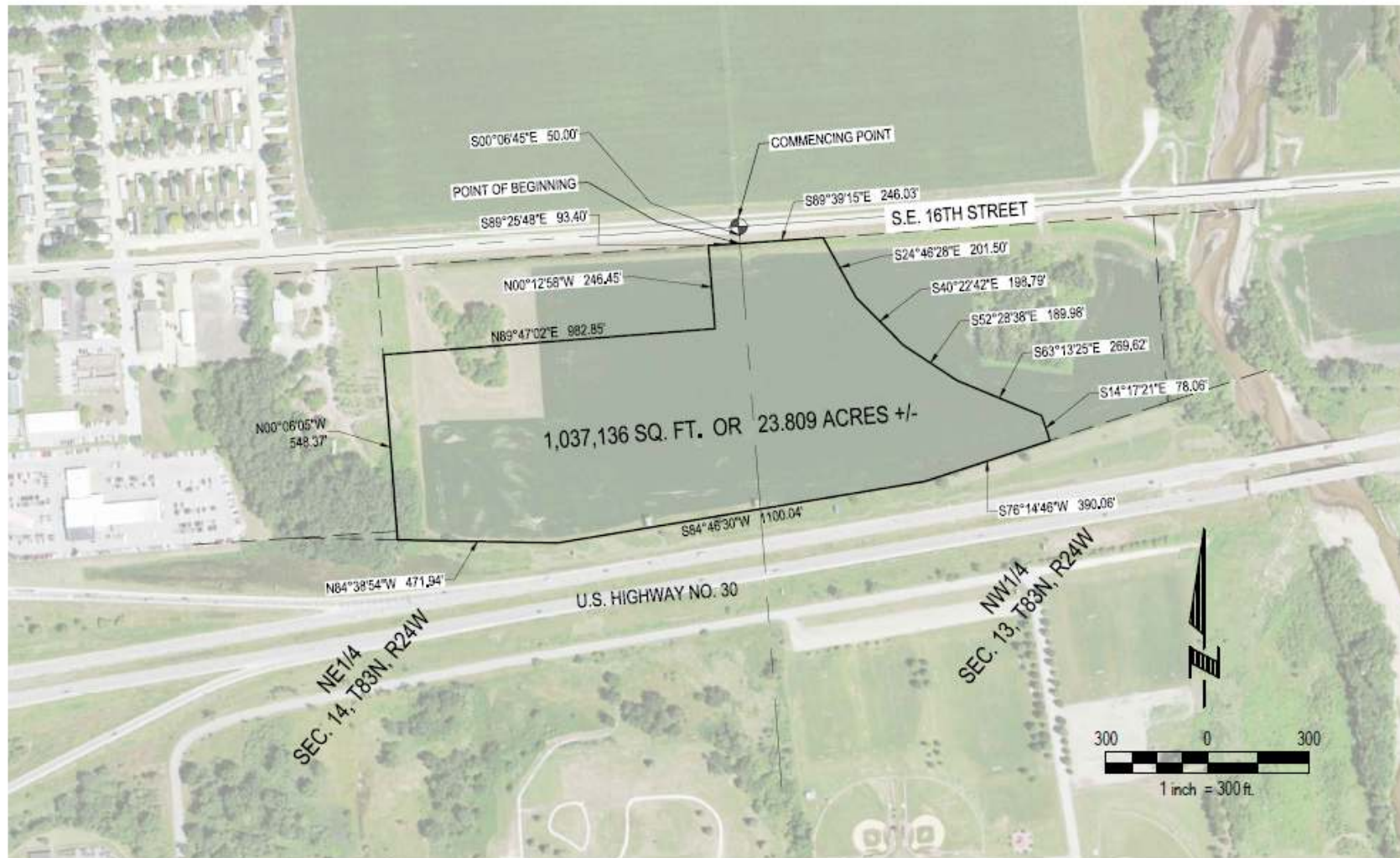
All total, at full operating levels which are anticipated by the second year the project is in full operation, as planned, could create an annual economic impact of \$32.7 million on Ames and Story County and \$37.3 million on the State of Iowa. From these impacts, the District could directly and indirectly support about 440 jobs locally and 480 jobs statewide as well as \$10.5 to \$12.0 million in annual payroll, including jobs and payroll at the Field Station: Dinosaurs attraction, hotel and retail development, as well as jobs created at other local businesses that benefit from visitor spending and from supplier and employee spending. The on-site tax revenues generated from this project are located on Attachment A6.

Following your description, please provide the following attachments:

- A1 – Resolution by the governing body which contains the following: intent to establish an Iowa Reinvestment District, approval of the district plan, and a finding that the area in the proposed district is an area suitable for development
- A2 – Documentation that the district is located within an economic development Enterprise Zone or Urban Renewal area. This should include maps of the existing zone or area and the resolution or ordinance establishing the zone or area.
- A3 – Detailed map of the proposed Iowa Reinvestment District depicting the existing parcels of real estate located in the proposed district. The area must consist of physically connected parcels.
- A4 - A list of the names and addresses of the owners of record of the parcels to be included in the proposed district
- A5 - A legal description of the real estate forming the boundaries of the area to be included in the proposed district
- A6 – Documentation substantiating the explanation that real property will be directly and substantially benefited. This could include expected increase in valuation or other relevant data that lends itself to a quantitative assessment.



**ATTACHMENT A3**  
**MAP OF PROPOSED DISTRICT**



<b>E &amp; A CONSULTING GROUP, INC.</b> Engineering • Planning • Environmental & Field Services 330 North 11th Street, Omaha, NE 68104 Phone: 402.465.4300 Fax: 402.465.2866 <a href="http://www.eandag.com">www.eandag.com</a>	
 Engineering Associates	
<b>MENARD'S &amp; FIELD STATION DINO SAURS</b> AMES, IOWA	
<b>DISTRICT BOUNDARY</b>	
DATE: 08/14/2014 DRAWN: J. J. JENSEN CHECKED: J. J. JENSEN SCALE: AS SHOWN SHEET: 1 OF 1	PROJECT: 14-000000-01 TITLE: DISTRICT BOUNDARY CLIENT: MENARD'S & FIELD STATION DINO SAURS LOCATION: AMES, IOWA



## ATTACHMENT A4

### NAMES AND ADDRESSES OF OWNERS OF RECORD

Name of Current Owner: Hickory Park Inc.

Address of Current Owner: Hickory Park Inc.  
PO Box 765  
Ames, Iowa 50010-0765

Name of Contract Purchaser: MDDS Development, LLC, or assigns

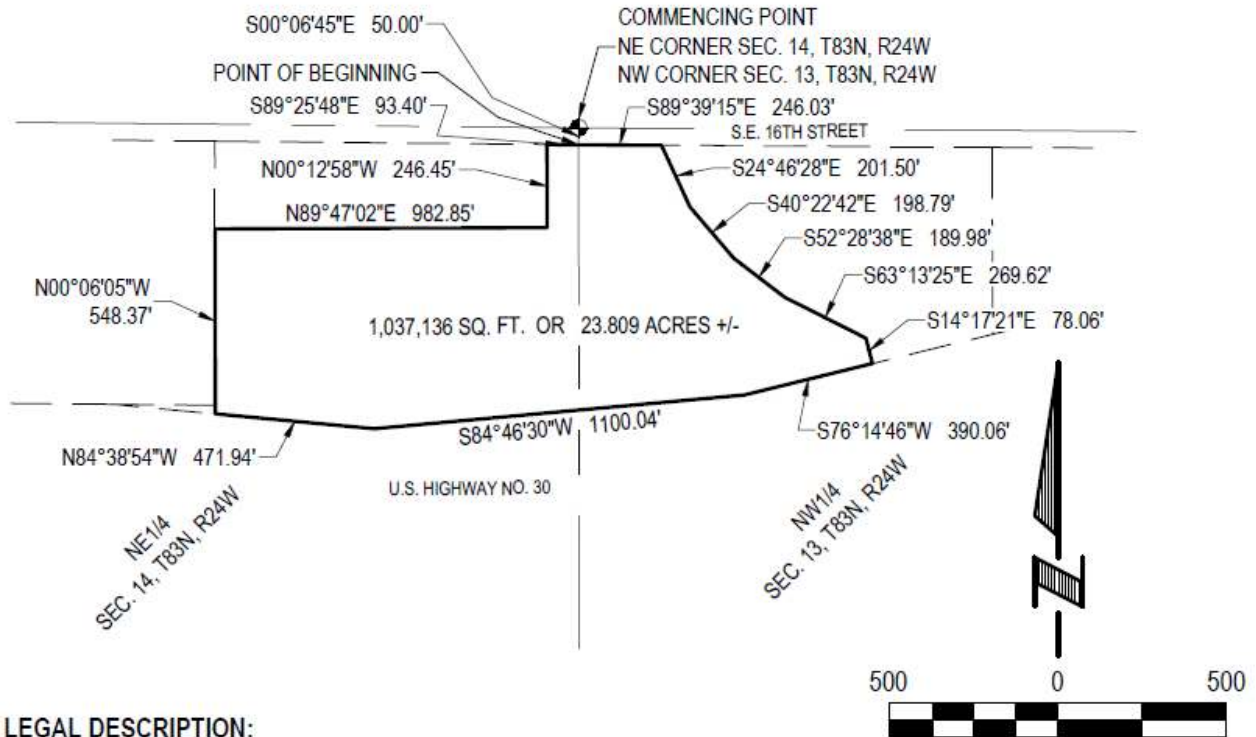
Address of Contract Purchaser: MDDS Development, LLC  
c/o Drew Snyder / Matt Dennis  
Woodsonia Real Estate Group  
2414 North 147<sup>th</sup> Street  
Omaha, Nebraska 68116  
[drew@woodsonia.net](mailto:drew@woodsonia.net)  
(402) 669-1163

Name of Assignee: Iowa Destination Developers, LLC

Address of Assignee: Iowa Destination Developers, LLC  
c/o Rick Worner  
10601 Mission Road  
Leawood, Kansas 66206

# ATTACHMENT A5

## LEGAL DESCRIPTION



### LEGAL DESCRIPTION:

A TRACT OF LAND BEING PART OF THE NE 1/4 OF SECTION 14 AND ALSO PART OF THE NW 1/4 OF SECTION 13, ALL LOCATED IN TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SECTION 14, SAID POINT ALSO BEING THE NW CORNER SAID SECTION 13; THENCE S00°06'45"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID NE 1/4 OF SECTION 14, SAID LINE ALSO BEING THE WEST LINE OF SAID NW 1/4 OF SECTION 13, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF S.E. 16TH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S89°39'15"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF S.E. 16TH STREET, A DISTANCE OF 246.03 FEET; THENCE S24°46'28"E, A DISTANCE OF 201.50 FEET; THENCE S40°22'42"E, A DISTANCE OF 198.79 FEET; THENCE S52°28'38"E, A DISTANCE OF 189.98 FEET; THENCE S63°13'25"E, A DISTANCE OF 269.62 FEET; THENCE S14°17'21"E, A DISTANCE OF 78.06 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30; THENCE S76°14'46"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30, A DISTANCE OF 390.06 FEET; THENCE S84°46'30"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30, A DISTANCE OF 1100.04 FEET; THENCE N84°38'54"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 30, A DISTANCE OF 471.94 FEET; THENCE N00°06'05"W, A DISTANCE OF 548.37 FEET; THENCE N89°47'02"E, A DISTANCE OF 982.85 FEET; THENCE N00°12'58"W, A DISTANCE OF 246.45 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF S.E. 16TH STREET; THENCE S89°25'48"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF S.E. 16TH STREET, A DISTANCE OF 93.40 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 1,037,136 SQUARE FEET OR 23.809 ACRES MORE OR LESS.



### E & A CONSULTING GROUP, INC.

Engineering • Planning • Environmental & Field Services  
330 North 117th Street Omaha, NE 68154 Phone: 402.895.4700 Fax: 402.895.3599

Job No.: P2013.493.001

Date: 02/28/14

Drawn by: FCE

Scale: 1" = 500'

Sht: 1 of 1

PART OF THE  
NE 1/4 SEC. T83N, R24W  
AND ALSO THE  
NW 1/4 SEC. 13, T83N, R 24W  
STORY COUNTY, IOWA

# ATTACHMENT A6

## DIRECT AND SUBSTANTIAL BENEFIT DOCUMENTATION

### PROPERTY VALUE INCREASE

	Taxable Value		Taxable Value after Development					City Tax	
		Dinosaur				Total Taxable	Total Added	Revenues	
Year	Base	Camp	Hotel	Restaurant	Menards	Value	Value	\$0.01085538	
1	\$48,127	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2	\$50,052	\$3,339,250	\$8,122,500	\$1,128,125	\$11,168,438	\$23,758,313	\$23,708,261	\$237,583	
3	\$50,052	\$3,339,250	\$8,122,500	\$1,128,125	\$11,168,438	\$23,758,313	\$23,708,261	\$237,583	
4	\$51,053	\$3,406,035	\$8,284,950	\$1,150,688	\$11,391,807	\$24,233,480	\$24,182,427	\$242,335	
5	\$51,053	\$3,406,035	\$8,284,950	\$1,150,688	\$11,391,807	\$24,233,480	\$24,182,427	\$242,335	
6	\$52,074	\$3,474,156	\$8,450,649	\$1,173,702	\$11,619,643	\$24,718,150	\$24,666,076	\$247,181	
7	\$52,074	\$3,474,156	\$8,450,649	\$1,173,702	\$11,619,643	\$24,718,150	\$24,666,076	\$247,182	
8	\$53,115	\$3,543,639	\$8,619,662	\$1,197,176	\$11,852,036	\$25,212,513	\$25,159,398	\$252,125	
9	\$53,115	\$3,543,639	\$8,619,662	\$1,197,176	\$11,852,036	\$25,212,513	\$25,159,398	\$252,125	
10	\$54,177	\$3,614,512	\$8,792,055	\$1,221,120	\$12,089,077	\$24,716,764	\$24,662,587	\$247,168	
11	\$54,177	\$3,614,512	\$8,792,055	\$1,221,120	\$12,089,077	\$25,716,764	\$25,662,587	\$257,168	
12	\$55,261	\$3,686,802	\$8,967,896	\$1,245,542	\$12,330,859	\$26,231,099	\$26,175,838	\$262,311	
13	\$55,261	\$3,686,802	\$8,967,896	\$1,245,542	\$12,330,859	\$26,231,099	\$26,175,838	\$262,311	
14	\$56,366	\$3,760,538	\$9,147,254	\$1,270,453	\$12,577,476	\$26,755,721	\$26,699,355	\$267,557	
15	\$56,366	\$3,760,538	\$9,147,254	\$1,270,453	\$12,577,476	\$26,755,721	\$26,699,355	\$267,557	
16	\$57,493	\$3,835,749	\$9,330,199	\$1,295,862	\$12,829,026	\$27,290,836	\$27,233,342	\$272,908	
17	\$57,493	\$3,835,749	\$9,330,199	\$1,295,862	\$12,829,026	\$27,290,836	\$27,233,342	\$272,908	
18	\$58,643	\$3,912,464	\$9,516,803	\$1,321,779	\$13,085,607	\$27,836,653	\$27,778,010	\$278,367	
19	\$58,643	\$3,912,464	\$9,516,803	\$1,321,779	\$13,085,607	\$27,836,653	\$27,778,010	\$278,367	
20	\$59,816	\$3,990,713	\$9,707,139	\$1,348,215	\$13,347,319	\$28,393,386	\$28,333,570	\$283,934	
Total									\$4,909,004

Assumptions: Current taxable value is based on the most recent property tax bill. To arrive at assessed value estimates for the District's hotel and retail components after completion of the Project, comparable valuations were used. Current assessed values for such comparable properties in Ames were researched including the 115,664 square foot Lowe's store valued at \$70.50 per square foot and the Country Inn & Suites, Fairfield Inn & Suites, Hampton Inn and Holiday Inn Express limited-service hotels valued at \$34,167 to \$52,763 per room, and Applebee's, Perkins, Red Lobster and Texas Roadhouse valued at \$220 to \$254 per square foot. The assessed value upon completion is estimated at \$3.7 million for the Field Station Dinosaurs, \$9.0 million for the hotel (\$60,000 per room), \$1.25 million for the restaurant (\$250 per square foot) and \$12,375,000 for Menards (\$75 per square foot). At a "rollback" of 90 percent the taxable values are estimated at \$3,339,250 for the Field Station Dinosaurs, \$8,122,500 for the hotel, \$1,128,125 for the restaurant and \$11,168,438 for Menards. Taxable values were escalated at 2.0 percent on odd-numbered years with 2016 the base year.

# ATTACHMENT A6

## DIRECT AND SUBSTANTIAL BENEFIT DOCUMENTATION

### CITY RETAIL SALES REVENUE

Year	Retail Sales					Utility Costs				Total Sales & Utilities	City Tax Revenue 1%
	Dinosaur Camp	Restaurant	Menards	Total Sales		Dinosaur Camp	Hotel	Restaurant	Menards	Utilities	
1	\$2,100,000	\$1,800,000	\$32,000,000	\$35,900,000		\$168,000	\$159,000	\$15,000	\$222,750	\$564,750	\$36,464,750
2	\$2,800,000	\$2,000,000	\$35,000,000	\$39,800,000		\$171,360	\$180,000	\$15,300	\$227,205	\$593,865	\$40,393,865
3	\$2,856,000	\$2,040,000	\$35,700,000	\$40,596,000		\$174,787	\$183,600	\$15,606	\$231,749	\$605,742	\$41,201,742
4	\$2,913,120	\$2,080,800	\$36,414,000	\$41,407,920		\$178,283	\$187,272	\$15,918	\$236,384	\$617,857	\$42,025,777
5	\$2,971,382	\$2,122,416	\$37,142,280	\$42,236,078		\$181,849	\$191,017	\$16,236	\$241,112	\$630,214	\$42,866,292
6	\$3,030,810	\$2,164,864	\$37,885,126	\$43,080,800		\$185,486	\$194,838	\$16,561	\$245,934	\$642,819	\$43,723,619
7	\$3,091,426	\$2,208,162	\$38,642,828	\$43,942,416		\$189,195	\$198,735	\$16,892	\$250,853	\$655,675	\$44,598,091
8	\$3,153,255	\$2,252,325	\$39,415,685	\$44,821,265		\$192,979	\$202,709	\$17,230	\$255,870	\$668,788	\$45,490,053
9	\$3,216,320	\$2,297,371	\$40,203,998	\$45,717,689		\$196,839	\$206,763	\$17,575	\$260,987	\$682,164	\$46,399,853
10	\$3,280,646	\$2,343,319	\$41,008,078	\$46,632,043		\$200,776	\$210,899	\$17,926	\$266,207	\$695,807	\$47,327,850
11	\$3,346,259	\$2,390,185	\$41,828,240	\$47,564,684		\$204,791	\$215,117	\$18,285	\$271,531	\$709,724	\$48,274,408
12	\$3,413,184	\$2,437,989	\$42,664,805	\$48,515,978		\$208,887	\$219,419	\$18,651	\$276,962	\$723,918	\$49,239,896
13	\$3,481,448	\$2,486,749	\$43,518,101	\$49,486,298		\$213,065	\$223,807	\$19,024	\$282,501	\$738,396	\$50,224,694
14	\$3,551,077	\$2,536,484	\$44,388,463	\$50,476,024		\$217,326	\$228,284	\$19,404	\$288,151	\$753,164	\$51,229,188
15	\$3,622,099	\$2,587,213	\$45,276,232	\$51,485,544		\$221,672	\$232,849	\$19,792	\$293,914	\$768,228	\$52,253,772
16	\$3,694,541	\$2,638,958	\$46,181,757	\$52,515,256		\$226,106	\$237,506	\$20,188	\$299,792	\$783,592	\$53,298,848
17	\$3,768,431	\$2,691,737	\$47,105,392	\$53,565,560		\$230,628	\$242,256	\$20,592	\$305,788	\$799,264	\$54,364,824
18	\$3,843,800	\$2,745,571	\$48,047,500	\$54,636,871		\$235,241	\$247,101	\$21,004	\$311,904	\$815,249	\$55,452,120
19	\$3,920,676	\$2,800,483	\$49,008,450	\$55,729,609		\$239,945	\$252,043	\$21,424	\$318,142	\$831,554	\$56,561,163
20	\$3,999,089	\$2,856,492	\$49,988,619	\$56,844,200		\$244,744	\$257,084	\$21,852	\$324,505	\$848,185	\$57,692,385
Total											\$9,590,832

# ATTACHMENT A6

## DIRECT AND SUBSTANTIAL BENEFIT DOCUMENTATION

### STATE RETAIL SALES REVENUE

Year	Retail Sales					Utility Costs				Total Sales & Utilities	State Tax Revenue 6%
	Dinosaur Camp	Restaurant	Menards	Total Sales		Dinosaur Camp	Hotel	Restaurant	Menards		
1	\$2,100,000	\$1,800,000	\$32,000,000	\$35,900,000		\$168,000	\$159,000	\$15,000	\$222,750	\$564,750	\$2,187,885
2	\$2,800,000	\$2,000,000	\$35,000,000	\$39,800,000		\$171,360	\$180,000	\$15,300	\$227,205	\$593,865	\$2,423,632
3	\$2,856,000	\$2,040,000	\$35,700,000	\$40,596,000		\$174,787	\$183,600	\$15,606	\$231,749	\$605,742	\$2,472,105
4	\$2,913,120	\$2,080,800	\$36,414,000	\$41,407,920		\$178,283	\$187,272	\$15,918	\$236,384	\$617,857	\$2,521,547
5	\$2,971,382	\$2,122,416	\$37,142,280	\$42,236,078		\$181,849	\$191,017	\$16,236	\$241,112	\$630,214	\$2,571,978
6	\$3,030,810	\$2,164,864	\$37,885,126	\$43,080,800		\$185,486	\$194,838	\$16,561	\$245,934	\$642,819	\$2,623,417
7	\$3,091,426	\$2,208,162	\$38,642,828	\$43,942,416		\$189,195	\$198,735	\$16,892	\$250,853	\$655,675	\$2,675,885
8	\$3,153,255	\$2,252,325	\$39,415,685	\$44,821,265		\$192,979	\$202,709	\$17,230	\$255,870	\$668,788	\$2,729,403
9	\$3,216,320	\$2,297,371	\$40,203,998	\$45,717,689		\$196,839	\$206,763	\$17,575	\$260,987	\$682,164	\$2,783,991
10	\$3,280,646	\$2,343,319	\$41,008,078	\$46,632,043		\$200,776	\$210,899	\$17,926	\$266,207	\$695,807	\$2,839,671
11	\$3,346,259	\$2,390,185	\$41,828,240	\$47,564,684		\$204,791	\$215,117	\$18,285	\$271,531	\$709,724	\$2,896,464
12	\$3,413,184	\$2,437,989	\$42,664,805	\$48,515,978		\$208,887	\$219,419	\$18,651	\$276,962	\$723,918	\$2,954,394
13	\$3,481,448	\$2,486,749	\$43,518,101	\$49,486,298		\$213,065	\$223,807	\$19,024	\$282,501	\$738,396	\$3,013,482
14	\$3,551,077	\$2,536,484	\$44,388,463	\$50,476,024		\$217,326	\$228,284	\$19,404	\$288,151	\$753,164	\$3,073,751
15	\$3,622,099	\$2,587,213	\$45,276,232	\$51,485,544		\$221,672	\$232,849	\$19,792	\$293,914	\$768,228	\$3,135,226
16	\$3,694,541	\$2,638,958	\$46,181,757	\$52,515,256		\$226,106	\$237,506	\$20,188	\$299,792	\$783,592	\$3,197,931
17	\$3,768,431	\$2,691,737	\$47,105,392	\$53,565,560		\$230,628	\$242,256	\$20,592	\$305,788	\$799,264	\$3,261,889
18	\$3,843,800	\$2,745,571	\$48,047,500	\$54,636,871		\$235,241	\$247,101	\$21,004	\$311,904	\$815,249	\$3,327,127
19	\$3,920,676	\$2,800,483	\$49,008,450	\$55,729,609		\$239,945	\$252,043	\$21,424	\$318,142	\$831,554	\$3,393,670
20	\$3,999,089	\$2,856,492	\$49,988,619	\$56,844,200		\$244,744	\$257,084	\$21,852	\$324,505	\$848,185	\$3,461,543
Total											\$57,544,991

Assumptions: During the first year of operation retail sales for the District are estimated at \$2.1 million for the Field Station: Dinosaurs attraction, \$1,800,000 for the restaurant, and \$32.0 million for Menards. At full operation in Year 2 retail sales generated by the businesses within the District are estimated at \$2.8 million for the Field Station: Dinosaurs attraction, \$2,000,000 for the restaurant and \$35.0 million for Menards. Throughout the remainder of the projection period retail sales were escalated at an average annual rate of 2.0 percent. Water, sewer, storm sewer and electric would be provided to businesses operating within the District and are subject to sales tax. Natural gas is provided by Alliant Energy and is subject to sales tax. First year utility costs are estimated at \$168,000 for the Field Station: Dinosaurs, 4.5 percent of gross revenues translating to \$159,000 for the hotel, \$3.00 per square foot for the restaurant translating to \$15,000, and \$1.35 per square foot translating to \$222,750 for Menards. Year 2 utility costs for the hotel are estimated at \$180,000. Throughout the remainder of the projection period utility costs were escalated at an average annual rate of 2.0 percent.

# ATTACHMENT A6

## DIRECT AND SUBSTANTIAL BENEFIT DOCUMENTATION

### CITY HOTEL/MOTEL TAX REVENUES

Year	Room Revenue	Hotel/Motel Tax Revenue 7%	Distributions		
			Ames CVB 5%	Local Tax Option 1%	General Fund 1%
1	\$3,350,000	\$234,500	\$167,500	\$33,500	\$33,500
2	\$3,800,000	\$266,000	\$190,000	\$38,000	\$38,000
3	\$3,876,000	\$271,320	\$193,800	\$38,760	\$38,760
4	\$3,953,520	\$276,746	\$197,676	\$39,535	\$39,535
5	\$4,032,590	\$282,281	\$201,630	\$40,326	\$40,326
6	\$4,113,242	\$287,927	\$205,662	\$41,132	\$41,132
7	\$4,195,507	\$293,685	\$209,775	\$41,955	\$41,955
8	\$4,279,417	\$299,559	\$213,971	\$42,794	\$42,794
9	\$4,365,006	\$305,550	\$218,250	\$43,650	\$43,650
10	\$4,452,306	\$311,661	\$222,615	\$44,523	\$44,523
11	\$4,541,352	\$317,895	\$227,068	\$45,414	\$45,414
12	\$4,632,179	\$324,253	\$231,609	\$46,322	\$46,322
13	\$4,724,822	\$330,738	\$236,241	\$47,248	\$47,248
14	\$4,819,319	\$337,352	\$240,966	\$48,193	\$48,193
15	\$4,915,705	\$344,099	\$245,785	\$49,157	\$49,157
16	\$5,014,019	\$350,981	\$250,701	\$50,140	\$50,140
17	\$5,114,300	\$358,001	\$255,715	\$51,143	\$51,143
18	\$5,216,586	\$365,161	\$260,829	\$52,166	\$52,166
19	\$5,320,917	\$372,464	\$266,046	\$53,209	\$53,209
20	\$5,427,336	\$379,914	\$271,367	\$54,273	\$54,273
Total		\$6,310,089	\$4,507,206	\$901,441	\$901,441

### STATE HOTEL/MOTEL TAX REVENUES

Year	Room Revenue	State of Iowa Hotel/Motel Tax Revenue 5%
1	\$3,350,000	\$167,500
2	\$3,800,000	\$190,000
3	\$3,876,000	\$193,800
4	\$3,953,520	\$197,676
5	\$4,032,590	\$201,630
6	\$4,113,242	\$205,662
7	\$4,195,507	\$209,775
8	\$4,279,417	\$213,971
9	\$4,365,006	\$218,250
10	\$4,452,306	\$222,615
11	\$4,541,352	\$227,068
12	\$4,632,179	\$231,609
13	\$4,724,822	\$236,241
14	\$4,819,319	\$240,966
15	\$4,915,705	\$245,785
16	\$5,014,019	\$250,701
17	\$5,114,300	\$255,715
18	\$5,216,586	\$260,829
19	\$5,320,917	\$266,046
20	\$5,427,336	\$271,367
Total		\$4,507,206

ASSUMPTIONS: During the first year of operation room revenues for the 150-room limited-service hotel planned for the District are estimated at \$3.35 million. At stabilized occupancy in Year 2, room revenues are estimated at \$3.8 million. Throughout the remainder of the projection period retail sales were escalated at an average annual rate of 2.0 percent.



# ATTACHMENT A6

## DIRECT AND SUBSTANTIAL BENEFIT DOCUMENTATION

### TOTAL BENEFIT SUMMARY OF TAX REVENUES TO CITY AND STATE

Year	City of Ames			Total City Tax Revenues		State of Iowa			Total State Tax Revenues
	Retail Sales & Utilities	Hotel/Motel Tax	Real Property Tax			Retail Sales & Utilities	Hotel/Motel Tax	Personal Income Tax	
1	\$364,648	\$234,500	\$0	\$599,148		\$2,187,885	\$167,500	\$190,909	\$2,546,294
2	\$403,939	\$266,000	\$237,583	\$907,522		\$2,423,632	\$190,000	\$194,727	\$2,808,359
3	\$412,017	\$271,320	\$237,583	\$920,921		\$2,472,105	\$193,800	\$198,622	\$2,864,527
4	\$420,258	\$276,746	\$242,335	\$939,339		\$2,521,547	\$197,676	\$202,594	\$2,921,817
5	\$428,663	\$282,281	\$242,335	\$953,279		\$2,571,978	\$201,630	\$206,646	\$2,980,254
6	\$437,236	\$287,927	\$247,181	\$972,344		\$2,623,417	\$205,662	\$210,779	\$3,039,858
7	\$445,981	\$293,685	\$247,182	\$986,847		\$2,675,885	\$209,775	\$214,994	\$3,100,654
8	\$454,901	\$299,559	\$252,125	\$1,006,585		\$2,729,403	\$213,971	\$219,294	\$3,162,668
9	\$463,999	\$305,550	\$252,125	\$1,021,674		\$2,783,991	\$218,250	\$223,680	\$3,225,921
10	\$473,279	\$311,661	\$247,168	\$1,032,107		\$2,839,671	\$222,615	\$228,154	\$3,290,440
11	\$482,744	\$317,895	\$257,168	\$1,057,807		\$2,896,464	\$227,068	\$232,717	\$3,356,249
12	\$492,399	\$324,254	\$262,311	\$1,078,964		\$2,954,394	\$231,609	\$237,371	\$3,423,374
13	\$502,247	\$330,738	\$262,311	\$1,095,296		\$3,013,482	\$236,241	\$242,119	\$3,491,842
14	\$512,292	\$337,352	\$267,557	\$1,117,201		\$3,073,751	\$240,966	\$246,961	\$3,561,678
15	\$522,538	\$344,099	\$267,557	\$1,134,194		\$3,135,226	\$245,785	\$251,900	\$3,632,911
16	\$532,988	\$350,981	\$272,908	\$1,156,878		\$3,197,931	\$250,701	\$256,938	\$3,705,570
17	\$543,648	\$358,001	\$272,908	\$1,174,558		\$3,261,889	\$255,715	\$262,077	\$3,779,681
18	\$554,521	\$365,162	\$278,367	\$1,198,050		\$3,327,127	\$260,829	\$267,318	\$3,855,274
19	\$565,612	\$372,464	\$278,367	\$1,216,442		\$3,393,670	\$266,046	\$272,665	\$3,932,381
20	\$576,924	\$379,914	\$283,934	\$1,240,772		\$3,461,543	\$271,367	\$278,118	\$4,011,028
Totals	\$9,590,832	\$6,310,089	\$4,909,004	\$20,809,925		\$57,544,991	\$4,507,206	\$4,638,583	\$66,690,780

\*See market study and feasibility study for personal income tax projections



## **SECTION B – District Plan**

1. **In the chart below please list each proposed project within the district and total capital investment associated with the project. Please provide a name for each project that corresponds with references throughout the application. Add additional lines as needed.**

New retail establishments cannot exceed 50% of the total cost expected for the district. At least one project within the district must have a capital investment of \$10 million or more.

<b>Proposed Projects</b>	<b>Total Cost</b>
Ames Destination Development Project	\$48,416,196
	<b>\$48,416,196</b>

2. **Amount of State Assistance Needed \$14,745,587.**

*Note: this amount cannot exceed 35% of the total cost proposed within the District and should be supported by expected tax revenues within the district over 20 years or less.*

3. **Provide a description of how the state assistance will be used within the Reinvestment District, and identify the gap in financing needed to complete the proposed projects in the district.**

Right now, private funding is expected to be \$33,670,609, leaving a financing gap of approximately \$14,745,587. The financing gap will be used to finance costs attributable to the Field Station: Dinosaurs space and partially subsidize costs to construct the proposed parking, site infrastructure, lodging/dormitory and signage on the site.

4. **Provide a detailed description of each project listed in the chart above. With the description, copy the project “Funding Sources and Uses” chart provided below for each project and include it with the project description. Add additional lines to the chart, as needed.**

There will be one mixed-use project with 4 separate uses:

1. Retail space to be occupied by Menards or a similar tenant
2. Destination attraction, consisting of a 4 acre Field Station-Dinosaur park
3. Lodging space for use as either a Hotel or dorm-style lodging for overnight and guest trips to the destination attraction.
4. A restaurant to be occupied by a to-be-named tenant.

Project Name: Ames Destination Development Project			
Funding Uses		Funding Sources	
Site Preparation	\$3,528,360.00	Private Financing	\$33,670,609.00
Building Acquisition	\$4,000,000.00	Tax Revenue Financing	\$14,745,587.00
Building Construction	\$39,237,836.00		
Building Remodeling			
Fixtures			
Architectural Design	\$250,000.00		
Engineering Design	\$250,000.00		
Construction Admin.	\$250,000.00		
Other	\$900,000.00		
Total Project Budget	\$48,416,196.00	Total Funding Sources	\$48,416,196.00

Following your project descriptions and sources and uses, please attach the following:

B1, B2, B3... - A project plan for each project proposed within the district. The project plan should include comprehensive details relating to the project including but not limited to:

- Description and type of project (i.e. new lessor, new retail establishment, public improvement, etc.)
- Expected Timeline
- Detailed budget for the project
- Expected debt associated with each project
- Status of expected financing and financing gap
- Expected state hotel/motel tax and/or state sales tax projections over 20 years. (Provide assumptions and detail related to these projections.)
- Visual aids which enhance the understanding of the project
- Feasibility study conducted by an independent professional
  - Each project feasibility study should include the following, as well as any other pertinent information:
    - Projected annual gross revenues expected as a result of the proposed project
    - Detailed explanation of the economic impact expected as a result of the project
    - Estimate of the number of visitors or customers the project is expected to generate
    - A description of the unique characteristics of the project within the context of the “unique nature” (defined on page 2 of this application)

Project Plans should be numbered and titled attachments to this section. Titles should be consistent with project references throughout the application. Plans should be as thorough as possible.

Legal Tests	Summary	Passed (Y/N)		
50% Test	New Retail Costs must not exceed 50% of Total Project Costs	New Retail	Total Costs	YES
		\$ 20,100,000	\$ 48,416,196	42%
\$10M Test	At least one of the new proposed projects within district must have \$10M in capital investment	Menards	Requirement	YES
		\$ 15,000,000	\$ 10,000,000	
35% Test	Total Amount of Remitted Tax Revenues cannot exceed 35% of Total Project Costs	State Financing	Total Costs	YES
		\$ 14,745,587	\$ 48,416,196	30%

**4. Expect debt associated with each project**

DEBT ASSOCIATED WITH PROJECT			
Public Financing	Private Debt	Private Equity	Total
\$ 14,745,587	\$ 23,569,426.30	\$ 10,101,182.70	\$ 48,416,196

**5. Status of expected financing and financing gap**

**Status of Financing:**

We have received preliminary interest from lenders who are excited about the proposed project and have expressed an interest to provide financing for the redevelopment. The developers have developed a number of similar projects and have a number of lenders who are interested in providing financing for this type of destination attraction.

**Gap Analysis:**

With a substantial amount of space being dedicated to a destination attraction run by a 501C3 non-profit, there is a significant gap in financing. With a few exceptions (e.g., Disney World), this is a common with all destination developments. Hence, why these types of attractions are rare. Although these attractions can operate successfully, they require significant subsidies to develop and construct. Therefore, the project presently has two financing gaps:

First, the costs associated with Field Station: Dinosaurs requires a full subsidy. In order to allow the project to operate successfully, it cannot be burdened with capital debt. Thus, land, infrastructure, hard construction costs, and soft construction costs attributable to the Field Station: Dinosaurs attraction must be covered by public financing.

Second, although limited-service hotels can and do operate with capital debt and without subsidy, a partial subsidy is needed in order to enable successful operations of the destination attraction. In other words, a limited-service hotel that caters to a destination attraction loses room nights and room values to accommodate the destination attraction. For example, room nights will need to be blocked off to support events at the Field Station: Dinosaurs attraction. Subsidies will need to be provided in order to accommodate attraction events, such as summer camps and similar lodging requirements, and for higher capital costs for the facility based on features outside of the scope of traditional limited-service hotels, such as enhanced dining room features based on the camp component to accommodate Field Station: Dinosaurs visitors. Consequently, normal hotel operations are disrupted and a partial subsidy is required to allay and minimize lost revenues in order to accommodate the destination attraction.

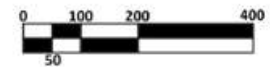
**6. Expected state hotel/motel tax and/or state sales tax projections over 20 years. (Provide assumptions and detail related to these projections.)**

7. Visual aids which enhance the understanding of the project



**MENARD'S & FIELD STATION DINOSAURS**  
Ames, IA

Scale: 1" = 200'  
2/27/2014





Stegosaurus

# The Heartland Dinosaur Museum

Produced by Field Station: Dinosaurs

An Opportunity 65 Million Years in the Making



Opening July 15, 2015



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- 11. The Story and Science of Dinosaurs
- 15. Annual Paleo Festival and National Dinosaur Camp
- 18. Management
- 20. Conclusion



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## **The Heartland Dinosaur Museum**

will be a world-class science museum that explores the paleontological history of Iowa and the Midwest.

The museum's mission is to teach children and their families lessons about the world today using the science and story of the dinosaurs and to create the next generation of great American scientists.

Working with scientists from Iowa State University, the University of Iowa, the University of Kansas, and the Academy of Natural Sciences in Philadelphia, we will create an immersive, interactive and entertaining scientific exhibition that appeals to family audiences while highlighting the mystery and adventure of scientific discovery.

Field Station: Dinosaurs, in collaboration with Oppenheimer & Co, Inc, will produce a major regional, not-for-profit science museum and park in Ames IA designed to attract tourism and drive business to local hotels, retail stores and restaurants. The Museum will be a community asset designed to serve the educational needs of the region.

Field Station: Dinosaurs is the ideal partner for this project; our management team has created, produced and launched some of the best known and highly acclaimed science-themed exhibits and attractions in the country, including the World Science Festival, Discovery Times Square and Field Station: Dinosaurs. Guy Gsell, our executive producer, has 20+ years in not-for-profit management and fundraising including a successful \$21 million capital campaign at the Two River Theater in Red Bank, NJ.

*The Heartland Dinosaur Museum* will be designed with a firm foundation in the world of science, an understanding of a child's imagination and a Broadway producer's flare for spectacle.

## **The Story and Science of Dinosaurs**

*The Heartland Dinosaur Museum* will feature a 7,000 square foot science exhibit titled "On the Shores of the Great Inland Sea" which will explore the rich dinosaur history of the Midwest. The Museum will also house an outdoor dinosaur exhibit with 24 meticulously crafted, full-sized dinosaurs with state-of-the-art, robotics, a "paleontologist training center" featuring a ropes course and dig site. Each summer the Museum will host The Annual Paleo Festival and National Dinosaur Camp - an outdoor scientific adventure created specifically for curious children and their families.

Field Station: Dinosaurs is one of the most recognized dinosaur brands in the country and has been featured on *Good Morning, America*, *Nightline*, *Fox & Friends* and in press outlets ranging from *The New York Times*, *The Wall Street Journal* and *Businessweek* to *The Huffington Post* and *Maxim*.

Our success is based on our company's ability to conceptualize and produce high quality dinosaur attractions at a competitive price and to support the exhibitions with educational programming, technical assistance, and proven marketing strategies and collateral. In addition to the Museum in Ames, Field Station: Dinosaurs is producing an attraction at Six Flags Great Escape theme park in 2015 with plans to expand into additional Six Flags affiliated properties over the next five years.

## Executive Summary





## Our Demographic

### Families with children

We define our market as families with children between the ages of three and eleven. Our programming will serve students from pre-K -8th Grade, summer camp groups and daycare centers. *The Heartland Dinosaur Museum* will attract guests from an expanded regional base. Based on our experience at Field Station: Dinosaurs in Secaucus, NJ, we expect visitors to be predominately wealthy (49% report HHI over \$100K), educated (51% with a college degree or higher).

Field Stations: Dinosaurs will aid the Museum in the preparation of the marketing and public relations plan, including an extensive grassroots and regional media campaign, to promote the exhibition and camp to visitors aligned with its key demographic audience, while reaching out to underserved and economically disadvantaged populations.

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# The Right Team.

## Executive Producer

The Museum's development team will be led by Field Station: Dinosaur's Executive Producer Guy Gsell. Mr. Gsell has produced educationally themed theater, live events, and exhibits in a career that spans thirty years and three continents.

As the Executive Producer of Field Station: Dinosaurs, Mr. Gsell developed a world-class, science theme park that combines live entertainment, animatronic dinosaurs and educational programming. In its first two years, the park has welcomed over 250,000 visitors representing all fifty states, Europe, Asia and Africa.

As founding director of Discovery Times Square in Manhattan, Mr. Gsell was responsible for all aspects of the venue's start-up from conceptualization, through construction and launch - creating from scratch a major New York tourist attraction.

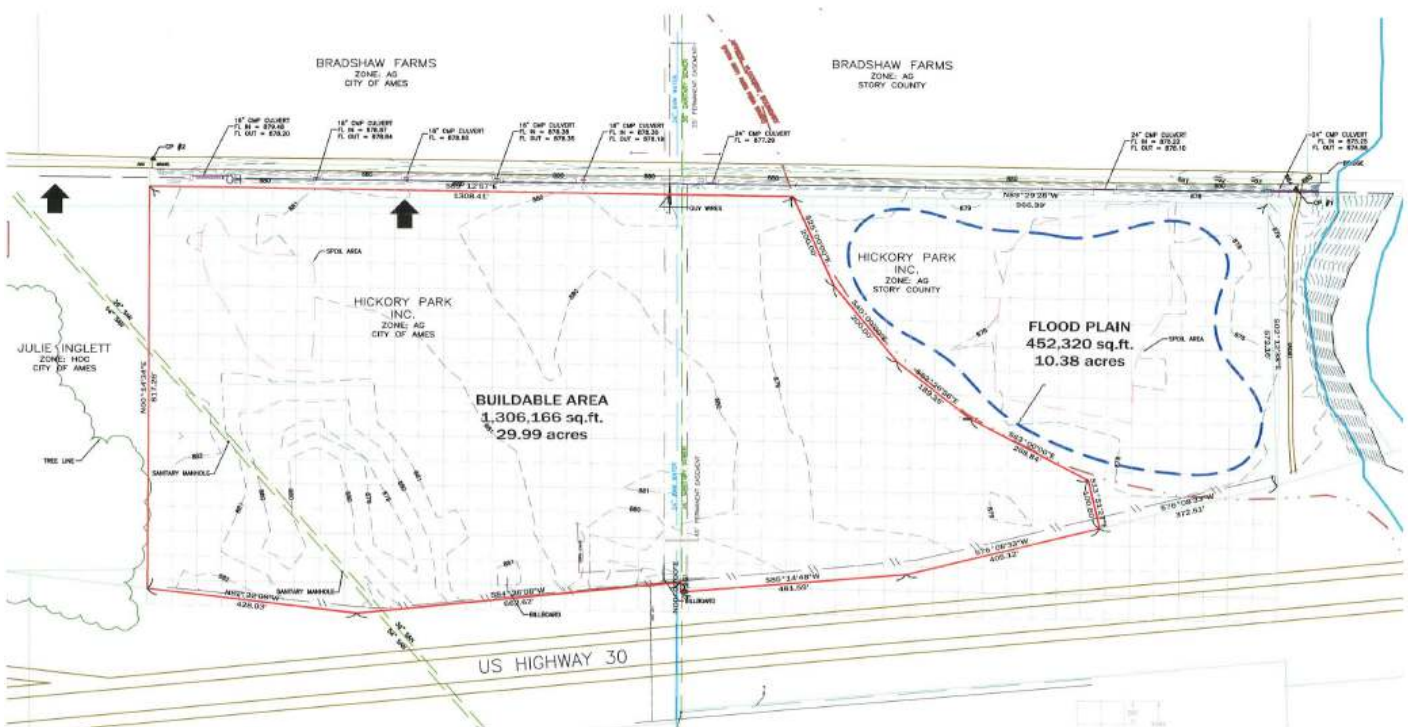
For six years, Mr. Gsell was Managing Director of the not-for-profit Two River Theater Company in Red Bank, New Jersey, where he took a small professional theater with an annual audience of 8,000 and operating budget of less than \$1 million and turned it into a major regional entertainment center with an audience of 54,000 and annual operating budget of \$4.2 million.

Mr. Gsell will lead a team that includes some of the most creative design and engineering minds in the country, with extensive experience in theme parks (Six Flags), museums (The Field Museum, Denver Museum of Nature & Science), Broadway (*Shrek*, *Addams Family*), network television (NFL Draft, *Good Morning, America*), film (*A Beautiful Mind*, *Tower Heist*) and live entertainment (Radio City Music Hall, Fox TV live events.)



Museum Location

*The Heartland Dinosaur Museum will be built at 900 SE 16<sup>th</sup> Street in Ames, Iowa. Located just north of Highway 30, the Museum will be visible to more than 15,000 vehicles that pass through Ames each day.*





## Site Plan for The Museum



Using grain bins and army temper tents for learning and playing space, we will create a science-theme exhibit and family attraction that is unlike any other and fits perfectly in the heartland.



## Production Schedule

With an accelerated production schedule, we will open to the public within 400 days. With the completion of the hotel, we will celebrate the Grand Opening of *The Heartland Dinosaur Museum* on Wednesday, July 15, 2015.

	Task	Duration	Business Days	Start	Finish
1	Field Station: Dinosaurs - Ames, IA	380		Tues, July 1, 2014	Wed, July 15, 2015
2	Conceptual Plans	34	23	Tues, July 1, 2014	Sun, Aug 3, 2014
3	Preliminary Plans and Specs	49	34	Mon, Aug 4, 2014	Sun, Sept 21, 2014
4	Final Plans	49	34	Mon, Sept 22, 2014	Sun, Nov 9, 2014
5	Permits	84	55	Mon, Nov 10, 2014	Sun, Feb 1, 2015
6	Construction	105	90	Mon, Feb 2, 2015	Sun, May 17, 2015
7	Attraction Installation	56	48	Mon, May 4, 2015	Sun, June 28, 2015
8	Scenic Elements and Dressing	14	12	Mon, June 22, 2015	Sun, July 5, 2015
9	Staff Training and Press Events	9	7	Mon, July 6, 2015	Tues, July 14, 2015
10	Grand Opening			Wed, July 15, 2015	Wed, July 15, 2015
		400	303		

					July 2014	Aug 2014	Sept 2014	Oct 2014	Nov 2014	Dec 2014	Jan 2015	Feb 2015	March 2015	April 2015	May 2015	June 2015	July 2015
Task	Duration	Business Days	Start	Finish	days until opening												
1 Field Station: Dinosaurs - Ames, IA	380		Tues, July 1, 2014	Wed, July 15, 2015	379	348	318	287	257	226	195	167	136	106	75	45	15
2 Conceptual Plans	34	23	Tues, July 1, 2014	Sun, Aug 3, 2014													
3 Preliminary Plans and Specs	49	34	Mon, Aug 4, 2014	Sun, Sept 21, 2014													
4 Final Plans	49	34	Mon, Sept 22, 2014	Sun, Nov 9, 2014													
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9 Staff Training and Press Events	9	7	Mon, July 6, 2015	Tues, July 14, 2015													
10 Grand Opening			Wed, July 15, 2015	Wed, July 15, 2015													
	400	303															

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## Shared Objectives

1. Produce a world class, family-friendly, not-for-profit Museum and interactive dinosaur attraction using state-of-the-art robotic technology
2. Create a regional educational entertainment destination for young families, schools and camps
3. Build an overnight dinosaur science camp for children and their families
4. Deliver a quality educational experience for students and families from throughout the greater Ames-Des Moines area
5. Ensure that the attraction is responsibly planned and designed to be economically operated, maintained and easily managed
6. Design and implement a marketing and public relations plan for the exhibition that builds national awareness of the National Dinosaur Camp, and establishes Ames as a destination for family learning and entertainment
7. Design and implement an operational plan for the exhibition that encourages guests to shop, dine and stay in Ames during their visit

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## Responsibilities

### Field Station: Dinosaurs

1. Design, build and install a unique, world-class indoor and outdoor Museum featuring life-sized animatronic dinosaurs, exhibit lay-outs, scenic elements, aural environments and other materials necessary for the creation of an exciting, immersive and interactive experience
2. Establish a not-for-profit organization by forming a board of trustees, securing key employees, and identifying grant opportunities and potential funders.
3. Create an Annual Paleo Festival and National Dinosaur Camp – an overnight science adventure camp for children and their families
4. Develop and implement the marketing and promotional plans for the Museum with attention towards maximizing attendance, building regional awareness of *The Heartland Dinosaur Museum* and National Dinosaur Camp as a family educational destination
5. Provide an educational experience aligned with the CORE curriculum standards of Iowa and the US Department of Education's current STEM recommendations for students grade K-8
6. Prepare the Start-up and Operational budgets for the Museum
7. Act as consultants and advisors to the staff and board of trustees for the first year of the Museum's operation.
8. Consult, communicate and work cooperatively with area educators, community leaders and local government on all aspects of the project



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## The Story and Science of Dinosaurs



### *The Heartland Dinosaur Museum*

*The Heartland Dinosaur Museum* will be a world-class dinosaur exhibition, educational center and family attraction with a firm foundation in the world of science, an understanding of a child's imagination and a Broadway producer's flair for spectacle.

We will build a unique dinosaur exhibition featuring:

- artistically rendered animatronic dinosaurs with state of the art robotics,
- an indoor exhibit with dinosaur skeletons and fossils
- an annual summer Paleo Festival with overnight science adventure camp for children and their families
- educational programming aligned with Iowa's core curriculum,
- a family picnic area with a fire pit,
- a movie tent,
- a gift shop, and
- a fossil dig-site.

We will create an immersive, fun, educational, and entertaining experience for every visitor.

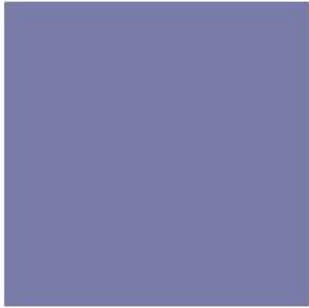


## The Dinosaurs

The dinosaurs at *The Heartland Dinosaur Museum* in Ames will be an enhanced version of the same magnificent, beautifully rendered dinosaurs that have been wowing children and generating press at Field Station: Dinosaurs in New Jersey.







## Field Station: Dinosaurs

One of the most recognized dinosaur brands in the country.

### Featured on:

- Good Morning, America
- Nightline
- Fox & Friends
- *The New York Times*
- *The Wall Street Journal*
- *Businessweek*
- The Huffington Post



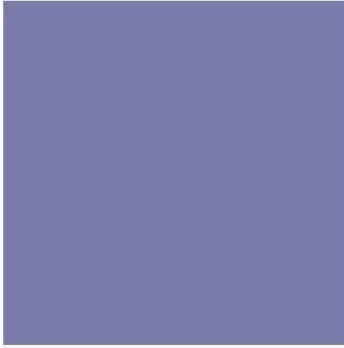
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## New Jersey, Iowa, and upstate New York

Our success is based on our company's ability to conceptualize and produce high quality dinosaur family attractions at a competitive price and to support the exhibitions with educational programming, technical assistance, and proven marketing strategies and collateral.

In addition to our flagship park in New Jersey and *The Heartland Dinosaur Museum* in Ames, Field Station: Dinosaurs is producing an attraction at Six Flags Great Escape theme park in 2015 with plans to expand into additional Six Flags properties over the next five years.





## Annual Paleo Festival and National Dinosaur Camp

The dinosaurs come alive each June as *The Heartland Dinosaur Museum* kicks off the summer with its **Annual Paleo Festival**.



This 10-week summer celebration features special guest scientists and paleontologists from Iowa State University and the University of Kansas. Fun and engaging Trail Talks will cover the topics of environmental science, geology and paleontology. The Dinosaur Troubadour will lead the singing (and the dancing) while teaching kids about everything from what the dinosaurs ate to the link between dinosaurs and birds.

**National Dinosaur Camp** will be an adventure-filled summer jam-packed with outdoor exploring and scientific discoveries. Dinosaur Camp includes:

- Paleontology Training
- Plaster Casting of Fossils
- Geology and Dinosaur History of Iowa
- Fossil Hunting at the Fossil and Prairie Park Preserve and Center in Floyd County
- River tubing in the beautiful Des Moines River Valley
- Dinosaur Games including Raptor Feud and Mesozoic Concentration plus Nighttime Flashlight Scavenger Hunt
- Campfire with s'mores, songs and the Dinosaur Dance Party
- Daily morning swim in the Hotel pool

National Dinosaur Camp is open all summer with new campers arriving each week. Children camp during the week or bring their families along for the weekend. Children Campers sleep over five nights in the Hotel (Sun-Fri) and Family Campers stay for two nights (Fri-Sun).





Jason Schein  
Paleontologist  
NJ State Museum



## Educational Programming

Educational programming designed for *The Heartland Dinosaur Museum* will be aligned with the Core Curriculum Content Standards in Science Practices, Life Science and Earth Systems Science for the State of Iowa.

Modeled on our successful collaboration with the New Jersey State Museum, we will work closely with scientists and paleontologists from Iowa State University and the University of Kansas to ensure quality in our educational programming and overnight camp.

## Teachers are talking...

After 10 years of teaching kindergarten, I have finally found a class trip that my entire class truly enjoyed! They LOVED every moment of the trip. Our tour guide was patient and professional. The facility was cleaned and well maintained. We could have spent hours more there! We will be back!" - Christ the King, Manville, NJ

"We wanted to tell you what a WONDERFUL time we had on our field trip yesterday. It was so well organized, thanks to the terrific staff! It was a pleasure working with you in planning this awesome field trip for our third grade classes." - Lynn Crest School, Colonia, NJ



## More than just Dinosaurs

In addition to the dinosaur exhibition and dinosaur camp, *The Heartland Dinosaur Museum* will feature a fossil dig site, a picnic area and Fire Pit, a gift shop and movie tent.

*The Heartland Dinosaur Museum* will host school groups, summer camps and special events like Scout Day and birthday parties.

### Ropes Course

With double levels, the Sky Trail Navigator stands 32' high and features a zip track for those daring enough. Sky Tykes, a smaller rope course created specifically for children ages 2 to 7 years old, tucks in below the Navigator for maximum family participation and maximum use of space.

### Fossil Dig-Site

Buried treasures await discovery in the Museum's dig site. Giant dinosaur skeletons and prehistoric fossils lurk beneath the surface just waiting to be unearthed by our youngest scientists - ages 2 through 8.

### Dinosaur Movies

*The Heartland Dinosaur Museum* will have a movie venue that will seat 50-60 guests. Each week, campers will be entertained by one of the best dinosaur movies of all time.





## Guy Gsell Executive Producer

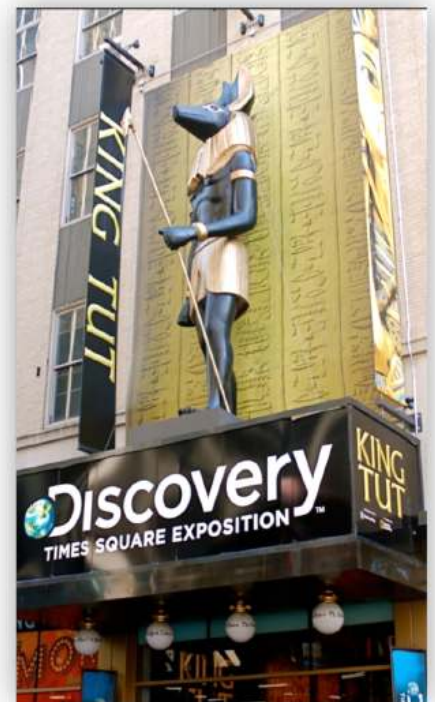


The management team is led by Executive Producer Guy Gsell, the founder of Field Station: Dinosaurs, a science theme park in Secaucus, New Jersey.

Mr. Gsell has produced educationally themed theater, live events, and exhibits in a career that spans thirty years and three continents.

Mr. Gsell created Field Station: Dinosaurs, a world-class, family friendly science theme park. The Field Station has been named the Best Local Theme Park by *Time Out/NY* and the second best Dinosaur Theme Park in the world by *Fox News*.

As founding director of Discovery Times Square, a 40,000sf exhibition hall in the former New York Times building in Manhattan, Mr. Gsell was responsible for all aspects of the venue's start-up from conceptualization, through construction and launch - creating from scratch a major New York tourist attraction.



Mr. Gsell was a Producer at the prestigious World Science Festival in New York City.

As Managing Director of the not-for-profit Two River Theater Company he took a small professional theater with an operating budget of less than \$1 million and turned it into a major regional entertainment center with an audience of 54,000 and annual operating budget of \$4.2 million.

While in Red Bank, Mr. Gsell oversaw the planning, construction and launch of the new state-of-the-art \$21,000,000 Two River Theater building.





Our management team has a track record of success developing and managing similar projects in the entertainment and exhibition industry. Our dinosaur educational programs and exhibition are unlike any other in the country. The audience is demographically suited to *The Heartland Dinosaur Museum* in Ames.

Field Station: Dinosaurs will set up the not-for-profit organization, establish the board of trustees and key staff, and develop relationships with area educators, community leaders, local government, and potential funders to secure a successful launch of the museum.

Field Station: Dinosaurs will produce and oversee the management of the first season, the Annual Paleo Festival and National Dinosaur Camp for the Museum. Field Station: Dinosaurs will commit the full weight of its marketing and press team for the successful launch of *The Heartland Dinosaur Museum* in Ames, Iowa.

## Conclusion



**Sixty five million years ago dinosaurs ruled the earth.  
We're bringing them back!**

Field Station: Dinosaurs  
973.748.4561 • [fieldstationdinosaurs.com](http://fieldstationdinosaurs.com)  
Office: 365 Broad Street, Bloomfield, NJ 07003  
Park: One Dinosaur Way, Secaucus, NJ 07094



**ECONOMIC IMPACTS  
OF THE AMES REINVESTMENT AREA**

**PREPARED BY:**

**APPLIED ECONOMICS  
11209 N. TATUM BOULEVARD, SUITE 225  
PHOENIX, AZ 85028**

**February 2014**

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## 1.0 INTRODUCTION

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Applied Economics was retained by Canyon Research Southwest to prepare an economic impact analysis of the proposed Ames Reinvestment District in Ames, Iowa. The impact analysis includes the economic impacts of the operations of the Field Station: Dinosaurs attraction, a hotel and new retail space, as well as visitor impacts associated with off-site spending at other establishments in the county.

The proposed 24 acre project would include a 150 room limited service hotel, 200,000 square feet of retail space that would be occupied by a Menards home improvement center, a 5,000 square foot restaurant and a 4 acre Field Station: Dinosaurs attraction with both indoor and outdoor exhibit space. All total, the proposed development could create an annual economic impact of \$32.2 million on Story County and \$36.6 million on the State of Iowa at full operational levels. This includes the impact of operations at the Field Station: Dinosaurs, hotel and retail space in the project, as well as the impacts of new visitor spending in the surrounding area.

The analysis presented here details the impacts of the proposed project on Story County and also on the State of Iowa. It includes the economic impacts of construction and operations.

The information and observations contained in this report are based on our present knowledge of the components of development, and of the current physical, socioeconomic and fiscal conditions of the affected areas. Estimates made in this analysis are based on hypothetical assumptions, and the current economic structure of the region. However, even if the assumptions outlined in this report were to occur, there will usually be differences between the estimates and the actual results because events and circumstances frequently do not occur as expected. This analysis is based on the best available information and is intended to aid in quantifying the project's impacts on the local economy. In no way will Applied Economics be held responsible or have any liability or be subject to damages as a result of this analysis. This report may be used only for the purposes that it was intended.

## 2.0 IMPACT SUMMARY

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The proposed development detailed in this analysis would provide significant economic and revenue benefits to the region and state. These positive impacts include the following:

- All total, the project could have an economic impact of over \$32.2 million on Story County at full operating levels, which are anticipated by the second year. Economic impacts measure the effects of economic stimuli or new demand for goods and services in the local economy. New demand in this case is created by the dinosaur attraction and hotel, and the additional visitor spending they will support. The secondary impacts of supplier expenditures by these businesses, employee spending and visitor spending are called multiplier effects. Multiplier effects are a way of representing the larger effects on the local economy of an initial increase in demand.
- This project could directly and indirectly support about 430 jobs locally and 460 jobs statewide as well as \$9.3 to \$10.8 million in annual payroll, including jobs and payroll at the Dinosaur Camp, hotel and retail development, as well as jobs created at other local businesses that benefit from visitor spending and from supplier and employee spending.
- The Field Station: Dinosaurs would operate from April through October and directly employ approximately 20 people, including three year round staff, with an estimated payroll of \$278,000 per year. The hotel would directly employ about 25 people with an estimated payroll of \$605,000 per year. The home improvement center would support an additional 200 employees and \$3.3 million in payroll, and the restaurant would have 20 employees with a payroll of \$400,000. The direct annual economic impacts at the Field Station: Dinosaurs, hotel, restaurant and retail combined are estimated at \$18.5 million at full operational levels. These economic impacts represent net new impacts generated by visitors to the dinosaur attraction and the capture of that new demand by the hotel, additional hotel guests not related to the dinosaur attraction, and the new home improvement center.
- The businesses in the Ames Reinvestment District would make local supplier purchases that would support additional economic activity beyond the direct impacts listed above. Also, their employees would spend a portion of their income locally, creating economic impacts at other local businesses. The new demand created by supplier purchases and employee spending would result in annual indirect and induced impacts of \$8.5 million in Story County, supporting about 70 jobs total. This is over and above the direct impacts of the project.
- In addition, the visitors to the Field Station: Dinosaurs and other guests at the hotel would spend money in the community on retail, restaurants and entertainment. Annual off-site visitor spending is estimated at \$3.7 million. This spending would create an economic impact of \$5.3 million, in addition to the operations impact of the hotel, dinosaur attraction and home improvement center.
- The project would also generate non-recurring construction impacts. Construction costs for the project are estimated at \$44.5 million, including land costs. Of this total, an estimated \$36.4 million would generate local economic impacts. This construction activity, which is anticipated to occur over a one year period, would generate an economic impact of \$50.8 million in Story County and \$59.7 million statewide, including direct construction costs. This level of activity could support about 430 jobs and \$22.4 million in payroll.



**FIGURE 1**  
**SUMMARY OF RESULTS**  
**AMES REINVESTMENT DISTRICT**

<b>Development Profile</b>	
Hotel Rooms	150
Retail Space (Sq Ft)	200,000
Restaurant (Sq Ft)	5,000
Field Station: Dinosaurs (Acres)	4
Direct Jobs	265
Direct Annual Payroll	\$4,553,000
<b>Annual Visitor Impacts</b>	
Annual Dinosaur Camp Overnight Vistors	43,680
Annual Dinosaur Camp Day Trip Vistors	29,120
Other Hotel Guests	23,334
On-Site Annual Spending <sup>1</sup>	\$8,440,796
Off-Site Annual Visitor Spending <sup>1</sup>	\$3,731,749
<b>Annual Economic Impacts of Operations*</b>	
Total Output	\$32,195,233
Total Personal Income	\$9,334,436
Total Jobs	434
<b>Construction Impacts *</b>	
Direct Construction Expenditures	\$36,350,000
Total Economic Impacts of Construction	
Output	\$50,787,618
Personal Income	\$9,881,243
Jobs	353

Source: Applied Economics.

\*Represents impacts on Story County.

<sup>1</sup> Off-Site visitor spending refers to spending at restaurants, retail, etc. outside the development. On-Site spending refers to spending by dinosaur camp visitors for retail and entertainment within the development.

### 3.0 ECONOMIC IMPACT RESULTS

The economic benefits resulting from the proposed hotel, retail and entertainment development in Ames include one-time construction impacts, on-going operations impacts and visitor impacts. These impacts are quantified in terms of direct and indirect jobs, personal income and economic activity, or output, that would be generated by the project. Economic impacts measure the effects of economic stimuli or expenditures in the local economy. Indirect impacts are the result of the multiplier effect and capture supported supplier and consumer businesses and their employees in Ames and statewide that benefit from this economic stimuli.

#### Construction Impacts

Total personal income, or payroll, from construction and the total increase in economic activity from new construction expenditures are shown in Figure 2. These impacts are projected to occur during the construction phase of the project.

The project would result in total constructions costs of about \$44.5 million, of which \$36.4 million would create local economic impacts. The multiplier effect of this construction spending on the county could result in a total increase in economic activity of about \$50.8 million, or an increase of \$59.7 million statewide. The approximately 350 local direct and indirect jobs created by this construction project could result in close to \$9.9 million in personal income generated in Story County during the construction period. Total construction impacts include local supplier purchases and employee spending impacts.

**FIGURE 2  
CONSTRUCTION IMPACTS OF AMES REINVESTMENT DISTRICT**

	Direct			Total		
	Construction Expenditures	Jobs	Personal Income	Output	Jobs	Personal Income
<b>Story County</b>						
Hotel	\$15,250,000	98	\$6,787,051	\$21,291,575	152	\$3,974,950
Restaurant	\$1,000,000	6	\$445,053	\$1,396,169	10	\$260,652
Home Improvement Store	\$15,000,000	96	\$6,675,788	\$20,942,533	150	\$3,909,787
Dinosaur Camp	\$4,100,000	26	\$1,824,715	\$5,724,292	41	\$1,068,675
Soft Costs	\$1,000,000	10	\$518,911	\$1,433,050	14	\$667,178
<b>Total</b>	<b>\$36,350,000</b>	<b>227</b>	<b>\$16,251,517</b>	<b>\$50,787,618</b>	<b>353</b>	<b>\$9,881,243</b>
<b>State of Iowa</b>						
Hotel	\$15,250,000	98	\$6,787,051	\$25,057,510	186	\$9,313,516
Restaurant	\$1,000,000	6	\$445,053	\$1,643,115	12	\$610,722
Home Improvement Store	\$15,000,000	96	\$6,675,788	\$24,646,731	183	\$9,160,835
Dinosaur Camp	\$4,100,000	26	\$1,824,715	\$6,736,773	50	\$2,503,962
Soft Costs	\$1,000,000	10	\$518,911	\$1,625,932	15	\$762,428
<b>Total</b>	<b>\$36,350,000</b>	<b>227</b>	<b>\$16,251,517</b>	<b>\$59,710,062</b>	<b>430</b>	<b>\$22,351,462</b>

Source: Applied Economics.

\* Soft costs excludes development fees, taxes and insurance that do not create local economic impacts. Land costs are also excluded.

## **Operations Impacts**

The operations analysis captures the impacts of operations for the Field Station: Dinosaurs, hotel and home improvement center. The economic impact results presented here are grouped into direct impacts; visitor spending at establishments outside the development; and indirect and induced impacts. Direct impacts include employment, payroll and sales at the businesses within the development. These businesses will also make some supplier purchases in the local area, and in other parts of the state, and their employees will make local purchases that are captured in the indirect and induced impact estimates. Off-site visitor spending will also create direct and indirect impacts at local retail, restaurants and hospitality businesses outside the development. The total impact includes both the direct impacts and the secondary or indirect impacts created by other local businesses and their employees.

The secondary impacts of supplier expenditures, employee and visitor spending are called multiplier effects. Multiplier effects are a way of representing the larger economic effects on the local economy. The multiplier effects translate an increase in output (loosely defined for service industries as sales, less profits) into a corresponding increase in jobs and personal income. In essence, the multiplier effect represents the recycling of local spending. This recycling process creates new business opportunities.

The multipliers used in this analysis are from IMPLAN, a nationally recognized vendor of economic impact software, and are specific to Story County and the State of Iowa. IMPLAN software is used to create detailed social accounting matrices and multiplier models of local economies. IMPLAN is used by more than 1,000 public and private institutions and is well respected within the academic community as a tool for creating local economic multipliers.

The operations of the proposed Field Station: Dinosaurs could create direct annual impacts of \$2.8 million in Story County each year, supporting about 20 jobs. These estimates reflect long term stabilized levels. The hotel and restaurant combined will directly support about 45 jobs and \$6.0 million in annual sales or output. An additional 200 jobs and \$9.7 million in direct output would be created by the home improvement center. Through the multiplier effect created by local supplier and employee spending, the operations of the Field Station: Dinosaurs attraction, hotel and retail would indirectly support an additional 70 jobs, \$8.5 million in output and \$2.8 million in annual payroll throughout the county with additional impacts in other parts of the state.

## **Visitor Impacts**

The other component of the economic impact would be from visitor spending on goods and services off-site, or outside the development. This would include expenditures for restaurants, retail, entertainment and local transportation by visitors to the Field Station: Dinosaurs and other guests at the hotel. The Field Station: Dinosaurs would bring a significant number of additional visitors to Ames who will spend money in the community. Based on visitor levels at similar attractions in other parts of the county, the camp could bring an estimated 112,000 new visitors per year, including both day trip and overnight patrons. An estimated 60 percent of those visitors would be from outside the local area, and 65 percent of those non-local visitors would likely stay at the hotel in the development.

Based on expected occupancy rates, the hotel in the development could attract approximately 67,014 guests per year at 68 percent occupancy and 1.8 persons per room (Figure 3), of which 43,680 would also be visitors to the dinosaur attraction. The remaining 23,334 annual hotel guests would be in Ames for other reasons.

**FIGURE 3  
ANNUAL VISITOR TRENDS**

Year	Dinosaur Camp Visitors	Dinosaur Camp Non-Local	Dinosaur Camp Hotel Guests
Year 1	84,000	54,600	32,760
Year 2	112,000	72,800	43,680

\*Hotel visitor estimates assume 1.8 persons per room.

According to the Iowa Tourism Office, the average visitor to the state spends about \$114 per day on lodging, retail, restaurants, entertainment and local transportation. These spending levels were adjusted to account for known spending on lodging, which is already included in the direct impacts of the hotel. Adjustments were also made for on-site spending on admission and gift shop purchases at the Field Station: Dinosaurs that are included in the operations impact for the camp. Further, it is assumed that one third of total spending at restaurants by Field Station: Dinosaurs visitors staying at the hotel would be captured off-site. For other hotel guests, it is assumed that half of their restaurant spending would be off-site.

This resulted in average per person per day spending of \$88 on-site and \$39 off-site for the 96,100 annual non-local visitors to the dinosaur attraction and other hotel guests. The results shown in Figure 4 provide detail for on-site and off-site visitor spending by type. In total, non-local visitors to the dinosaur attraction and other hotel guests would spend an estimated \$8.4 million per year on-site (or within the development) on lodging, food, retail and admission fees and \$3.7 million off-site (outside the development) at other local businesses. The off-site spending forms the basis for the visitor impacts.

**FIGURE 4  
ANNUAL VISITOR EXPENDITURES**

Type of Expenditure	On-Site		Off-Site	
	Expenditures	Distribution	Expenditures	Distribution
Lodging	\$3,800,000	45%	\$0	0%
Food & Beverage*	\$1,576,196	19%	\$843,304	23%
Local Transportation	\$0	0%	\$1,429,705	38%
Entertainment	\$2,800,000	33%	\$293,635	8%
Retail*	\$264,600	3%	\$1,165,105	31%
Total	\$8,440,796	100%	\$3,731,749	100%
Total Visitor Days	96,134		96,134	
Average Expenditure per Day	\$88		\$39	

Source: Iowa Tourism Office, 2013; Applied Economics.

\*Off-site food and beverage and retail expenditures exclude sales to hotel guests at restaurants and retail in Dinosaur Camp and hotel.

Industry-specific multipliers were applied to each category of visitor expenditures. As a result of the multiplier effect, the indirect impacts of this spending are spread to local suppliers. All total, the \$3.7 million in new off-site visitor spending would result in a total economic impact of \$5.3 million per year in Story County (Figure 5). This would support \$2.0 million in annual personal income and about 100 jobs at local retail, restaurant and entertainment establishments.

**FIGURE 5**  
**OFF-SITE VISITOR SPENDING IMPACTS**  
**AMES REINVESTMENT DISTRICT**

	Direct			Indirect			Induced			Total Impacts		
	Visitor Spending	Jobs	Personal Income	Output	Jobs	Personal Income	Output	Jobs	Personal Income	Output	Jobs	Personal Income
<b>Story County</b>												
Year 1	\$3,740,830	81	\$1,509,434	\$755,790	6	\$237,284	\$778,168	7	\$251,339	\$5,274,788	95	\$1,998,057
Year 2	\$3,731,749	81	\$1,519,991	\$760,278	6	\$238,782	\$783,487	8	\$253,058	\$5,275,515	95	\$2,011,831
<b>State of Iowa</b>												
Year 1	\$3,740,830	81	\$1,509,434	\$994,145	7	\$316,059	\$1,260,176	11	\$408,767	\$5,995,151	100	\$2,234,260
Year 2	\$3,731,749	81	\$1,519,991	\$997,140	7	\$317,461	\$1,266,996	11	\$410,980	\$5,995,885	99	\$2,248,433

Note: Visitor spending excludes spending for hotel, and the portion of retail, entertainment and food sales that are included in the direct impacts of the project.

## Combined Economic Impacts

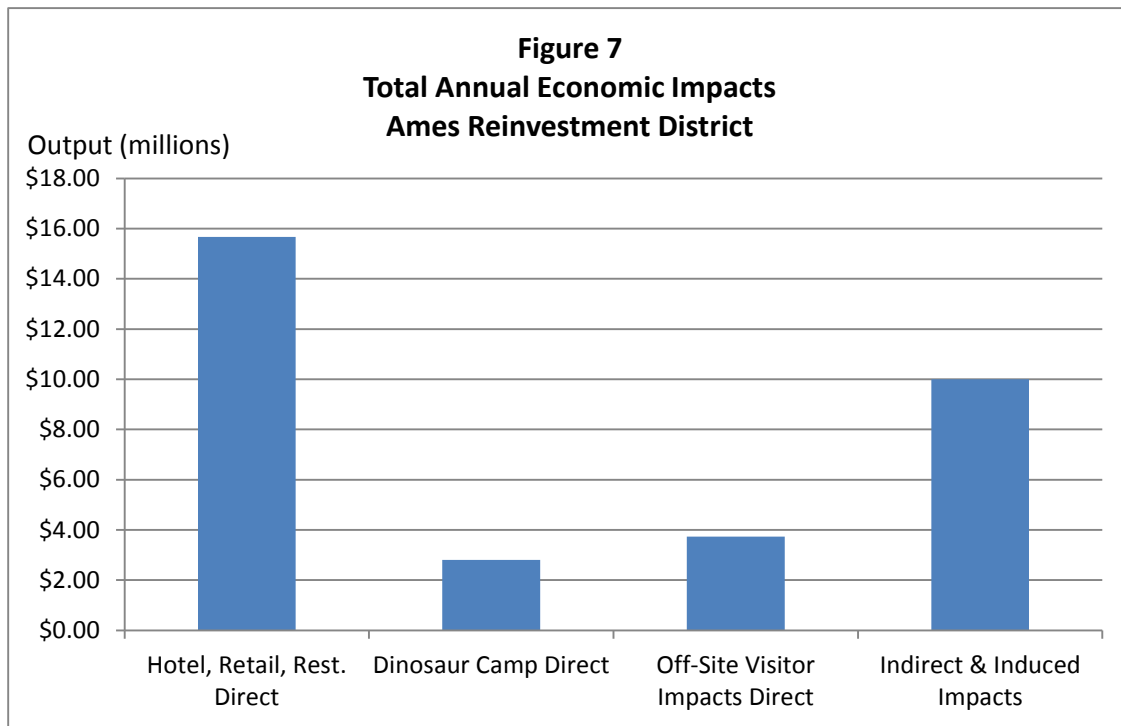
The operations and visitor impacts can be combined to estimate the total on-going economic impacts resulting from the proposed development. These combined impacts are detailed in Figures 6 and 7. All total, the project would create an annual economic impact of \$32.2 million to Story County, or \$36.6 million statewide, including impacts in Story County. The project would directly and indirectly support about 430 local jobs and \$9.3 million in annual payroll in Story County. This would represent a significant increase in economic activity in the city.

**FIGURE 6**  
**OPERATIONS IMPACT OF AMES REINVESTMENT DISTRICT**

	Direct Impacts			Indirect Impacts (Local Suppliers)			Induced Impacts (Employee Spend)			Total Impacts		
	Output	Jobs	Income	Output	Jobs	Income	Output	Jobs	Income	Output	Jobs	Income
<b>Story County</b>												
Hotel	\$4,000,000	25	\$605,000	\$1,303,135	12	\$456,225	\$574,128	6	\$185,426	\$5,877,263	43	\$1,246,651
Home Improvement Store	\$9,667,434	200	\$3,270,000	\$1,970,125	16	\$621,461	\$2,279,539	22	\$736,220	\$13,917,099	238	\$4,627,681
Restaurant	\$2,000,000	20	\$400,000	\$388,493	3	\$121,077	\$354,315	3	\$114,437	\$2,742,808	26	\$635,514
Dinosaur Camp												
Year 1	\$2,100,000	20	\$272,000	\$1,413,303	10	\$480,198	\$121,810	1	\$39,171	\$3,635,113	31	\$791,369
Year 2	\$2,800,000	20	\$278,000	\$1,458,051	11	\$494,724	\$124,497	1	\$40,035	\$4,382,549	32	\$812,760
<b>Off-Site Visitor Spending</b>												
Year 1	\$3,740,830	81	\$1,509,434	\$755,790	6	\$237,284	\$778,168	7	\$251,339	\$5,274,788	95	\$1,998,057
Year 2	\$3,731,749	81	\$1,519,991	\$760,278	6	\$238,782	\$783,487	8	\$253,058	\$5,275,515	95	\$2,011,831
<b>Year 1 Total</b>	\$21,508,264	346	\$5,656,434	\$5,830,846	48	\$1,795,169	\$4,107,960	39	\$1,212,155	\$31,447,070	434	\$8,663,758
<b>Year 2 Total</b>	\$22,199,183	346	\$6,072,991	\$5,880,083	49	\$1,932,269	\$4,115,967	39	\$1,329,176	\$32,195,233	434	\$9,334,436
<b>State of Iowa (incl Story County)</b>												
Hotel	\$4,000,000	25	\$605,000	\$1,539,234	13	\$531,103	\$1,047,834	9	\$339,876	\$6,587,068	47	\$1,475,979
Home Improvement Store	\$9,667,434	200	\$3,270,000	\$2,335,335	18	\$780,297	\$3,663,106	32	\$1,188,184	\$15,665,876	250	\$5,238,481
Restaurant	\$2,000,000	20	\$400,000	\$661,291	4	\$186,604	\$585,324	5	\$189,860	\$3,246,615	29	\$776,464
Dinosaur Camp												
Year 1	\$2,100,000	20	\$272,000	\$1,949,814	14	\$646,580	\$182,362	2	\$58,962	\$4,232,176	36	\$977,541
Year 2	\$2,800,000	20	\$278,000	\$2,078,312	15	\$687,024	\$186,385	2	\$60,262	\$5,064,697	37	\$1,025,287
<b>Off-Site Visitor Spending</b>												
Year 1	\$3,740,830	81	\$1,509,434	\$994,145	7	\$316,059	\$1,260,176	11	\$408,767	\$5,995,151	100	\$2,234,260
Year 2	\$3,731,749	81	\$1,519,991	\$997,140	7	\$317,461	\$1,266,996	11	\$410,980	\$5,995,885	99	\$2,248,433
<b>Year 1 Total</b>	\$21,508,264	346	\$6,056,434	\$7,479,819	57	\$2,460,642	\$6,738,803	59	\$2,185,648	\$35,726,886	462	\$10,702,725
<b>Year 2 Total</b>	\$22,199,183	346	\$6,072,991	\$7,611,313	58	\$2,502,489	\$6,749,645	59	\$2,189,162	\$36,560,141	463	\$10,764,643

Source: Applied Economics; IMPLAN.

Note: All figures are in current dollars.



### Summary

The Field Station: Dinosaurs and surrounding hotel and retail development in the Ames Reinvestment District would create significant economic benefits, not only in the region but throughout the state, with annual local economic impacts of \$32.2 million, or \$289.0 million over the next ten years. The project would directly support an estimated 265 new retail and hospitality jobs that would benefit the local community. It would also significantly increase the number of leisure visitors in the area who would in turn spend money at other local establishments and create additional economic activity. The supported employees at the Field Station: Dinosaurs, hotel and retail development within the project, and at other local businesses where visitors associated with the Field Station: Dinosaurs and hotel would make purchases, could also generate substantial purchasing power in Ames and in the surrounding communities.



RESOLUTION NO. \_\_\_\_\_

**RESOLUTION SUPPORTING THE SUBMISSION OF A PRE-APPLICATION  
FOR A REINVESTMENT DISTRICT PROJECT TO BE CREATED FOR THE  
IOWA DESTINATION DEVELOPER'S PROPOSED DESTINATION  
ATTRACTION AND RETAIL DEVELOPMENT AND AUTHORIZING THE CITY  
MANAGER TO SUBMIT THE PRE-APPLICATION**

WHEREAS, during its 2013 session, the Iowa General Assembly passed HF 641, the Iowa Reinvestment Act ("IRA"), which allows for the creation of redevelopment districts, where the district would remit certain new state sales tax and hotel/motel tax revenues for unique redevelopment projects that have a value of over \$10 million and are located in either an enterprise zone or an urban renewal area of the City;

WHEREAS, the IRA is administered by the Iowa Economic Development Authority ("IEDA"), pursuant to which the IDEAs has the discretion to approve applications submitted by cities and the IDEA has the authority to and has directed that any potential project submit a pre-application, a feasibility study, an independent economic impact study, and other information to the IDEA for pre-approval of potential projects;

WHEREAS, Iowa Destination Developers, LLC (the "Developer") desires to work with the City to submit an IRA pre-application and create an urban renewal area to encompass a proposed district located on 16th Street near Highway 30 and Duff Avenue, with the expenses required for the filing of the pre-application, including the required financing feasibility study and independent economic impact analysis, to be paid by the Developer;

NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Ames, Iowa, that

1. The City hereby finds that the area in the proposed Reinvestment District is suitable for development and hereby states its interest in establishing a district under the Iowa Reinvestment Act.
2. The City hereby supports the filing of the pre-application prepared by the Iowa destination Developers, LLC for the Reinvestment District Project reflected on the proposed site plan as attached hereto as Exhibit A and authorizes the City Manager to submit such pre-application to the Iowa Economic Development Authority.
3. The City further hereby states it will initiate consideration for the creation of an urban renewal area for the proposed Reinvestment District Project following the submission of the pre-application to the Iowa Economic Development Authority.

Adopted this 4th day of March , 2014.

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Ann H. Campbell, Mayor

**COUNCIL ACTION FORM**

**SUBJECT: POST CONSTRUCTION STORMWATER MANAGEMENT ORDINANCE**

**BACKGROUND:**

In order to increase stormwater run-off quality, decrease stormwater run-off, and minimize soil erosion, a new post construction stormwater management ordinance is being considered. This ordinance will also help the City be in compliance with both federal and state environmental laws, which require the City to implement progressive stormwater management policies.

The City of Ames' Municipal Separate Storm Sewer Permit (MS4) (Permit No. 85-03-03), issued by the Iowa Department of Natural Resources (DNR), states that the City must adopt and enforce a stormwater management ordinance that addresses both water quality and water quantity components. This new ordinance is to be considered in the design of new construction and implemented when practical. The ordinance must promote the use of storm water detention, retention, grass swales, bio-retention swales and riparian buffers, along with proper operation and maintenance of these facilities.

In order to meet this permit requirement, Public Works staff has been working for several years to establish a draft ordinance that meets these requirements while also aligning with flood mitigation efforts within the community. After gathering input from three public meetings, the current Storm Water Advisory Committee, and the City Council at a February 18 work session, staff now needs Council direction in order to develop the ordinance for Council approval on first reading on March 25.

**As discussed during the City Council Workshop, areas where direction is needed include the following:**

**A. Which manual should the City rely on when developing the City's new stormwater program?**

Option 1: Utilize the IDNR Iowa Stormwater Management Manual including Unified Sizing Criteria with future editions and local supplemental specifications.

Option 2: Create the City's own design and specification documents.

*The Iowa Stormwater Management Manual was created by utilizing the expertise of many subject matter experts from across the state. The manual is endorsed/owned by the Iowa DNR and will be maintained and updated by*

stormwater professionals. The City of Ames may make local amendments to the manual, should any be deemed appropriate to fit our local circumstances. Creating a standalone manual for the City would require hundreds of hours of staff time along with consultant assistance, likely over at least a two year time period. For these reasons, **Option 1 is recommended for approval.**

**B. To what size of development should the new stormwater standards apply?**

Option 1: Apply to new development and redevelopment disturbing 1 acre or more of land and to any development disturbing less than 1 acre if impervious cover exceeds 10,000 square feet.

Option 2: Apply to new development and redevelopment disturbing 1 acre or more of land and to any development disturbing less than 1 acre if impervious cover exceeds 5,000 square feet

*In order to provide clarity for our customers, it is important that the new ordinance designate where these requirements will apply. Designers of small sites will need to be creative in order to meet the new requirements of this ordinance. However, it is still very feasible through the use of stormwater facilities such as permeable pavers, underground detention, coordinating landscape code requirements with stormwater practices within the required green space, and bio-retention cells. Therefore, **Option 1 is recommended for approval.***

**C. Should stream buffers be required, and if so, how wide should they be?**

Option 1: Use the same standard as that contained in the City's existing Conservation Subdivision Ordinance. The South Skunk River, Squaw Creek, and Onion Creek would require an analysis to determine adequate buffer width. College, Clear, and Worle Creeks would utilize a stream buffer width of 100 feet on each side perpendicular to the waterway.

Option 2: Do not include a stream buffer provision.

*The City's Urban Stream Assessment – which was completed in 2007 and updated in 2011 – reflects how stream corridors within the corporate limits are experiencing severe erosion that continue to shed sediment into our waterways. By establishing stream buffers, the area around the stream corridors becomes stabilized through the use of native vegetation and by preventing buildings from being built close to the streams, which causes further instability. Therefore, **Option 1 is recommended for approval.***

**D. Should there be a requirement for a Letter of Credit to assure that required stormwater improvements are properly constructed?**

Option 1: Require financial security with Final Plat or Site Plan.

Option 2: Do not include a financial security provision.

*This provision follows similar current practice for other public infrastructure that is installed as part of development. Once a Preliminary Plat is approved, public improvements can be reviewed, approved and installed. Public improvements that are installed in an acceptable manner (meeting the City's specifications) prior to filing of the Final Plat do not need financial security. Where all required public improvements have not yet been installed by the developer or accepted by the City, developers are required to file financial security **to ensure that the improvements will be installed appropriately**. Such security likewise seems appropriate for required stormwater improvements. Otherwise, there would be minimal assurance that the practices would be installed. For these reasons, **Option 1 is recommended for approval**.*

**E. Who should be responsible for the ongoing maintenance of stormwater management facilities – the developer (and ultimately a property or homeowners association), or the City?**

Option 1: Designate this as the owner's responsibility in all development and redevelopment. For example, a Property Owners' Association could meet this requirement through contracting with a contractor, consultant or non-profit organization (e.g., Iowa Natural Heritage Foundation).

Option 2: Designate this as the owner's responsibility for commercial and industrial development, with the City taking responsibility for residential development. The City improvements could be funded through the Storm Sewer Utility Fund, G.O. Bonds, and/or assessment.

Option 3: Designate this as the owner's responsibility for new development, with the City being responsible for redevelopment. It should be noted that, where a redevelopment covers a large area, a Property Owners' Association would likely be established, which could assume responsibility for these maintenance activities. In redevelopment of a commercial or industrial property, the improvements would likely be private, serving only the redevelopment on that specific property.

Option 4: Designate this as a City responsibility for all development and redevelopment. The improvements could be funded through the Storm Sewer Utility Fund, G.O. Bonds, and/or assessment.

*Over the years, as part of various development agreements, the City assumed long-term maintenance responsibility for regional stormwater facilities or those that treat public runoff from streets. These facilities would then be renovated as part of the CIP programs using Storm Sewer Utility Funds or G.O. Bonds. Other communities have taken a different approach where the owner is responsible for this long-term maintenance. If the owner were to be made responsible, City staff would provide technical guidance and educational literature to remind them of their maintenance responsibilities. Leaving this responsibility with the private sector seems most appropriate. Therefore, **Option 1 is recommended approval.***

**F. Should there be a requirement for a performance bond to assure that the stormwater improvements continue to function properly, and if so, how long should the bond be in effect?**

Option 1: Require a 4 year performance bond.

Option 2: Do not require a performance bond.

*A performance bond is a measure that would assure that the stormwater practices are continuing to function correctly following the initial construction. Several other communities require a performance bond. However, the length of the bonds varies with each community's preference. A 4-year performance bond is recommended, since that time frame corresponds to the length of time needed to get native vegetation established (about 3 years), as well as to accommodate weather variations (floods vs. droughts). **Option 1 is recommended for approval.***

**G. To protect homes from overland localized flooding, should there be a requirement that the lowest opening of an inhabited building be at least 3 feet above the 100-year water surface elevation?**

Option 1: Specify that all buildings adjacent to or impacted by a stormwater best management practice (BMP) shall have the lowest opening a minimum of 3 feet above the 100-year water surface elevation. Note: A BMP is any feature designed to store, treat, or convey stormwater as part of an overall stormwater management plan.

Option 2: Do not include a localized flooding provision.

*Following each major rainfall event in our community, including 2010, staff inevitably works with property owners on localized flooding impacts. After working through localized flooding issues in Northridge Parkway Subdivision over the past 3 years, it has become clearer to staff and the Council that a provision is*

*needed to lessen flooding to buildings. Therefore, **Option 1 is recommended for approval.***

#### **H. Should there be a waiver process administered by the Municipal Engineer?**

Option 1: Direct that partial waivers may be granted by the Municipal Engineer for redevelopment projects if the proposed development does not impair attaining the objectives of this ordinance. Sequential factors to consider in analyzing a waiver request would include (1) establishing alternative minimum requirements for on-site management, (2) constructing facilities off the project site to meet the requirements, and then (3) making a monetary contribution (Fee-in-Lieu) for watershed studies, monitoring, and/or improvements.

Option 2: Do not include a waiver provision.

*As mentioned earlier in presentations to City Council, this section of the ordinance would enable staff to work through most, if not all, potential ordinance conflicts with developers through use of this waiver process. Therefore, **Option 1 is recommended for approval.***

#### **I. Should an appeal process be established for challenges to the waiver decision?**

Option 1: Rely on the waiver process noted above, without creating an appeal process. Should that waiver process be problematic in the future, an additional appeal level could be created through the City Council or a separate Stormwater Appeal Board.

Option 2: Direct that appeals come to the City Council for resolution.

Option 3: Create a Stormwater Appeal Board to be appointed by the Mayor.

*It is anticipated that staff will be able to work with developers through the waiver process described above. Since there are numerous practices that can be implemented to achieve the stormwater management requirements of this ordinance, staff anticipates it can work with designers to achieve compliance or else utilize the waiver process. Therefore, **Option 1 is recommended for approval.***



### **ALTERNATIVES:**

1. Give staff specific direction to draft a Post Construction Stormwater Management Ordinance that includes the staff recommendations to address each of the questions presented above and present the ordinance for Council consideration for first reading on March 25, 2014.
2. Give staff specific direction to draft a Post Construction Stormwater Management Ordinance that addresses each of the questions presented above differently than is being recommended by the City staff and present the ordinance for Council consideration for first reading on March 25, 2014.
3. Direct staff to develop a program to achieve the MS4 permit requirements through a different, specific approach.

### **MANAGER'S RECOMMENDED ACTION:**

Staff has spent several years developing this ordinance, which is required by both federal and state law. Input has been received from stormwater management experts, as well as from local developers and civil engineers who will be impacted by the new requirements.

Council direction is needed on each of the questions posed above. After staff receives this direction, the ordinance can be brought to Council for public hearing and consideration on first reading on March 25<sup>th</sup>. The final ordinance can then be adopted in April 2014, which aligns with the start of the City's new MS4 permit cycle.

**Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby giving direction to the City Attorney to draft an ordinance that incorporates the staff recommendations to address each of the questions raised above.**

It is staff's intent to bring the ordinance back to the City Council for approval of its first reading on March 25, 2014.